

**City of Salem, Massachusetts
Public Meeting Minutes**

Board or Committee: Redevelopment Authority, Regular Meeting
Date and Time: Wednesday, July 10, 2024, at 6:00 pm
Meeting Location: Virtual Zoom Meeting
SRA Members Present: Chair Grace Napolitano, Christopher Dunn, Christine Madore, Cynthia Nina-Soto, Dean Rubin
Others Present: Tom Daniel, Executive Director
Others Absent: Kate Newhall-Smith, Principal Planner

Executive Director's Report

Mr. Daniel reported that in 2018 the City Council asked the SRA to manage the disposition of 5 Broad Street, the former Council on Aging building, which is outside the Urban Renewal Area, because the SRA has experience managing the disposition of public property. The SRA recommended Charing Cross Realty as the developer, which the City Council approved. A zoning process allowed the adaptive reuse of the property. The developer was required to pay the assessed value of the property. The developer indicated that they would require support through the Housing Development Incentive Program, which had been on pause for a couple of years. It was announced last week that this property was one of 13 projects awarded funding. The project will include one affordable housing unit.

Mr. Daniel also reported that staff had a session with the City Council regarding 40R, a smart growth zoning tool, and refresher on the Housing Development Incentive Program. There will be upcoming community meetings about 40R.

Mr. Daniel noted that the annual meeting will be held in September.

Projects in the Urban Renewal Area

1. **10 Derby Square:** Small Project Review – Review of DRB Recommendation for the proposed replacement of second floor windows on the north side of the building.

Mike Jones, Jones Architecture, was present to discuss the project.

Images shown of 10 Derby Square Window Replacement, showing the virtually identical windows being replaced. Some of the windows have already been replaced, and they are now targeting the remainder. The replacement windows have energy improvements.

Public Comment:

No one in the assembly wished to speak.

Public comment is closed.

VOTE: Rubin made a motion to approve the replacement of the windows on the second floor pursuant to the DRB Recommendation and with the staff's recommended conditions. Seconded by: Dunn.

Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.

2. **34 Front Street:** Small Project Review – Review of proposed façade improvements for Good Neighbor to include painting the door and window trim.

Jamie Metsch, applicant, was present to discuss the project.

Images shown of 34 Front Street existing and proposed color changes, intended to match their business colors. Project includes latex paint and perhaps caulking and wood repair.

Mr. Rubin requested clarification that the door was going to be a darker teal than existing. Mr. Metsch confirmed and reported that the window trim color was going to be changed to brown.

Public Comment:

No one in the assembly wished to speak.

Public comment is closed.

VOTE: Rubin made a motion to approve the façade improvements of painting the door and window trim, pursuant to the DRB Recommendation and with the staff's recommended conditions that they do not need to come back before the board. Seconded by: Dunn.

Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.

3. **120 Washington Street:** Outdoor Dining – Review of proposed outdoor dining for The Gyro Spot

The applicant wished to continue the meeting.

VOTE: Rubin made a motion to continue the hearing to the August 15th meeting. Seconded by: Nina Soto.

Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.

4. **120 Washington Street:** Outdoor Dining – Review of proposed outdoor dining for Ginger

Gene Nigrelli, applicant, was present to discuss the project.

Images shown of photos of 120 Washington Street to place outdoor dining in a location that does not interfere with street parking. A site plan was also shown. Mr. Nigrelli purchased new red umbrellas, which match the existing awning.

Mr. Rubin asked whether there is space for the public to walk on the red brick without going onto the grass. Mr. Nigrelli confirmed that the patio area, also used by his neighbor, is filled with table and chairs.

Public Comment:

No one in the assembly wished to speak.

Public comment is closed.

VOTE: Rubin made a motion to approve the outdoor dining subject to completion of DRB review, with no need to return if they are approved. Seconded by: Nina Soto.
Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.

Mr. Rubin expressed his thanks to Ms. Newhall-Smith for the summary she provided on the outdoor dining, which he found very helpful.

Mr. Daniel reported that there has been good enforcement and collaboration on this with the Building Department and Inspectional Services.

New/Old Business

1. **Redevelopment of the Historic Courthouses and the Crescent Lot:** Update on Project Status
Mr. Daniel noted that the team had talked about the Massachusetts National Guard having a presence at the courthouse, and the possibility of having them as a tenant. He reported that they continue to work with DCAMM on the Crescent Lot and working through stormwater concerns. Mr. Rubin inquired as to whether the work would be completed by the end of the calendar year per the grant requirements. Mr. Daniel noted that the grant was primarily for predevelopment work.

Approval of Minutes

1. May 8, 2024
VOTE: Rubin made a motion to approve the May 8th minutes. Seconded by: Nina Soto.
Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.
2. June 12, 2024
VOTE: Rubin made a motion to approve the May 8th minutes. Seconded by: Nina Soto.
Roll Call: Napolitano, Madore, Dunn, Nina-Soto, and Rubin. 5-0 in favor.

Adjournment

VOTE: Dunn made a motion to adjourn the meeting. Seconded by: Nina-Soto.
Roll Call: Dunn, Madore, Nina-Soto, and Rubin. 5-0 in favor.

The meeting was adjourned at 6:40PM.

Know your rights under the Open Meeting Law M.G.L. c. 39 §23B and City Ordinance Sections 2-028 through 2-2033