



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

**JOSEPH A. CURTATONE
MAYOR**

NANCY A. BUSNACH
CHAIR

**MINUTES
Thursday, November 13, 2014**

The Somerville Redevelopment Authority met on Thursday, November 13th, 2014 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), James F. McCarthy (Treasurer) and William Gage. 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 September 25th, 2014 minutes.

- Motion made by Iwona Bonney and seconded by William Gage.
- Unanimously approved.

2. Update on Assembly Square:

- Edward O'Donnell provided an update as to new openings in Assembly Square: River Bar, Ernesto's Pizza, Fuji, Banana Republic, JCrew and PAUL Bakery are all now open or will open within the next week. Tony C's is opening in mid-December; they have already opened a hiring office at 5 Middlesex Ave. Outback will be opening in the coming months.
- OSPCD is reviewing Federal Realty's application for development on Block 6; expect an application to be submitted shortly for Block 5.
- The City and Partners Healthcare expect to have a ground breaking sometime in early December.
- Local Hiring at Assembly Row currently stands at 48% and retailers continue to hire for the holiday season. There are now more jobs open than local applicants.
- Block 2 has its first commercial tenant – SmartBear – which plans to move in to more than 30,000 s.f. of space in January.

2. Union Square Update:

- Edward O'Donnell explained that the City is in the process of clearing Block D-2. Environmental remediation is ongoing. All utility cut and caps are complete except for those providing service to 26-30 Prospect Street. City expects the demolition



contractor to have permits as early as next week. The City is still on track to deliver MBTA its portion of the site by the end of the year.

- Eileen McGettigan notes that Francis Fahey (26-30 Prospect Street) has removed all radiators from the portion of the site needed by the MBTA.
- O'Donnell states that the Master Developer Designation Agreement (MDDA) is close to being signed by the City and the Master Developer, Union Square Station Associates, US2. Once the MDDA is signed, the OSPCD will provide a copy to members of the SRA. Individual land disposition agreements will follow MDDA.

Vote: Engage James R. Shea, Jr., Esq. of Choate Hall & Stewart LLP to assist SRA Special Counsel in negotiating a Master Land Disposition Agreement and related agreements with Union Square Station Associates, LLC ("US2"), the Authority's selected Master Developer.

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

Vote: Engage James Masterman, Esq. of Greenberg Traurig to assist SRA Special Counsel in the defense of eminent domain litigation brought against the Authority.

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

Vote: Authorize Nancy Busnach, Chair, or Iwona Bonney, Secretary, to execute any necessary contracts or other documents in furtherance of the preceding votes.

- Motion to approve made by James McCarthy and seconded by William Gage.
- Unanimously approved.

Vote: Authorize Nancy Busnach, Chair, or Iwona Bonney, Secretary, to review, approve, and execute any necessary documents and agreements on behalf of the Authority in furtherance of the Authority's selection of US2 as Master Developer, including, but not limited to, a Master Developer Designation Agreement, a Master Land Disposition Agreement and related agreements, easements, deeds, licenses, development covenants, community benefits agreements, and the like.

- Motion to approve made by James McCarthy and seconded by William Gage.
- Unanimously approved.

4. Other Business:

- Michael Dwyer has submitted his resignation to the SRA to the Mayor's office. Until a new member is appointed, it is important to confirm attendance of SRA meetings in advance to ensure quorum is present.
- Next meeting of the SRA is scheduled for Thursday, December 11th, 2014 at 5:30 p.m. at Somerville City Hall, 3rd Floor, OSPCD. The January meeting is tentatively scheduled for Thursday, January 29th, 2015.

5. Motion to adjourn by William Gage and seconded by Iwona Bonney. Unanimously approved. Meeting adjourned at 5:45 p.m.