



CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE REDEVELOPMENT AUTHORITY
JOSEPH A. CURTATONE
MAYOR

NANCY A. BUSNACH
CHAIR

MINUTES

Somerville Redevelopment Authority
Thursday, April 26, 2018 at 5:30 p.m.
3rd Floor Conference Room, City Hall
93 Highland Avenue, Somerville, MA

Present from the Somerville Redevelopment Authority (SRA): Nancy Busnach (Chair), Iwona Bonney (Secretary), William Gage, and Phil Ercolini. Also present were Eileen McGettigan as Special Counsel, Thomas Galligani as Director of Economic Development, and Sunayana Thomas as Senior Economic Development Planner.

The meeting was called to order at 5:30PM by Nancy Busnach, Chair. Open session commenced. A quorum was present.

Documents and Other Exhibits Used at the Meeting

- i. Notice of Meeting and Meeting Agenda
- ii. Draft Minutes from the March 1, 2018 Meeting
- iii. MBTA License for Station Construction Activities
- iv. SRA Annual Report

Discussion and Actions Taken

1. Approval of Minutes:

Vote: Approve the March 1, 2018 Regular Meeting minutes.

- Motion to approve minutes made by Iwona Bonney, seconded by Phil Ercolini.
- Mr. Gage and Ms. Bonney noted the following edits (changes are in bold):
 - Page 3 – Union Square Update – Bullet 2 – change square foot to **square feet of commercial space**.
 - Page 2 – Assembly Square Update – Block 6 – Spelling correction for **Midici**.
 - Page 4 – Union Square Update – Bullet 2 – “He stressed that it **is** important for the investor to know that they are in good standing with the SRA.”
- Unanimously approved

2. Assembly Square Update

Sunayana Thomas provided the update for Assembly Square.

- New & Upcoming tenants:
 - Block 11
 - Lucky Strike – Opened on April 12
 - AROW Express – Opened on March 5
 - CycleBar – under construction, scheduled for June 25
 - Lash Lounge – opening December 1
 - Waxy’s – Terminated Lease and working on backfill
 - Block 6
 - Bath and Body Works – March 9
 - Assembly Dental
 - Block 5A
 - Polo Ralph Lauren – May 11
 - Top Shelf – September 15
 - La Cucina – Italian restaurant (former chef of Carmen Trattoria)
 - Linear Park
 - Smokeshop – June
 - Marketplace
 - Xfinity - October
 - Hotel
 - The Row – July/August Opening
- Assembly Row Job Fair, partnered with SCC, had a positive response with 80 attendees on April 25th.
- Twelve Assembly Row retailers participated in the Somerville High School Career Fair.

3. Union Square Update:

Sunayana Thomas and Thomas Galligani gave updates on Union Square.

- US2 held a neighborhood meeting, as required by the Design Site Plan Review process, on April 19. There were approximately 80 to 90 people in attendance. The presentation and materials are posted on the US2 website.
- US2 is currently working on the MEPA application and plan to submit by end of May.
- Ms. McGettigan distributed to the SRA a license agreement between the SRA and MBTA to begin work on the Union Square station. Exhibit A has color coded parcels indicating which parcels are permitted to be used by the MBTA. The initial intention was for MBTA to complete the station before the City initiated the Master Developer process. However, as the GLX stalled and resumed, the timeline coincided with the US2’s construction on the site. US2 will not be acquiring the parcel until November so the GLX contractor would like to do work on the parcel while they have the opportunity to be the sole users on site.
- The license agreement provides that the MBTA will not be able to interfere with the City’s demolition, site clearance or environmental testing activities.

- All GLX stations are to be completed by 2021.

Vote: Approve License to MBTA for Station Construction Activities

- Motion made by William Gage. Iwona Bonney seconded the motion. All in favor.

4. SRA Annual Report

Eileen McGettigan and Tom Galligani provided updates on the Annual Report.

- The SRA is required to send the Massachusetts Department of Housing and Community Development (DHCD) a report on an annual basis. In the past, they have been short and number based. Economic Development expanded the report in hopes to share with readers the efforts and accomplishments of the SRA to date.
- Motion to discuss by Iwona Bonney, seconded by William Gage.
- Mr. Ercolini commended Emily Hedeman for creating a readable product with great visuals and information; a great branding and promotional piece for the SRA.
- Mr Galligani emphasized that the goal was to submit what was required to the DHCD as well as creating a document for the residents of Somerville to be able to have a thorough understanding of the redevelopment processes to date.
- It will be available on the SRA website.

Vote: Approve SRA Annual Report. All in favor.

5. Other Business Not Reasonably Anticipated by the Chair

- Mr. Galligani shared that the City and Board of Aldermen have created a new selection committee as an additional tool to increase the level of transparency for various board appointments. The committee is called the Appointments Advisory Committee (AAC) comprised of 3 people appointed by the Mayor and President of the Board of Aldermen. The committee has been meeting to fill the vacant SRA position and will soon submit recommendations to the Mayor. The Mayor's recommendation will be submitted to the Board of Aldermen before appointment.

6. Selection of Date for Next Meeting:

- Next regular meeting will be May 31, 2018
- The next meeting will be June 28, 2018
- Following meeting will be on July 19, 2018.

7. Executive Session

- SRA Chair, Nancy Busnach announced that the Board would be going into executive session for the purpose of litigation strategy for the following cases and would not be reconvening in open session:
 - i. Prospect Iron and Steel
 - ii. Deutsche Bank
 - iii. Fahey

Roll Call Vote:

William Gage, Yes.

Iwona Bonney, Yes.

Phil Ercolini, Yes.

Nancy Busnach, Yes.

Open meeting adjourned; meeting went into executive session at 5:47pm.