



Meeting Notes
April 1, 2013
6:00 PM – 8:00 PM
Dudley Square Public Library
65 Warren Street

RSMPOC Members Present: Darnell Williams, Jorge Martinez, Deejo Jibril, Bing Broderick, Beverly Adams, Dorothea Jones, Valeda Britton, Susan Sullivan, Charlotte Nelson, Felicia Jacques, Nicole Flynt Thomas; Notes: Kijana Rose; **BRA:** Hugues Monestime

Darnell Williams calls the meeting to order at 6:05 PM. States that the Committee is very grateful for the new members here today: Felicia Jacques, Nicole Flynt Thomas, Bing Broderick, and Deejo Jibril. What that, he acknowledges the request for Madison Tropical Development to present first, and calls them to the floor.

Ronn Gary introduces himself as the owner of Tropical Foods, and he will be representing the Madison Tropical team. They have been designated by the BRA to develop Parcel 10, which is next to the existing Tropical Foods supermarket on the corner of Washington Street and Melnea Cass Blvd. It is a three-phase project; the supermarket is the first phase, and it consists of replacing the existing Tropical Foods supermarket with a new, 27,000 square foot supermarket. The second phase is a 44,000 foot commercial building with retail on the ground floor and parking below grade. The third phase would be the redevelopment of the existing Tropical Foods, which would include 30 units of housing. They've been getting a lot of feedback on their designs, and what was originally going to be a fully affordable housing unit will now be 60% market rate (or 18 units) and 40% affordable (or 12 units). The good news is that the project really has some momentum behind it; including financing that is already in place for the supermarket. They were able to secure new market tax credits from Bank of America. They were originally out of state, but are now in state, and they need to be deployed this year or else they will lose them. Their message to everyone who will listen is that they must move quickly. It is a little unconventional, and they're asking for a lot in terms of how quickly the process will need to move but the issue with financing makes it a necessity.

Darnell Williams asks how much money is at stake.

Ronn Gary replies that it is 14 million dollars.

Darnell Williams asks for the sunset date?

Ronn Gary replies that it is this summer.

Darnell Williams asks when Madison Tropical is scheduled to go before the BRA.

Ronn Gary says that one of the requests they are making to the Committee is for a letter supporting their request to go to PDA zoning, which will speed the process significantly. With the timeline they have, the PDA process will move them in a way that can get them to their closing for these new market tax credits in an expeditious manner. So they ask the committee for their support again; obviously it isn't the Committee's role to grant PDA zoning, but if they could say that they support Madison Tropical's efforts to move forward and talk to the BRA. The developers on the Melnea Cass site have continued to meet with the representatives from Mass DOT. There's nothing new to report there, except that they are giving it their best effort to fix that line, get their boundaries, and get drawing on that particular site. Madison Tropical is desperate to get through zoning and to the building phase so they can meet their accelerated deadline and get going.

Beverly Adams asks if he is making a formal request for the Committee to develop a letter of support.

Ronn Gary confirms that he is and states that Madison Tropical has emailed a letter to the PRC making a formal request.

Beverly Adams asks if there is a precedent.

Darnell Williams explains that what typically happens is the PRC would make a recommendation to the Committee and the Committee will make a recommendation to the BRA. However, at the last PRC meeting the group asked for more time, and they haven't met again. Since Madison Tropical is on an accelerated pathway, yes, there has been a precedent where we have accommodated such requests in the past. DW offers that the Chair would entertain a motion. All they are asking for is a map amendment that the BRA would do over that site to accelerate the construction. All we're doing is indicating that we are in favor of the PDA for Parcel 10 being utilized for a map amendment that will be run by the BRA.

Ronn Gary adds that it will then be treated as a common lot to make the two parcels.

Darnell Williams states that it is an amendment. All the body would be saying is that they agree with that map amendment. Madison Tropical goes before the BRA sometime in May, so if thinking affirmatively as business leaders that come before this community, he thinks the body should try and do anything to help them, and assist in their achievement. He repeats that he will entertain a motion to ensure that.

Sue Sullivan motions to write the letter of support to submit to the BRA for the Madison Tropical Map Amendment.

Valeda Britton seconds the motion.

Darnell Williams asks for any discussion from the body?

