



Meeting Notes  
May 6, 2013  
6:00 PM – 7:45 PM  
Dudley Square Public Library  
65 Warren Street

**RSMPOC Members Present:** Darnell Williams, Councilor Tito Jackson, Jorge Martinez, Kevin Cherry, Charlotte Nelson, Valeda Britton, Nicole Flynt Thomas, Bing Broderick, Senator Sonia Chang-Diaz, Beverly Adams, Dorothea Jones, Felicia Jacques, Susan Sullivan, Kenneth Smith; Notes: Kijana Rose; BRA: Dana Whiteside, Hugues Monestime

**Darnell Williams** calls the meeting to order at 6:10 PM. He notes that the Honorable Byron Rushing is in the room, and asks for a round of applause. He also asks for other city representatives to state their presence.

**Alwyn McLeod** from the Mayor's Office of Neighborhood Services is acknowledged.

**Darnell Williams** asks Kevin Cherry and Jorge Martinez if they would prefer to present the notification from the PRC before the project updates, or after they are finished?

**Jorge Martinez** elects to wait until after the project status updates are presented.

**Darnell Williams** continues the meeting and notes that there will be time for the PRC presentation after the Tremont Crossing presentation. He then introduces a new member of the Oversight Committee, Kenneth Smith.

**Kenneth Smith** introduces himself, stating that he has worked in the city for a long time, and he has been the Director of Youth Build Boston for 15 years. He is excited to be an incoming member of the RSMPOC.

**Darnell Williams** then offers Melnea Partners, LLC the floor for their presentation.

**Kamran Zehedi** states that Melnea Partners LLC filed their EPNF last week and they will hopefully have a public meeting scheduled before the end of May.

**Darnell Williams** congratulates them for filing their EPNF.

**Kamran Zehedi** states again that they plan on having a public meeting by the end of May. He asks that the OC and BRA let them know an available date. He reminds the

community that the project program consists of a 145-room hotel, 50 residential units, and 7,900 square feet of retail. The project costs are plus or minus 50 million.

**Darnell Williams** asks if they have received final conclusive data from BTM regarding the widening of Melnea Cass Boulevard?

**Kamran Zehedi** explains that he will get to that later in his presentation. He then explains that there is currently a proposal from Eastern Bank for 32 million dollars, and they are requesting plus or minus ten million in new market tax credits. That process is starting to move ahead. The rest of it will be a combination of the EB-5 and various partners to total plus or minus 50 million. They have a good handle of sources for this project. They are going to get proposals from other banks as well, but Eastern Bank strongly believes in the project and offered them a 32 million dollar loan for that reason.

**Darnell Williams** asks about Rockland Trust?

**Kamran Zehedi** explains that they met with that bank and they are expecting to get a proposal within the next couple of weeks. Moving ahead, they would like to make sure that the project can start in October, so they have to meet with them regarding the different stages of the project to clarify that beforehand. They also received approval from the Mass Development Assessment study fund. Two weeks ago they met with the BRA and BTM regarding the encroachment issues. One area of explanation was that we wanted to wait until the Melnea Cass Blvd. construction starts before they start their project, however the planning for the reconstruction of Melnea Cass Boulevard is not even 25% complete at this time, and the community would like to get this project started. During that meeting, Melnea Partners LLC was told to assume that the widening would happen. The design was changed three times to accommodate the encroachment, and the BTM gave the maximum number but said it would probably be less. The only way to alleviate this issue is to build a 20 foot buffer zone as sidewalks and 20 feet of road way. If the widening project never happens, it will stay. But to answer the original question, BTM gave the worst case scenario and said not to wait until their construction begins before starting this project.

