



Meeting Notes
February 4, 2013
6:00 PM – 8:00 PM
Dudley Square Public Library
65 Warren Street

RSMPOC Members Present: Darnell Williams (Chair), Daniel Richardson, Jorge Martinez, Frank Williams, Kevin Cherry, Charlotte Nelson, and Dorothea Jones; Elected: Councilor Tito Jackson, Representative Carlos Henriquez; BRA: Peter Meade, Kairos Shen, Dana Whiteside, Jeong Jun-Ju, and Hugues Monestime; Notes: Kijana Rose.

Darnell Williams calls the meeting to order at 6:11 PM. He asks Councilor Jackson to report first due to obligations elsewhere.

Councilor Jackson explains that he will be attending BPS meeting at the Orchard Gardens School. The meeting will address the restrictions of access to quality schools for neighborhood youth. He then thanks Daniel Richardson for his years of service, and thanks Peter Meade from the BRA for attending the meeting upon request.

Darnell Williams then calls BRA Director, Peter Meade (PM), to present. He explains that PM met with the executive committee, and they thought that it would be beneficial for Peter to address the community and create an open dialogue between himself and the people, particularly in consideration to the status of upcoming projects.

Peter Meade thanks Daniel Richardson for his years of service to the community. PM brings up the meeting regarding Parcel 3 that took place before the BRA Board voted. Agrees that all parties are frustrated with how long the project is taking to be completed, and addresses the fact that most frustration the community is experiencing is a result of not having a timeline for the conclusion of the project. He explains that the BRA recommended to the Board that they should extend the project until April and set some benchmarks. The letter of intent has been submitted, and PM feels confident that it will come together. Also states that he has considered calling Representative Rushing to ask about the historical value of the Parcel 8, which he believes needs to be considered. Questions if that is a location for market-rate value housing, and states that it could make a difference in terms of commercial value. States that Parcel 9 designation is still tentative. States

that Parcel 10 is doing well in securing the financing of the project. Lastly suggests that Mayor Menino, Chief Galvin, and the BRA have made it a top priority to guarantee that employment for these projects will be offered to residents. While it is not the simplest goal to achieve, he explains that they are looking into placing signs around the sites that will direct residents as to where they can apply for onsite jobs, as they've done with other projects.

Darnell Williams opens up the floor for questions to PM from the Task Force.

Kevin Cherry asks PM what the likelihood is of affordable housing being built at Parcel 10, as the adjacent building is comprised of 31 [market-rate] homeowners. States that through this process [homeowners] need to be sure that their voices are heard in consideration to this, and in an attempt to diversify the neighborhood, and help drive economic development. Then asks PM to discuss how all the parcels are interlinked in terms of the synergies in types of development, and what will be available at the end stage (in terms of residential opportunities, grocery stores, etc.)

Peter Meade responds by stating that he expects construction of the new Tropical grocery store to start this year. Also emphasizes the attention they've paid to the impact of upcoming parcels will have be extended to existing businesses, as well as the impact of traffic and parking. PM states that the integrating method of planning is the same for housing.

Darnell Williams opens up floor to Representative Carlos Henriquez.

Representative Carlos Henriquez thanks Daniel Richardson for years of service, and presents him with citation, before leaving for BPS meeting at Orchard Gardens School.

Darnell Williams calls for Development Project Status Updates, starting with Bartlett Place LLC. He introduces **Mark Matel** (MM) and **Marcia Thornhill** (MT).

Mark Matel offers a brief update. MM states that on the 26th of February they are planning to host a community outreach session to start discussions on the remediation of Bartlett Yards. So far they've met as a team to review a work plan. They're hoping to start demolition in the fall of 2013. The first outreach session with the community will determine what the process will be. They will file for Article 80 Review within the next couple of weeks, as they are finalizing the documents now for a tight package.

Darnell Williams restates MM comments that have introduced two main points today: they are starting the gritty process of remediation of the Bartlett Yards and going into Phase 1.

Marcia Thornhill clarifies that they are not going into construction this year, but remediation and demolition at the physical site. She restates that at the end of the month they will host a community meeting where they will present the proposed remediation plan to the community, as they must gain their approval before going forward.

