

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

**Board or Committee:** Redevelopment Authority  
**Date and Time:** Wednesday, January 8, 2025, at 6:00 pm  
**Meeting Location:** Virtual Zoom Meeting  
**SRA Members Present:** Chair Grace Napolitano, Dean Rubin, Christine Madore,  
**SRA Members Absent:** Christopher Dunn  
**Others Present:** Tom Daniel, Executive Director, Stephanie Owens, Senior Planner

**Executive Directors Report**

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Mr. Daniel reminded the Board that under current law, the public boards will be returning to in-person meetings with a hybrid format starting with the April meeting. Guidance will be provided. He noted that there is legislation pending that may change the open meeting laws allowing for remote participation.

He reported that he met with the PEM and that they are intending to work on a wayfinding program which will include signage, and they will be meeting to discuss priorities. Mr. Rubin expressed concern that the PEM may not honor the SRA vote in regard to the one permitted wrap test. Mr. Daniel suggested they add this item as a future agenda item.

**Projects in the Urban Renewal Area**

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**1. 252 Bridge Street: Discussion of the Exchange's curved wall mock-up, including review of DRB comments**

Steve Prestejohn, Diana Syrini, and Chance Brady were present to discuss the project:

- Points of discussion were the high panel color contrast, floor line reveals were bolder than intended, and panel joints needed to be more deliberate in their composition.
- The proposed change in colors provides a more tone on tone look to the façade. The color of the reveal was changed to a dark gray. The change in reveal pattern allows them to fall more naturally between the windows. The DRB voted to support this approach.

Mr. Rubin inquired whether the mock-up with the new colors and pattern would show the change accurately. Mr. Prestejohn noted that they will have a full 4' x 8' wall section which will give an accurate representation of what it will look like.

Mr. Daniel reported that some draft conditions were shared that provided for more specificity than what the DRB outlined in terms of process, which would be to have the materials at the office and photos so that they can be reviewed. The DRB chair, and someone from the Planning staff should review the mock-up in person.

There were no comments from the public.

**VOTE:** Rubin made a motion to approve the recommendations of the DRB, with the condition that the applicant provide color samples and photographs of the proposed colors next to the existing mock-up, and that an on-site visit by members of the Planning Department with the applicant be scheduled prior to seeking a building permit to be incorporated into the file, and that the Board delegate approval of the wall to the Executive Director in consultation with the Chair

of the DRB. Should the SRA Director and the DRB Chair feel it's necessary, the project would come back for full DRB discussion.

Seconded by: Madore.

Roll Call: Napolitano, Madore, and Rubin. 3-0 in favor.

2. **27 Charter Street: Review of DRB Recommendation for the installation of six (6) antennas and communications equipment on rooftop penthouse for the City of Salem.**

Stephanie Owens provided an update on the project:

- She shared plans for the equipment and noted that the DRB asked that it be painted so that it is cohesive and camouflaged with what is already there.
- Types of the antennas proposed include circular cylinders and more traditional vertical antennas.
- She confirmed that the applicant is the City, though the Fire Chief and consultant were not in attendance this evening and noted that the Fire Chief did attend the DRB meeting to discuss the project.

There were no comments from the public.

**VOTE:** Rubin made a motion to approve the project as presented and pursuant to the DRB recommendation.

Roll Call: Napolitano, Madore, and Rubin. 3-0 in favor.

### **New/Old Business**

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1. **Redevelopment of the Historic Courthouses and the Crescent Lot: Update on Project Status**

The courthouse is continuing through the Planning Board process and should wrap up this month. The required engineering investigation was not completed in December, which is the source of the delay and that is the last outstanding item. Affordable housing is planned for the gray building, and mixed use/tenant event space is planned for the Superior Court building. There are also discussions about the Massachusetts National Guard having tenancy as well, which would require an amendment to the Planning Board decision.

The application for the Historic Tax Credit was successful, which resulted in a \$900,000 allocation. They are currently working to look at their financing, pricing gap, costs, etc.

Mr. Daniel reported that the Mass National Guard programmatic concept is still in development but they are hoping to have something soon.

2. SRA Financials – received and filed
3. Other – there was no other business discussed.

### **Approval of Minutes**

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1. November 13, 2024
  - a. Joint Meeting with the Transportation Commission  
**VOTE:** Rubin made a motion to approve the joint meeting minutes.

Second: Madore.  
Roll Call: Napolitano, Dunn, and Rubin. 3-0 in favor.

b. Regular Meeting

**VOTE:** Rubin made a motion to approve the regular meeting minutes with the clarification that he was Acting Chair, and that he acknowledged during the meeting that he was a part-time employee of the YMCA but did not believe he had a conflict, and that Ms. Madore was on the board of the YMCA and she recused herself.

Second: Madore.

Roll Call: Napolitano, Dunn, and Rubin. 3-0 in favor.

Approval of the December meeting minutes was delayed to the next meeting.

Mr. Rubin inquired about receiving updates on the Broad Street project. Mr. Daniel reported that the City Council had asked the SRA to manage the disposition process of this property. A selection was made through the 30B process and an award was made, but the developer did not receive the award communication. That is now confirmed, and the project should be moving forward. The developer is working to vet contractors.

#### **Upcoming Meetings**

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1. DRB: January 22
2. SRA: February 12

#### **Adjournment**

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**VOTE:** Ms. Madore made a motion to adjourn meeting.

Seconded by: Rubin

Roll Call: Madore, Rubin, and Napolitano. 3-0 in favor.

SRA adjourned at 6:34pm.