

WEYMOUTH REDEVELOPMENT AUTHORITY
Monday, February 23, 2015 - 7:00PM
Town Hall – 3rd Floor Conference Room
75 Middle Street
MINUTES

Present: George Berg, Chairman
Mike Wilcox
Joe Curran
Vincent Mina

Not Present: Steven McCloskey

Also Present: Jim Clarke, Executive Director

Chairman Berg called the meeting to order at 7:00 PM.

MINUTES

Mr. Mina made a MOTION to APPROVE the Minutes of December 1, 2014 with the correction on page 2, paragraph 2 strike second sentence engaged in negotiations to buy 99 year easement for a fee. Strike entire sentence; no longer considering that transaction. Mr. Curran SECONDED the MOTION based on the correction to be made. It was UNANIMOUSLY VOTED.

21 MANSFIELD STREET - UPDATE

The company has assigned a Boston attorney who has spoken with Attorney Jim Lampke; so far no updates. Chairman Berg asked MR. Clarke what is the stated of the property with regards to the snow. Mr. Clarke stated the town doesn't have any rights at this time. Chairman Berg asked can Redevelopment Authority ask Attorney Lampke to ask Attorney from Boston to ask this question; Town of Weymouth does not want to lose this affordable housing unit because nobody is looking out for the parcel in the weather.

WEYMOUTH LANDING DEVELOPMENT - STATUS REPORT

Mr. Clarke stated the RFP has gone out to the Cecil Group and the review was sent out to all peer members. Since December Mr. Delegas presented to Economic Development Committee a proposed project for Weymouth Landing. Mr. Clarke thought it was better reviewed than other plans in the past. Mr. Clarke thought Mr. Delegas needs to bring in someone with architectural day lighting background to improve the project, but in general Mr. Clarke thinks the plan can work and is a good plan.

Cecil Group was brought on to help participate in the process and include them in the day lighting. Cecil Group total cost is just under \$10,000. RA needs to jumpstart this project; Handouts are available for the Mr. Delagas proposal and the Braintree proposal as well.

Mr. Clarke stated he feels Mr. Delegas is willing to work on his draft of his project but not aware of the extent of how flexible he will be.

Mr. Curran asked what authority does this group have over the number of units, landscaping, etc.? Mr. Clarke stated he feels that any and all input from this group will be very appreciated by BZA. All working agencies in town respect and appreciate input and professional advice when it comes forth in a professional manner from another town agency. Any negotiating tool RA can come up with is helpful for all agencies involved.

Chairman Berg stated if he were on another board he would look to someone from another area in question and look to them for information. Mr. Wilcox suggested its RA's responsibility to bring pertinent information to any zoning body.

Mr. Clarke stated the big item in the project is the day lighting. BZA won't look at it. Mr. Clarke stated he doesn't want to have day lighting conversation with Mr. Delegas as yet. He wants to get this project further down the road before suggesting Mr. Delegas pay for day lighting with RA backing this proposed project.

Mr. Clarke stated may have to get day lighting done by taking down the Brick Grill and not making any agreement with Popadopoulos family.

Chairman Berg stated on the next agenda RA should reconfigure Weymouth parking in back; can get up to 46 parking spaces. RA can help with information on parking in Weymouth Landing and day lighting.

Mr. Curran stated he has worries about spending \$10,000 on a study by Cecil Group and then BZA and Planning Board decided not to approve the Mr. Delegas project.

Chairman Berg stated Braintree project has parking issues on its side.

Chairman Berg asked members to look at how the authority can have an effect on this project:

- If RA helps get parking spaces for Mr. Delegas project
- It helps get project done in Weymouth Landing
- Gets day lighting done in Weymouth Landing
- Gets parking in Weymouth Landing

Mr. Clarke stated its \$9,700 for the study with Cecil Group. The study can be terminated at any time and the Town can pay for only the work that has been completed by Cecil Group.

Mr. Clarke stated if RA approves the contract tonight he will get Mr. Delegas in to confirm his proposal to date; suggest a three-way conversation with Chairman Berg, Mr. Delegas and Mr. Clarke; then sign contract.

Chairman Berg suggests Cecil Group have a copy of the minutes of the meeting from Economic Group meeting from December 4, 2014 so that they can hear all the great comments made by the public. Mr. Clarke asked Chairman Berg to put his thoughts to paper and speak with Steve at Cecile Group.

Mr. Mina made a MOTION to MOVE FORWARD to DRAFT CONTRACT WITH CECIL GROUP state date and notice to proceed date to be determined; also RA would like Cecil Group to conduct a peer review. Mr. Wilcox SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated he will contact Mr. Delegas and tell him RA met last night and they want to have a commitment from Mr. Delegas that he will listen to modifications on the project should they come up. Mr. Curran stated he would like to hear from Mr. Clarke what Mr. Delegas' response is to RA's request.

OTHER BUSINESS

Attorney Lampke's invoice for services.

Mr. Curran made a MOTION to APPROVE Attorney Jim Lampke's invoice. Mr. Wilcox SECONDED the MOTION. It was UNANIMOUSLY VOTED.

ELECTION OF OFFICERS

Mr. Clarke took over the meeting for the purpose of Election of Officers.

Mr. Curran made a MOTION to NOMINATE Mr. Berg as Chairman. Mr. Mina SECONDED the NOMINATION. It was UNANIMOUSLY VOTED.

Mr. Berg accepted the position as Chairman of Redevelopment Authority.

Mr. Curran made a MOTION to NOMINATE Mr. Mina as Vice Chairman. Mr. Wilcox SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Curran made a MOTION to NOMINATE Mr. Wilcox as Treasurer. Mr. Mina SECONDED the MOTION. It was UNANIMOUSLY VOTED.

ADJOURNMENT

Mr. Mina made a MOTION to ADJOURN at 8:30PM. Mr. Wilcox SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approved by: _____

George Berg, Chairman

Dated: _____

JUNE 30, 2015