Hugues Monestime suggests that the body might want to know what purpose a PDA will serve on the supermarket, and how it will impact the project in terms of scheduling and phasing. If the supermarket will be going first, and a PDA doesn't necessarily serve any purpose to the supermarket, there will then be additional phases that will be coming into the schedule. It's worth exploring those considerations before you give a wide range of support. The body would want to know what the benefits of the PDA are.

Darnell Williams answers that HM offered a great response, but the body does not want to hold up any business in their development. They want to complete their due process.

Dorothea Jones doesn't believe the body wants to be a lag either, but they've asked a lot of questions at the PRC meeting and haven't received any answers. If the body is working for the benefit of the community then there are certain things they must hear before the body can just give a group a blanket agreement. In terms of housing and street access, a lot of serious questions have gone unanswered.

Ronn Gary explains that Madison Tropical did follow protocol and deliver the requested information to the PRC Chairs, with the expectation that the PRC would have met ahead of the current meeting to have this necessary discussion. Those materials were delivered. Madison Tropical understood that the PRC was going to provide this information to the Committee ahead of the meeting.

Darnell Williams states that he was at the PRC meeting, and the PRC did agree to meet prior to tonight so that they could come to this meeting with a recommendation. He does not know when the PRC is planning on meeting again.

Sue Sullivan agrees with the Chair that after the last meeting the PRC agreed to meet before April 1st given the tight schedule that Madison Tropical is on. She does not understand why the body is waiting on the PRC.

Darnell Williams responds to DJ's comments by stating that the key to the questions she asked is that they still have to be answered, but the PDA being requested will not give them blanket coverage. He hopes that he is not trying to fast forward the process without taking into consideration all concerns.

Sue Sullivan asks how the PDA, and the Board supporting PDA status, will alter or affect their ability to get questions answered.

Hugues Monestime explains that it doesn't affect it because they still have to file the Article 80 with the body. The board may choose to support the PDA, but that doesn't mean it will actually be granted. It's a courtesy for them to come to the Board and say they're going to apply for a PDA, since that did not come up before.

Darnell Williams restates that it doesn't alter the Committee's role or position. The motion has been moved and properly second. All those in favor please raise your hand. (Susan Sullivan, Valeda Britton, Nicole Flynt, Dorothea Jones). All those against please raise your hand (none). All who abstain please raise your hand (Beverly Adams, Jorge Martinez, Bing Broderick, Felicia Jacques, Dorothea Jones). The motion does not carry.

Beverly Adams explains that the body needs more information and more clarity. Their decision doesn't mean they don't support Madison Tropical.

Darnell Williams asks her to be more specific in terms of what information she needs.

Beverly Adams states that she does not know if this is an order for the body. Whether they actually need to take this road at this time is unclear. She understands that there are time limits and restrictions, but the body has to cover themselves too. And if they are to make an agreement, then the PRC needs to sit down and review this.

Nicole Flynt Thomas states that she is confused by the vote if this situation has happened before, and it was a precedent, and Madison Tropical did hold up their end of the bargain and the PRC did not; so why should the body hold them up any further?

Beverly Adams says that she isn't sure the body is holding them up.

Ronn Gary explains that it is a critical document because if they're lacking the support of the Committee then they're not going to petition to get on the April board meeting and then they lose a month. If they miss this it will make it very difficult to get the financing by this summer. It is not a large request to ask for a map change when financing is already in place and to let that lapse over something small could be a huge miss. He states that that is his perspective, and Madison Tropical respects the decision of the board.

Dorothea Jones thinks that it would be good for the Committee to contact the PRC to present something to the body at the working session on April 8th, at which point they can vote again. If possible, it would be nice to get the information before the working session so as to give everyone time before they meet with BRA.

Darnell Williams explains that DJs proposition cannot happen, as the working session only represents a subset of the entire body, so they couldn't take a full vote.

Felicia Jacques asks whether or not the PDA has already been filed?

Ronn Gary says that they are in the process of putting in all the Article 80 filings. And again, he understands that there are some responsibilities on their end that they need to get in place, including all documents.

Felicia Jacques asks if it is a separate issue but will be filed concurrently.

Ronn Gary confirms that they will be filed as such.

Darnell Williams repeats that there were 4 in favor, 0 against, and 5 abstentions. He asks the body is that is, in fact, the record that reflects the Committee's decision?

Beverly Adams asks HM to restate what he was saying earlier, as she was confused by it.

