

**City of Salem Massachusetts
Executive Session Meeting Minutes**

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| Board or Committee: | Redevelopment Authority, Executive Session Meeting |
| Date and Time: | Wednesday, May 13, 2020 at 6:00 PM |
| Meeting Location: | 98 Washington Street, First Floor Conference Room |
| SRA Members Present: | David Guarino, Dean Rubin, Russ Vickers |
| SRA Members Absent: | Chair Grace Napolitano |
| Others Present: | Tom Daniel – Director of Planning and Community Development |
| | Kathryn Newhall-Smith – Principal Planner |
| Recorder: | Colleen Brewster |

Vice Chair Vickers calls the meeting to order. Roll call was taken.

Executive Session

1. To discuss the requirements of the Request for Proposal (RFP) for the Opportunity for Redevelopment and Reuse of 32 Federal Street (County Commissioners Building), 34 Federal Street (Superior Court Building), and 252 Bridge Street (public parking lot) Salem, MA. because an open meeting may have a detrimental effect on the negotiating position of the public body.

Rubin: Motion to bring Executive Session. Roll call vote to begin to Executive Session. Guarino, Rubin, Vickers. Passes 3-0.

Vice-Chair Vickers states that Open Session will not reconvene.

Mr. Daniel stated that the requirements in the RFP required commitment letters for leases by the proposed tenants. Ms. Newhall-Smith noted that two development teams, Barnat & Winn, found difficulty obtaining commitment letters and requested that be changed to letters of interest only, which is most likely pandemic driven. They will still have their Plan A's and back-ups. Mr. Daniel added that they wanted either commitment letters or term sheets, to get true prospective interest in leasing the space. Mr. Matt Zahler found their request acceptable given the current state of the economy. Mr. Rubin suggested allowing a hybrid that includes their proposed tenant's concerns to become a commitment. Mr. Vickers noted that a firm commitment is preferred because the SRA will be evaluating the viability of those potential tenants and they should accept alternatives. Mr. Guarino agreed with lifting the requirements but informing the development teams that those with potential tenants willing to commit will be preferred. Mr. Vickers agreed. Mr. Daniel replied that he hesitated at making that highly advantageous, given the current challenges, but agreed that commitment letters would be preferred, and alternative should come with a letter of explanation. Mr. Daniel added that the Northshore CDC is also no longer involved in the Diamond Sinacori development team for reasons unknown.

Rubin: Motion to adjourn the Executive Session.
Roll call vote: Guarino, Rubin, Vickers. Passes 3-0.

Rubin: Motion to adjourn.
Roll call vote: Guarino, Rubin, Vickers. Passes 3-0.

Meeting is adjourned at 7:30PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City
Ordinance Sections 2-028 through 2-2033.