



CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE REDEVELOPMENT AUTHORITY

JOSEPH A. CURTATONE
MAYOR

NANCY A. BUSNACH
CHAIR

MINUTES

Thursday September 14, 2017

Somerville Redevelopment Authority
Thursday, September 14, 2017, at 5:30 pm
3rd 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. Absent: Anne Tate. Also present were Eileen McGettigan as Special Counsel, Thomas Galligani as Director of Economic Development, Emily Hedeman as Urban Revitalization Specialist, Sunayana Thomas as Senior Economic Development Planner, and Daniela Carrillo as Economic Development Assistant.

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 July 20th, 2017 Meeting
- iii. Union Square Revitalization Neighborhood Meeting Presentation, September 5, 2017

Discussion and Actions Taken

1. Approval of Minutes:

Vote: Approve the July 20th, 2017 Regular Meeting minutes.

- Motion to approve minutes made by Phil Ercolini, seconded by Iwona Bonney.
- Unanimously approved

2. Assembly Square Update:

Emily Hedeman gave updates on Assembly Square.

- Ms. Hedeman stated that per the June 2017 FRIT hiring survey, the most recent report shows a local hiring rate of 25 percent. A full analysis will be presented at the next SRA meeting.

- Ms. Hedeman gave an overview of Assembly Row events, including Riverfest. Riverfest saw approximately 12,000 people in attendance for the weekend.
- Ms. Hedeman gave an overview of recent and upcoming tenants including Sabrosa, Barre N9ne, Zo Greek, American Fresh, Caffe Nero, and Midici.
- Ms. Hedeman stated that market rate condos for Alloy are sold out. Ms. Hedeman stated that affordable housing applications opened yesterday, that there will be two info sessions on the application, and that FRIT is lending space to SomerViva to hold three application workshops with non-English speaking applicants.
- Ms. Hedeman stated that the hotel is estimated to be opening in late April or early May of 2018, and the Block 6 parking garage is scheduled to open tomorrow.
- Mr. Ercolini stated that the three-hour parking limit has had a positive impact on the parking turnover.
- Ms. Busnach inquired whether FRIT would charge for parking in the garages.
- Ms. Hedeman stated that while exact details and specifics are still being determined, there would be some period of time with free parking and that the motivation of charging for parking is to discourage commuter parking.

3. Union Square Update:

Sunayana Thomas gave updates regarding Union Square redevelopment.

- Ms. Thomas stated that the neighborhood council working group continues to meet and met the previous Saturday. Upcoming meetings are the 16th and 27th. Their focus is in regards to membership and structure.
- Mr. Gage stated that they have identified four models that they are going to present at the upcoming meeting and hopefully decide on a structure moving forward.
- Ms. Thomas stated that the neighborhood council working group previously held a community gathering to have an informal get together with Union Square residents.
- Ms. Thomas stated that the conversation about community benefits ordinance has resumed from over the summer with the Board of Aldermen's Legislative Matters Committee.
- Ms. McGettigan stated that on August 31st, she presented an opinion of the Law Department that talked about the state and federal constitutional implications that relate to the public body versus private entity debate. Ms. McGettigan stated that the Board of Aldermen is still considering the information presented.
- Ms. Thomas stated that US2 held a Coordinated Development Special Permit ("CDSP") community meeting last week with at least 100 attendees, during which members of the community were able to provide feedback for most areas of the plan.
- Ms. Thomas stated that US2 would submit their Coordinated Development Special Permit application within the next week.
- Mr. Gage inquired whether US2 would submit to the City for each one of the parcels.
- Ms. Thomas states that US2 would indeed submit for each one of the parcels.

