

MEMORANDUM

DECEMBER 19, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
RICHARD MCGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT
PLANNING

SUBJECT: PROPOSED DISBURSEMENT OF FUNDS ASSOCIATED WITH THE
CHANNEL CENTER PROJECT IN THE FORT POINT CHANNEL
NEIGHBORHOOD IN SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") authorize the disbursement of \$100,000 to the Fort Point Arts Community, Inc. ("FPAC") in South Boston. The funds will be disbursed from the fund maintained by the BRA from contributions made by the developers of the Channel Center Project in the Fort Point Channel neighborhood of South Boston.

The Channel Center Project is a multi-phase, mixed use development that was originally approved by the BRA Board in December of 2001 (the "Project"). The zoning for the project is controlled by the Development Plan for Planned Development Area No. 53, as amended ("PDA Plan No. 53"). PDA Plan No. 53 allows for up to 1.55 million square feet of development and called for the rehabilitation of at least 13 warehouse buildings, the demolition of 5 buildings, the construction of 2 infill buildings and 2 mid-rise buildings. To date over 700,000 square feet of the build out has been completed, which includes the rehabilitation of 13 buildings, the construction of 209 residential units and artist live/work units, office space, a restaurant and retail space. Additionally, the One Channel Center project, a 525,000 square foot office building, was approved by the BRA on June 12, 2012 and construction is near complete.

As part of the December 2001 approvals, the Project is to include public realm and streetscape enhancements, open space, transportation improvements, preservation of historic buildings, affordable housing, artist live/work units, an increase in the City's housing stock, housing and jobs linkage funds payments, and the payment of community mitigation funds to the BRA.

Pursuant to the Cooperation Agreement dated January 31, 2003, as amended by a First Amendment dated September 25, 2009, the payment of community mitigation funds to the BRA in the amount of \$1,200,000 is to be paid on a pro-rata basis based on the ratio of the floor area for each phase or sub phase of the project to the total permitted square footage for the Project (the "Mitigation Fund"). Disbursements from the Mitigation Fund are to be overseen by the BRA and can be used for social service providers and non-profit organizations for capital improvements and programming, childcare, affordable housing efforts, public realm improvements and local arts initiatives and social support functions. To date, the BRA has received approximately \$410,000 of mitigation funds in connection with the Channel Center Project. \$100,000 was disbursed to the Laboure Center in 2012. The BRA disbursed \$80,000 to Fort Point Arts Community, Inc. in 2012 to help fund the relocation of the Made in Fort Point store, gallery, and community arts and meeting space from Farnsworth Street to the Channel Center project; and leverage a \$20,000 planning grant from the Massachusetts Cultural Council to create a sustainable programmatic and fiscal plan for a neighborhood arts facility.

The request for additional funds is detailed in the attached letter from Jennifer Mecca, President of FPAC and Gabrielle Schaffner, Executive Director of FPAC, requesting \$200,000 from the Mitigation Fund to: (1) continue the programmatic and fiscal planning for a neighborhood arts facility; (2) fund the relocation of the Made in Fort Point store, gallery, and community arts and meeting space from the Channel Center project to 319 A Street; and (3) provide for capital costs for the future arts center. The BRA has determined a grant of \$100,000 is appropriate at this time.

RECOMMENDATION

Staff has reviewed the request of FPAC and has found it consistent with the goals and objectives of the Mitigation Fund as outlined in the Cooperation Agreement. It is therefore recommended that the BRA approve the disbursement of \$100,000 to FPAC.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$100,000 from the Channel Center Mitigation Fund maintained by the BRA from contributions made by the developers of the Channel Center Project pursuant to the Cooperation Agreement dated January 31, 2003, as amended, to the Fort Point Arts Community, Inc. ("FPAC"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to a Grant Agreement, in connection with the disbursement of funds from the Channel Center Mitigation Fund, as set forth in the prior vote.