Darnell Williams asks MT to clarify date.

Marcia Thornhill restates that the meeting will be held on February 26, 2013, and that there will be a public notice sent out.

Darnell Williams states that the Project Review Committee should be notified. Dorothea Jones then calls for questions from the RSMPOC.

Dorothea Jones (DJ) states that there are a large number of people who live in the housing developments near Madison Park who will be interested in being hired for the Bartlett Projects. Then she asks the representatives if they will put out notices to ensure that community members can apply for those jobs.

Mark Matel confirms that the organization chose their management company (Weston & Sampson) particularly because of their experience with hiring local residents to complete remediation jobs. Also clarifies that physical remediation work available for local residents would be addressed in any contracts

Darnell Williams thanks Bartlett Place LLC and requests that they move forward with the agenda by bringing up the representatives from P-3 Partners, LLC. He introduces them as Barry Gaither and Jeffrey Feldman.

Barry Gaither (BG) states that when his colleague and he had previously come before the committee, they were instructed to create a more substantial report before meeting with the review committee, which they did. BG explains that the meeting was candid, full, and rich and that they answered several questions and presented more details particularly on the financing of the project. They left with the feeling that a new foundation of engagement was established, and going forth they have accepted an obligation to summarize any points made, which were reflected in the report they sent out the week prior. They agree that they will meet 2-3 additional times over the next quarter to sustain this level and quality of engagement.

Jeffrey Feldman (JF) then expands on this comment by stating that it is their solid plan to secure financing for project costs. He then directs the committee to a chart on page two of the provided handout, which compares the project costs, proposed finance, and what financing they've secured thus far. They've identified that the total cost is 320 million dollars: 240 million in hard costs (building and construction site improvements) and 80 million in soft costs (architecture, accounting, legal fees, etc). Explains that they are trying to be as conservative as possible in their projections, and they expect that they will only need to rely on 70% of their funding to complete the project. He then introduced some state programs where they will look to secure funding from, of which they've already began filing applications for. He then assured the committee that these projects would produce jobs in economic transition areas. Introduced the idea that they've been invested in pursuing finance programs that would contribute to operational success, such as a tax program that would let them fix their taxes for a certain amount of years. JF states that they've been having conversations with the BRA for 18 months, and have now initiated a conversation with the city's tax assessor as well.

Kevin Cherry thanks P-3 Partners, LLC for expanding on the information provided.

Darnell Williams thanks P-3 Partners, LLC for explaining the progress with the project and for clarifying what is absolute and what is not. He then introduces Kamran Zehedi (KZ) as the representative from Melnea Partners, LLC.

Kamran Zehedi begins by stating that Melnea Partners, LLC has been working to submit their project notification form by the end of this month. They have finalized some of the hotel layout and have talked to a consultant on a hotel brand and design. The design was agreed upon, though there is still an issue with the encroachment onto Melnea Cass Blvd, which initially appeared to require an easement of 20 feet, but now it is beyond that. In the last meeting with Harvard it was determined that they can probably fix the problem, but they need 20 feet. They've asked the consultants and BTD to work together to modify the design because it impacts the proposal significantly. The other major issue is that the project cannot be constructed until the Melnea Cass work has concluded. He finishes by restating that the group plans on finishing their submission by the end of the month to finalize the program, and then they will focus on finance and additional issues.

Darnell Williams opens up the floor for questions from the committee.

Charlotte Nelson states that the issue of transportation is a major concern in the area, particularly because the project is on Melnea Cass. Some of the people living

in the area have contacted City Hall to open up the communication between Pat Hoey and other members of the development team, and CN suggests that this happen soon. She states that the push back is beginning to swell, and Melnea Partners, LLC must find a way to work with those community members because of their concerns. CN asks KZ if he has been contacted by this group.

Kamran Zehedi confirms that he has not been contacted by this group.

Darnell Williams encourages that the dialogue between these groups begin so as to prevent any negative feedback from the community group. He then introduces Travis Lee from Madison Tropical, LLC.