Hugues Monestime explains that there was not an Article 80 filed. There is no schedule, plus this project is not only one project with one owner – there are two owners. Once the BRA issues a PDA, or even questions a PDA, they will consider to what extent the PDA will benefit the supermarket and to what extent it will benefit the rest of the project. There are two projects so they have to be clear as to who and what the PDA will benefit.

Darnell Williams states that they are not officially filing the PDA amendment, but just showing their support. The BRA has to then do its due diligence to issue the PDA, but they're just showing support.

Jorge Martinez explains that the co-chair and he could not make their schedules work, so the request that was made by his colleagues to come up with another meeting date was not fulfilled. As seen, he recused his vote, for the reason that they did receive the information but did not review it. So, to ensure that the Committee remains transparent, he will recuse himself from the vote. In this case, they've made decisions around the issue and it doesn't seem to be something that will affect the number of units or the design piece at all. Overall, it is simply a request for the body to give support, but again he recuses his vote to maintain the transparency of the PRC Chair. In the same process, I think moving this process forward; the PRC will make a number of changes to the design.

Darnell Williams asks if now that the Committee has heard from the co-chair of the PRC, there is now any possible reconsideration.

Ronn Gary tells JM that he doesn't have to represent the PRC, but could represent himself as well.

Jorge Martinez says he cannot do that, as he has not met with the PRC to review the information.

Darnell Williams apologizes to RG and repeats that the body cannot support his request at this time.

Sue Sullivan makes a recommendation to the body that they figure out if the PRC can meet sometime in the next week or so, which she believes is reasonable.

Darnell Williams says that the co-chairs need to determine the PRC schedule. The Committee must impress upon them the time frame. He explains to RG that he would not take this as a negative, but more of unreadiness.

Beverly Adams says that she heard the comment about the working session and is wondering why they cannot do a PRC review at the working session, which is the closest date.

Darnell Williams begins to confirm what she is asking of the body.

Beverly Adams interjects that they discussed doing this at the last working session, and if enough PRC members are there and there is enough information, then could they possibly vote then?

Darnell Williams explains that if they can get a majority of members at the working session and if the PRC has an opportunity to meet during that time or prior to, then he will entertain that idea. Typically, something like that does not happen. But he is more than happy to accommodate the needs of the group.

Sue Sullivan asks to clarify whether or not the members of the PRC have received the information as of that time?

Jorge Martinez says that the entire PRC has not received it, but he will advise the PRC and forward it to all members. He then texts Kevin Cherry to ask him if they can schedule a meeting prior to April 8th.

Darnell Williams asks the committee members to take a look at their schedules and see if they can also accommodate the group and attend the working session.

Hugues Monestime states that there are three items on the upcoming agenda: Tremont Crossing, Roxbury Trust, and the Melnea Cass Blvd. Design Team.

Darnell Williams apologizes to RG knowing that he has other obligations, and states that if the PRC can do their job between then and the next meeting, he will make sure they take a vote at the working session.

Ronn Gary explains that he doesn't know if three days will be enough before the BRA board meeting.

Darnell Williams acknowledges that time is money and the body is potentially jeopardizing millions of dollars, and he is trying to minimize that possibility, but also must honor the PRC. He thanks RG for his presentation, and states that before the next presentation, he would entertain a motion to accept the February and March meeting notes.

Sue Sullivan motions to accept the meeting notes.

Beverly Adams abstains from the vote because she doesn't have the February 4th notes.

Darnell Williams repeats that there were two abstentions, and the motion carries. He then speaks to the developers and stresses that what the body is really looking to see if the meter has moved from the last time they met. They're really trying to drill down what's different. What is the substance and what is the material difference? Because then, if they get that information, the time becomes much more meaningful. He asks if that is helpful. He then introduces Melnea Partners, LLC.