**Darnell Williams** asks if that was verbalized or in writing?

**Kamran Zehedi** says that it was verbalized, but that was what the BRA told them. It's a temporary plan and the other project should move forward and not wait. The other development is that Melnea Partners LLC has requested from the BRA an extension for one year, and they have requested that it be given to them with no costs because of the extra costs incurred during the delays and to redesign the project multiple times. They have six partners and they aren't happy about the 20 feet that are coming off of the land; however, they've worked very hard to make this project feasible, and they hope this request will be granted. They have also applied for zoning licenses and have confirmed the addresses 425 and 435 Melnea Cass Boulevard. For the next four or five months they will concentrate on financing, and they hopefully will move forward as quickly as possible. The biggest issue currently is the new market tax credits. The project can get up

to 30 million dollars, but that depends on 10 million of new market tax credits. The remaining 10 million can be bridged, so we don't have to have the EB-5 to start up. However, we will apply for that and if we get it we will use it to cover other costs. In the last month they've achieved many milestones and hopefully this project will become a reality.

**Sue Sullivan** asks if any of the redesigned projects included the full 20 feet encroachment?

**Kamran Zehedi** states that the last design included the full 20 feet, and they had to redesign the retail component but they didn't want the building to be 60 feet from the road when it was built. So that is why they are creating a buffer zone which will be used as a parking area so that in the future, if the widening happens, the space will be there. It is an intermediate solution.

**Sue Sullivan** asks on the record that Melnea Cass Boulevard has been being planned for what amount of years? No other developer would be allowed to go on and affect so many properties for this long, and right now huge amounts of space are being talked about. It's a lot of land that has been tied up by the city for a lot of years.

**Darnell Williams** announces the arrival of Senator Sonia Chang-Diaz. He then asks the streets being impacted by the widening project – whether it is from Tremont Street to Charlotte, and Washington Street?

**Sue Sullivan** asks if it is only from Washington to Tremont Street?

**Community Member** states that it is all the way down to Mass Ave as well.

**Councilor Jackson** requests to defer the question to Hugues Monestime from the BRA.

**Hugues Monestime** points out that they are currently discussing Parcel 9, and they're considering the width of Melnea Cass Boulevard, not the length. It's all public land that has been reserved for transportation access already.

**Darnell Williams** asks where the project will ultimately affect?

**Hugues Monestime** answers that they are talking about it ranging from Washington Street to Tremont Street.

**Charlotte Nelson** states that while the design ends at Tremont Street, the body is talking about the parcels that abut the land, which would be 9 and 10.

**Darnell Williams** states that she is correct, but also brings back Sue Sullivan's original point about the land being tied up by the city.

**Councilor Jackson** also mentions that the body should explore where this project is relative to the future of the Urban Ring, and further, is there even going to be an Urban Ring?

**Hugues Monestime** states that when considering the Urban Ring, they are speaking about an entire ring, and cannot discuss portions of the project without a huge position on the entire project. Right now the body is discussing the design of Melnea Cass Boulevard, and should remained focused on that alone.

**Kevin Cherry** asks KZ about the hotel brand and operator selection?

**Kamran Zehedi** states that all of those developments are purely good.

**Kevin Cherry** asks if the brand has been named?

**Kamran Zehedi** offers that right now they are working with Aloft, but one issue is that they will also be using their name on the Seaport construction. Although he is not happy about it, they have said that it will be a different mark and there's not much else he can do.

**Darnell Williams** asks whether or not the loans being guaranteed by Eastern Bank is dependent on the new market tax credit?

**Kamran Zehedi** states that he is correct.

**Darnell Williams** points out that they will not get the 30+ million if they do not get the 10 million in new market tax credits.

**Kamran Zehedi** offers that the good thing about Eastern Bank is that while a lot of banks don't like new market taxes, Eastern Bank purchases Vanguard. He hopes that between the BRA and Eastern Bank, this project will be put as a priority. They were sent a letter that said that Melnea Cass LLC is their partner, but that depends on the priority of the project, which is very important to the rest of Roxbury.

**Darnell Williams** acknowledges that the filing of the Article 80 was a milestone and the Partners should be commended. With no other questions for this group, he then invites Madison Tropical to present their project updates.

