



Meeting Notes
October 1, 2007
6:00pm-7:45 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Norman Stembridge, Joe Cefalo, Donovan Walker, Marilyn Lynch, Daniel Richardson, John Barros, Charlotte Nelson, Jorge Martinez, Reggie Jackson, Elected Officials: Senator Dianne Wilkerson, City Councilor Chuck Turner; RNC: Julio Henriquez; Public: 30

Norman Stembridge (OC Vice-Chair) opened the meeting and welcomed everyone. He announced that the OC did not have a quorum.

Joe Cefalo (OC) suggested the notes be held until the next meeting.

Bartlett Yard PRC

Dan Richardson (OC) announced that he had worked closely with Michael Miles (OC/PRC) to prepare two letters for the OC and BRA.

Norman (OC) stated that a recommendation was needed in writing to move forward.

Charlotte Nelson (OC) suggested that the letters be distributed to the absent OC members. Dan (OC) agreed.

Norman (OC) asked for the BRA's help in this. Hugues Monestime (BRA) agreed to do so.

Dudley Vision Process

Reggie Nunnally (DND) introduced himself as from the Department of Neighborhood Development.

Norman (OC) stated that the city is committed to revitalizing Dudley Square, specifically with a new B-2 station and the renovated Ferdinand Building. This will then free up the south side of Dudley Square for future development. There are sign-up sheets for the public to indicate and interest in these projects.

Joe (OC) stated that in regard to scheduling, when would public planning and meeting sessions begin? The OC has 5 remaining parcels, with a sunset clause out there somewhere. He expressed concern that this process could take another 4-5 years. What is the timeframe for this?

Reggie (DND) replied that this was a good question. He recognized that work of the OC currently and stressed the importance of community involvement in these projects. The Ferdinand will be 100,000 sf of office space for City departments with a small retail component. The Modern site does have some difficulties but we have identified resources to clean it up. B-2 needs a new station and once that happens, the old space will be available for development. The proposed date of completion is Fall 2009. We are looking at potential design firms. We are asking the OC to take on a new task. There is no RFP process here, but there will be a role for the OC in development.

Councilor Turner (OC) asked how the OC nomination process would work.

Norman (OC) responded that the OC chair has chosen 4 people to join the two task forces.

Joe (OC) expressed confusion. This is a process that we have no control of. We have no say in this, whether we approve or disapprove. Our involvement would be a waste of time.

Norman (OC) stated that these projects were city led developments that were further into the development process.

Reggie Jackson (OC) asked who created the RFP. There was an RFP for the Modern site a few years ago.

Reggie (DND) stated that these will be municipal buildings. The current police site will be slated for development once the new station is built.

Councilor Turner (OC) stated that a RFP is a document that sets out a desire to develop a piece of public land. This is not the process in this particular situation. The Task Force's job is to come up with a development plan, then hire contractors to build this plan. It is very different than the process we have used.

John (OC) talked about land use and putting the old B-2 site under the OC's jurisdiction to create an RFP for it. He was unsure of how two task forces would work.

Hugues (BRA) stated that the OC would nominate 3-4 individuals to serve on the Dudley Task Forces. The Elected Officials and RNC will nominate individuals for the other seats.

Michael (OC) wanted the city to explain exactly what is going on.

Joe (OC) agreed and wanted the process laid out in writing.

Councilor Turner (OC) agreed as well and expressed concern. Clarification would be important and writing it down would help.

Michael (OC) wanted clarity that the task forces covered the municipal buildings and not the vacated B-2 area.

Dana Whiteside (BRA) stated that there are 3 developments as part of this process: the new B-2 Police Station, the new Ferdinand municipal building, and the new development site created by the relocation of the police. This order is important. The B-2 station is proposed to be completed in 2010. We have attempted to clarify the OC's role, in that members would serve on task forces for the first two pieces. We want the OC involved in this process.

Charlotte (OC) asked about what was different than during P-3 and Bartlett.

Michael (OC) asked if the new development parcel would be an RSMP parcel.

Dana (BRA) replied that it was his understanding that it was.

John (OC) expressed disappointment that the land use determination for the sites was not a public process. The two municipal buildings are far ahead, whereas the 3rd is more along our lines. We do not want to play scapegoat for the city. He wanted his disapproval noted for the record.

Dana (BRA) responded that his point was well taken, but we are where we are.

Audience Member Bruce Bickerstaff that the OC derives its responsibility out of the RSMP. When other things are added to the agenda, we should take care.

Councilor Turner (OC) felt that this was a difficult process and the objectives need to be the same.

Joe (OC) stated that the decisions have already been made in this case. The third parcel is something we should be involved with, but 5-6 years down the road. The city needs to think this process out better and provide something in writing.

Senator Wilkerson (OC) stated that the process of the RSMP was a means, not a goal. Just because the use has been decided, it does not mean there aren't more decisions to be made. The OC also needs to figure out its own position on this. Excavation of the Ferdinand is supposed to start this month.

Additionally, the OC has yet to resolve the issue of resources. The BRA has offered this and the OC needs to figure it out. We need to reinforce the troops. There have been numerous meetings with the OC executive committee. The OC needs to make some decisions of its own.

Michael (OC) asked if the meeting notes could be updated online. He remained unclear on the 3rd development parcel.

Senator Wilkerson (OC) responded that it was a new piece of developable land, the timeframe is up for debate.

Joe (OC) wanted to see it in writing.

Michael (OC) stated that back in June, the Mayor announced the Dudley Vision process and we were upset. This still feels ugly.

Charlotte (OC) stated that for the record, we should have consensus that the OC is aware of the project's objectives. Then, there have been conversations with the Elected Officials and Executive Committee that affect what we do. The task forces have to be formed.

Dana (BRA) asked if the offline conversations had been explained to the full OC.

Hugues (OC) explained the PRC selection process.

Councilor Turner (OC) stated that the PRC process is slow by nature, taking perhaps a month or two. Meanwhile, the BRA needs to go the Landmarks Commission on the Guscott building and wants to hire an architect. As we discuss what to do, work continues. There have been no discussions of any formal task force. The Senator and I remain concerned.

John (OC) felt that something written would be helpful. We are being asked to do work that we do not have the resources to do. It is unfair to be put in "set up" situations and I am uncomfortable with this process. No disrespect to the city, but we need some resources to hire some people.

Dan (OC) felt that these were good points. From Day 1 it has been unclear what the BRA wanted the OC to do. It has been changed several times. We need a document with all the information, outlining all the roles. It remains confusing.

Charlotte (OC) felt that actions items needed to be determined. We cannot make decisions without a quorum. There needs to be a timeline for what we do as a body.

Dan (OC) suggested a meeting on October 15th and getting OC members to the meeting.

Norman (OC) asked for an action item.

Joe (OC) stated that this in writing would be the first one.

Senator Wilkerson (OC) requested that the BRA lay out a timeframe for the municipal projects.

Dana (OC) felt that a two week timeframe might be difficult due to the number of city departments involved.

John (OC) felt the info was needed before any decision made.

Dana (OC) agreed to get a document to the OC and suggested they take time to review it before any meeting.