Kamran Zehedi explains that last month the team finished the Article 80 expanded notification form and they will submit it this week to the BRA, as well as make copies and send out. The deadline was today [April 1st]. The proposal for the program is similar to what it has been. Originally we planned for 150 hotel rooms, 52 apartments, and roughly 13 thousand square feet of commercial space. The new program has 145 hotel rooms, 50 apartments, 120 below grade parking spaces, and about 8 thousand square feet of retail space. There will be a 30-day period for public review and comments, and we hope the community will comment during that time. They've also scheduled a meeting with the Boston Design Company to review the design. They were supposed to meet with the BRA to talk about filing an extension, and the impact of the Melnea Cass reconstruction project on their project. When they started the project design, the Melnea Cass reconstruction wasn't supposed to have any impact. Then they were informed that the city would be taking an amount between 7 and 20 feet. They've designed the project with the idea that they will take 20 feet, and overall the Melnea Cass reconstruction is beneficial to their project. They definitely need a bus to the airport and to the other neighborhoods, which he hopes this new project will bring to the neighborhood. Now they're at a point where they know where the line is, but it hasn't been recorded yet. The impact it had on their project was that it took 6 months to redesign, because they had wanted to file back in November. They lost about 20 thousand square feet. It isn't that much of an impact, but that's why there are now less hotel rooms and apartments. There were some alterations on the construction costs and the soft costs as well. They hope that in meeting with the BRA, they can resolve the issue of timing. They cannot start before the Melnea Cass reconstruction begins. The projects have to be coordinated together. The sidewalk will still go over the encroachment, and hopefully the BTA and BRA can help develop a timeline for collaboration. They have to figure out how the corner of Melnea Cass Blvd is going to affect them, and when they'll be able to start. About two weeks ago, he met with Representative Byron Rushing and Senator Chang-Diaz to talk about the project. They also applied for a new market tax with different entities and they asked for the support of the reps for such allocations. The other thing is that they are resubmitting their business plan back to ED5. They did a preliminary study and this project can bring up to 300 jobs and about 15 million of ED5 money. Since the program was slow in the design, they couldn't finalize the submission. Now that it is done, they are going to finalize and submit the application. The new market tax is a big factor in the project. They cannot start the new market tax until they know about the Melnea Cass reconstruction timeline. KZ did not want to start the whole process and then find out that they would have to change it. Their project is facing Melnea Cass, so that is why they must finalize the coordination, and within the next 6 months they can finalize the finance.

Valeda Britton asks how many dollars they are asking for the new market tax.

Kamran Zehedi states that they are requesting 30 million dollars.

Felicia Jacques asks if the ED5 dollars are direct, indirect, or induced and how long have they planned for the construction period?

Kamran Zehedi explains that it's a mixture. The construction period is about two years.

Sue Sullivan states that she is concerned about the delay with Melnea Cass Blvd. If the group is thinking that it will be at least a year delay construction, then when is Melnea Partners looking to start?

Kamran Zehedi states that the optimal time to start is next spring, so that the hotel can open the following spring. Or they could start next fall and complete the project over 18 months.

Sue Sullivan asks if that means that the Melnea Cass project is going to delay it to 2015?

Kamran Zehedi explains that it really depends at which point they're planning on starting the reconstruction. In his experience with the Mass Ave reconstruction, they started the project at the Harvard Bridge and came this way. If they start as early as the fall, then maybe this project can start earlier and the reconstruction will catch up to the location of this parcel by the time they're doing that part of the street.

Sue Sullivan doesn't know if anyone else thinks that this is a terrible thing, but she believes it is horrendous. The whole concept was to move things along so that the other projects could move along, and, she isn't faulting anyone at all, but questions that Melnea Cass Blvd. reconstruction is in its 3rd, 4th, or 5th year? She believes she is right, and there are a lot of issues as far as the encroachments and there is going to be three more years.

Charlotte Nelson voices her concerns with the graphs that were submitted in the status update. The Committee was trying to encourage the developers and the city to look at this whole area in a complete context, holistically, so that this wouldn't come up. Now the concerns arising put the OC in the uncomfortable position of having to mediate between the BRA, the developers, and the transportation department. All of these things are supposed to be focused on Roxbury. She then asks the Chair if the Committee is to be partly to blame for some of the things going wrong, but she doesn't believe everything should be on their plate. She doesn't know how to resolve it, but she believes that an entire meeting needs to be focused on Parcel 9 and Parcel 10 and how Melnea Cass Blvd. is impacting them.

Kamran Zehedi states that they really want to go into construction as soon as possible. He thinks that everyone needs to make sure that Melnea Cass Blvd. reconstruction happens sooner rather than later. He isn't sure about the encroachment of 20 feet, but they tried to cooperate, and in doing so they've taken a lot of risks and gone into a lot of unknowns.

Darnell Williams repeats that he is hearing that there are a lot of parts of the plan that are outside of the Committees' control. He asks what the financing piece means.

Kamran Zehedi says that he has talked to Eastern Bank and Brookline Bank. They know the project needs a loan of 25-30 million dollars. Those are the two that he's already talked to. The other thing he has in his proposal is a total of 14 million dollars in new market tax credits.

Darnell Williams suggests that each time KZ comes forward he gives the Committee an update with the financing of the project. The EB5 financing and the new market credits won't be a cakewalk.

Kamran Zehedi says that he hasn't gone further with the financing because he didn't know the full program until two or three weeks ago.

Darnell Williams explains that he should be presenting to the Committee what the reality is. In terms of the transportation department, there are folks that are in support of it and there are a lot that are not in support. He then asks if there are any other questions.

Beverly Adams asks if someone can please add a key to the bottom of the project updates, as there is information with shortcuts in lettering that she does not understand.

Darnell Williams asks if there are any other thoughts.

Felicia Jacques asks KZ if he has any concerns with respects to the designation on the 10th.

Kamran Zehedi mentions that there are a lot of unknowns.

Felicia Jacques says Melnea Cass notwithstanding.

Kamran Zehedi voices concerns with the land, the extensions, and the reimbursements. His group has suffered through this process and they would now like to discuss their extension. On behalf of his team, he believes that he has to the right thing for them and asks for the extension, so it will be those things that he brings to the BRA.

Jorge Martinez asks for clarification on the expectation of the BRA/ Board to issue a waiver?

Kamran Zehedi explains that the Article 80 supervisor said that when they file at the end of the week, he is going to request that.

Hugues Monestime states that certain portions can be waived based on the time. KZ is just asking for a waiver when there is need for one to move the project along.

Jorge Martinez asks if the Committee will get a detailed report on what is being asked to be waived before the BRA votes on it.

Hugues Monestime confirms that the PRC will get an entire package. The decisions will be made with the PRC and they will work with the BRA to continue the review process. And the BRA will waive certain requirements, but it is not something that anyone will be in the darkroom on.

Darnell Williams asks if there is anything else. He then thanks KZ for his presentation, and introduces Bartlett Place.

Arnold Johnson explains that he passed out a snapshot of the program, to help bring the new members up to date. This is how far they've come. They stated in the last meeting on March the 4th they filed the Article 80 PNF. The 30 day comment period is over today. They also had a public meeting at B2 on the 13th of March. It was sort of well attended. Their PDA master plan is going to be filed on April 15th. They also had a remediation public meeting on the 12th of March, and their EPA consultant questioned the same things, and was there to answer any questions or concerns in the neighborhood. They filed the APHA, and the 30 day comment period will be over on the 4th, so there is still time to comment. They have a meeting with the Boston Civic Design Commission tomorrow. The only thing they don't have, but are working on, is a model of Phase 1 of their project. Another thing they're working on is the curriculum for the training program. He sees a problem with the smaller contractors to do some of the administrative portions of the contract, so they're going to run an 18 month long program to help smaller contractors prepare for opportunities in Bartlett Yard. That's the update.

Darnell Williams asks the body if they have any questions.

Valeda Britton asks about the substance of the Brownfield piece? It says remediation of the site will be in late winter of 2013, does the group mean 2014?

Darnell Williams clarifies that at the last meeting the group said the remediation would be inside?

Arnold Johnson confirms that the remediation will be inside and that they meant winter of 2013.

Darnell Williams points out that AJ spent a lot of effort on the project update discussing acquisition, but doesn't explain where they are in terms of project build out. It says their 137 million short on the second page. Where is Bartlett Place with that?

Arnold Johnson states that he will have that information available for the body on the next project update.

Bing Broderick says that the last time, Bartlett Place identified that the remediation spots were inside the building. Was it full scale?

Arnold Johnson states that it was. They are going for additional funding for three of the five areas. People will be on the property, but the concentration of remediation is inside. They won't have access to the buildings.

Darnell Williams thanks Bartlett Place and introduces the representatives from Tremont Crossing.

Barry Gaither explains that last time, they made the resolution that they would report exclusively to the PRC. They expected that they would be able to report to the PRC in March, but that schedule did not work out, so they will meet with the PRC next Monday. That's in anticipation of the fact that they go before the BRA on the 11th of April to schedule their designation. These are urgent schedules and they've worked very hard to prepare for the PRC presentation and they anticipate that it will be very satisfying and they invite everyone to come to the meeting on the 8th.

