



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 06/13/2011

Minutes of Monday, June 13, 7:00pm  
Arlington Redevelopment Board  
2<sup>nd</sup> Floor Conference Room, Town Hall Annex  
Approved : 9/12/11

Present: Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West, Also present: -Kevin O'Brien, Michele Barry, Carol Kowalski

Symmes, OPEN SESSION, public input

The Chairman opened the meeting with an item for input on Symmes. Mr. Fitzsimmons noted that the Director and Mr. Fitzsimmons had presented an update to the Board of Selectmen earlier that evening on Mr. Jacobs' review of the developers. Michele Barry reported that Symmes Neighborhood Advisory Committee (SNAC) had met with all four of the developers, and that SNAC would present a letter to the ARB. She said that the residents preferred Putte and Upton.

Lorelei Kollege commented that the drawback with Upton was rental vs. all for-sale with Putte. She reminded the Board that when EA Fish went from a for-sale plan to a rental plan there was a strong reaction against this, both officially and from the neighbors. She concluded saying the Putte plan would be like having single family homes in the neighborhood.

Frank Callahan, 105 Highland Avenue, identified himself as the president of the Massachusetts Building Trades Council. He expressed concern to the Board over Putte's past use of non-union labor and urged that Project Labor Agreements be used on the Symmes project.

Mr. Fitzsimmons then emphasized why there is a need for Executive Session; the Board's comparison was not a formal RFP or special permit process, that it was a private transaction between the owner and the developer.

Mr. Fitzsimmons thanked the public, and then stated that the Board needed to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, and that the Board would enter executive session.

On a motion by Mr. Fields seconded by Ms. Scypinski, to go into EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 7:30pm:  
Roll call vote: Ms. Scypinski: yes; Mr. Fields: yes; Mr. West: yes; Mr. Fitzsimmons: yes

The Board did not return to open session to approve minutes, but ended the meeting when the Executive Session closed.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio



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## **Redevelopment Board Minutes 06/13/2011 Executive Session**

Minutes of Monday, June 13, 2011  
Executive Session, Arlington Redevelopment Board  
Town Hall Annex, 2<sup>nd</sup>-Floor Conference Room  
Approved: 1-7-13

Members Present: Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West.  
Also present: ~Kevin O'Brien

Having taken a roll call vote in open session, Mr. Fitzsimmons opened the Executive Session at 7:30pm.

The Board compared the approaches and purchase comparison of each proposal for the Medical Office Building site.

Staff to check whether Upton explained to Mr. Jacobs what they would do to finance the project if they didn't sell the Town House site for assisted living.  
Board members discussed the likely completion dates for the proposals: Pulte 2016, versus August, 2013 for JAG, Upton.

The Board then considered a hierarchy for the executive level evaluation, grouped by values.

Mr. Fields then moved to close the executive session at 10:09pm. Ms. Scypinski seconded. A roll call vote was taken. Mr. West voted yes. Mr. Fields voted yes. Ms. Scypinski voted yes, and Mr. Fitzsimmons voted yes.

The executive session was adjourned at 10:10 pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio