

WEYMOUTH REDEVELOPMENT AUTHORITY

March 2, 2016

5PM

Town Hall – Kelly Room

75 Middle Street

MINUTES

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

Members Absent:

Also Present: Bob Luongo, Executive Director

Chairman Berg called the meeting to order at 7:01PM.

MINUTES

Mr. Wilcox made a MOTION to approve as submitted the minutes of the November 30, 2015, meeting, both meeting and executive session, and was SECONDED by Mr. McCloskey and was UNANIMOUSLY VOTED.

Mr. Wilcox made a MOTION to approve as submitted the minutes of the November 12, 2015, executive session, and was SECONDED by Mr. McCloskey and was UNANIMOUSLY VOTED.

The minutes of the December 15, 2015, meeting were discussed. It was decided to table the vote.

Mr. Curran stated that the minutes did not discuss who would be responsible for the removal of the Red Brick Grill. Mr. Luongo said the town would not be responsible.

**APPROVAL OF CONSULTING ENGINEERING FIRM FOR DAYLIGHTING
PROJECT IN WEYMOUTH LANDING AND FUNDING**

Mr. Luongo stated that it was not clear that the Authority approved of the contract with EBI.

Chairman Berg went over the process and criteria that was used by the Authority to authorize Jim Clarke to approach EBI. There was uncertainty at that time about breaking the project into pieces.

Mr. Luongo suggested that at the end of the discussion that the Authority approve the awarded contractor subject to funding availability. He further expressed the urgency to moving the

project forward. He stated that the authority would not be left out of the process, to get the redevelopment piece in place up to \$80,000 and then the remaining \$82,000 from CPC. The CPCs next meeting will be held on April 7, 2016, then to the Mayor, Town Council, and the Ordinance Committee early in May.

Mr. Curran stated his dissatisfaction with the history surrounding the redevelopment of the Landing. He stated that he was told by Jim Clarke that town is not paying for the removal of the Red Brick Grill. He further stated that he was not informed about the meeting that the Authority decided to open discussion with EBI. He wanted to solicit discussion regarding working with Vertex as they are cheaper but wasn't able to express this opinion and the town does not have money to throw away.

Chairman Berg stated that the notice was in the packet, there was no email reminder.

Mr. Curran stated that the packet was dropped off at his office and he was not there.

Chairman Berg stated that there was a quorum and the Authority selected EBI.

Mr. Luongo recommended holding a vote on the contract.

Mr. Curran stated that he has no issue with EBI other than saving money with another firm. He asked if the meeting was noticed properly to which Chairman Berg stated that Jim Clarke confirmed that it was.

Vice Chairman Mina asked how obligated the Authority is under the agreement? Mr. Luongo stated that the process would have to start from the beginning and EBI could fight it. Mr. Luongo further explained that the Mayor has charged him with looking for funding sources to do the project. He is exploring all options. He further encouraged the Authority to move forward and get EBI under contract.

Mr. Curran stated that he does not want to see the mistakes of the past repeated.

Mr. Luongo stated that the Mayor will not repeat those.

There was further discussion regarding the Red Brick Grill.

Mr. Luongo assured the members that they will have input going forward from him. He will keep the members updated on where discussions are with Delegas.

Chairman Berg requested that the Authority get assurance from the Mayor that other Boards would have input and ensure that the Mayor is listening.

Mr. Curran stated that he does not think the Board has the authority to approve the full funding if the Authority only has partial funds.

Mr. Luongo stated that there are three pieces: 1. Contract in place; 2. Funding availability, ie, only work based on work order; 3. Subject to Town Solicitor approval.

Chairman Berg asked if the Authority would be signing off to which Mr. Luongo replied in the affirmative.

Vice Chair Mina asked how the Authority could buy what they can't afford?

Mr. Luongo stated that he is more comfortable with the process being set up as work orders based on the town attorney's approval—one contract subject to work orders—as this is a cleaner way to accomplish the work. The Authority will see the contract before it is signed.

A MOTION was made by Mr. Wilcox and SECONDED by Mr. McCloskey to authorize the Chairman of the Redevelopment Authority, George Berg, to enter into a contract with EBI in the total amount of \$162,000. Total funds of \$162,000 with immediate amount of \$80,000 under Work Order No. 1. Work Order 1 will be paid by the Authority. Work Order 2 will be requested from CPC funds in the amount of \$82,000 and work will proceed based on securing these funds. The Town Solicitor will be asked to review this Work Order system of payment for legality and if it is deemed not legal to proceed in this way, a traditional contract mechanism will be used and two separate contracts will be put in place.

Roll Call Vote:

Wilcox	Yes
Mina	No
Berg	Yes
Curran	No
McCloskey	Yes

MOTION PASSES (4:1) 3:2. GB

A MOTION was made by Mr. Wilcox and SECONDED by Mr. McCloskey that the Redevelopment Authority will review all individual invoices.

Roll Call Vote:

Mina	Yes
Curran	Abstain
Wilcox	Yes
Berg	Yes
McCloskey	Yes

MOTION PASSES

A MOTION was made by Vice Chair Mina and SECONDED by Mr. McCloskey to reconsider the previously made motion above regarding the Redevelopment Authority reviewing all individual invoices.

Roll Call Vote:

Mina	No
Curran	Abstain
Wilcox	Yes
Berg	Yes
McCloskey	Yes

MOTION PASSES

OTHER BUSINESS

A bill in the amount of \$2,212.50 for legal services regarding Mansfield, Landing, Campbell Street was considered for approval to pay.

Vice Chair Mina stated that the legal fees are excessive.

A MOTION was made by Mr. McCloskey and SECONDED by Mr. Curran to pay the bill in the amount of \$2,212.50 for legal fees and was UNANIMOUSLY VOTED.

ADJOURNMENT

Having no further business, a MOTION was made by Vice Chair Mina to adjourn the meeting at 8:11PM, and was seconded by Mr. McCloskey, and was UNANIMOUSLY VOTED.

Respectfully submitted,

Julie S. Burt
Recording Secretary

Chairman

08.30.16