Darnell Williams states that 90 days ago there was a strong indication from this group that they were looking for significant movement and without taking away from next week's presentation; the Chair believes that the body deserves an executive snapshot of what will be presented. The Committee has shown patience and given words of encouragement, but they need to have a substantive movement presented to them.

Barry Gaither says that he cannot say that the PRC will be satisfied, but he does know that they have prepared extensive notes in that process, so they'll be bringing plans for them to look at in response to the BRA matter imposed on them by the BRA. They had hoped to be finished with that by now, in which case they would have anticipated that they would have come to you with their advice, but since that didn't happen yet they will wait until next week.

Darnell Williams suggests that they flip to finance.

Jeffrey Feldman states that, with respect to what the Chair mentioned about specific benchmarks, he believes that there were four specific items that were listed as criteria on what the body wanted to see specific progress on. The first was to provide a detailed accounting of their financial initiatives, and he believes they've attempted to do so on the handout, not only in the efforts that they've made over the past 18 months, but what those really mean. The second was also contained in the summary description of the anticipated tax agreement program. What the 121A does is, rather than leaving taxes up at an uncertainty, it fixes the taxes at a predictable level for a time between 15 and 40 years. Tremont Crossing is in the process of applying, though the city of Boston has been asking for more detail, which they've been providing to them. He adds, in relation to the first piece, the city and the state don't want to look at any of these programs in a vacuum, but rather in a stack, so when it comes to 121A or the IQ Initiative of Mass Works; everybody is looking to get together. As they make progress, they're being asked for information on all of these programs, and they've continued to make progress on all these fronts. In terms of the IQ, some of the representatives have been in contact with the

organization, and they continue to be very favorable. An important piece of this is that the city of Boston needs to be the municipal sponsor. The development team submits the preliminary application, the state reviews it, and then they return to the municipality. That's where they are in the process. He feels very good and continues to be encouraged by all these bodies that oversee the initiatives.

Darnell Williams says that they might want to revisit the other two pieces, for the new members to hear.

Jeffrey Feldman explains that the third pertains to the leasing efforts. They continue to make progress with Northeastern, who wants to lease the entire office space, and they've expressed a strong desire to be on Parcel 3, so they're working through those contracts. In terms of the retail piece, they've identified a retail anchor that wants to be on the site, but are just working through the mechanics. This is a new paradigm for a retailer's environment. Everyone is used to seeing the "South Bay" suburban sprawl, with one level of retail surrounded by an ocean of parking. They're doing something that has worked very well in other cities, like New York. There hasn't been an environment like this before. They're trying to make sure the parking and the retail make sense. The fourth initiative is relative to the filing date or the final approvals. If the body remembers when Director Meade was here immediately after they got their 90-day extension, he had expressed that that was one component that could be revisited come April. It had been decided that with the urgency, they wanted it to be more transparent involvement during the development process. They wanted to know where Tremont Crossing stood and to see evidence, so they had agreed upon convening the PRC as an alternate means to providing that information. If the body remembers at the last meeting they both expressed an eagerness to be on the docket at the next PRC meeting, but instead got moved to this coming Monday, April 8th. There they will fulfill that obligation to include this board and the PRC and show everyone exactly where they are in the design elements and hopefully they'll have made even more progress.

Darnell Williams asks the body if there are any questions.

Nicole Flynt Thomas asks if the anchor tenant is Northeastern.

Jeffrey Feldman explains that they have two major components of the project. They have retail with the vertically stretched retail building, including 1-3 tenants per floor.

Nicole Flynt Thomas asks who the anchor tenant is.

Jeffrey Feldman is confident that they can announce that information soon, as they're working with them now.

Nicole Flynt Thomas asks if they will let them know at the next meeting. She points out that it was stated that Tremont Crossing is leasing to Northeastern University and considers them a collaborator.

Jeffrey Feldman states that Northeastern University has expressed a strong desire to take all the space in that building.

Nicole Flynt Thomas asks how this is a collaboration?

Jeffrey Feldman states that they have moved past the point where they are trying to sell to them, and they know now that they want to be there, but they all still have to come to suitable terms. They're working together to make that a reality.

Sue Sullivan states that she is disappointed that it's not just a retail anchor, and points out that JF pushed back when that issue was raised.

