

WEYMOUTH REDEVELOPMENT AUTHORITY

Tuesday March 12, 2013

Town Hall – 3rd Floor Conference Room

75 Middle Street

MINUTES

Present: George Berg, Chairman  
Vincent Mina, Vice Chairman  
Mike Wilcox

Not Present: Joe Curran  
Steven McCloskey

Also Present: Jim Clarke, Director of Planning & Community Development  
Bob Luongo, Principal Planner

Chairman Berg called the meeting to order at 7:08 PM.

**Report Update- 21 Mansfield Street**

Jim Clarke reported that Jim Lampke has been in touch with the attorney for the mortgage company, and the mortgage company will determine how to proceed. Bob Luongo will provide them with affordable rate and income eligibility information. They need to force a decision. Chairman Berg agreed and noted that because the house is vacant, it is at risk and the town has the right to protect its interest. Mike Wilcox asked if the town has the right of first refusal. Jim responded that the affordability restriction is recorded.

**Minutes- November 5, 2012 and February 13, 2013**

A Motion was made by Mike Wilcox to table the minutes from the November 5, 2012 and February 13, 2013 meetings and was seconded by Vice Chairman Mina. Unanimously voted.

**Approval of Annual Report**

Bob Luongo provided the members with the annual report and reviewed the highlights. Because DHCD oversees the Redevelopment Authority, it is required to submit an annual accounting of the program's revenues, incomes and expenditures. Bob Luongo provided an overview of the following items in the report:

- Columbian Square-pending funding from LNR mitigation agreement
- Areas for Redevelopment-continuing review
- Pine Grove Urban Renewal Area - Housing Project - 21 Mansfield Street
- Signage and Awning Rebate Program- only 2 applications received
- Staff Assessments/Evaluations of Projects

He then briefly reviewed the income (none) and expenditures.

A Motion was made by Vice Chairman Mina to accept the 2012 Annual Report and was seconded by Mike Wilcox. Unanimously voted.

### **Approval of Bills**

A Motion was made by Vice Chairman Mina to approve the payment of an invoice to Mark F. Tyburski, MAI/SRA, 89 Summer Street, Boston, MA for appraisal services and was seconded by Mike Wilcox. Unanimously voted.

### **Other Business**

Mike Wilcox noted that South Shore Hospital is in talks with Partners Healthcare and considering a merger. He asked if the Authority could consider taking any steps that could attract business to the area, such as R&D, or industries that would benefit from proximity to a world-class health facility. Weymouth's 20% commercial vacancy rate needs a proactive approach to bring business to the area. Chairman Berg disclosed that his firm, Trappani & Associates has a standing contract through 2017 with Partners Healthcare's founding members and affiliations. He will disclose if there is any conflict of interest. There was a brief discussion of any impact of a potential plan by Governor Patrick to install toll roads to enticing businesses to the area.

Chairman Berg also asked on behalf of the Landing merchants and neighbors why a bus stop that was formerly located in Braintree on Commercial Street was moved to the front of the music store in the Weymouth side of the Landing, eliminating 3-4 parking spaces in front of the business. He also noted there is another stop within 100' of the new one, on Front Street. There was a brief discussion whether it could have been part of the improvements done under the PWED grant. Jim Clarke will research, and Bob Luongo will survey the parking and both will report back to the Authority at the next meeting.

At 7:30 PM, a motion was made by Mike Wilcox to go into Executive Session for the purpose of discussing and/or negotiating the potential sale of land, and reconvening in open session only for the purpose of adjournment, and was seconded by Vice Chairman Mina. A roll call vote was taken: Vice Chairman Mina- YES, Mike Wilcox- YES, Chairman Berg-YES. Unanimously voted.

At 8:00PM, the meeting returned to open session.

### **Adjournment**

The next meeting of the Redevelopment Authority will be held on March 28, 2013. At 8:00 PM, there being no further business, a motion was made by Vice Chairman Mina to adjourn and was seconded by Mike Wilcox. Unanimously voted.

Respectfully submitted,  
Mary Barker, Recording Secretary

Approved by:

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George Berg, Chairman

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Date