**Jeanne Pinado** introduces herself as the Executive Director, and her colleague, Travis Lee. The group has made a lot of progress and brought some new boards to show the group. The BRA has approved all the design, permitting, financing, and community process of the project site. The key next step is to meet the Boston Civic Design Commission, which is scheduled to happen on May 7<sup>th</sup>. The design meetings with the BRA staff, as part of the Article 80 filing, have been ongoing. The plan has assumed an 8.5 foot encroachment as a result of the BTM request. Article 80 was submitted on April 16<sup>th</sup>, and the zoning was initiated with the ZBA on April 24<sup>th</sup>. The ENF was submitted to

MIPA on April 30<sup>th</sup>, and the Article 80 spoken session is scheduled for May 9<sup>th</sup>. Once the PNF is submitted, things begin to move quickly. In terms of financing, they have a federal grant from DHHS for Healthy Foods initiatives – primarily for the construction. The new market tax credit awards program has been extended for two years and they got the allocation for Massachusetts. Tropical Foods has a financing commitment from Bank of America and a new market tax credit from Bank of America from a prior round. This requires that the construction begin by late summer. The key element in getting awarded this money is spending the previous allocation that has been designated for the group. Groups in this round were penalized much worse than before if they had not spend their previous allocation. Bank of America didn't get penalized so that was extra money that was committed to the Tropical project. They are also seeking a grant from the Mass Development Brownfield program. They have funded some of the work, and they are seeking a grant for the contamination issues. Mass Works Infrastructure has told them that they are on a very short list for a last, key piece of financing. They are in great shape and will continue to move ahead with the zoning and permitting process, and working with legal parties, the BRA, MassDot, and BTD on the lease. There are two leases that need to be signed, one with the state and one with the city. Those meetings are happening and progress is being made a little slowly because of the negotiations in terms of the grounds. They have engaged with an impact advisory group as suggested by the PRC, and they will continue to provide updates as they arise. The next BRA sponsored meeting for Parcel 10 is on May 9<sup>th</sup> at the Urban League, as part of the Article 80 filing. The BRA wants 25 thousand for an extension on this project, but like Kamran, they do not feel as if they should have to pay this due to costs incurred while redesigning the project for the widening of Melnea Cass Boulevard. Initially, Building B of this project was much bigger, and after a lot of back and forth with the BRA, they would benefit from the extension. Their request to have the costs waived hasn't gotten a warm response, but they did put a lot of work in the design and would like those costs and efforts to be recognized by the BRA.

**Travis Lee** states that he is noticing some new faces in the crowd, and offers some background information on Parcel 10. The land includes a privately owned building with land around it. The first phase includes the new Tropical Foods running eastward towards Building B [shows on boards]. The Madison Park office building is 11 thousand square feet of retail and 47 thousand square feet of office space, totaling 4 stories. The new supermarket is still being tweaked with the BRA and Boston Civic Design Commission. The Madison Park retail and office building totals about 60 thousand square feet. Building B is on the corner of Melnea Cass Blvd and Washington Street. The third phase will include the rehabilitation of the existing Tropical Foods Supermarket, where the ground floor will be used as retail and the upper floors will be residential units. They will also add some surface parking along the sidewalks, pedestrian walkways, and some landscaping.

**Darnell Williams** points to an L shaped box on the diagram and asks if that is the existing parking?

**Travis Lee** explains that it is the existing parking in front of the current Tropical Foods.

**Darnell Williams** then asks if the ring [points to diagram] combines both parking lots?

**Jeanne Pinado** explains that there will be a commercial building to the right of that, and the old Tropical Foods will be standing on a corner maybe starting at the bus yard.

**Travis Lee** explains that they wanted to show these very new pictures to the body tonight to demonstrate the progress in project design.

**Darnell Williams** asks the body for any questions they have for the developers?

**Valeda Britton** asks how much funding will they receive from Mass Development Brownfield Grant and how much from Mass Infrastructure?

**Travis Lee** explains that they have received 86 thousand from Mass Development, and they have requested another 416.

**Darnell Williams's** points out that the body has been trying to figure out a good perception on sources of funding so that they can look at the sources, use, and index where the missing sources of funds are. This will give the committee and the community a better sense of where the funding for these projects is coming from.

**Jeanne Pinado** states that the Brownfield application is already in. In terms of status, she believes that they are close to running out of money and need an appropriation for this year's fixed budget by a legislature.

**Travis Lee** explains that there will be 1.2 million total from Mass Works.

**Jeanne Pinado** says that they have basically allocated all the money they have to projects, so now they're waiting to see which ones will fall through to free up some monies.

**Darnell Williams** explains that this is an approach he was trying to avoid. He offers to let the group amend their presentation of financial sources and come back to the body to re-present them at a later time.

**Kevin Cherry** asks about the conveyance of the projects. He notes that Tropical Foods has a private owner, and asks if that building will be sold to Madison Park? He asks what will happen thereafter and how will these funds be conveyed in terms of title and ownership? He points out that if there are public monies involved the Committee would like to be able to follow said money.

**Jeanne Pinado** explains that according to the purchasing sales agreement, they will purchase the existing building when they close the construction of the new building, as they will need the money from that sale to build the new building.

**Kevin Cherry** asks how much the sale of the building will be?

**Travis Lee** states that he is not sure whether or not that is public information.

**Darnell Williams** states again that Madison Tropical should come back to the body with a clear number of financial sources, as the Committee will hold the group to any numbers being offered to the body.

**Charlotte Nelson** asks if the same information that goes before the Committee will also go before the BRA?

**Darnell Williams** confirms that anything that is presented to the BRA (including business sales) should be presented to the Committee as well.

**Travis Lee** asks the Chair to clarify what he means.

**Darnell Williams** explains that the Committee should have access to all data presented to the BRA regarding this parcel.

**Jeanne Pinado** clarifies that the BRA is not currently waiting on any outstanding documents from Madison Tropical, and that May 9<sup>th</sup> is the scheduled date of the next regular meeting.

**Travis Lee** adds that it will be an evening public meeting.

**Jeanne Pinado** states that some information on sales is sometimes confidential, and she would like to talk to Ronn before disclosing the sale of his building.

**Darnell Williams** asks Madison Tropical to provide a document with an executive summary of funding so that the Committee can clearly see which institutions new market tax credits are coming from. All sales information should be laid out in a linear fashion so that the body can raise questions from a community perspective. With no other questions for Madison Tropical, the Chair invites Bartlett Place to take the floor for their presentation.

**Mark Matel** explains to the group that Bartlett Place is located at 65 Washington Street by the MBTA bus yard. They are currently waiting on the scoping session for the Article 80 Commencement, as the commenting period ended on April 30<sup>th</sup>.

**Darnell Williams** asks what the estimated time frame for that is?

**Mark Matel** answers that it was supposed to be last Monday, but the BRA is behind so they're trying to get them to lock down a date.

**Darnell Williams** asks if it will happen within 30 days?

**Arnold Johnson** replies that it should be this week.

**Mark Matel** states that PCP samplings inside the building were taken and there is a data gap in the samples. They are preparing the gridlock events for remediation, and with EPA approval that will be available late summer or early fall. Regarding the EPA funds: they submitted an application last fall for the maximum amount of 600 thousand dollars. Bartlett Yard is divided into five lots. They will use 200 thousand dollars for 3 of the lots, and applied for the other 400 thousand dollars to use for the remaining two lots. The money will now cover remediation, but they wanted to have extra to cover any unexpected costs that might come up during remediation. Regarding further financing, this month they met with a couple of lenders to talk about predevelopment funds, and they have an application to submit for 350 thousand dollars to get them through the Article 80 process.

**Darnell Williams** points out that the project status update says that they will get 50 thousand dollars from Mass Development and 50 thousand dollars from Bank of America, but the figure in the final column does not total this amount. He asks the group if these lenders have committed to giving this money, or have they only requested the money so far?

**Mark Matel** answers that they are still in negotiations with East West Bank for the final amount.

**Darnell Williams** concludes that the numbers are then proposed financing. He then points out that he isn't sure whether or not all the numbers are in line, and suggests that the group determine a way to offer more definitive figures so as to demonstrate where they are in financing, as he is currently getting two different messages.

