



CITY OF SOMERVILLE, MASSACHUSETTS  
SOMERVILLE REDEVELOPMENT AUTHORITY

JOSEPH A. CURTATONE  
MAYOR

NANCY A. BUSNACH  
CHAIR

**MINUTES**

**Thursday June 8, 2017**

3<sup>rd</sup> 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, Emily Hedeman as Economic Development Assistant, 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 April 27, 2017 Meeting
- iii. Union Square Neighborhood Council Handout

Ms. Busnach made an announcement that the meeting was starting at 5:30PM. Ms. Busnach stated that at the April 27<sup>th</sup>, 2017 SRA meeting, the SRA went into executive session to discuss litigation strategy related to the Pishev and Fahey matters.

**Discussion and Actions Taken**

**1. Approval of Minutes:**

**Vote:** Approve the April 27, 2017 Regular Meeting minutes.

- Motion to approve minutes made by Iwona Bonney, seconded by Phil Ercolini.
- Unanimously approved

**2. Assembly Square Update:**

Thomas Galligani and Emily Hedeman gave updates on Assembly Square.

- Ms. Hedeman stated that FRIT sent out job surveys to restaurants and retailers, and is expecting results in July. Staff from the Mayor's Office of Strategic Planning &



Community Development (“OSPCD”) will compare survey results with previous analysis periods and present the results during an SRA meeting.

- Mr. Ercolini inquired whether there was a target goal in regards to the number of jobs created.
- Ms. Hedeman responded that she did not have that information, but through the results of the last surveys, there are at least 1,700 retail and restaurant jobs, of which 20-25% are held by Somerville residents. She will follow up.
- Mr. Ercolini inquired specifically about the jobs attributed to the Partners Healthcare building.
- Mr. Galligani stated that Partners would employ approximately 4,500 people and will be mostly fully moved-in by July.
- Ms. Hedeman clarified that the retail and restaurant job survey numbers are separate from the Partners Healthcare employment numbers.
- Ms. Hedeman stated that the Assembly Square summer event schedule has started including live music Thursdays, Dancing on the Row, Yoga in the park- featuring local yoga studio: Some.Yoga.Studio, Fitrow health and wellness day- June 10<sup>th</sup>
- Ms. Hedeman reviewed the most recent retail tenants to begin operations including Club Pilates, Ann Taylor, and a temporary use of Restoration Hardware Warehouse. Ms. Hedeman noted that Montaje apartment rentals, including studios to three-bedroom units, now has a leasing gallery open.
- Ms. Hedeman stated that FRIT submitted plans for Block 8 development; they had submitted a waiver to build 12.5% instead of the 20% affordable housing requirement recently passed by the Board of Aldermen. At the Somerville Planning Board hearing on May 18<sup>th</sup>, it was decided that the project will contain 16% affordable- a total of 80 units. Thirty-one (31) of those units will be on-site, 49 will be located elsewhere.

### **3. Union Square Update:**

Sunayana Thomas gave updates regarding Union Square redevelopment.

- Ms. Thomas stated that a vote in regards to the Union Square Zoning is on the agenda for the Board of Aldermen meeting scheduled for tonight, pending a vote during the Land Use Committee meeting.
- Ms. Thomas stated that an amended Development Covenant was presented to the Board of Aldermen on June 7<sup>th</sup>.
- Ms. Thomas stated that the Community Benefits Ordinance discussion is still ongoing with the Legislative Matters Committee.
- Ms. Thomas stated that the Neighborhood Council discussions have been ongoing. The Neighborhood Council was derived from the LOCUS process. The next Neighborhood Council meeting is scheduled for June 21<sup>st</sup> from 7-9PM at the Argenziano School. The topics will include the proposed council concept, their role and approach and how the council will envision the elections process.

- Ms. Thomas distributed the Neighborhood Council flyer to the SRA board members and the audience, as available.
- Mr. Gage stated that the neighborhood council organizers are leafletting the neighborhood and that he is looking forward to the meeting on the 21<sup>st</sup>.

**4. Other Business Not Reasonably Anticipated by the Chair**

- No other business.

**5. Selection of Date for Next Meeting:**

- Next regular meeting will be July 20<sup>th</sup>, 2017.

**6. Adjournment of Open Session:**

**Vote:** Adjourn the Open Session of the June 8<sup>th</sup> meeting and enter into Executive Session for the purpose of litigation strategy regarding the Murrow matter. The Chair stated that the board would not be reconvening in open session.

- Motion to Adjourn the Open Session made by Phil Ercolini. Iwona Bonney seconded the motion. A roll call vote was held.

William Gage: Aye

Iwona Bonney: Aye

Phil Ercolini: Aye

Nancy Busnach: Aye

Unanimously approved. Open Session adjourned at 6:43pm.

**7. Executive Session- Litigation Strategy**

**8. Adjournment**