Travis Lee (TL) introduces Parcel 10 as a 3-phase project that is currently being redeveloped for a new construction of Tropical Foods. This is a 40 thousand sq. foot parcel at the corner of Shawmut and Melnea Cass to be put up in July 2013. Phase 2 is a 4 story commercial building at the corner of Melnea Cass and Washington St. It will be 55 thousand sq. feet of retail and office. This is a change from the last discussion, which presented it as residential and retail. Now Madison Tropical, LLC is aiming at fully commercial, and they think the community will be content with that for economic reasons. He then states that Phase 3 is the rehabilitation of the current tropical market. They're planning to construct retail on ground floor and 3 stories of residential housing. That housing will be a mixed income construction: 50% market rate, 50% workforce housing at tax credit rate. He states that they are making great headway with the sight design and engineering. They pulled out 4 tanks last week, and are teeing up summer construction start for the new supermarket at this site. They recently made great progress with the BRA, and established a site plan that the BRA is content with, inviting them to start the building process. However, a couple of concerns that are holding them back are the Melnea Cass Blvd. encroachment. They were told that 8.5 feet would be the required space, but that hasn't been fully agreed on by all parties. There is also slow progress in lease negotiation for the ground lease that is owned by Mass DOT and the BRA. The two parties don't have a shared understanding of how this will be structured and negotiated. They don't feel comfortable pursuing anything further until the city and the state negotiate a lease and define the terms of conditions. As a financing update, TL states that Bank of America has issued a letter with a strong interest in providing a new market tax package including equity and debt. It covers almost the entire project costs. One caveat is that projects must start by July 2013. They have begun the application process, but there are several parties whose help is needed to bring everyone together. Lastly TL states that Madison Tropical, LLC would like to be more engaged, particularly with the working sessions. They have emailed the appropriate party to be included on the next agenda.

Darnell Williams asks if housing and parking have been eliminated from the initial plan.

Travis Lee states that they have reduced one building of housing by 15 thousand sq. feet.

Jorge Martinez asks what the estimated number of units of regular housing and affordable housing there would be.

Travis Lee states that there will be 30 units total, half for market rate and half for tax credit.

Darnell Williams opens up the floor for community input.

Bruce Bickerstaff (community) mentions that the BRA brought up reconvening the PRC for Parcel P-3, and asks when the PRC will be considered to be recalled?

Darnell Williams states that the question will be answered at the working session on 2/11/13.

Bruce Bickerstaff then states that in terms of Parcel 10 he is concerned with issue around parking as it related to other ancillary businesses in the neighborhood. Charlie Dixon has stated his concerns through the IMP process about how parking areas will be impacted and what can help mitigate parking issues on Shawmut Ave.

Bridget Wallace (community) asks that since the old Tropical will turn into housing and they found 4 drums under the site, what sort of work needs to be done to ensure that the new building is safe for people to live in, as opposed to being a commercial development?

Travis Lee states that 4 storage tanks were found in the grassy fields. They've done testing all over the site, and there is one other area of concern. At this point the footprint of the existing store has been pretty clean and safe, so they don't believe there is anything too big to deal with.

John Spars (community) then asks if they've done testing and found anything on the ledge near Washington Street.

Travis Lee states that they've completed testing there and found nothing.

Bruce Bickerstaff says that in terms of Bartlett site, he hopes that it is a part of the intended proposal that there will be a layout in terms of remediation removal,

as the group should be talking about other areas of pollution. He also mentions that dust reduction should be a part of the same conversation.

Marcia Thornhill states that it will be.

John Walsh (community) brings up the fact that Director Meade was talking about the significance of having a proper workforce. He asks if the Director is going to tell the Mayor that the BRA and the BRJP need to expand monitoring the workforce. He states that right now it is just a token to cover and if the Mayor is really serious he needs to do something to fix this problem because of the culture of the *wink-wink* process.

Darnell Williams states that is the reason why Dorothea Jones and many others have been sitting on the committee. The last thing they would want to do is have a smoky mirrors conversation. He then asks for addition thoughts and concludes the meeting.

Meeting adjourns.