



CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE REDEVELOPMENT AUTHORITY

JOSEPH A. CURTATONE
MAYOR

NANCY A. BUSNACH
CHAIR

MINUTES
Thursday, September 10th, 2015

The Somerville Redevelopment Authority met on Thursday, September 10th, 2015 in the 3rd floor OSPCD Conference Room at City Hall, 93 Highland Avenue, Somerville, MA 02143.

Present from the Somerville Redevelopment Authority: Nancy Busnach (Chair), Iwona Bonney (Secretary), William Gage, and Rebecca Schrumm. Also present were Eileen McGettigan as Special Counsel, Edward O'Donnell, Director of Economic Development, and Amanda Maher, Senior Economic Development Specialist, OSPCD.

The meeting was called to order at 5:30 p.m. by Nancy Busnach, Chair. A quorum was present.

1. Approval of Minutes:

Vote: Approve the August 6, 2015 minutes.

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

3. Update on Assembly Square:

- Edward O'Donnell provided an update about Assembly Square, including that substantial progress is being made at the Partners Healthcare site, which had its topping off ceremony at the end of July. The building will be weather-tight before the winter, and transition teams have begun visiting the site to prepare for a spring move. Federal Realty and Partners remain in ongoing conversations about a Transportation Management Association that will mitigate traffic and parking challenges once Partners' 4,500+ new employees locate to the area; Partners has a proven track-record of using its own internal shuttle system as one possible strategy.
- O'Donnell noted that construction on Block 6 is now underway; most of the activity relates to subsurface work, though installation of pilings will begin this fall.
- O'Donnell informed the SRA that the City has filed a home rule petition with the state to secure additional liquor licenses for Assembly Row; 11 of the 12 designated licenses have now been awarded. A hearing before the state Alcohol and Beverage Commission is expected next week.
- The 8th annual River Fest is scheduled for this weekend, Saturday, September 12th.

4. Union Square Update:

- O'Donnell distributed to the members a presentation that the Mayor recently gave to the MassDOT board regarding the important of the Green Line Extension to



Somerville's redevelopment. Despite news of cost overruns, the administration remains confident that the Green Line Extension will be built in its entirety. The City is in an ongoing dialogue with the MBTA and in frequent communication with the Baker Administration; there is great determination among all agencies to identify "value capture" strategies that will ensure the project remains on track. Tools like District Improvement Financing, I-Cubed and models from other states are now being explored.

- The City's Union Square Master Development partner, Union Square Station Associates (US2), is also working with the city and state to identify funding solutions to address MBTA cost overruns. US2 sees the value the Green Line Extension will bring to its anticipated development project in Union Square, and as such has been very helpful in evaluating station design alternatives.
- O'Donnell notes that the City has recently applied for a federal TIGER grant (\$20 million) and state MassWorks grant (\$16 million) to support infrastructure improvements that are critical to Union Square's redevelopment. The City is cautiously optimistic and hopeful; funding announcements will be made this fall.
- Eileen McGettigan passed out copies of the Amended and Restated Master Developer Designation Agreement (MDDA), which was recently amended to include a formal option for US2 to purchase the D-2 Parcel. The amendment uses 2009 zoning as a baseline for the purchase price, and provides a mechanism for the price to be adjusted up or down as a result of the forthcoming neighborhood plan. McGettigan explained that the 150,000 minimum office/retail language in the MDDA Amendment stems from the 2009 zoning; this does not mean that is what US2 will ultimately build. It simply serves as a specific, objective baseline calculated based upon current zoning.

5. Other Business:

- The SRA selected its next meeting date: Thursday, October 8th, 2015 at 5:30 p.m. The meeting will be held at Somerville City Hall, 3rd Floor Conference Room.

6. Motion to adjourn by Iwona Bonney and seconded by William Gage. Unanimously approved. Meeting adjourned at 5:46 p.m.