

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Redevelopment Authority, Regular Meeting
Date and Time:	Wednesday, January 13, 2021 at 6:00 pm
Meeting Location:	Virtual Zoom Meeting
SRA Members Present:	Chair Grace Napolitano, David Guarino, Dean Rubin, Vickers, Cynthia Nina-Soto
SRA Members Absent:	None
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 City is continuing its efforts with the Economic Development Recovery & Revitalization Task Force, which is currently focused on informing Salem businesses about the state assistance through Mass Growth Capital Corporation with a deadline of Friday, January 15, 2021 for businesses to apply for grants. \$668M in has been allocated by Governor Baker for business support. Businesses don't need to apply if they didn't receive funds last time and the City is doing a lot of outreach. They are also working with their technical assistance partners and the lending community on the next round of PPP loans. The Salem Loan Fund is also helping with the business community financially and with a strong technical assistance network.
2. Ms. Newhall-Smith is planning a wellness workshop in February to provide well-being and resiliency assistance to businesses while also setting goals for the year.
3. The Northshore Alliance for Economic Development had a meeting with the heads of Beverly Hospital and North Shore Medical Center to discuss how things have changed, how hospitals are doing, the vaccination roll-out, and noted that 169 first responders were vaccinated on Monday, January 10, 2021.

Mr. Rubin asked if the Chamber can report how businesses are feeling and inspiring residents to shop local. Mr. Daniel replied that the Task Force has been communicating to businesses and the broader community about providing business support. Some restaurants have chosen to close for the winter months, and they will steer people towards businesses that are open through the partners. There are 250 on their weekly newsletter mailing list, information is shared on the City website, they've hosted City Halls, and their partners will also share the information.

Projects in the Urban Renewal Area

1. 304 Essex Street: Small Project Review – Installation of Rooftop Access Ladder, review of DRB recommendation

Shane Yellin, of Dynamic Property Management was present to discuss the project

Mr. Rubin disclosed that Mr. Yellin is the Property Manager for his residential complex, but this agenda item has nothing to do with his building.

Ms. Newhall-Smith stated that the applicant went before the DRB in December, the DRB offered a positive recommendation with proposed condition and the ladder should be powder coated black to help it blend into the building. Mr. Yellin added that the building is on the corner of North and Essex Streets. The condominiums are vertical units, the lower level are two commercial units, and there is no central stair. Units 1, 2 & 3 have a pitched asphalt shingle roof while units 4 & 5 have a flat rubber roof where all of the mechanical units are located. The current path to the roof is through Unit 3, crawling out of a 24" W x 20" H window. The proposed ladder will be primarily for unit maintenance and it will eliminate the need for the rooftop mechanical units to be accessed through any unit. The ladder must be placed at the rear of the building making it visible from North Street. The bottom of ladder will be 12'-0" above grade and it will have a safety harness and painted anodized black.

Mr. Guarino asked if there was a dumpster at the rear that someone could stand on to access the ladder. Mr. Yellin replied that there are City of Salem trash cans but there is no other place to store them. Mr. Rubin suggested ensuring that the homeowners insurance cover the potential for someone to gain access to their roof.

Public Comment:

No one in the assembly wished to speak.

Rubin: Motion to approve as submitted with the DRB's stipulation that if there are any changes the applicant must return for review.

Seconded by: Vickers.

Roll Call: Rubin, Vickers, Guarino, Nina-Soto, and Napolitano. 5-0 in favor.

2. 41 Lafayette Street: Small Project Review – Building Trim Paint

Jefferson Hooper, owner of 41 Lafayette Street was present to discuss the project.

Mr. Hooper stated that the trim was already painted black and he is seeking an after the fact approval. The former Salem Laundry is now a smoke shop and the rear garage is now Kokeshi Restaurant. The exterior of the Salem Laundry side was originally white trim with aluminum around the windows; it was painted black to create a modern color scheme that matches Kokeshi. The signage for the new smoke shop is being handed by the tenant and he is seeking a permit that requires him to remove the temporary lettering and install approved permanent signage. Ms. Newhall-Smith stated that the tenant went before the DRB and a final sign design was approved, with the condition to remove the freestanding sign at end of parking lot and to replace the

lettering on the windows with new approved signage by the end of the year. The sign permit is on hold until the City could speak to the owner or tenant about the painting of the trim. Mr. Hooper noted that he will follow up with his tenant.

Public Comment.

No one in the assembly wished to speak.

Rubin: Motion to approve the trim as proposed and as already applied, and that the sign ordinance shall be followed as discussed.

Seconded by: Guarino.

Roll Call: Rubin, Vickers, Guarino, Nina-Soto, and Napolitano. 5-0 in favor.

New/Old Business

1. Redevelopment of the Historic Courthouses and the Crescent Lot:
 - a. Update on project status

Mr. Daniel stated that he and Ms. Newhall-Smith have had several meetings and conversations with the WinnDevelopment team. There was a site visit in early December with WinnDevelopment to discuss the lot and considerations. They were also asked to define their timeline and target meeting dates for the various City Boards. They are looking at permitting and financing, they are applying for low-income housing credits which has a strict deadline. The project may require some flexibility from Chapter 91 regulations, which could be accomplished through the Harbor Planning Process. Mr. Daniel spoke with Planning Board Chair about the sequencing of permitting. This project will be reviewed by the SRA and DRB twice for Schematic Design and the Final Design plans. The Planning Board will review this at the same time as the SRA for efficiency.

They held a virtual Design Working Group meeting with representatives from the DRB, Planning Board, and Dean Rubin representing the SRA. Winn's design team received some good feedback and will work on incorporating comments into the design concept. Mr. Rubin added that he appreciated Winn's reactions and Winn said it was helpful to incorporate their early feedback. Ms. Newhall-Smith agreed with Mr. Rubin and appreciates this collaborative effort.

Mr. Daniel stated that they are also working on the LOI with their Attorney from KP Law. This document will be used as a roadmap for the project and they will incorporate the local permitting dates into it. The LOI is currently being reviewed by WinnDevelopment. Winn added Attorney Joe Correnti who will work on permitting. WinnDevelopment presented to the Executive Committee of the Salem Partnership, which they have joined to further engage with the community.

Ms. Newhall-Smith stated that she's recorded the sub-division plan for the courthouse lot.

Mr. Rubin asked if the City has received any additional communication from JHR. Mr. Daniel replied no.

- b. Discussion and vote to authorize the Executive Director to negotiate and execute all documents related to the courthouse and crescent lot project.

Mr. Daniel stated that the Board must decide to allow this authorization. This vote will be recorded with all executed documents. Mr. Rubin noted that this authorization will accelerate timelines. Chair Napolitano agreed.

Rubin: Motion to authorize Tom Daniel, as Executive Director, to negotiate and execute all documents related to the courthouse and crescent lot in the SRA's behalf.

Mr. Daniel suggested an amendment to include the Deed and LOI agreement.

Rubin: Accepted the amendment to his motion.

Seconded by: Nina-Soto.

Roll Call: Rubin, Vickers, Guarino, Nina-Soto, and Napolitano. 5-0 in favor.

Approval of Minutes

No minutes to review.

Adjournment

Rubin: Motion to adjourn the meeting.

Seconded by: Guarino.

Roll Call: Nina-Soto, Rubin, Vickers, Guarino, Napolitano. 5 in favor.

Regular Meeting ended at 6:45PM

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