

27 September 2018

Present: Bill Cavellini, Jacob Kramer, Pennie Taylor (taking minutes), Ganesh Uprety, Ben Bradlow, Edwidge Hercule, Joe Nissenbaum, Frank Towns- work for Barristers Building owner, Tom Bent, Rene Mardones, Van Hardy, Afruza Akther, Tori Antonino, Erik Neu, Michele Hansen, Rachel Weil.

Public comment: Joe- thinks meetings are a good idea- people at city hall are listening- in past years, except this year, they never listened to what we said. This year- Boynton Yards (no real plan- by end of year but not more than 5%)- the thing we wanted to do is be sure what goes into BY is best for city. Several meetings ago Joe spoke about what his family wanted to do- 5 acres- mayor wanted them to do housing. George Proakis told them 1 24-story (or as high as US2 goes) building, 40000 sq. feet on 5 acres. Nissenbaum told Curtatone they want biotech, many buildings, want tax dollars to fund education. Bill notes this will require advocating for funding to go to ed, notes Somerville schools have one of the best music programs in state, impressive theater arts.

Discussion and Decision on Replacement for former Board member Andrea Lizama: Bradlow asks what mechanism is to replace her. Bill: board decides (checks bylaws). Jacob: she had a business/worker seat so a group we want to have represented; however, our relationship with businesses has broadened, and it's only 2 months so maybe difficult to fill and turn around. Bill: bylaws committee is working on making the replacement language clearer, perhaps that next-top-vote getter in category being replaced gets it. We have to open nominations, then approve by board. Pennie: given process required, and other organizing efforts we have in next 2 months, with elections in December, I do not think this is a priority to fill the seat. Bradlow: if possible to be done in regular meeting- extra email plus regular meeting, doesn't seem like a lot of work. Gesture of taking this seriously. Paramount that we follow rules. Pennie: who is going to bottom line this process? Bradlow: the secretary would announce via email. Jacob: really would only be on board 4-6 weeks. Bill: action is in bylaws committee- are seats same, categories same, open seat count, that's where the action is. Don't have quorum to take vote, so tabled discussion.

Report on CBA negotiations: Discussing affordable housing now. Have put questions to US2 on permanent jobs, expect answers in next week. FYI meeting every week, usually Monday nights. Not coming to closure on any one issue area until they've all been exposed and discussed. Have issued one joint statement- in paper. We have been reporting at these meetings on progress, in terms of subject areas. Discussed sustainability (over 20 year build-out), arts and creative economy, for the last two meetings been on affordable housing and jobs. Not yet discussed construction jobs- likely in 2 weeks. Has fostered good discussion, especially on issue of timing of when affordable component is built. That's about all we can say. The other subject areas include open space, community center, traffic and parking.

Rene: is there a more refined list of priorities from summits? Bill: we've given lists of more specific questions, but not a overall refined list. Have seen draft of asks from Jobs With Somerville in training. Bradlow: Feedback loop. Jacob: re: permanent jobs, having Katrina on the negotiating committee, she's knows how people live and work in Somerville realistically and we're making good progress. Bent: until you know what type of tenants are you don't know what the job base will be. Just left workforce development committee, coming out of Job Linkage piece, starting to form how training will be done. We're reading out to developers to say what's

tenant base you're trying to bring in so we understand what kind of training programs are we going to need. Everything from voc to labs, office. US2 doesn't have control over benefits package, can't dictate what tenant provides to worker. Jacob: it's how they seek out their tenants- always spectrum of more responsible tenants. We don't know the extent that they can ask things of their tenants. Just as city has asked things of US2, they may be able to ask. Tom: the businesses can go somewhere else. Bill: getting too far into the conversation. Tom: Somerville doesn't have jobs board, committee is just organizing. Pennie: neighbors overwhelmingly want employers in this development that have good safe jobs. So asking about this is not from nowhere, it is essential.

Discussion and decision to endorse SST rally on 10/22, 4pm. Pennie: canvasses on Oct. 3 and 10. We don't have quorum so we can't vote on this. Bill: does USNC endorse this rally? Implications- encourage members to go, put out on our website. Somerville Stands Together is group of labor unions, construction trades and municipal employees, Local 509 and 888. Very interested in getting labor agreement for construction on Union Square. That's certainly something we're talking about with US2 as a negotiating team. Doesn't seem inconsistent with what we were elected on and what came out of CBA summits. One could argue that tactic of holding up transfer of land up for discussion. In terms of consistency, it is. Bradlow: I would support this if and when we have chance to vote on it. Tactic is relatively controversial in sense that one party would not support it (US2), but it was made clear at last Finance Committee hearing that at this point this tactic is uncontroversial because MEPA is delaying work by 5-8 months anyway. Jacob: I support this and specifically related to land transfer, since zoning it's only democratic oversight to process not done by appointed boards. Very important to let BOA know- especially those that ran on community-led platform that promoted affordable housing and jobs- they know their constituents are asking them to directly represent interests of community in way we haven't seen in appointed boards. Very important moment for this democratically elected body to communicate with another in a clear voice. Tori: were we promising union jobs at doors when knowing last winter? Ben: one of the goals of supporting this rally is to make clear to democratically elected BOA that democratically elected USNC wants BOA to be accountable to residents of neighborhood that are going to be affected by project. Secondly, there were numbers of labor asks that came through summit, one ask that came through clearly was a project labor agreement with union labor for construction of project. Jacob: there's a lot of overlap between this coalition's demands and USNC demands- doesn't just have to do with union labor on construction site- they have been advocating for more affordable housing.

