

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee: Redevelopment Authority, Regular Meeting
Date and Time: Wednesday August 12, 2015 at 6:00pm
Meeting Location: Salem Five Bank Community Room, 210 Essex Street
Members Present: Chairperson Robert Mitnik, Russell Vickers, Grace Harrington
Members Absent: Robert Curran and Conrad Baldini
Others Present: Andrew Shapiro, Economic Development Planner
Recorder: Andrew Shapiro

Chairperson Robert Mitnik calls the meeting to order. Roll call was taken by Andrew Shapiro.

Executive Director's Report

Shapiro noted that Executive Director Lynn Duncan was not able to be at tonight's meeting and that there would be no formal Executive Director's Report given. He explained to all members and the public that the SRA would first hear agenda items related to general downtown projects, and then proceed to issues regarding the District Court redevelopment process.

Urban Renewal Area Projects

- 1. 24 New Derby Street (Artists' Row):** Discussion and vote on proposed public art (mural) installation

The proposal before the SRA included a cover letter from Public Art Planner Deborah Greel, and a full proposal with pictures and descriptions of the public art project. Deborah Greel was present on behalf of the City of Salem.

Greel explained that she manages Artists' Row. There is an effort to keep people engaged. The Public Art Commission reviewed four public art proposals and selected the one before the SRA this evening. It is a piece by Deanna Jacome, a recent graduate of the Montserrat School of Art.

The building will not be directly painted on. Instead, the work will be painted on a board that can be removed and reinstalled.

Vickers remarked that he feels this is a great idea and especially likes the idea of painting on a board so that the work can be saved.

Shapiro asked Greel to confirm that the Public Art Commission approved the work. Greel responded noted that the Commission did approve the work.

Vickers: Motion to approve
Seconded by Harrington. Passes 3-0.

2. 52 Charter Street (Peabody Essex Museum): Discussion and vote on proposed demolition of boiler plant building

The submission before the SRA included a coverletter with a full description of the project and photos of the building to be demolished. Robert Monk was present on behalf of the Peabody Essex Museum.

Monk explained that a new central plant had been constructed on top of the main museum building, which took the place of the operations that once had occurred at 52 Charter Street. The new space would be used for improved building access for loading and unloading of shipments.

Shapiro explained that proposals for demolition within the Urban Renewal Area first go through the Design Review Board, and that the DRB voted to recommend approval of demolition.

Monk then noted that the Historical Commission also approved a waiver of demolition delay for the project.

Mitnik asked how long temporary fencing would be up on the site.

Monk explained that the fence would be up during demolition and through some work needing to be done for remediation of the site. The process would most likely last through November.

Vickers: Motion to approve as recommended by the Design Review Board.
Seconded by Harrington. Passes 3-0.

3. 9-11 Dodge Street, 217-219 Washington Street and 231-251 Washington Street (Dodge Area LLC c/o RCG LLC): Discussion and vote on proposed revisions to previously approved schematic design

The proposal before the SRA included a cover letter explaining changes to the project, as well as a full set of 11" x 17" plans showing floor plans, drawings, elevations, and perspectives of the project. Matt Picarsic was present on behalf of Dodge Area LLC.

Picarsic began to walk through the proposed modifications to the project's plans. He explained that they are seeking permission to remove one floor off of what is referred to as the West/South Building. This is the building that is not the hotel, which remains unchanged.

A portion of the lowest level of parking would be removed as well. The rationale behind this is two-fold. One, the Fire Department deemed the building to be subject to high rise construction

code. By removing a floor, the project does not need to satisfy requirements of high rise construction and will represent a substantial cost savings in terms of construction cost.

Additional retail space is being added along Washington Space, which also takes up some additional parking spaces.

Picarsic noted that the Design Review Board was very positive in its reaction to the proposed changes.

Mitnik asked whether the Planning Board needed to review and approve the proposed changes.

Picarsic responded noting that they had been before the Planning Board in July and that the proposal was continued to September. He said that he expects approval from the Planning Board in September and the Board seemed amenable to the changes.

Harrington: Motion to approve as recommended by the Design Review Board.
Seconded by Vickers. Passes 3-0.

4. 299 Essex Street (Bonchon): Discussion and vote on proposed installation of signage

The submission before the Salem Redevelopment Authority included a sign permit application with designs and photos of the proposed signage.

Shapiro explained that the applicant had originally sought internally illuminated signage, but that the Design Review Board asked for either halo-lit or externally lit signage instead. Shapiro noted that halo-lit means lighted from behind with and opaque front.

The applicant agreed to halo-lit building signage, which is indicated in the materials in front of the Board. The sign will be situated to the left over the front entrance. There will be a blade sign above and to the left of the door as well, which will be lit externally.

Vickers asked what the nature of the business is.

Shapiro noted that it is Korean fast food.

Harrington: Motion to approve all signage as recommended by the Design Review Board
Seconded by Vickers. Passes 3-0

5. 179 Essex Street (Salem Arts Center): Discussion and vote on proposed installation of a building sign

The proposal before the SRA included photos and designs of the proposed signage.

Shapiro explained that the Salem Arts Center, which is the conglomeration of two local groups of artists, had received approval from the SRA last month, to put up respective window decal

logos at their front entrance. This proposal has two options for a building sign to be placed above the storefront entrance on the granite banding:

- 1.) Painting directly on the granite with a black acrylic based paint
- 2.) Mounting a white wooden board that would be painted on.

Both the applicant and the DRB agreed that painting directly on the granite would be preferable and look cleaner. Robert Monk of the Peabody Essex Museum noted at the DRB meeting that it would be acceptable to paint directly on the granite because the type of paint to be used is easily removable.

