



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

To: Board of Aldermen, City of Somerville

CC: Joseph A. Curtatone, Mayor

From: Edward C. O'Donnell, Director
Economic Development Division
OSPCD

Eileen McGettigan, Special Counsel
OSPCD

Date: November 12, 2014

Re: Update on the status and Implementation of the Union Square Renewal Plan

Relative to the implementation of the Union Square Revitalization Plan ("the Plan"), I wish to inform the Board of Aldermen of actions expected to occur in the immediate future. The Somerville Redevelopment Authority ("SRA"), in order to advance the project in the most timely and efficient manner possible, will retain outside legal counsel for certain necessary tasks. The costs of these needed legal services will be borne by Union Square Station Associates LLC ("US2") as part of the Master Development Designation Agreement which is currently under negotiation between US2 and the SRA.

The SRA will contract with GreenbergTrauig, LLP and Attorney James D. Masterman for legal services regarding the SRA's prior takings by eminent domain on the D-2 Block, including providing advice and counsel on all aspects of any takings, taking procedures, valuation and just compensation.

Further, the firm will also defend all civil actions commenced against the SRA in any land damages trial related to the takings, as well as any other litigation that might arise as a result of the takings required for the implementation of the Plan. There are, to date, two pending cases



connected with the Plan. The firm will evaluate matters of value and exposure related to those pending claims and will outline a recommended strategy.

In addition, the SRA will contract with Choate Hall & Stewart LLP and Attorney James R. Shea, Jr. for the purposes of negotiating a Master Land Disposition Agreement for the Disposition Parcels identified in the Plan. It is anticipated that through the Master Land Disposition Agreement between the SRA and US2, general financial and non-financial terms will be specified, including purchase price, remediation responsibilities, phasing of construction and coordination with the MBTA, as well as any other terms and conditions specific to each of Disposition Blocks identified in the Plan. The SRA and US2 will also negotiate individual Land Disposition Agreements for each of the Disposition Blocks which are not then owned by the SRA or the City, with the timing, nature of development and financial obligations for each of those Disposition Blocks in a manner consistent with the Plan as a whole.

US2 will also fund the planning consultants needed for the neighborhood planning process to be undertaken for Union Square and the Boynton Yards areas. The budgets and scopes of these activities are still under negotiation by the parties.

We expect to seek approval from the Board of Aldermen for the acceptance of the funds provided by US2 for these outside legal and planning consultants in the near term.