

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Redevelopment Authority, Special Meeting (open session)
Date and Time: Thursday, September 10, 2015 at 6:00pm
Meeting Location: Third Floor Conference Room, 120 Washington Street
Members Present: Chairperson Robert Mitnik, Grace Harrington,
Russell Vickers
Members Absent: Conrad Baldini, Robert Curran
Others Present: Executive Director and City Planner Lynn Duncan,
Economic Development Planner Andrew Shapiro
Recorder: Jennifer Pennell

Chair Robert Mitnik calls the meeting to order. Roll call was taken.

Mitnik noted that the SRA would be voting to go into executive session, stating that the reason for doing so is to consider the purchase, exchange, lease, or value of real property located at 65 Washington Street, Salem, MA; because an open meeting may have a detrimental effect on the negotiating position of the public body. He noted that at the conclusion of the executive session, the Board would vote to reconvene in open session. He asked the public for any comments prior to entering executive session.

Kathy Markin of 1 Washington Street noted that she is on the Board of Trustees of the condominium complex in which she lives. She expressed a concern about parking given that the current court building is unused and a new project would bring about more cars. She also expressed a concern regarding noise, citing trains using the existing train tunnel, as well as the intense level of construction going on at the other courthouse facilities along Federal Street. She asked that the SRA consider those issues.

Pat Hough, also of 1 Washington Street noted that all of the buildings being proposed appear very “big, high and wide.” Perhaps something smaller and more manageable would be preferable; especially given how small the other condo buildings are that surround the property.

Marking then noted that a building as high as six stories will block sunshine to the surrounding one and two story condo buildings. The biggest concern however, is parking. If 82 spaces are built underneath a building, wouldn't they be affected by the train?

- 1. Vote to adjourn to Executive Session for the purpose of discussing and considering the value of real property (65 Washington Street), evaluation criteria, and sensitive financial information regarding proposal finalists – will return to open session.**

Lynn Duncan held a roll-call vote to go into executive session:

Mitnik: Yes

Harrington: Yes

Vickers: Yes

Passes 3-0 (Baldini and Curran not present)

At this point all those from the public left the room. Those who remained for the executive session were Mitnik, Vickers, Harrington, Duncan, Shapiro, and Warren Madden, DCAMM Project Manager.

Open Session

2. **65 Washington Street (former District Court property):** Discussion and vote on final selection of developer.

Mitnik noted that Lynn Duncan will explain what was discussed during the executive session.

Duncan noted that a request for proposals had been issued, that three responses were heard, and that they were evaluated against six evaluation criteria. The SRA spent almost an hour and a half going through critical pieces of the proposals as well as comment letters received prior to tonight's meeting. Diamond Sinacori received a designation of Highly Advantageous in all categories, RCG and Salem Renewal were both a mix of Highly Advantageous and Advantageous designations. Each SRA member filled out an evaluation sheet. RCG received more Highly Advantageous designations than Salem Renewal.

Vickers: Motion to designate Diamond Sinacori as developer for the District Court Property and RCG as an alternate, subject to concurrence by the Commonwealth's Division of Capital Asset Management and Maintenance.

Seconded by Harrington.

Voted: 3-0 in favor; none opposed.

Adjournment

Harrington: Motion to adjourn, seconded by Vickers. Passes 3-0. Meeting is adjourned at 7:26 pm.