

## Union Square Neighborhood Council - Meeting March 1, 2018

### Attendance

USNC Voting Members:

Rachel Weil, Ben Bradlow, Jacob Kramer, Afruza Akther, Ganesh Uprety, Erik Neu, Pennie Taylor, Michele Hansen, Tori Antonino, Ben Baldwin

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Neighborhood Resident Members: Andy Greenspon, Jessica Eschleman, Aaron Weber, Peter Insley

Co-Facilitators: Rachel Weil

### Agenda

1. Welcome and Introductions
  - Rachel chaired and started off introductions
2. Approval of minutes from 2/15/18 and 2/22/18 meeting (5 m)
  - Andy Greenspon- Proposal for  $\frac{2}{3}$  for article 16, should outline the votes on
    - i. The word majority in the last sentence of article 16 of the bylaws refers to the  $\frac{2}{3}$  majority in the prior sentence.
  - Erik Neu- attendance for 2/15 minutes should include everyone but Ben Baldwin
  - Vote on amendments to minutes: Unanimous “ayes”
  - Collection of Conflict of Interest Disclosure Forms
3. Next meeting time and place (10m)
  - Rachel: Proposal: Full board/membership meet on Thursdays every odd week, committees meet at same Thursday time every even week
    - i. Conflicts with Board of Aldermen, Union United
    - ii. Pennie: Thursday committee meetings would mean that people can only attend one committee meeting per week
    - iii. Jacob- Our maximum involvement with the BOA is in the next few months.
    - iv. Erik Neu- many other neighborhood groups have learned to avoid Thursday
    - v. Andy Greenspon- alternating days is possible if it's consistent
    - vi. Rachel- is there anyone for whom Thursday is the only day that works?
    - vii. Ganesh- We should base the decision on the Doodle Poll.
      1. Rachel will send out again
    - viii. Jacob- we could start a formal system of sending representatives to the BOA meetings

- Jacob- Do we need to meet every week? Can we alternate full board meetings with committee meetings?
  - i. Andy- There are some upcoming deadlines so we might want to continue meeting weekly
  - ii. Michele- We are still founding this board so we should continue meeting weekly. Or possibly every 10 days like the working group.
  - iii. Tori- We can meet every week with more attention given to committees
- Rachel- Let's just plan the next meeting with this discussion in mind. We should continue weekly meetings given upcoming zoning overhaul.
- Ben Baldwin- March 7 2nd
  - i. Michele seconds
  - ii. 4 people can't attend
  - iii. nevermind
- Tori- Motion: Tuesday March 6
  - i. Michele seconds
  - ii. Ganesh- clarification: this is not a fixed recurring date
  - iii. Vote: unanimous "aye" motion passes
- 4. CBA Committee Report (15 m)
  - Timeline proposal - Ben Bradlow (distributed via email)
    - i. Dates may change based on when the board meeting is
    - ii. Report should not focus on hard recommendations but just give a clear summary and basic assessment of what are issues that arose in the CBA summits
    - iii. Goal is by end of April to have more specific recommendations based on discussions of the board, then training for the negotiating team (two weeks)
    - iv. Jacob- I personally feel like this timeline takes too long. I would like to see the group ready to go by April 15. This is the result of years of preparation. Board members should dive in rather than taking their time.
      - 1. Andy Greenspon- Given the need to hold a public meeting before officially incorporating, I don't think we can move much faster than Ben Bradlow's proposal.
    - v. Erik- Professional advice for negotiating- who would that be?
      - a. Ben Bradlow- "interest based" negotiating strategy as opposed to adversarial. Advice includes probably legal advice, advice from specialized experienced negotiating strategists
      - 2. Has there been any discussion on whether the legal entity question has to be addressed prior to negotiations

- a. Pennie- bylaws require a public presentation of what we are pursuing. Mike Firestone is putting together a proposal for this to put on the agenda. Proposal-> public meeting-> official formation→ bank account
      - i. Erik- Where does negotiations fall in this process?
    - b. Ben Bradlow- We will need to deal with the question of our recognition. We should get advice from Mike Firestone at the next meeting
  - vi. Michele- Bill made an important point that our asks need to be specific. That will take time.
    - 1. Ben Bradlow- my timeline is a balance between a speedy process and the more prolonged version Erik Neu proposed
  - vii. Michele- We should be prepared regardless of where the city stands on our recognition and reopening the covenant.
  - viii. Andy Greenspon- Has discussion on how the negotiating team is determined occurred?
    - 1. Ben Bradlow- no.
  - ix. Jacob- Propose amendment to timeline- “broad recommendations” changed to “specific recommendations” for April 5.
    - 1. Ben Bradlow- The proposal is already a compromise
    - 2. Andy Greenspon- Shortening the timeline may lead to pushback from the community
  - x. Jacob- I can withdraw my recommendation.
  - xi. Rachel- Should we insert specific days or allow for flexibility in the timeline based on our meeting days?
    - 1. Let’s just stick with the meeting on the 15th
  - xii. Ben Bradlow- Motion to adopt the timeline as written
    - 1. Michele- With the provision that, other than the date of 3/15, the other days may be moved up or back based on availability of the board.
    - 2. Pennie- seconded
    - 3. Discussion- Andy: Between these deadlines there will be other meetings, time to take broad categories and refine them into specifics (based on Erik’s timeline).
      - a. We need a plan for determining negotiations team
        - i. The report will include a proposal for determining negotiating team, giving for weeks
    - 4. Vote: Unanimous “aye”
- Progress of additional inputs from organizations and individuals

