



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

September 13, 2012

REPORT OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Attendee Name	Title	Status	Arrived
Tony Lafuente	Chair	Present	
Rebekah Gewirtz	Vice Chair	Present	
Dennis M. Sullivan	Alderman At Large	Present	
William M. Roche	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Thomas F. Taylor	Ward Three Alderman	Present	
Sean T. O'Donovan	Ward Five Alderman	Present	
Robert C. Trane	Ward Seven Alderman	Absent	
William A. White Jr.	Alderman At Large	Present	
Bruce M. Desmond	Alderman At Large	Present	
John M Connolly	Alderman At Large	Present	
Michael Glavin	Exec. Director, OSPCD	Present	
George Proakis	Director of Planning	Present	
Ed Bean	Finance Director	Present	
Joseph Curtatone	Mayor	Present	
Eileen McGettigan	Special Counsel, OSPCD	Present	
Hayes Morrison	Director of Transportation and Infrastructure	Present	
Omar Boukili	Administrative Assistant	Present	

193585 - Requesting approval of the Union Square Revitalization Plan, per MGL c121B s48 and 760 CMR 12.00 et seq.:

Mr. Glavine and Ms. McGettigan provided responses to questions raised at earlier meetings.

- The SRA has the authority to issue bonds in its own name, however, it does not have the assets to back the bonds for underwriting. Ms. McGettigan will find out if funds will be made available for the SRA to issue bonds.
- A simple majority of the BOA is needed to approve the plan. Any major changes to the plan would require a public hearing and BOA approval.
- The SRA would look to the City to pay damages on a judgment for an eminent domain claim.

Mr. Proakis reviewed the list of properties designated as acquisition parcels and Mr. Glavin stated that the MBTA would pay for environmental cleanup of specific areas and that the city would use its mitigation funds for environmental cleanup of city-owned property.

Mr. Bean explained that a legal memorandum between the City and the SRA would be effectuated to set up an account for issuing bonds from the SRA. All of the bonds would have to be used for the purpose stated on the MOA. After a full build out of the area, the estimated tax value to the city would be \$2.4 million dollars. The city is hoping to acquire a developer by 2014 and to have the project completed by 2017. Approval of the plan is critical to the MBTA building a station in Union Square and the station would, in turn, provide an incentive for developers.

Alderman O'Donovan requested information, including appraisals, on the taking of properties.

RESULT:	KEPT IN COMMITTEE
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