

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

Board or Committee:	Salem Redevelopment Authority
Date and Time:	Wednesday, August 12, 2026, at 6:00pm
Meeting Location:	Zoom Meeting
SRA Members Present:	Chair Grace Napolitano, Christopher Dunn, Glenn Larose, Ryan Macione, and Christine Madore
Others Present:	Tom Daniel, Executive Director, Kate Newhall-Smith, Principal Planner

Executive Director's Report

Mr. Daniel reported that a Biz Town Hall was held at the P.E.M. that brought together about 400 people from businesses not just in from downtown, but the entire City. John Andrews, from the Creative Collective initiated the event, but it was a joint convening of the City's economic development partners. It included the Salem Partnership, the Salem Chamber of Commerce, Main Streets, Destination Salem, and the City. It was an opportunity for each of the entities to talk about what they do in terms of working with businesses. There was also a Q&A session, with questions submitted in advance which were compiled into a smaller set and responded to by the organizations. Mr. Daniel said it a great convening of a lot of people from different sections and different geographic areas of the City.

Mr. Daniel reminded members that the September meeting is the annual meeting and will be in-person/hybrid. There will be a review of the annual report, officers, followed by the regular meeting. There may be a presentation on Lappin Park.

DRB Appointment

- 1. Consideration of Appointment:** Consideration of appointment of Joe Badowski to the DRB to fulfill the remaining term vacated by Kate Martin, set to expire on October 9, 2027.

Mr. Badowski thanked the SRA for their time and consideration for the DRB. He said that he has a diverse background in design, marketing, branding, and real estate. He has a small business in Salem, Honey and Sage Photography and they moved to Salem two years ago. He and his fiancé plan to stay in Salem and hope to get more involved in the City. He noted that he had spoken with Councilor Merkel about board openings and found the vacancy on the DRB and felt that it was a good fit for his design background. He hopes he can contribute to the success of the City and the businesses within it.

Ms. Napolitano thanked Mr. Badowski for his willingness to volunteer. She said they value the input they receive from the SRA and that it informs many of their decisions. Mr. Larose noted that Mr. Badowski would be a great addition to the DRB.

VOTE: Madore made a motion to confirm the appointment to the DRB.
Second: Dunn

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

Ms. Newhall-Smith said the appointment is set to expire on October 9, 2027.

Projects in the Urban Renewal Area

1. East India Square: Small Project Review – Proposal to paint three awnings along the Zitelle storefronts at Witch City Mall to match the business’ approved signs

- Ms. Newhall-Smith reported that she received an email from the business owners saying they may be unable to attend and asked if she could share the proposal.
- She noted that the business is on the Church Street side of the mall but are moving to the pedestrian side of the Witch City Mall.
- The site plan was shared showing the spaces they plan to move into.
- The signage was approved by the DRB. The signage is gold letters with black background. Renderings were shared. They would like to paint the awning black to match the black signage. Currently, the awning is dark green.
- Mr. Macione noted that the proposal seems straightforward.

There were no comments or questions from members of the public.

VOTE: Madore made a motion to approve subject to DRB approval.

Second: Larose.

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

2. 11 Summer Street: Small Project Review – Proposed expansion of the Salem Inn campus through the renovation of the main structure into 15 hotel rooms and the carriage house into one town-house unit. Proposed site improvements include a new parking area with a solar panel carport, walking paths, landscaping, drainage system, and geothermal system.

Christine Granese, attorney representing Emerson House LLC, Andrea Verruti and Michael Bleier of LandWork Studio, John Seger and Julia Mooradian of Seger Architects, and Dick Pabich, owner of the Salem Inn were present to discuss the proposal:

- Ms. Granese noted that the building currently houses six apartment units and will be converted into a 15-unit hotel use with an interior elevator, an accessible hotel unit and an exterior accessible ramp.
- There will be substantial site improvements including a solar panel carport, site drainage, a geothermal system, landscaping, and a garden seating area.
- The project includes the demolition of a single-story six-car garage located at the rear southeast corner of the property.
- The applicant has received a demolition delay waiver from the Salem Historic Commission for the garage and is requesting the SRA review and approval of the garage demolition.
- The applicant is also requesting that the SRA allow for the removal of the vinyl siding from the existing main building in the carriage house located at 11 Summer Street.

