



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

**JOSEPH A. CURTATONE  
MAYOR**

*NANCY A. BUSNACH*  
*CHAIR*

**MINUTES**

**Tuesday, October 3, 2017**

Somerville Redevelopment Authority  
Tuesday, October 3, 2017, at 5:30 pm  
Somerville High School Library  
81 Highland Avenue, Somerville, MA

Present from the Somerville Redevelopment Authority (SRA): Nancy Busnach (Chair), Iwona Bonney (Secretary), William Gage, Anne Tate, 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 September 13th, 2017 Meeting
- iii. Handout from US2: Status of Union Square Revitalization Project for the Somerville Redevelopment Authority- October 3, 2017
- iv. Presentation from US2: Union Square Revitalization Neighborhood Meeting Presentation, September 5, 2017
- v. Flyer from US2: Union Square Revitalization Community Meeting Notice
- vi. Groundwork PowerPoint Presentation

**Discussion and Actions Taken**

**1. Approval of Minutes:**

**Vote:** Approve the September 13th, 2017 Regular Meeting minutes.

- Motion to approve minutes made by Iwona Bonney, seconded by William Gage.
- Mr. Gage had edits to make on page two, second to last paragraph of the draft September 13<sup>th</sup> meeting changing the word to “parcels” from “proposals”.
- Ms. Bonney pointed out that the meeting adjourned at approximately 6:10PM, not at 7:00PM as stated.

- Unanimously approved with edits.

## **2. Assembly Square Update:**

Emily Hedeman gave updates on Assembly Square.

- Ms. Hedeman stated that per the July 2017 FRIT hiring survey, the most recent report shows a local hiring rate of 25% as of July 2017, an increase of 3% from the last survey period.
- Ms. Hedeman stated that the number of tenants has decreased, but FRIT is using the open retail spaces as temporary leasing offices and open house locations for affordable housing application workshops.
- Mr. Gage inquired whether FRIT is doing anything extra to increase the hiring percentage.
- Ms. Hedeman stated that she would follow up at the next meeting.
- Mr. Gage suggested that FRIT should investigate additional hiring efforts, such as advertising in newspapers, as well as consider assisting in transportation to and from Assembly Square.
- Mr. Galligani stated that overall unemployment is low within the City, therefore hiring is very competitive.

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

Greg Karczewski, of Union Square Station Associates, LLC gave a presentation and updates about Union Square redevelopment.

- Mr. Karczewski reviewed a handout detailing the status of the Union Square Revitalization Project.
- Mr. Karczewski stated that they would be developing materials for future commercial tenants, and therefore future employers.
- Mr. Karczewski stated that the Green Line Extension is proceeding according to schedule, which is encouraging. He predicts that once contracts begin to be awarded, there will be more updates in regards to final station schedules.
- Mr. Karczewski reviewed a presentation previously given to community members regarding US2's Coordinated Development Special Permit ("CDSP") application.
- Mr. Karczewski stated that the next step after the CDSP approval would be site plan and design review, which consists of detailed site plans for review by the Planning Board.
- Ms. Tate inquired what the schedule was for the process.
- Mr. Karczewski stated that the CDSP review is already in process. A community meeting will be held on October 18<sup>th</sup>. A flyer was distributed to the community, and he then distributed copies of the flyer to the SRA members. The next formal step would be for the Planning Board to hold a meeting in mid-November.
- Mr. Gage inquired whether US2 was the applicant, or whether SRA is an applicant?

- Mr. Karczewski stated that, per the application requirements, the SRA is a co-applicant.
- Mr. Gage requested a copy of the CDSP application be distributed to the members of the SRA, as well as any other documents prior to MEPA filing with the Commonwealth with adequate time for review.
- Ms. Busnach inquired whether US2 has been in touch with the business community.
- Mr. Karczewski stated that there is a lot of employment growth and a lot of competition with other commercial neighborhoods. Mr. Karczewski stated that Union Square has a great competitive edge against other areas, but tenants are looking for a firm Green Line delivery schedule prior to making commitments.
- Mr. Ercolini inquired what the relationship and connection is between Kendall and Union Square.
- Mr. Karczewski stated that Kendall is seeing challenges in terms of availability, capacity, and price, and Union Square could be considered an extension of Kendall Square.
- Ms. Tate inquired in regards to discussions between the owners of local business and landowners related to coordinating on development plans.
- Mr. Karczewski stated that they have had conversations and are committed to working with several businesses permitted under the new zoning to relocate them within the development, in addition to meeting all state requirements.
- Ms. Tate inquired whether the current land/business owners would be able to complete development plans on their own land that comply with previous development standards.
- Mr. Karczewski stated that the process of identifying a development partner, like US2, has allowed the SRA certainty of execution and ability to deliver a vision.
- Ms. McGettigan asked whether the currently available version of the CDSP application was a final document.
- Mr. Karczewski stated that the current document was submitted to planning staff, which would then be sending comments, and a final version would then be produced.
- Ms. McGettigan stated that the SRA could review the draft, or submit a combined SRA comment letter to the Planning Board prior to final review.

#### **4. Groundwork Somerville South Street Farm Update**

Mr. Conrad Crawford, Interim Executive Director of Groundworks Somerville, and Clay Larsen, Project Manager of Groundworks Somerville gave updates and presented on behalf of Groundworks Somerville.

- Mr. Crawford introduced Mr. Larsen as the Groundworks Somerville staff member who has been working on the Shade Structure proposal.
- Mr. Larsen explained the functions on the Shade Structure and the relationship of the structure within the entire site context.

- Mr. Larsen detailed the previously constructed greenhouse structure, which sits on the ground and does not penetrate the site, as required by the license agreement.
- Mr. Larsen stated that they received pro-bono design services from Fennick McCredie Architecture (“FMA”), as well as structural engineering services. He reviewed designs and renderings from FMA for the shade structure. Mr. Larsen stated that Groundworks would like to have the structure installed before the winter.
- Mr. Larsen confirmed that the Shade Structure was a temporary structure and that Groundworks would comply with all notices to vacate.
- Ms. Tate emphasized the need for caution in confirming compliance with various building codes as well as the need for ballast for the base.

**Vote:** To authorize Nancy Busnach or Iwona Bonney to execute all necessary applications or documents to enable Groundworks Somerville to build their proposed shade structure.

- Motion by Phil Ercolini and seconded by Iwona Bonney.
- Unanimously approved

**Vote:** To authorize Nancy Busnach or Iwona Bonney to execute revised license agreement(s) detailing structures and allowable uses for the site.

- Motion by Phil Ercolini and seconded by Iwona Bonney.
- Unanimously approved

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

- Ms. Tate disclosed that she may be resigning from the board.

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

- Next regular meeting will be November 14, 2017

## **7. Adjournment of Open Session**

**Vote:** Adjourn the Open Session of the October 3<sup>rd</sup> meeting and enter into Executive Session for the purpose of litigation strategy regarding the Fahey matter. The Chair stated that the board would not be reconvening in open session.

- Motion 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
- Anne Tate: Aye

- Unanimously approved.
- Open Session adjourned at 6:31pm.

#### **8. Executive Session**

#### **9. Adjournment**