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## Redevelopment Board Minutes 05/14/2012

Minutes of Monday, May 14, 2012, 7:00pm  
Arlington Redevelopment Board  
2<sup>nd</sup> Floor Conference Room, Town Hall Annex  
Approved: 7-23-12

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West

Mr. Fitzsimmons called the meeting to order and outlined the agenda item, the Board's position on its authority to hold and manage real estate, including its urban renewal (MGL Chapter 121B) powers and Town Manager Act ARB powers. Warrant Article 27 seeks to extend the temporary surplus of the Gibbs School in order to renew leases. The Board discussed the 2010 Town Meeting change to have the Town Manager manage the Gibbs School as opposed to the Board. The Board was more interested in knowing the extent of the Board's authority to manage property outside of urban renewal projects. Mr. West noted the community development and community benefit of the Town-owned buildings, and the expertise on the Board to contribute to decisions on occupancy, management, and tenancing. The Board acknowledged that it no longer has a role or a say in the management or tenancy of the Gibbs since this shifted two years ago. The Board discussed what could come up in the Town Meeting discussions. The Board agreed that if Town Meeting wished to designate the ARB, this was perfectly legitimate function of the Board and that the Board was prepared to do so, albeit having lost fulltime Town staff dedicated to building management. The Board agreed that recognizing Town Meeting's right in this Article to designate the Town official or body that would manage the Gibbs School did constitute an admission that the ARB was prohibited from managing non-urban renewal properties. The Board expects to discuss this and examine this closely before next Town Meeting. After further discussion, Mr. Fields moved to authorize Mr. Cayer, who is a Town Meeting member, to make a prepared statement to Town Meeting on the Board's position, as follows:

"Relating specifically to the Gibbs School, in consideration that the management of the Gibbs has been with the Town Manager for the past two years, we do not believe that moving it back to the ARB is practical or necessary.

More generally, we believe that it is a benefit to the Town and Town Meeting for the ARB to have the ability to manage and administer buildings in and out of Urban Renewal Projects. As such, we look forward to working with the Town Manager and Town Counsel to make sure that this tool remains available to Town Meeting and the Town as a whole. Members of the ARB are ready, willing and able to take on any properties that Town Meeting decides to place with us to manage and administer."

Ms. Scypinski seconded and all voted in favor. The Board agreed that Mr. Cayer would use his discretion on whether to issue the statement depending on how Town Meeting discussion ensued.

The Board discussed preparing future year-end or Annual Reports to Town Meeting that are more expansive on the Board's goals and visions, in addition to its annual report that is a list of mere action items. Mr. West urged that the Board review its goals from the previous year and communicate more of the Board's values and projects, vision and goals.

The meeting then adjourned at 7:55pm on a motion duly made and seconded.

Respectfully submitted,  
Carol Kowalski Secretary ex officio,