Vote: to authorize the Chair to execute the Coordinated Development Special Permit application of Union Square Station Associates, LLC

- Ms. McGettigan stated that the SRA, as the current landowner, needs to provide approval for the submission of US2's Coordinated Development Special Permit application. Additionally, US2's right to submit a Coordinated Development Special Permit is derived from the MLDA.
- Mr. Gage inquired whether when US2 files with MEPA, if the filing would be a joint filing with US2 and the SRA because it is an urban renewal area.
- Ms. McGettigan stated that it may also be a joint filing because the SRA may still own the land at that point in time.
- Mr. Gage stated that Mr. Karczewski in conversation at the CDSP meeting stated that US2 would be filing for MEPA approval with the state in late October or early November. Mr. Gage expressed that he wants US2 to be aware that the SRA would like to review all documents.
- Ms. McGettigan stated that US2 is scheduled to come in during the October SRA meeting and all SRA members are encouraged to review and comment on any information presented.
- Motion by Phil Ercolini and seconded by Iwona Bonney
- Unanimously approved

4. Groundworks Somerville South Street Presentation

Mr. Conrad Crawford, Interim Executive Director of Groundwork Somerville, gave updates and presented on behalf of Groundwork Somerville.

- Mr. Crawford provided an overview of the current status of Groundwork Somerville. He expressed gratitude over the existing relationship with the SRA.

Vote: To Ratify Groundworks Somerville's application for a Special Alcohol License

- Mr. Crawford provided background in regards to an event to be held at the 138 South Street Groundwork Somerville location.
- Through a partnership with Physical Cultures, the event will feature food, music, dancing. All funds raised will benefit Groundwork Somerville.
- Ms. McGettigan inquired whether Groundwork Somerville or Physical Cultures was the applicant for the alcohol license and who would be holding the liability insurance for the event, and what the relationship between the two groups is.
- Mr. Crawford stated that Physical Cultures, as an event consultant, applied for the license on behalf of Groundwork Somerville, Groundwork Somerville would be holding the liability insurance for the event, and Groundwork Somerville would be fully liable for the event.
- Mr. Gage inquired as to the type of license and the timing of the event.

- Mr. Crawford stated that the license was all-forms and that the event would be held from 3PM until 11PM.
 - Mr. Ercolini inquired whether Groundwork Somerville would be required to have police and fire detail.
 - Mr. Crawford stated that they are required and have already secured the necessary police and fire detail for the event.
 - Ms. McGettigan stated that Groundwork Somerville had already received approval from the Licensing Commission for their one-day permit, pending the SRA's approval.
 - Mr. Galligani stated that the Economic Development team is involved with the licensing process and upon review of the previous Licensing Commission's meeting agenda, saw the application for Groundwork Somerville's license.
 - Mr. Crawford stated that significant efforts have been made to clarify consumption areas in order to preserve the quality of the gardening space.
 - Mr. Crawford stated that there is an admission charge of \$15 per person, which does not include alcoholic beverages.
 - Mr. Gage inquired whether Groundwork had communicated with Cambridge in regards to this event.
 - Mr. Ercolini inquired whether there were residential properties near the event location.
 - Mr. Crawford noted that he would follow up with Cambridge and Cambridge police. Mr. Crawford stated that most surrounding properties were light industrial uses, with some residential uses. Mr. Crawford stated that he would call area residential and neighborhood associations in advance of the event.
 - Ms. McGettigan inquired as to who would be responsible for clean-up.
 - Mr. Crawford stated that Physical Cultures would complete clean-up after the event.
 - Mr. Crawford stated that he would send a copy of the liability insurance listing the SRA as an additional insured to Ms. McGettigan prior to the event.
- Motion by Iwona Bonney and seconded by William Gage.
 - Unanimously approved

5. Other Business Not Reasonably Anticipated by the Chair

- No other business.

6. Selection of Date for Next Meeting:

- Next regular meeting will be October 3, 2017
- The next regular meeting will be November 14, 2017

7. Adjournment

Vote: Adjourn the September 14th meeting.

- Motion to Adjourn made by Iwona Bonney. William Gage seconded the motion. All in favor. Meeting adjourned at 6:10pm.