



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

**JOSEPH A. CURTATONE  
MAYOR**

*NANCY A. BUSNACH  
CHAIR*

**MINUTES**

**Tuesday, November 14, 2017**

Somerville Redevelopment Authority  
Tuesday, November 14, 2017, at 5:30 pm  
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, and Emily Hedeman as Urban Revitalization Specialist.

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 October 3rd, 2017 Meeting

**Discussion and Actions Taken**

**1. Approval of Minutes:**

**Vote:** Approve the October 3rd, 2017 Regular Meeting minutes.

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

**2. Assembly Square Update:**

Emily Hedeman and Thomas Galligani gave updates on Assembly Square.

- Ms. Hedeman followed up on the local hiring efforts made by FRIT to promote the hiring of Somerville residents. FRIT has connected local hiring managers with SCC-First Source, and has connected the Somerville High School culinary program with Assembly Square restaurants. Midici has confirmed that they have hired at least one person from the SHS culinary program. There is also a spring job fair in the works.

- Mr. Ercolini inquired whether there is a connection between the trade school and Assembly Square for retail or other programs.
- Mr. Galligani stated that the main connection for hiring student trained in trades was through the culinary program.
- Ms. Hedeman stated that Caffè Nero is now open, that the Stride Rite space would be used for temporary space associated with the Boston Ballet's Nutcracker, and that Carmen's Trattoria & Italian Pub would be opening in the former Kenneth Cole space.
- Mr. Ercolini inquired about new parking regulations as well as the construction happening behind the Partner's building.
- Mr. Galligani stated that the building is programmed for a Partner's employee-only daycare facility. In regards to parking, Mr. Galligani stated that the large parking lot that services Assembly Square Marketplace has implemented a 3-hour parking limit and is towing to enforce limits.
- Mr. Ercolini inquired whether the MBTA was tracking entrances or exits at the Assembly Station.
- Ms. Hedeman stated that the MBTA tracks entrances.
- Ms. Bonney stated that based on her experience there have been less people parking in the surface lots and more people using the Assembly Station.
- Mr. Galligani stated that the City and FRIT are coordinating on a Transportation Management Association, which will take parking, public transportation, and existing traffic patterns and usage into consideration.

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

Thomas Galligani and Eileen McGettigan gave updates about Union Square redevelopment.

- Mr. Galligani stated that the Coordinated Development Special Permit ("CDSPP") has been submitted and the Planning Board is having a public hearing as the next step in the process.
- Mr. Galligani stated that the administration has submitted a District Improvement Financing (DIF) Plan as a financing mechanism for infrastructure improvements and design services associated with upcoming infrastructure in Union Square. There is a public hearing planned for November 28<sup>th</sup>.
- Mr. Gage inquired what the total DIF amount is and if there is a limit for the allowable DIF amount, as there was for the Assembly Square improvements.
- Ms. McGettigan clarified that the limits on the Assembly Square improvements were pursuant to the I-Cubed program, which is different than DIF.
- Ms. McGettigan inquired whether the DIF includes authorization for the infrastructure work specified under the MLDA.
- Mr. Galligani confirmed that the infrastructure work necessary for D2 development has been submitted to and is under review by the Board of Alderman.

- Mr. Galligani stated that the Neighborhood Council Working Group has approved their bylaws. The next step will be to hold elections for Council seats.
- Mr. Gage stated that there was a meeting Monday for the 44 people who were interested in a Council seat.
- Ms. McGettigan stated that the Legislative Matters Committee of the Board of Aldermen would be taking up the Community Benefits Ordinance Thursday evening.
- Ms. McGettigan provided a relocation update. Mr. Fahey has purchased a home across the street from his current residence. Mr. Fahey's relocation consultant has submitted a relocation claim, which will need to be approved by the SRA, and then DHCD.
- Ms. McGettigan stated that there is an additional moving allowance that would be determined in addition to the relocation claim.
- Mr. Gage inquired whether the new home was also in a redevelopment area.
- Ms. McGettigan stated that the home was not located in a redevelopment area, but it is adjacent to the Union Square redevelopment area. She also stated that the new home would have to undergo an inspection to confirm that it is decent, safe, and sanitary.

**Vote:** To Approve Fahey Relocation Claim

- Motion by William Gage and seconded by Phil Ercolini.
- Unanimously approved

**Vote:** To send approved Fahey Relocation Claim to DHCD for approval

- Motion by Phil Ercolini and seconded by William Gage.
- Unanimously approved.

**Vote:** To authorize Nancy Busnach or Iwona Bonney to execute all necessary applications or documents relating to the Fahey Relocation Claim.

- Motion by William Gage and seconded by Phil Ercolini.
- Unanimously approved

**4. Executive Session**

- Ms. McGettigan stated that an executive session was not necessary. She related that outside eminent domain counsel, James Masterman, had notified her that the four outstanding eminent domain cases might be heard together as early as June 2018.

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

- Mr. Gage raised some concerns about the CDSP, page 228, in regards to US2 requesting that the 10% open space requirement be satisfied through a payment. Mr. Gage stated that Somerville has a limited amount of open space, and by satisfying this open space requirement through a payment, this is not fulfilling the

goal of increasing or preserving open space. Mr. Gage stated that he is planning to attend the Planning Board hearing as a private citizen to voice his concern.

- Mr. Ercolini pointed out that any payments made in lieu of creating open space would be dedicated towards the acquisition of the Walnut Street site.
- Mr. Gage stated that he recognizes that option, but he would like the applicant to make a stronger case for the commitment of open space or alternate open space, rather than a payment.
- Mr. Galligani stated that the CDSP application is currently under review by various departments and this concern may be captured within Planning Board comments, however Mr. Gage is welcome to attend and comment to confirm the inclusion of his concern.
- Mr. Ercolini requested confirmation whether the SRA is a co-applicant.
- Mr. Gage clarified that the SRA is not a co-applicant for the CDSP, or for future state approvals.

#### **6. Selection of Date for Next Meeting:**

- Next regular meeting will be December 14, 2017

#### **7. Adjournment**

**Vote:** Adjourn the November 14<sup>th</sup> meeting.

- Motion to Adjourn made by Phil Ercolini. Iwona Bonney seconded the motion. All in favor. Meeting adjourned at 6:04pm.