

**MEMORANDUM**

**MARCH 14, 2013**

**TO:** ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON AND PETER MEADE, DIRECTOR

**FROM:** LARRY MAMMOLI, DIRECTOR OF ENGINEERING AND FACILITIES MANAGEMENT  
DENNIS DAVIS, DEPUTY DIRECTOR, INDUSTRIAL DEVELOPMENT AND COMMERCIAL LEASING  
ANTHONY VERANI, PROJECT MANAGER, INDUSTRIAL DEVELOPMENT AND COMMERCIAL LEASING

**SUBJECT:** PROPOSED LICENSE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON AND OPS-CORE INC

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**SUMMARY:** This Memorandum requests that the Director, on behalf of the Economic Development and Industrial Corporation of Boston, be authorized to enter into a license agreement with Ops-Core Inc. for use of Storage Cages 1 - E and B - 7 located within 12 Channel Street within the Boston Marine Industrial Park.

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**BACKGROUND**

Ops-Core Inc. ("Ops-Core") is an existing Economic Development and Industrial Corporation of Boston ("EDIC") tenant involved in the design and manufacture of modular helmets for the military and for law enforcement personnel.

Ops-Core leases the entire 9th floor of 12 Channel Street consisting of approximately 32,500 rentable square feet.

The lease agreement is for a six year term that commenced May 1, 2012 and was executed pursuant to authorization from the Board of Directors granted at the meeting held April 12, 2012.

Ops-Core continues to construct the required leasehold improvements within their leased space on the 9th floor of 12 Channel Street.

The construction operations have limited the available warehouse space required for Ops-Core's normal warehouse and distribution operations. Ops-Core has requested use of additional storage area within the building to be used on a temporary basis.

### **PROPOSAL**

EDIC recommends that Ops-Core be permitted use of 12 Channel Street Storage Cages 1-E, containing approximately 218 square feet, and B-7 containing approximately 1,236 square feet (the "Licensed Premises") on a month-to-month basis

Ops-Core shall indemnify and insure EDIC in the forms and amounts satisfactory to EDIC General Counsel.

### **FISCAL IMPACT**

The License Fee payable to EDIC for storage cage 1-E is \$300 and for storage cage B-7 is \$900 per month or any portion thereof.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston to execute a license agreement with Ops-Core Inc. for the use of storage cages 1-E and B-7 located at 12 Channel Street within the Boston Marine Industrial Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held March 14, 2013.