- The applicant would like to restore the exterior of the main building to its original design and is applying for historic tax credits for the restoration project.
- Following completion, the property will be maintained and operated by the Salem Inn.
- The site plan was presented and reviewed. Photos of the existing site were shared.
- The current site is almost entirely impervious with very little plantings.
- Renderings of the proposal, including the vehicular circulation plan, was shared, which will allow for additional plantings and gardens. They are also hoping to create a more continuous street edge.
- The proposal reduced imperviousness of the site by just over 30%.
- The location of the ADA parking spot and ramp were shared.
- The proposed, initial lighting plan was shared which consists of low-level lighting to not interfere with the existing lighting. The proposed lighting is intended to accentuate certain aspects of the project; the canopy structures, safety, specimen trees, and path lights.
- Mr. Seger discussed the two historic building structures on the site. The Pension House was built in 1762. The original house was a two-story building originally with a single entry. It was originally a single-family home. A third floor was added in 1806. Over time, stucco was added to the entire building and bay windows were introduced. A double entry was added when it was converted to a six-unit apartment building. Vinyl siding was added in 1970s. The back porch was added in the 1950s and is in bad shape.
- Photos of the existing buildings were shared.
- The carriage house proposed for demolition is two stories. It is supposed to be wood frame construction. It is open post construction on the second floor and is used now for storage.
- Historic photos were shared. The number of photos found are extremely limited. Based on the historical photos it was noted that the portico, garden shed, two chimneys and widow's walk have been removed.
- Existing elevations were shared.
- A rendering showed how the restored building would be more historically appropriate. The proposal includes improved locations of windows, duplication of the baluster, and restore/install clapboard.
- Elevations from various viewpoints showing the proposed changes and updates was shared.
- Solar panels are proposed in areas where visibility from the street is limited.
- The carriage house will be rebuilt as townhouse units with a one bay car garage. Solar panels are also proposed for the carriage house.
- The material boards were shared and reviewed.
- Mr. Pabich noted that his wife started the Inn in 1983 and he started working for her two years later. He noted that they have been trying to buy the subject property since 1990 and they were able to get a purchase and sale agreement in 2022.
- Mr. Pabich noted that he believes the property is one of the most historic in Salem. John and Abigail Adams both visited the house. He said the house has immense historic character, and they are hoping to restore it to how it was in 1885.
- The asphalt will be permeable. He is hoping to make the buildings green. The building will have a geothermal heating and cooling system. He said they are trying very hard to be stewards of the environment.
- Mr. Macione said he thought the project looked good and that he liked the idea of restoring 11 Summer Street. He also liked the parking layout and that it will improve guest access with

entering and existing the property. He asked why the windows on the front building are six over six and the rear building are six over one.

- Mr. Seger said the six over one windows were the windows they could reference in the historic tax credit review. Ms. Mooradian confirmed that it was for the historic tax credits and a way to differentiate the rear addition from the original house.
- There was no consideration to restoring the widow's walk as the owner wants to install solar panels.
- Mr. Larose said that he believes this is a well thought out proposal and is supportive of removing the vinyl siding to look more historically accurate, particularly in context of the other buildings, especially in this area of the City. He noted that he does not have an issue with the demolition of the cinder block garage and believes it would be an improvement.
- Mr. Larose asked if the geothermal system would be completely contained within the site or if it was going to extend into the public ROW. Mr. Pabich said the system would be behind 11 Summer Street.

The meeting was open for public comment.

- Ms. Rose, 16 Crombie Street, noted that she liked what she saw in the proposal and asked about any remediation or mitigation that would be put in place during demolition as she has sprinklers and landscaping abutting. She asked if there were any plans to delineate the border between the two properties. Mr. Pabich said they have planted arborvitae there and could put in a 6-ft fence. Ms. Rose thanked Mr. Pabich and said she would reach out to have a discussion. She said she was enthusiastic about not looking at the eyesore anymore. She also noted that she was concerned about light pollution. Mr. Seger said that per zoning laws, dark sky lighting for anything new must be used. It will all be low level or low lighting. Ms. Rose said she would review the plans to better understand the lighting plan.