Public comment: Bent concerned about brick and mortar business owner get designated seat. Tori, Erik and Afruza arrive. We have quorum.

Item #2 – approve minutes.

Item #4- Andrea Lizama- Jacob summarizes our discussion. Tori thinks opening it up would be good faith gesture to have someone for a month, build trust in community. Erik- due to bylaws, leaning to keep it open. Simon mentioned incumbency, even if brief, is powerful. Afruza: leave it at 14, keep our focus where it is. Bradlow: I'm convinced it's confusing for membership. We need to be targeted. Pennie: they'd only serve 4-6 weeks, we're asking lots for memberships in next months, confusing. Pennie: motion to leave seat vacant until December elections. Bradlow:

second. Tori: any board votes coming up that this could impact? Bill: draft bylaw approval to go to membership vote. Bylaws not a slam dunk- still needs closure before presented. Bill suspects new board will administer vote on CBA. Vote: Tori Abstains, all other board members present approve. Bradlow moves to vote on endorsement. Pennie: second. Bill: has seen draft of flyer, the title is "Somerville Stands Together says don't transfer land until there's a CBA"- underneath- affordable housing sooner to minimize displacement. A lot of the CBA summit and council priorities, not just union contracts. It's in there but one of 6-7 demands. Pennie: these are our allies, show up for CBO and other hearings, fully support us strategically. Erik: endorsement seems like weird term, in process of negotiating CBA. Don't want to conflate us with them at this point in CBA process. Bradlow moves to question. Jacob: Pennie mentioned canvassing, so we can also encourage our members to join those. Michele: is endorsement saying we endorse them or membership asks? Bradlow: my motion was both. Jacob: we're already aligned with their core demand. Bradlow: we've already approved a letter that encourages delaying transfer on two issues: design and CBA. Endorsing this event in no way diminishes asks, but provides leverage for space to negotiate on full breadth of demands. Tori: does window of time from MEPA make this ask irrelevant? Bradlow: hearing is on 22nd, BOA asking to hear from public. In favor: Bill, Jacob, Ganesh, Michele, Pennie, Bradlow, Afruza. Erik and Tori opposed. Rachel abstain. Motion passes. Pennie point person between two groups. Bill: Pennie and I have both been at meetings where they discussed this. Some people were upset over press release handed out by SST- it had mistakes- Bill communicated with Rand that neighborhood was upset, and Bill reviewed flyer this time.

Item 6: Report of Built Environment- Meeting went well. Frank Kowitz from Barrister Hall building, represents developer. Looking to work with us on development- getting support, height change (from 4 to 7-8 floors). Wants to work with group in council to negotiate, see what community needs are, a la 65 Bow St. Not strict CBA but opening up alliances. Frank: we want to work with not against community. Start by talking to us then see where going rather than make plans first. Michele: what are the plans? Frank: mixed use. Michele: is it historically preserved? Frank: no. Jacob: for 65 Bow St. we have neighborhood meetings- could have lessons learned on how that worked vs. what process we might want to pursue. Bill: height is an issue, it always is. Shadows on Union Sq Plaza in D6. Prospect Hill concerned about views. Michele- as of now it's not zoned residential. Need height and use relief. Jacob: where are we with recruiting school help, and updated design plans. Tori: reached out to Phil Parsons and Tim, since they've met with G. Proakis and developers about design, especially Tim's design. Tori said BEC/USNC wants to work with them, haven't heard back from Phil; Tim wants to endorse his design. Jacob: is he asking USNC to endorse that sketch? Tori: that's my understanding. Jacob: the group of designs all support principles and concerns. Erik: have the city and Philip gotten price for underground parking yet? Tori: no. Talking to George and Tim about parking strategy. Michele: did Tim's design bury parking? Tori: yes, as 1 layer across whole site. Bradlow: premature to endorse design. The goal was to get a response to design. As I understand it, a meta complaint was that there is no response to any complaint that gets made about design. All drawings are abstract until you know how much it costs, how parts fit together. I don't think a single institution can give answers other than w engagement with developer. Strong view: US2 needs to respond to designs, they're provided, community has done a lot of

work, we deserve response. Bill: Are they responding in context of DRC. Tori: DRC thinks plans fail with open space. Michele: Going back to Tim and his request- if he and Phil are discussing this with George and US2, they're getting responses were not getting, and that's not right. Community as whole should be getting response. Should be made public. Bradlow: support Michele's point. Furthermore, this goes to heart of point of BEC- on table since first meeting. Through BEC we got 3 alternative proposals. Role of BEC with city, DRC, all people making design proposals, goal is to get responses to proposals. Process in motion, believe role of committee is keep forward momentum on that process. Bill: wasn't BEC that convened charrette. USNC Board gave approval to Bill to convene. Because of that Phil is in drivers seat- that's background. I agree that there was supposed to be broadening, sharing with BEC and others. Jacob: MEPA comments say developer should respond to designs driven by USNC. Bill: should be clear that this is not being discussed in negotiations as subject matter. Michele- bottom line is community needs to know what's going on, gone through all these processes. Need information. US2 needs to respond to us directly. We are owed that. Tori: George offered to meet, wants to know from him where US2 is at. Michele: why go through George? US2 owes us a response. Tori: wanted to talk to US2 for over a year. Rene: related to endorsement of SST rally: if this board is going to endorse rally, USNC needs to have accountability. Hasn't seen them participating in actions i.e. MEPA. Motion to executive session- approved. Executive session: