

Ms. Teresa Polhemus attended the meeting.

The Chairman opened the Meeting of the Economic Development and Industrial Corporation of Boston.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of April 12, 2018 were submitted and approved.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO A LEASE WITH MASSROBOTICS, INC. ("MASSROBOTICS") FOR THE USE OF APPROXIMATELY 24,475 SQUARE FEET ON THE SECOND FLOOR OF 12 CHANNEL STREET, SUITE #202, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and is hereby authorized, on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC"), to enter into a lease with MassRobotics, for the use of approximately 24,475 square feet on the second floor of 12 Channel Street, Suite #202, located in the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Term Sheet and Board Memorandum submitted at the meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO EXTEND THE LEASE WITH GENTEX CORPORATION, ("GENTEX") FOR THE CONTINUED USE OF THE ENTIRE NINTH FLOOR, WHICH IS APPROXIMATELY 32,500 SQUARE FEET, AT 12 CHANNEL STREET, IN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and is hereby authorized, on behalf of the Economic Development and Industrial Corporation d/b/a Boston Planning & Development Agency ("BPDA"), to extend the Lease with Gentex Corporation ("Gentex"), for the continued use of the entire ninth floor, which is approximately 32,500 square feet, located in the Raymond L. Flynn Marine Park, on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO UTILITY SERVICE EASEMENT AGREEMENTS WITH NATIONAL GRID AND EVERSOURCE ELECTRIC TO SERVICE FACILITIES TO BE CONSTRUCTED ON 6 TIDE STREET AND THE MASSPORT MARINE TERMINAL IN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the Easement.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing addressed the Authority and answered the Members' questions.

Councilor Ed Flynn spoke in Favor of BRA Item #31 proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and is hereby authorized, on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC"), to enter into appropriate Easement Agreements with National Grid and Eversource Electric for the installation of needed utility service lines for gas and electric to service the proposed development on the Massport Marine Terminal and the building currently under construction at 6 Tide Street in the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE LEASE WITH JAMESTOWN 1 DESIGN PLACE L.P. FOR THE BOSTON DESIGN CENTER IN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC") to execute all necessary documentation to enter into a lease amendment with Jamestown 1 Design Place L.P. to amend the Permitted Uses under the ground lease to allow for the occupancy within 17-19 Drydock Avenue of approximately 27,000 square feet by Living Proof Inc. for primarily research and laboratory uses in a manner substantially consistent with the Memorandum submitted at the Board meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH PARCEL A DEVELOPMENT LESSEE, LLC FOR THE USE OF APPROXIMATELY 1,450 SQUARE FEET OF LAND TO PLACE A MODULAR TRAILER TO SERVE AS A CONSTRUCTION OFFICE FOR THE ERECTION OF THE 411 ROOM HOTEL ON PARCEL A IN THE RAYMOND L. FLYNN MARINE PARK ", which included a proposed vote. Attached to said memorandum was a map indicating the location of the parcel.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and is hereby authorized, on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC"), to enter into a License Agreement with Parcel A Development Lessee, LLC, for the use of 1,450 square feet of land adjacent to Parcel A in the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum presented at the meeting held May 17, 2018.

Ms. Teresa Polhemus left the room momentarily.

Copies of a memorandum dated May 17, 2018 were distributed entitled "FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING CONCERNING OPTIMUS RIDE, INC.'S USE OF STREETS AND WAYS OWNED BY THE EDIC AND LOCATED WITHIN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote. Attached to said memorandum were a document entitled First Amendment to the Memorandum of Understanding.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston (“EDIC”), to: (i) execute a First Amendment to the Memorandum of Understanding (“MOU”) with the City of Boston, the Massachusetts Department of Transportation, and Optimus Ride, Inc., intended to document mutual understandings and obligations concerning Optimus Ride, Inc.’s use of streets and ways owned by the EDIC and located within the Raymond L. Flynn Marine Park (“RLFMP”), and (ii) take all related actions on terms and conditions as are determined by the Director to be in the best interest of the EDIC and in substantial accord with the Board Memorandum presented on May 17, 2018. The First Amendment to the Memorandum of Understanding will extend the MOU through May 31, 2019 and require Optimus Ride, Inc. to name the EDIC as an additional insured under the insurance policy required by the MOU.

Copies of a memorandum dated May 17, 2018 were distributed entitled “AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE MASSACHUSETTS CLEAN ENERGY CENTER (“MASSCEC”) TO PARTICIPATE IN THE COMMUNITY MICROGRID PROGRAM TO ASSESS THE TECHNICAL AND FINANCIAL FEASIBILITY OF A COMMUNITY MICROGRID IN THE RAYMOND L. FLYNN MARINE PARK (“RLFMP”)”, which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized by the Economic Development and Industrial Corporation of Boston (“EDIC”) to enter into an agreement with the Massachusetts Clean Energy Center to participate in the Community Microgrid Program to assess the technical and financial feasibility of a community microgrid in the Raymond L. Flynn Marine Park.

Copies of a memorandum dated May 17, 2018 were distributed entitled “LICENSE AGREEMENT WITH NUTONOMY, INC. FOR TEMPORARY STORAGE IN THE RAYMOND L. FLYNN MARINE PARK”, which included a proposed vote.

Mr. Edward O’Donnell, Director of Real Estate, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston (“EDIC”) d/b/a Boston Planning & Development Agency (“BPDA”), to execute a License Agreement with nuTonomy, Inc., to expire no later than June 30, 2018, for storage of a trailer on a portion of EDIC-owned property at 3 Dolphin Way, also known as Parcel M and located within the Raymond L. Flynn Marine Park (“RLFMP”), and to take all related actions on terms and conditions as are determined by the Director to be in the best interest of the EDIC and substantially consistent with those presented in the Board memorandum on May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled “PERMISSION TO ADVERTISE AN INVITATION FOR BIDS FOR THE INSPECTION, TESTING, SERVICING AND FULL PREVENTATIVE MAINTENANCE OF HEATING SYSTEMS AT THE RAYMOND L. FLYNN MARINE PARK, BOSTON, MA”, which included a proposed vote.

Mr. Paul Osborn, Deputy Director, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Clerk of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to advertise an Invitation For Bids in order to solicit public bids pursuant to Massachusetts General Laws, Chapter 149 for contract services related to the inspection, testing, servicing and full preventative maintenance of steam heating facilities, equipment and all associated piping, valves and connections situated at 12 Channel Street and 22 Drydock Avenue in the Raymond L. Flynn Marine Park.

Copies of a memorandum dated May 17, 2018 were distributed entitled “PERMISSION TO ADVERTISE AN INVITATION FOR BIDS FOR THE ANNUAL INSPECTION, TESTING, SERVICING AND FULL PREVENTATIVE MAINTENANCE OF ELEVATORS AT THE RAYMOND L. FLYNN MARINE PARK, BOSTON, MA”, which included a proposed vote.

Mr. Paul Osborn, Deputy Director, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Clerk of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to advertise an Invitation for Bids (“IFB”) for a one (1) year contract with two (2) one (1) year options for the annual inspection, testing, servicing and full preventative maintenance of elevator equipment at 12 Channel Street, 12 Drydock Avenue and 22 Drydock Avenue within the Raymond L. Flynn Marine Park.

Copies of a memorandum dated May 17, 2018 were distributed entitled “Informational Budget Update: FY18 Quarter 3rd Update”, which included a proposed vote.

Ms. Michelle Goldberg, Procurement and Budget Manager, addressed the Authority and answered the Members’ questions.

Mr. Brian P. Golden entered the meeting at this time.

Copies of a memorandum dated May 17, 2018 were distributed entitled “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve the Appointment of Devon Wedge, OWD/WPD, effective 5/21/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Theodore Schwartzberg, CP/PLAN, effective 6/4/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Leticia Paterlini, OWD/BTHC, effective 5/21/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve the Employment Service Agreement of Mark Beamis, OWD/WPD effective 7/2/2018.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve the Employment Service Agreement of Katie Liesener OWD/A&M effective 7/2/2018.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Ruth Edele, Assistant Archivist/ Records Manager, Office of the Secretary/Record Management, effective 6/14/2018.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approval the out of state travel for Eve (Mimi) Turchinetz, Assistant Deputy Director for Office of Financial Empowerment, OED/OFE, for travel to St. Louis, MO, effective 6/6/2018.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Cassondra White, Assistant Deputy Director of Youth Services, OWD/YHS, effective 6/21/2018.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Courtney Page, Case Manager, YOU, OWD/OWD effective April 19, 2018.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Jason Andrade, Lead Financial Coach, OWD/OFE effective May 4, 2018.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Gosia Tomaszewska, OWD/OWD, effective 5/1/2018.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn.

The meeting adjourned at 4:18 p.m.

---

Clerk