



SOMERVILLE REDEVELOPMENT AUTHORITY

Nancy Busnach, Chair

James F. McCarthy, Treasurer
Iwona Bonney

Joseph Thompson, Clerk
Jeff Levine, AICP

A regular meeting of the Somerville Redevelopment Authority was held on Monday, March 14, 2011, at 5:30pm in City Hall on the Third Floor Conference Room, 93 Highland Ave., Somerville, MA 02143.

Board Members Present:

Nancy Busnach
James McCarthy
Iwona Bonney
Jeff Levine
William Gage

City Staff:

Anne Thomas, Esq.
Melisa Tintocalis, Principal Planner

The meeting was called to order at 5:35pm.

Ms. Bonney moved to approve the meeting minutes from November 10, 2010 and Mr. Gage seconded the motion.

Ms. Thomas presented updates on Assembly Square (ASQ):

DIF: Ms. Thomas stated the Board of Aldermen (BOA) approved the District Improvement Financing (DIF) for Assembly Square and will soon vote on the \$25 million bond authorization, expected sometime in April 2011. The BOA will serve as the DIF governing board and will be expected to meet as the DIF Board approximately five times a year. The BOA requested a consultant to review the bond financing. The City hired consultant Dick Paik to review the impact to municipal finances. He determined that there may be statistically 40 additional children and approximately \$40,000 worth of additional city services needed due to the new development. However, the city administration intends to absorb this cost and would not hire any additional city or school staff.

Tri Party Agreement: An agreement between the City, the State and Federal Realty Trust to ensure the Orange line station is built .

50 Middlesex Self Storage Facility: The City negotiated a development covenant with property owners for a permanent easement that will run with land for the possibility to create a Foley Street connection – a street that would connect to Assembly Square from under I-93. At the present time the City cannot build the road, however in the future (15 years or so) the City would like to revisit the project and have the easement available as an option.

Ms. Tintocalis presented updates on potential new Urban Renewal projects:

Winter Hill: Ms. Tintocalis explained that OSPCD is doing some preliminary research to determine if the commercial corridor along Broadway surrounding the Star Market site would be a viable Urban Renewal District. It would be a small area, at this point in time only 18-20 parcels, most commercial. The district boundaries would avoid residential units.

Union Square: Ms. Tintocalis explained that Union Square and Boynton Yards were also under consideration for creating a new urban renewal district. It would not include the Union Square Post Office, but it would include several industrial parcels along the Prospect Street.

Assembly Square Amendment: Ms. Thomas explained that Stephen Azar will be heading up efforts to revise the Urban Renewal Plan for Assembly Square. She also added that the Federal Realty's marketing team has done an impressive job of creating a showcase via an on-site trailer, designed to invite developers to invest in the area. Ms. Thomas and Ms. Tintocalis suggested that we could replay the presentation at the next meeting, the board agreed.

Ms. Thomas provided an update on Kiley Barrel Property. Regarding the DEP's Administrative Consent Order, the City is expected to complete and close out its obligations for environmental testing by end of May 2011.

Other Business:

Ms. Busnach inquired about the Boynton Yards status. Ms. Thomas explained that there is a development covenant with two businesses in the area Royal White and Green Cab. There was some discussion regarding the status of Royal White's property on Cedar Street. The City has acquired the property on Cedar Street due to \$800,000 on back taxes.

Mr. Levine inquired about Ames Envelopment Property and Bill Gage inquired about St. Anthony's building. Ms. Tintocalis stated she would ask City staff assigned to the areas for an update and report back at the next meeting.