The Design Review Board accepted both options, with a preference for option number one. If painting directly on the granite proves to be too difficult, the second option could be used.

Vickers: Motion to approve the proposal as recommended by the Design Review Board
Seconded by Harrington. Passes 3-0.

Minutes

The minutes from the July 8, 2015 regular meeting were reviewed.

Harrington: Motion to approve,
Seconded by Vickers. Passes 3-0

6. 65 Washington Street (former District Court property): Discussion and vote on finalist Request for Proposals (RFP) respondents to be interviewed

The materials before the SRA included summaries of the three proposals to be considered for redevelopment of the District Court Property as well as evaluation criteria from the request for proposals.

Shapiro emphasized that the SRA would be voting on only who to deem as finalists to be interviewed by the SRA on August 27, 2015. He noted that Chairman Mitnik would entertain public questions about tonight's proceedings.

Shapiro then acknowledged Division of Capital Asset Management and Maintenance Deputy Commissioner (DCAMM) Dana Harrell, who was seated in the audience. DCAMM Project Manager Warren Maddon also introduced himself.

Shapiro covered the process for selecting a developer of the District Court Property by noting that a vote to determine finalists to be interviewed would be held this evening. Finalists would be interviewed on August 27, 2015, and public comment would be taken. On Wednesday, September 9, 2015, the SRA will provide an opportunity for public comment and will also vote on a preferred development proposal.

Shapiro then reviewed the three proposals currently being considered by the SRA. The first from Salem Renewal Ventures LLC and Centercorp Retail Properties, the second from RCG

LLC; and the third from Diamond Sinacori LLC and Gregory P. Winter. He noted that the SRA has evaluation criteria, which is also available for review by the public.

Shapiro then noted that Executive Director Lynn Duncan reviewed all three proposals, including confidential financial information regarding the three applicants, and believes that all the proposals are strong, meet the minimum criteria for submission, and recommends that all three firms be voted as finalists to be interviewed.

Shapiro then provided a brief overview of each proposal, noting the following for each:

Diamond Sinacori

Team:

Developer/Principal in Charge – Merrill Diamond/Diamond Sinacori, LLC

Project Manager – Gregory P. Winter

Architect – CBT Architects

Contractor – BayPoint Builders Corp.

Legal – Joseph Correnti

Landscape architecture, residential marketing, civil engineer, environmental & LSP, geotechnical engineer, M/E/P Engineer, and traffic and parking team members are also identified.

Project description:

- Demolition and new construction of a mixed use project
- Residential and retail/restaurant
- Six stories, 64 feet in height, condominium development with ground floor commercial space for retail and restaurant uses along Federal, Washington, and Church Streets.
- Sixty-one condominiums; eight (8) one bedrooms; forty-four (44) two bedrooms; nine (9) three bedrooms
- Residential amenities include a common shared roof terrace, club room and fitness center.
- 61 underground parking spaces and 21 at grade parking spaces
- Access (curb cut) relocated from Washington Street to Federal Street
- Timetable – Construction start November 2016; January 2018 completion

RCG LLC

Team:

Developer/Project Manager – RCG

Architect – Pitman & Wardley, Salem MA

Contractor – Rubicon Builders LLC

Project description:

- Demolition and new construction of a mixed use project
- Five adjoining single-family townhouses, 3.5 stories, along Federal Street; three 2-bedroom homes and two 3-bedrooms with two-car, partially below-grade garages.

- Four story-building; 63 feet in height; located at the corner of Washington and Church Street with 5,400 square feet of space for 3 to 4 retail tenants on the ground floor.
- Three proposed scenarios for the upper floors include: (1) Commercial office space for City Hall Annex (20,000 – 25,000 square feet). This scenario is dependent upon selection of this site by the City for the City Hall Annex. Decision is pending. (2) Coworking space for rentable shared office facilities for start-ups, freelancers, and entrepreneurs. Industry Lab LLC, a Coworking operator, has expressed interest in opening a Coworking space in this location; and (3) Residential use, if the commercial uses prove not viable.
- Parking – 10 partially below-grade for the five townhouse homes and 10 at grade spaces for the mixed use building.
- Access (curb cuts) on Washington and Church Street.
- Public art - \$10,000 budgeted for an on-site public art installation.
- Affordable housing – for each constructed residential unit, the developer will contribute \$5,000 to the City.
- Timetable – Construction start spring 2016; completion within 15 months

Salem Renewal Ventures, LLC and Centercorp Retail Properties

Team:

Developer – Salem Renewal LLC and Centercorp Retail Properties (specializes in smaller-scale retail)

Architect – Seger Architects, Inc.

Civil engineering, structural, and mechanical/electrical/plumbing/fire protection team members are also identified.

Project description:

- Demolition and new construction of a mixed use development
- Residential and retail/restaurant uses
- Five stories; 65 feet in height; 48,200 square foot building
- Approximately 6,500 square feet of retail/restaurant space.
- 40 “high-end” rental units; 21 one-bedroom units; 19 two-bedroom units.
- Residential amenities include a common room and roof decks for a number of units on the 5th floor.
- Affordable housing - 10% affordable units
- Parking – 40 at grade spaces, including two tandem spaces; vehicle access predominantly off Federal Street.
- Timetable – Construction timetable not specified

At the conclusion of providing the project summaries, Chairman Mitnik opened the meeting up to questions from the public. No questions were asked.

Vickers: Motion to approve all three RFP responses (proposals) as finalists, and to interview the respective firms.

Seconded by Harrington. Passes 3-0.

Adjournment

Harrington: Motion to adjourn, seconded by Vickers. Passes 3-0.

Meeting is adjourned at 6:30 pm.