



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 09/06/2011

Minutes of Monday, September 6, 2011, 7:00pm
Arlington Redevelopment Board
Ground Floor Conference Room, Arlington Multi-purpose Senior Center, 27 Maple Street
Approved: January 9, 2012

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Andy West, Christine Scypinski,
Also present: ~Carol Kowalski, Secretary ex Officio, Brian Sullivan, Town Manager, Charles Foskett, Al Tosti, Finance Committee members

SYMMEs open session

Mr. Fitzsimmons called the meeting to order at 7:05pm, explaining that an open session on the ARB's work would follow an Executive Session on Symmes. He explained that he invited Charlie Foskett, Al Tosti and Brian Sullivan as guests and further explained 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 7:07pm:

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

Following a break, the Chair reconvened the open session at 9:00 PM after the close of executive session on a roll call vote.

The Board reviewed the ARB's work tracking update. Members offered to staff the ARB/Planning Department table at Town Day on September 17.

The Chair stated that he was in discussion with Vision 2020 regarding their next survey. Ms. Kowalski would provide the Board with the text she drafted for the Vision 2020 survey describing Master Plans.

Mr. Cayer then moved to adjourn, Mr. Fields seconded and the meeting was adjourned at 9:23pm

Documents used:
Work Tracking report



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Redevelopment Board Minutes 09/06/2011 Executive Session

Minutes of Tuesday, September 6, 2011, 7:00pm
EXECUTIVE SESSION
Arlington Redevelopment Board
Ground Floor Conference Room, Arlington Multi-purpose Senior Center, 27 Maple Street

Present: ~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Andy West, Christine Scypinski,
Also present: ~Carol Kowalski, Secretary ex Officio, Brian Sullivan, Town Manager, Charles Foskett, Al Tosti, Finance Committee members

Having taken a roll call vote to go into Executive Session, Chairman Bruce Fitzsimmons reported on an update Jim Butz of JAG provided to him. He then turned to Town Manager Brian Sullivan who stated that he felt it was important to put together a team of officials with knowledge and history of the project. He invited Charlie Foskett who had served on the Symmes Advisory Committee negotiations and negotiated the change from condominium to rental. He asked the ARB to reconstitute a fiscal advisory team to make recommendations to the ARB in respect of the financial interest to the Town in changes proposed to the LDA. Mr. Tosti emphasized the importance of tax revenue, noting that condos generate twice the tax revenue as rentals. Need a solid plan to move to condos, not apartments. Development into assisted living is positive, it's a business and we have far too much residential, he opined. Assisted Living would produce tax revenue, jobs, and would not burden the school budget. We would make the revenue up in tax revenue from condos if we wait for the right development.

Mr. Sullivan commented that the fact that Upton would start with condos inspires confidence to conversion, JAG group does not. If discussions don't go as we hope with Upton and JAG, it was suggested that the Town hold the line on concessions with JAG. Mr. Fitzsimmons stated that the decision to market as condos is economic in nature and market driven. Mr. Sullivan stated it was more likely with Upton since starting from the beginning with condos. Mr. Fitzsimmons raised the possibility for incentives and penalties toward condos, a payment in addition to taxes would mean it wouldn't matter whether they were condos or rentals. Mr. Foskett asked how the Town would impute the value. Mr. Fitzsimmons acknowledged it would be complicated. Mr. Sullivan commented that homeownership was more stable, didn't recall either developer willing to go that far.

Mr. Cayer commented that the problem was that we currently have two willing developers, we should get something built due to the risk of heading into another recession. He felt it was positive that the developers are talking. Changes to the Special Permit for Assisted Living or otherwise could be challenged and the residential construction would be dependent upon the Assisted Living permit being granted. He observed that we wouldn't want to ask for more than what any willing developer would be willing to agree to. He asked what work the subcommittee would do, when would the subcommittee come in to advise the ARB and when would the developer's LDA changes come to the subcommittee vs. the ARB.

Mr. Fitzsimmons stated that the ARB was prepared to give up the profit-sharing. Mr. Sullivan commented that we haven't seen MOU between the developers. Mr. Foskett stated that profit sharing had been added because you can't really verify profit internal rate of return on rental. Mr. Foskett asked what the Town would receive in return for getting rid of profit sharing. Mr. Fitzsimmons replied that we get the project going because no developer is willing to undertake the profit sharing in these market conditions, as previously confirmed by the ARB's consultant. Mr. Foskett asked the tax revenue impact to the Town of Assisted Living. ARB did not get that from the consultant. Mr. Fitzsimmons stated that his reservation is that he doesn't want another bureaucratic process now that we have a partnership between the developers.

Mr. Cayer noted that currently the developers are dealing with Mr. Fitzsimmons and that is working well. We would not want a new public process and new committee.

Mr. Fitzsimmons then raised the discussion of an approach if JAG is the sole developer and they have to abide by the LDA as it stands. There was agreement that it was in the Town's interest to get a deal done, being sure it gets done as condo eventually and would be good to have another business in town.

In preparing to close the Executive Session, Mr. Fitzsimmons informed those present that he had checked that guests may attend Executive Session if invited by the Chair and if they have a vital role in the subject.

At 8:50pm, Mr. Fields moved to end Executive Session. Ms. Scypinski seconded and a roll call vote was taken: Mr. Cayer: yes, Ms. Scypinski: yes, Mr. Fields: yes, Mr. West: yes, Mr. Fitzsimmons: yes.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio