



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 07/26/2011

Minutes of Monday, July 26, 7:00pm  
Arlington Redevelopment Board  
1st Floor Conference Room, Town Hall Annex  
Approved : August 15, 2011

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West. Also present: ~Carol Kowalski, Buddy Mabardy

Chairman Bruce Fitzsimmons opened the meeting at 7:00pm. He then reviewed the July 7 vote of the Board to enter into a 21-day exclusive negotiating period with Upton and Partners. That period ends July 28. He explained that the Board was negotiating with Upton and Partners, and that Arlington 360 LLC, reportedly an affiliate of Jefferson Apartment Group (JAG) had purchased the mortgage to the Symmes property. Buddy Mabardy then asked the Board its position in the event that JAG chooses to foreclose on the mortgage. Mr. Fitzsimmons replied that the Board recognized that JAG could foreclose, but the Board did not know for certain how JAG would address the mechanics' liens.

Mr. Fitzsimmons 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. Field, seconded by Ms. Scypinski, to go into EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 7:10pm:  
Roll call vote:  
Ms. Scypinski: yes  
Mr. Cayer: yes  
Mr. Fields: yes  
Mr. West: yes  
Mr. Fitzsimmons: yes

The open session was resumed at 9:10 PM by the Chair following the close of executive session on a roll call vote.

On a motion duly made and seconded, the minutes of the June 6, 2011 meeting were approved, as amended.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio

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**Redevelopment Board Minutes 07/26/2011 Executive Session**

Minutes of Monday, July 26, 2011 7:10pm  
EXECUTIVE SESSION  
Arlington Redevelopment Board  
1st Floor Conference Room, Town Hall Annex

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West. Also present: ~Carol Kowalski

Having taken a roll call vote in open session, Mr. Fitzsimmons opened the Executive Session at 7:10pm.

Mr. Fitzsimmons reviewed with the Board a conference call he had with Jonathan Book, the Board's outside counsel on Symmes, and other Town representatives. Mr. Fitzsimmons reported on a phone call with Jim Butz of JAG in which Mr. Butz said they wanted to keep their options open. Ms. Kowalski explained that the Department of Housing & Community Development requests an annual update at this time each year, so she had provided a detailed update and arranged a conference call with DHCD to inform them of recent developments with Symmes and to receive guidance on how DHCD expects the Board to meet the urban renewal aspects of any transition in ownership and redeveloper.

The Board then discussed a press release on Symmes that the Town Manager's office distributed. The Board also discussed the term of the exclusive negotiating period with Upton. The Board agreed that the Chair would ask Upton & Partners before July 28 how they would get site control and to ask them to communicate with JAG to request that Upton partner and/or to negotiate with JAG.

On a motion by Mr. Field, seconded by Mr. West, to end EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 9:10pm:

- Roll call vote:
- Mr. West: yes
- Mr. Fields: yes
- Mr. Cayer: yes
- Mr. Scypinski: yes
- Mr. Fitzsimmons: yes

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio

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