



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

NANCY A. BUSNACH
CHAIR

MINUTES

Somerville Redevelopment Authority
Thursday, May 31, 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. April 28, 2018 Minutes

Discussion and Actions Taken

1. Approval of Minutes:

- Meeting minutes were distributed, however, Ms. McGettigan requested that approval of the April 28, 2018 minutes be waived until June.

Vote: Postpone the approval of May 31, 2018 regular meeting minutes to June 28, 2018.

- Motion to postpone made by Iwona Bonney, seconded by Phil Ercolini.
- Unanimously approved
- Ms. McGettigan noted that in compiling the minutes of the April 28, 2018 meeting, Ms. Thomas noticed that there was a motion made to discuss the draft annual report, but not a motion to accept the report. Ms. McGettigan requested that the board now make a motion to accept and ratify the SRA Annual Report, which has since been sent to DHCD.

Vote: Accept and ratify the SRA Annual Report

- Motion to accept made by William Gage, seconded by Iwona Bonney.
- Unanimously approved.

2. Assembly Square Update

Sunayana Thomas and Tom Galligani provided the update for Assembly Square.

- New & Upcoming tenants:
 - Block 11
 - CycleBar – under construction in FITRow. Will open late June.
 - Block 6
 - Montaje – 446 units – 75% leased and 50% occupied
 - Assembly Dental – opening in November
 - Block 5A
 - The Row Hotel – anticipate opening in August with 158 rooms.
 - Polo Ralph Lauren – opened on May 11th
 - La Cucina – anticipated to open in October
 - Top Shelf – opening in October
 - Linear Park
 - Smokeshop – July
 - Marketplace
 - Xfinity – October
 - Assembly Phase 1
 - Kenneth Cole space will now be occupied by True Religion – opening in August
 - Pendleton space to be occupied by Setting the Space, a home furnishing pop-up – opening June 5
- Mr. Galligani updated the SRA on development projects in Assembly Square outside of FRIT.
 - Assembly Edge, at the end of McGrath Hwy, received a special permit at the beginning of May after the last SRA meeting. There will be two buildings on site, with a 360,000 square foot residential tower and the smaller building to be built for a hotel. The developer plans to break ground this year.
 - 5 Middlesex rebranded to Xembly. Planning Board meeting will be in June to review the Master Plan which includes 1.4 million square feet of mixed use development.

3. Union Square Update:

Sunayana Thomas and Thomas Galligani gave updates on Union Square.

- US2 plans to submit their MEPA application to the SRA, as required in the MLDA, next week and will submit to MEPA in early July.
- Ms. McGettigan pointed out that the SRA will have 15 days to review the MEPA application once it has been submitted by US2.

- SRA members requested three hard copies of the application. Comments will be sent to Ms. McGettigan to compile and send to US2, as the 15 day comment period will expire prior to the SRA's next scheduled meeting.
- US2 completed their closing with USAA to serve as a strategic investment partner and will be issuing a press announcement soon.
- US2 will be launching a new project website and brand in the next week. With greater certainty of schedule, they are increasing their marketing efforts toward commercial users and tenants. US2 will be attending the international BIO conference that is hosted in Boston this year, along with their broker JLL as a means of spreading awareness about the commercial opportunities in Union Square.
- US2 has started the Design & Site Plan Review process for D2. The neighborhood meeting that was hosted in April was well attended (80+ people) and their next step will be to go before the Design Review Committee in late June. They are working toward a construction start in Q4 2018.
- US2 is beginning to engage other D Block property owners regarding acquisition for subsequent development phases.
- Mr. Galligani reminded the board that the infrastructure construction schedule was approved by the Board of Aldermen, along with District Improvement Financing (DIF), in December. The City is beginning to mobilize in the plaza and other areas of Union Square to replace the aged infrastructure system. The City has regular inter-departmental meetings to coordinate the process and to inform residents and business owners of what to anticipate during each phase. There is also a website dedicated to provide updates and helpful links to residents and business owners as well.

Vote: Authorize Execution of Fahey Relocation Escrow Agreement and authorize Nancy Busnach as Chair or Iwona Bonney as Co-Chair, to sign the escrow agreement on behalf of the SRA.

- Motion made by William Gage. Phil Ercolini seconded the motion. No discussion. All in favor.

4. Other Business Not Reasonably Anticipated by the Chair

- None

5. Selection of Date for Next Meeting:

- Next regular meeting will be June 28, 2018
- Following meeting will be on July 19, 2018.

6. Executive Session

- SRA Chair, Nancy Busnach announced that the board will be going into executive session to discuss litigation strategy in the Prospect Iron & Steel and Fahey matters and will be reconvening in open session after the executive session.

Roll Call Vote to go into Executive Session.

William Gage, Yes.

Phil Ercolini, Yes.

Iwona Bonney, Yes.

Nancy Busnach, Yes.

Meeting went into executive session at 5:43 pm.

Reconvened in open session at 6:06 pm.

Vote: Vote to approve and ratify the settlement agreement between SRA and Prospect Iron & Steel

- Motion made by William Gage. Phil Ercolini seconded the motion. No discussion. All in favor.

7. Adjournment

Vote: Adjourn the May 31st meeting.

- Motion to Adjourn made by Iwona Bonney. Phil Ercolini seconded the motion. All in favor. Meeting adjourned at 6:08pm.