Jeffrey Feldman explains that he uses similar language in all meetings, as he does not want to seem disingenuous. This is the spirit with which they have not shared their financing goals, as he does not want to throw around names just because they had one meeting. When he talks about the Northeastern project, he feels that project is much more real. He wants to make the initiative with this particular retailer a reality so that he may come before the body and use their name, though it may not be in their long term interest to do so just yet.

Sue Sullivan acknowledges his statement, but states that she is concerned that they've been talking about a major retailer for the last several months. At the working meeting the comment was that Tremont Crossing had every confidence that a month from then they would be able to announce a major retailer.

Darnell Williams points out that the group needs a total of 320 million for their project. There is 95 million between IQ, MassWorks, etc. He would like to see at the next meeting an update that quantifies the progress made since this point. In November they were on thin ice with the body. Tremont Crossing has been telling the Committee these things for months. The group has to be a little more definitive in terms of where they are financially. Tremont Crossing has done what the body has asked, but they are not as transparent on the numbers. He asked Barry to tell the body upfront what they're planning on telling the PRC.

Jeffrey Feldman explains that he does not want to underestimate or talk about the loan frivolously, given the project and the types of credit worthy tenants. There's a process with how one goes out to market this type of project to the lending community, which starts about 6 months before you actually ask. Of course, they discuss development projects with a multitude of lenders, but until the anchor tenants are in place with signed letters of intent, all that is being had is a friendly conversation with no reality behind it. When he says where they are, that means it is exactly where the group is in the process. They believe that once they put all these other pieces in place, they'll be extraordinarily successful in their efforts to get a construction loan for this project.

Darnell Williams explains that no one is questioning their moving parts of their track record. They're instead questioning when, and that's been absent in the presentation. They can't dodge the question forever.

Jeffrey Feldman states that they will be prepared next time with greater detail.

Darnell Williams explains that his tone has been the same. The body is trying to ensure that every developer updates the body on their financial progress.

Felicia Jacques asks if the sequencing is to move with office building and then retail.

Jeffrey Feldman explains that it depends on the retailer, as it can take two weeks or half a year. They're talking about a letter of intent that has the terms of the deal essentially planned out. That means rent, the options, and the rent increases, and then a lease, which is can sometimes be a process. It is yet to be determined.

Darnell Williams asks if they will have three vendors with the retail stacking.

Jeffrey Feldman explains that it will be three levels with one retailer on the ground level, and two or three on the higher levels.

Darnell Williams thanks JF for his response, and asks if there are any questions from the community?

Charlotte Nelson states that one final concern from here on end is that there are 3 or 4 active projects in various phases, and the body has been promising to look at the return investment connected back to the plan on the community benefits. She thinks the body should go back and put that on the table to stay so that they can report to the people.

Kim Jainey (Community member) echoes the concerns of some of the members around not now knowing, or not understanding, why they cannot know the name of the anchor retail tenant. This process is very important and part of it is transparency, and she believes it is important for this Committee to understand who wants to be in the community and whether or not the community wants them there. This body should have the opportunity to weigh in, as well as the public.

Jeffrey Feldman agrees with that statement wholeheartedly. He explains that it is not just a matter of him not wanting to share things that are real or unreal, but this was a request on behalf of the retailer. He adds that the community and the body will have the opportunity to vet this retailer. There will be a public forum and they will present to the PRC. Once they sign a letter of intent they are not committed to anything before the community weighs in.

Aziza (community member) states that in thinking about this project and the Melnea Cass Blvd reconstruction, she hopes that this body is not only going to engage the developers

from Parcel 9 and Parcel 10, but the community as well, because there are major concerns.

John Walsh (community member) asks when the Bartlett remediation workforce is about to start, and are they prepared with the right work force. Sometimes there is a lot of mediation for minorities, but they aren't residents of the community. Melnea Hotel also seems like it might not have enough parking spaces, since they only have 30 thousand square feet of parking. He then asks if the Tremont parking garage will be owned by the city.

Jeffrey Feldman explains that they are anticipating that approximately 60% will be owned by the city, and 40% by the developers, due to one of the financing stipulations.

John Walsh asks if they will charge in the garage.

Jeffrey Feldman states that that detail is yet to be worked out.

Darnell Williams adjourns the meeting at 7:47 PM.