

The Committee of the Whole met on Wednesday, June 23, 2021 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and is available on the City of Everett's website.

Members present were Councilor Anthony DiPierro, presiding, Councilors Fred Capone, Richard Dell Isola, John Hanlon, Jimmy Le and Michael McLaughlin.

Members absent were Councilors Gerly Adrien, Rosa DiFlorio, Michael Marchese, Stephanie Martins and Wayne Matewsky. It was noted that Councilors DiFlorio, Marchese, Martins and Matewsky would be unable to attend due to personal reasons.

The Committee considered a Resolution offered by Councilor Anthony DiPierro: That the Everett Redevelopment Authority make a presentation to the Everett City Council on the Lower Broadway Urban Redevelopment Plan.

Assistant City Solicitor Matt Lattanzi and Consultants Jamie Fay and Lily Sylvester were also present.

A PowerPoint Presentation was provided on the Lower Broadway District Urban Renewal Plan for the proposed Amendment #2. The presentation provided an overview of the urban renewal plan in which the Everett Redevelopment Authority has the authority to undertake urban renewal activities and the various steps that the ERA must take along the way that ultimately must be approved by the local planning Board, City Council and Massachusetts Department of Housing & Community Development. The presentation also reviewed the planning history for the lower Broadway District which showed the Master Plan being presented in 2013, the actual urban renewal plan being presented in 2015 which targeted redevelopment in the area mostly for the proposed Encore Boston Harbor site at that time and then Amendment #1 being presented in 2019 that helped create public parking lots and improved landscaping around the lots. Mr. Fay noted that due to the original URP the lower Broadway streetscape had significantly improved, Encore Boston Harbor Resort and Casino opened and that Rivergreen playground and Riverwalk opened replacing Lynde Street Park. He stated that currently the ERA was proposing Amendment #2 which would create the Lower Broadway Destination District in the area east of Broadway, consisting of primarily commercial uses, that solidifies the area as a regional destination and serves as an exciting place for residents and visitors to both work and play. The proposed area east of Broadway was highlighted in blue south of Beacham Street to the Mystic River which encompassed the old Mystic Generating Station. Mr. Fay and Mr. Lattanzi highlighted potential uses for the Destination District that included art centers, entertainment facilities, Hotels, Marinas, Recreational Uses, Restaurants, Retail Stores, Sports/fitness facilities and water transportation facilities. It was noted that four properties were identified for potential acquisition by the ERA if all efforts to facilitate private purchases are unsuccessful. Those properties were identified as the Mystic Generating Station parcel, residential property at 23 Mystic Street, and commercial properties at 36 Mystic and 39-43 Mystic Street. The presentation provided an overview of the timeline to date since the ERA voted to amend the URP and the various meetings held and votes taken by the Citizens Advisory Committee and Planning Board which both unanimously approving URP Amendment #2. The final steps in the process would be the public hearing and vote by the City Council at its meeting scheduled for June 30th

and if voted favorable approval would still be required by the Massachusetts Department of Housing & Community Development. The presentation ended with a question and answer period. Councilor McLaughlin asked if there were records of previous meetings and if a public/legal notice was provided to the property owners that could be impacted. Mr. Lattanzi assured him that they were properly notified and that there were records of all prior meetings. Councilor McLaughlin remarked that he would not vote for any eminent domain and Mr. Lattanzi concurred that the City did not want to do eminent domain and that the goal was to have private developers work out private deals with these property owners. Mr. Fay noted that the original URP contained nine (9) parcels for acquisition and that deals were cut for all of those properties without the need for eminent domain. Councilor Le stated that he too was not in favor of eminent domain takings and expressed concern about developers wanting to include residential development in that area. Mr. Fay noted that the intent was not to do residential and mentioned the potential uses they were looking for which was mentioned above. Councilor Capone inquired if the four property owners in question were notified about the intent and process and Mr. Fay responded that they were each individually notified. Councilor Hanlon acknowledged that he had a copy of the correspondence that was sent to each property owner which he said was 60 pages long and remarked that it was not a good thing to do. Councilor Hanlon inquired to the taking of other properties shown in the blue area of the map and Mr. Fay explained that they were not proposing any development in those areas right now. Councilor Le informed the Chairman that he had to leave which would end a quorum so the Committee moved to take a vote on the subject matter.

The Committee voted 4-2 with Councilors Hanlon and Le in opposition: to report back to the City Council with no recommendation

The meeting adjourned at 6:46pm and an informal discussion on the subject matter continued.

Respectfully Submitted,

John W. Burley
Clerk of Committees