



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

**JOSEPH A. CURTATONE
MAYOR**

NANCY A. BUSNACH
CHAIR

**MINUTES
Thursday, September 25, 2014**

The Somerville Redevelopment Authority met on Thursday, September 25th, 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), Michael Dwyer 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 July 17, 2014 minutes.

- Amended minutes to fix typo in Assembly Square Update from “group” to “ground”.
- Motion made by Iwona Bonney and seconded by William Gage.
- Unanimously approved.

2. Update on Assembly Square:

- Edward O'Donnell provided a leasing update about Assembly Row: all ground floor retail spaces on Blocks 1, 3 and 4 have been leased or are in the process of being leased.
- OSPCD is reviewing Federal Realty's application for a building on Block 6 (810,000 s.f.), which will most likely be approved by year end. The City expects applications for Blocks 5 and 9 shortly. Construction slated to begin in early Spring. Blocks 7 and 8 will proceed as the market dictates.
- The City and Partners Healthcare have signed a Community Services Understanding (CSU) and hope to have a Project Labor Agreement event in the near future. The CSU will provide the City with a revenue stream from Partners, a nonprofit, and will include a job training component for local residents. The CSU includes price escalation over a twenty-year period; Eileen McGettigan will provide the SRA with a copy of the CSU.
- Partners pulled foundation permits and is going through the process of obtaining building permits from Inspectional Services. Expect a ground-breaking in early October.



3. Union Square Update:

- Edward O'Donnell notes that the Master Development partner, US2, began a 100-day process with a kickoff event in August that was well attended. US2 continues its outreach and has met with the CAC on a regular basis. US2 Project Manager Greg Karczewski is in the process of relocating to the area from Chicago.
- The buildings on Block D-2 have moved through the historic review process and the Historic Commission has signed off on the demolition of all buildings.
- Remediation of the former Kiley Barrel site begins next week.
- The MBTA has been on the far end of Block D-2 since mid-August and is conducting soil testing and test borings where the station will be built.
- Demo contractor S&R is beginning cut and caps and will have pulled the demo permits by the end of October.
- The City is embarking on a master planning effort that will use an expanded Somerville by Design model. The planning will look at all of Union Square, but will also loop in Boynton Yards and then create a narrower plan for the seven parcels in the heart of Union Square. The City is using its existing contracts with Utile and Russ Preston for this planning process, which is expected to begin in October/early November and will conclude by Q3 2015.

Vote: Authorize Nancy Busnach, Chair, or Iwona Bonney, Secretary, to execute any necessary easements, licenses, or other documents in furtherance of the Memorandum of Agreement by and between the MBTA, City of Somerville, and Commonwealth of Massachusetts/MassDOT dated July 26, 2012, as amended.

- Motion to approve made by James F. McCarthy and seconded by Michael Dwyer.
- Unanimously approved.

Vote: Authorize Nancy Busnach, Chair, or Iwona Bonney, Secretary, to execute a license agreement or other necessary documents to allow the Master Developer to occupy a portion of SRA property at 4 Milk Place for the purpose of establishing a local office.

- Motion to approve made by James F. McCarthy and seconded by Iwona Bonney.
- Unanimously approved.

Vote: Authorize Nancy Busnach, Chair, Iwona Bonney, Secretary, or SRA Counsel, Eileen McGettigan, to execute any necessary documents in connection with pending litigation to which the SRA is a party.

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

4. Other Business:

- Next meeting of the SRA is scheduled for Thursday, November 13th, 2014 at 5:30 p.m. at Somerville City Hall, 3rd Floor, OSPCD. There will be no October meeting.

5. Motion to adjourn by James F. McCarthy and seconded by Iwona Bonney. Meeting adjourned at 5:48 p.m.