



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 05/23/2011**

Minutes of Monday, May 23, 2011  
Arlington Redevelopment Board  
2<sup>nd</sup> Floor Conference Room, Town Hall Annex  
Approved: 6-6-11

Members Present:  
Ted Fields  
Bruce Fitzsimmons  
Christine Scypinski  
Andrew West

Also present were members of the public and Jim Butz, James Duncan, and Sandi Silk of Jefferson Apartment Group (JAG).

The meeting was called to order by Chairman Bruce Fitzsimmons at 7:00pm. Mr. Butz reviewed JAG's meetings to date with Arlington groups and leaders, and reviewed their information submission for review of their pro forma. Mr. Duncan noted that they are now presenting two options and that in either option the medical office building would be given back to the Town. Mr. West asked if a public access easement would be given to make this permanent public open space. Mr. Duncan indicated that it would be. He outlined that a letter of agreement on the Land Disposition Agreement changes would be held in escrow until the closing on the note. Mr. West noted that there should be opportunity for more public discussion, although the Board respected the confidential marked items. He noted that releasing some information to the public could work in JAG's favor. Mr. Duncan agreed saying that a document had been prepared for release to the Symmes Neighborhood Advisory Committee.

The Board then reviewed with Ms. Kowalski the process for reviewing the pro formas, and meeting with the consultant who would be comparing the proposals. The Board would like Mr. Jacobs to meet with the ARB twice. The Board would meet Thursday June 2 without the consultant, including an Executive Session. Mr. Jacobs would then be invited to the ARB's June 6 meeting. Kevin O'Brien would be invited to participate on June 2, as well. The Board would then deliberate and decide on June 20 after receiving Mr. Jacobs' report.

Ms. Kowalski then explained that a fair market appraisal of the rent would be conducted by Appraisers' Group of Belmont on the Central School and 23 Maple, since those leases are coming due. The Board and Ms. Kowalski discussed scheduling the ARB tour of the Central School.

Mr. Fields then moved to adjourn, Mr. Cayer seconded and all voted in favor. The meeting adjourned at 8:03pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio