



**CITY OF SOMERVILLE, MASSACHUSETTS  
SOMERVILLE REDEVELOPMENT AUTHORITY**

**JOSEPH A. CURTATONE  
MAYOR**

*PHIL ERCOLINI  
CHAIR*

**DRAFT MINUTES**

Somerville Redevelopment Authority  
Thursday, September 5, 2019 at 5:30 p.m.  
Committee Room, 2<sup>nd</sup> Floor, City Hall  
93 Highland Avenue, Somerville

Present from the Somerville Redevelopment Authority (SRA): Phil Ercolini (Chair), William Gage, Iwona Bonney, Patrick McCormick, Ben Ewen-Campen, and Emily Hedeman. Also present were Eileen McGettigan as Special Counsel, Tom Galligani as Director of Economic Development, and Sunayana Thomas as Senior Economic Development Planner.

Phil Ercolini, Chair, called the meeting to order at 5:30PM. Open session commenced. A quorum was present. This meeting was audio recorded.

**Documents and Other Exhibits Used at the Meeting**

- i. Draft June 20, 2019 Meeting Minutes

**Discussion and Actions Taken**

**1. Approval of June Minutes:**

- No discussion
- Motion to approve by Patrick McCormick, seconded by William Gage.
- Unanimously approved

**2. Assembly Square Update**

Ms. Thomas provided the update for Assembly Square.

- Kmart will be closing by the end of the year. Approximately 60 employees will be affected by the closure. Federal Realty will be hosting a job fair on October 19<sup>th</sup> and will be encouraging Kmart employees to attend.
- Chase Bank will be opening in the Burger Dive location.
- Ruth Chris will open in November.
- Tilly's will be replacing Charlotte Russe.

- Levi's will move into the Pendleton space.
- Alloy Condos have 15 affordable units; 12 have closed and three are scheduled to close by October.

### 3. Union Square Update:

Tom Galligani provided the update for Union Square.

- US2 received approvals on six Design Site Plan Review (DSPR) applications from the Planning Board and now has a fully approved project for D2. They have one abutter that has appealed.
- Community Benefits Agreement (CBA) negotiations have concluded with the Union Square Neighborhood Council (USNC) and have resulted in a term sheet. The USNC Board has approved it and will soon be putting the agreement to a vote among its membership at the end of the month.
- US2 received their Final Environmental Impact Report (FEIR) approval from the state EOEEA MEPA office.
- Ben Ewen-Campen anticipates a vote for the D2 land transfer to the SRA at next Tuesday's Finance Committee of the Whole.
- Ms. McGettigan advised the board that, prior to the D2 land transfer vote, the Council has scheduled a public hearing at which the Council may take public comments on the CBA term sheet. She cautioned that while SRA members are welcome to attend and make a comment at the public hearing, they must make it clear that they are commenting as an individual and not in their capacity as an SRA member. US2 is working with MBTA and GLX to design and construct an elevator.
- US2 is working with MBTA and GLX to design and construct an elevator.
- Mr. McCormick asked staff if the elevator will be fully funded by US2.
- Mr. Proakis, Executive Director of OSPCD, stated that the City will fund the costs for the elevator from the contributions provided by US2 and Boynton Yards developers.

### 4. Groundwork Somerville South Street Farm Presentation

- Kat Rutkin, Executive Director of South Street Farm, requested the SRA to ratify a prior event and liquor license application and to approve a September 27th Gala and liquor license application that the organization has before the Licensing Commission and the Council. It will be hosted at the Farm to bring more awareness to the organization's mission and to fundraise.
- **Vote:** To ratify Groundwork Somerville's prior application for a Special Alcohol License
  - **Motion** to vote by Ben Ewen-Campen and seconded by Iwona Bonney. Unanimously approved.
- **Vote:** To approve Groundwork Somerville's pending application for a Special Alcohol License

- **Motion** to vote by Ben Ewen-Campen and seconded by Iwona Bonney.  
Unanimously approved.

**5. Public Comment Period**

- None

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

- Mr. Gage requested the City to begin maintaining the landscape on 90 Washington and to fence the property.
- Ms. McGettigan noted no parking or staging are permitted to be on site but have seen contractors working in the area parking there, leaving materials, and stockpiles.
- Ms. Thomas explained that staff has contacted nearby contractors to remove their vehicles and materials by the end of the month and will work with DPW to put fencing around the site.
- Board requested an update on 90 Washington from staff and Ms. McGettigan advised that it needs to be an agenda item before it is discussed.

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

- Next regular meeting will be Thursday, October 17, at 5:30 pm.

**8. Adjournment**

- Motion to adjourn made by Emily Hedeman and seconded by William Gage.