- i. Somerville YIMBYS, Main Streets, some individuals, Welcome Project, Jobs for Somerville
    - 1. They are all in the CBA Committee Google Group
  - ii. Tori knows a group submitting input and looking for a 3-4 day extension
    - 1. Ben Bradlow- granted
- 5. Built Environment Committee Report (15 m)
  - Seeking approval of [Open Space Letter](#): Somervision Goal of 125 acres
    - i. Pennie: “Metric of open space” is an important point. Need to prevent, e.g. putting a park under route 93
    - ii. Jacob- What does the acreage in the letter translate into for the bounds of the USNC?
      - 1. Andy- The Somervision process just divided 125 acres among their development zones so it was not an exact science. I don’t think we can tell the city how much open space to put in Union Square.
      - 2. Andy- This is specifically in response to zoning, we should write another letter about the D block in US.
      - 3. Tori- 34% would be the total amount of green space in Union Square so we are really far off.
    - iii. Erik Neu- Neighborhood plan, built on Somervision, tries to get to these open space targets and states that the city will need to buy land and assemble parcels for a park. This absolutely requires a long-term plan.
    - iv. Tori- Seeking approval to send this out to the Board of Aldermen before March 13
      - 1. Jacob- The letter should come from the board, not BEC.
      - 2. Ben Bradlow- Motion to approve the letter with Jacob’s amendment.
        - a. Jacob- Seconded
        - b. Vote: 10 “ayes”, unanimous
  - Site Visit- March 17
  - Seeking approval of letter to US2/George Proakis re: next steps after open house
    - i. Tori Antonino- We want to open up a dialogue with the developers. Should we set up a meeting with George Proakis first? They haven’t reported back after the open house.
      - 1. Ben Bradlow- This issue is important. Issues around the built environment related to development blocks held by master development will be part of CBA negotiations. Engaging with the developer should happen through a CBA negotiation.

- a. Michele-To recap: we want to check in with George on what is going on with the built environment. I would be against the BEC going and speaking for themselves but we should get some update.
    - 2. Pennie- last week Alderman Ewen Campen got permission to meet with developers on “outparcels” (not D Blocks)- we could check in with them
    - 3. Jacob- We have reached out to US2 as a board. They have what we sent to the board of aldermen and did not reply.
      - a. Erik Neu- agree with Jacob.
      - b. Andy Greenspon- They did reach out to us, and we didn’t exactly respond. I would not be opposed to directly communicating with them- asking to engage in some way.
    - ii. Andy Greenspon- I don’t think the CBA will cover all design features demanded in the D blocks. Will we get architects to detail out what we are demanding from US2? There are several meetings and processes US2 has to go to so USNC may want to consider being involved.
    - iii. Ben Bradlow- Agreement that there needs to be follow up. Let’s consider a draft letter at the next meeting.
6. Discussion of Article 16 of the Interim Bylaws - Andy (10m)
  - o Andy - Past notes from working group: Article 16 as written in bylaws was approved in public meetings.
    - i. Bylaw committee of working group came up with amendments, all approved 25 to 3 by the group. One was not incorporated into bylaws: including voting on accepting negotiations being open 3 hours prior to the meeting. Can be structured as open hours just to vote after a presentation of the negotiated terms.
    - ii. Jacob- This can be a recommendation for the CBA report
7. Endorsement of SHS walk-out to protest gun violence - Andrea/Jacob (10 m)
  - o Rachel- The event occurred yesterday morning and will continue every Wednesday. Many have signed as individuals. There was a question of whether the board should endorse it.
  - o Jacob- They may want some resource support in addition to verbal support
  - o Andy Greenspon- We may run into the situation where groups around Somerville come to us for support. Not necessarily a bad thing.
    - i. Erik Neu- This is not directly related to our scope. We could send a more relevant letter to the principal advocating not

punishing students or something to the state government. Endorsing as individuals is fine but as a council could lead to unintended consequences.

ii. Michele- I think it's important to do what we can to support SHS walk out.

iii. Tori- These are our constituents and eventually this could affect the Argenziano.

o Michele- Groups can ask for our support in the future. We can say yes or we can say no.

o Jacob- Motion to adopt the letter as written and send it to the student group and principal from the chairs of the committee.

i. Ben Bradlow- seconds

ii. Vote: 8 "aye" 1 "nay"

#### 8. Public Comment (25 m)

o Ben Baldwin- O&C committee meeting 3/10. Please join if you'd like to help plan a mid-late April social gathering.

o Ben Bradlow- David Tisel on Tenant Right of First Refusal legislation is hosting an event Monday 3/5 for info on the bill. 6:30pm at the Argenziano

o Andy Greenspon- Somerville Dems Caucus 11am Saturday 3/3 for governor candidates and others.

o Tori Antonino- Tufts Univ payment in lieu of taxes meeting- If people want to participate. Council may want to talk with them at some point about CBA process. March 24 10am to brainstorm what asks might be.

#### 9. Adjourn