

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Redevelopment Authority, Regular Meeting
Date and Time:	Wednesday, January 12, 2022, at 6:00 pm
Meeting Location:	Virtual Zoom Meeting
SRA Members Present:	Chair Grace Napolitano, David Guarino, Cynthia Nina-Soto, Dean Rubin,
SRA Members Absent:	Russ Vickers
Others Present:	Tom Daniel – Director of Planning and Community Development
	Kate Newhall-Smith – Principal Planner
Recorder:	Colleen Brewster

Regular Meeting

Executive Director's Report

Mr. Daniel stated:

1. The vaccination mandate requirement goes into effect on January 15, 2022, for businesses such as restaurants, gyms, and venues like theaters and museums. There was a meeting with Economic Development Revitalization and Recovery Task Force (EDRR) regarding communication for this Board of Health order and reinforcing the in-door mask mandate which will include new signage. The city is also working a business assistance package for businesses that are subject to this requirement, as well as providing them with masks, rapid test kits, masks, and other assistance. A webinar was held last week on this topic with the Health Director, Chair of the Board of Health – Dr. Roberts from Salem Hospital, Kate Fox – Executive Director of Destination Salem, and Mayor Driscoll to answer questions about capacity issues, etc.

Projects in the Urban Renewal Area

1. **73 Lafayette Street and 9 Peabody Street:** Schematic Design Review – Demolition of existing building at 73 Lafayette Street and construction of new, mixed-use structure with 35,000 square feet for the North Shore Health Center, pharmacy, and urgent care facility and for income-restricted senior housing residential units. Construction of a new mixed-use structure on 9 Peabody Street with income-restricted senior housing residential units, commercial and gallery space, continued from 12/8/21. **Request to continue to February 9, 2022.**

Ms. Newhall-Smith stated that she spoke with Attorney Scott Grover earlier in the day, and the City has executed the contract with the peer review consultant and will have an in-house meeting the following week. The Fire Department issued a confined spaces permit to allow the team to enter the culvert and they will have personnel at manhole covers to allow the team to continue their investigation. Atty. Grover is confident that they will be able to return in February to discuss the findings of the peer review.

Mr. Guarino asked about the scope of the peer review. Ms. Newhall-Smith replied that the integrity of the façade may be included in the peer review in addition to the condition of the culvert. Mr. Guarino asked if the peer reviewer will provide documentation or be available to ask questions at the next SRA meeting. Ms. Newhall-Smith and Mr. Daniel agreed to discuss the matter at their city meeting next week.

VOTE: Rubin made a motion continue to the next regular meeting on February 9, 2022.

Seconded by: Guarino.

Roll Call: Guarino, Nina-Soto, Rubin, Napolitano. 4-0 in favor.

New / Old Business

1. Redevelopment of the Historic Courthouses and the Crescent Lot: Update on Project Status

Mr. Daniel stated that the P&S was executed with Winn, as well as the MOA with DCAMM. A licensing agreement for the 300 square-foot city-owned parcel at the stair from Bridge Street to the crescent lot is being reviewed by the City Solicitor. The MBTA was made aware that the city did complete all its required conformance tasks, and they are still working on the timeline to move forward on that. They continue to meet with DCAMM every other week but need to resolve the easement at the driveway between the trial court and the SRA property that allows for access to that court. The MBTA agreement is important because Winn needs the owner to sign documentation and the MBTA cannot sign without an agreement in place. This will allow Winn to file their Planning Board application in April and keep them on the path to filing their tax credit application by October, otherwise they will have to wait 1-year.

Ms. Newhall-Smith stated that the city received a grant from MassWorks to study the pathway along the water and possible connections. They've engaged Tetra Tec to lead the study and had an internal kick-off meeting earlier that day. There will be a public meeting on Jan 26, 2022, at 6PM to present the scope of the project and hear from the governing bodies and the public. She will be engaged with the project due to the crescent lot interests. Mr. Daniel added that this is a key opportunity to legitimize a connection to North Salem and across the crescent lot. Winn's community engagement will begin again once an agreement has been met with the MBTA to allow them to do their due diligence on the site.

2. Fiscal Year 2022 Goals

Mr. Daniel stated:

Goal 1

The downtown Vision Study workshop of 2018 at northern Washington Street will be the framework for future studies and potential development projects. Staff will coordinate with Parking Department and seek funding from the City Council to analyze parking throughout the downtown, including the Church Street parking lot. The Church Street parking lot draws a lot of interest from developers but the privately owned ground floor changes things. In the future the downtown parking garage will need to be replaced.

Goal 2

The SRA wants to continue communication efforts with the City Council. Staff will revise this goal to also include economic development partners in future communication efforts.

Goal 3

SRA members with staff assistance, will look within at their organization to determine what systems and processes could be updated and organized. This includes creating a sub-committee to look into individual matters further.

Mr. Rubin noted his concern with reviewing documents as a goal and asked if the goal was to make the process more efficient or accessible. Mr. Daniel replied that they want to make sure everything is up to date, and staff will change the wording of this goal to reflect that.

VOTE: Rubin made a motion to approve SRA goals for fiscal year 2022 with a refinement to the wording of Goal 3.

Seconded by: Nina-Soto.

Roll Call: Guarino, Nina-Soto, Rubin, Napolitano. 4-0 in favor.

Approval of Minutes

1. December 8, 2021 Regular Meeting Minutes

VOTE: Rubin made a motion to approve the minutes of December 8, 2021 regular meeting minutes.

Seconded by: Guarino.

Roll Call: Guarino, Nina-Soto, Rubin. 3-0 in favor. Napolitano abstained.

2. December 8, 2021 Annual Meeting Minutes

VOTE: Rubin made a motion to approve the minutes of December 8, 2021 regular meeting minutes.

Seconded by: Guarino.

Roll Call: Guarino, Nina-Soto, Rubin, Napolitano. 4-0 in favor.

Adjournment

VOTE: Rubin made a motion to adjourn.

Seconded by: Guarino

Roll Call: Guarino, Nina-Soto, Rubin, Napolitano. 4-0 in favor.

The meeting adjourned at 6:35PM.

Know your rights under the Open Meeting Law M.G.L. c. 39 §23B and City Ordinance Sections 2-028 through 2-2033.