There were no other comments from the public.

- In terms of additional opportunities for residents to hear about the project, Ms. Granese said they will be filing an application with the Planning Board. They will also be before the DRB.
- The fence shown on the photos does not belong to the property owners. Mr. Pabich's intention was to put up a similar fence along the Crombie Street parking lot. A fence may be needed after the garage comes down.
- Mr. Daniel highlighted the owner's efforts to reduce dependence on natural gas throughout their properties. He said it is an important example to members of the community to look at how we can reduce dependence on fossil fuels and that there are ways to do it, even with historic properties. Mr. Daniel acknowledged their work and expressed his appreciation.
- Ms. Napolitano said this is an exciting project.
- Mr. Daniel said the project will come back to the SRA for final approval, so there will be time to see what resolution was achieved regarding the fencing.

VOTE: Macione made a motion to approve the demolition of the six-bay garage at the rear of 11 Summer Street and the removal of vinyl siding at 11 Summer Street prior to DRB approval.

Second: Dunn.

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

VOTE: Macione made a motion to approve referral of the project at 11 Summer Street to the DRB.

Second: Dunn.

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

New/Old Business

1. Redevelopment of the Historic Courthouses and the Crescent Lot:

a. Update on Project Status

Mr. Daniel reported that the closing is expected next week. The third amendment was executed on July 22nd. He thanked Ms. Napolitano for her participation in that process. Documents are still going back and forth with Winn and DCAMM.

Senator Lovely is working on amendment in the economic development bill related to the National Guard.

b. Discussion and vote to authorize the Executive Director to execute all documents in connection with the conveyance of the properties at 252 Bridge Street and 32-34 Federal Street.

Mr. Daniel noted that the board took a vote in the past authorizing him to negotiate everything and they would like to be explicit with that in the execution of the documents so as to produce a certificate from the clerk.

Mr. Macione inquired about the requirements that the Board was looking for in regard to Amendment #3. Mr. Daniel said the Board's motion was clear and they relied on that. The request for monthly updates from Winn on the Mass National Guards, requirement for \$1,000,000 in escrow, and the requirement for continued applications for housing in gray building, were all included.

VOTE: Madore made a motion to approve that Tom Daniel, as Executive Director of the SRA has the authority to enter into and execute all documents in connection with the conveyance of the properties at 252 Bridge Street and 32-34 Federal Street, including the purchase of the property at 32-34 Federal Street from the Massachusetts Division of Capital Asset Management and Maintenance and subsequent conveyance of the same to the designated developer. The conveyance of the property at 252 Bridge Street including the so-called remnant parcel and the approximate 300 SF parcel encompassing the stairway to the designated developer and any additional documents associated with these transactions including but not limited to land development agreements, preservation restrictions and sellers, and mortgage.

Second: Macione.

Roll Call: Larose, Macione, Madore, and Napolitano. 4-0 in favor.

Mr. Dunn recused himself from this vote.

2. Receipt of Final Grant Report: Juneteenth Jam

Ms. Newhall-Smith noted that the Juneteenth Jam report and photos are posted on SharePoint for review.

Ms. Newhall-Smith reported that there were several World Cup watch parties held at Charlotte Forten Park. There will be a poet laureate event on August 19th from 6-7:30pm.

There will be a series of Salsa in the Park classes with Greg Coles, with the next classes being held Sunday, August 16th, 30th and September 6th from 4-6pm.

Grant funds contributed to the police detail for World Cup watch parties and snacks and water at the poet laureate event.

3. SRA Financials
4. Other

Approval of Minutes

1. June 10, 2026

VOTE: Dunn made a motion to approve the June 10th meeting minutes.

Second: Madore

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

Upcoming Meetings

1. DRB: August 26
2. SRA: September 9 – Hybrid Meeting

Adjournment

VOTE: Madore made a motion to adjourn meeting.

Seconded by: Dunn

Roll Call: Dunn, Larose, Macione, Madore, and Napolitano. 5-0 in favor.

Meeting adjourns at 7:30pm.