



# Somerville Redevelopment Authority

Philip Ercolini, Chair  
Iwona Bonney, Secretary  
Ben Ewen-Campen  
William Gage  
Emily Hedeman  
Patrick McCormick  
Christine Stone

## Meeting Minutes

**Location:** Virtual meeting via GoToWebinar

**Date:** July 21, 2021

**Time:** The meeting started at 5:31 pm

### Attendance

**SRA Members Present:** Iwona Bonney, Ben Ewen-Campen, William Gage, Emily Hedeman, Christine Stone, Phil Ercolini (Chair)

**Staff Present:** Eileen McGettigan (Special Counsel), Rachel Nadkarni (Urban Revitalization Specialist)

### Agenda Items

#### 1. Approval of the June 16, 2021 meeting minutes

Motion to approve the minutes of the June 16, 2021 meeting by Ms. Bonney. Seconded by Ms. Hedeman. The motion was approved by a roll call vote, unanimously, by all present members.

#### 2. Public Comments

No comments

#### 3. Union Square Update

- Ms. Nadkarni mentioned that today was the day of the US2 groundbreaking ceremony, celebrating the start of the construction on the D2 parcel on Prospect Street. Mr. Ercolini and Mr. Gage attended the ceremony and expressed how delightful the event was.
- Mr. Ewen-Campen asked about the other parcels. Ms. Nadkarni replied this was the only Union Square update at the moment.
- Mr. Ewen-Campen mentioned that the next neighborhood meeting for the D3.1 parcel will be happening on August 10, 2021 at 6pm. The D3.1 parcel is the Beacon Sales building on Prospect Street and Webster Avenue. Mr. Ewen-Campen will be facilitating the meeting. This is part of the site plan approval process.

- Mr. Ewen-Campen also mentioned that Councilor Scott will be facilitating a neighborhood meeting to discuss the 600 Windsor property. This property will also be a part of the US2 development project. Mr. Ewen-Campen expressed his concerns about the future of Royal Hospitality and the fate of the employees' jobs. Many of these employees are Somerville residents. Mr. Ewen-Campen asked the administration for an update about the future of Royal Hospitality.

#### **4. Winter Hill Renewal Plan Update**

- Ms. Nadkarni provided a couple of updates. The first update is that the urban renewal plan was approved by the Massachusetts Department of Housing and Community Development ("DHCD"). The approval was received much earlier than expected.
- The second update is that there is a new developer who is looking at the Star Market property. They are moving ahead with a community meeting with Councilor Clingan to present ideas to the Winter Hill neighborhood and get feedback. The community meeting will be on July 22, 2021 at 6:30pm via Zoom.
- Mr. Nadkarni mentioned that if their proposal aligns with the redevelopment plan and is supported by the community, the City will consider that proposal and move forward. However, there are still a lot of unknowns about the project. The City will continue with the preparatory steps to get our community process in place.
- Mr. Ewen-Campen mentioned that one of the aspects of the urban renewal plan is that it gets all of the parcels together, and asked Ms. Nadkarni if she was aware if this proposal does that or is it just the Star Market property.
- Ms. Nadkarni explained that they have been looking at different options. But since Star Market parcel and Walgreens are owned by the same person, the developer is looking to acquire both these properties.
- Ms. Nadkarni received questions from the audience. The first question was to provide a quick explanation about how the developer is selected, the second question asked about what would happen if the proposal was approved by the City would that put an end to the urban renewal plan and what would be the timeline.
- Ms. Nadkarni explained this developer would be acquiring the property directly from the owner, so the City would not be involved until the project comes before several boards during the permitting process.
- Ms. Nadkarni responded to the second question and explained that at this time there is too much uncertainty. It depends on whether there is interest in the community to move forward with the renewal plan for the corner parcels if they are not included in the purchase. If the deal falls

through on the Star Market and Walgreens parcels, we are back to implementing the Urban Renewal Plan as planned.

**5. 90 Washington Street Update**

- Ms. Nadkarni did not have any updates at the moment. However, she would relay questions to Mr. Galligani.
- Ms. McGettigan did not have any updates on the litigation.

**6. Assembly Square Update**

- Ms. Nadkarni mentioned that Sweet Green opened on July 20, and it was a great success.

**7. Other business**

- None

**8. Next Meeting:** August 18, 2021 at 5:30 pm. Location: Virtual Meeting- Software GotoWebinar

**9. Meeting Adjournment**

**Motion to adjourn at 5:52 pm by Mr. Ewen-Campen. Seconded by Mr. Gage. The motion was approved by a roll call vote, unanimously, by all present members.**