**Arnold Johnson** says that one development has been with the low income of housing tax credits and the new market tax credits. They met with BHCD and went over the program. They also met with Bank of America for equity financing, permitting, and construction financing. He believes all of the projects are binding for the same tax credit dollars and whichever is the most ready will proceed.

**Darnell Williams** asks the Bartlett Place representatives what they are hoping the body will take away from their presentation?

**Arnold Johnson** replies that Bartlett Place is moving and all the sources are coming together. The tax credits are up in the air, and they didn't want to put those figures on the status update prematurely. But that will change.

**Darnell Williams** tells AJ that he is not trying to nail him down, but the Committee has repeatedly asked for sources and funds, as those can put the rest of the project in jeopardy. The Committee is very much trying to demonstrate their supportiveness to all groups, but they are asking for transparency in equity financing and other sources of funds to make this project real. When figures are presented but they haven't been committed, the body does not get a good sense of where the money is actually coming



from. He is trying to be very structured and focused. Status reports should be beneficial for the presenters as well as the community. He then suggests that the group revise their numbers and come back to the body with more appropriate figures so they can know exactly how much they are looking for.

**Charlotte Nelson** asks about the retail marketing session, and the time frame for the study?

**Mark Matel** responds that it is estimated at four to five weeks.

**Charlotte Nelson** asks him to repeat the information again?

**Mark Matel** states that they have their own ongoing market study, but the local grocer wanted to look as well, and they wanted to build a relationship with them.

**Charlotte Nelson** asks if that is the only outreach they will be doing, or are they looking at other food companies or other tenants?

**Mark Matel** explains that they are looking at other tenants for the office space like Cambridge College, but they believe they have found a match and are really excited. To answer the question, yes they are looking at other tenants.

**Arnold Johnson** states that they are negotiation with Harvest.

**Mark Matel** states that they are comfortable with the 12 thousand square feet on their side.

**Bing Broderick** points out that 12 thousand square feet is bigger than any of the other Harvests.

**Mark Matel** confirms that that is correct, but states that Harvest is trying to move to a bigger market and they talked to them about that and they were willing to set the square footage and open it that way.

**Darnell Williams** asks for final questions from the body?

**Senator Chang-Diaz** asks for the timeline to confirm the prospective tenants?

**Arnold Johnson** states that it should be confirmed within four to five weeks.

**Darnell Williams** thanks Bartlett Place LLC, and invites P-3 Partners, LLC to take the floor for their presentation.

**Barry Gaither** starts by stating that a month ago the group went to a BRA Board Meeting and received an extension through September. They have repeated before that they need until at least August to be comfortable, so this will make filing by the end of

August very easy for them. There was a large effort to file that on time and they understand this to be their last extension.

**Darnell Williams** asks if according to P-3 Partners LLC's understanding, is this their last extension?

**Barry Gaither** responds that they expect that to be so.

**Jeffrey Feldman** adds that this would most likely be the last extension because of various benchmarks that were attached to the last extension, including filing by August 31<sup>st</sup>. they feel very confident that they will meet this deadline. They are on the way to accomplishing the construction loan. Six months before they received any money they were having conversations about public financing, the 121A agreement, and EB-5, which are all well underway. They reported to the PRC that they had a very productive meeting with the city tax assessor, and spoke with him not only regarding the 121A program, but also the IQ program as he is the city liaison. They were very receptive of the proposed program and he thinks they will continue to have dialogue with them.

**Darnell Williams** asks if they envision all the benchmarks to have been met by the end of August?

**Jeffrey Feldman** affirms this, pointing out that projects with a public process don't have as tailored of a timeline. Typically they start marketing efforts six months before they need any money, so that they can get comfort letters and see whose interested. However until there is a commitment, everything is contingent upon a lease with the tenants, and you can then show urban design plans and interests with locations. But ultimately, they want to know the specifics of the lease, about crediting and other exhaustive factors.

**Darnell Williams** asks the Committee for their questions for the group?

**Councilor Jackson** states that he is really looking forward to having that document filed and reaching that benchmark.

**Darnell Williams** asks for any other comments or questions. With none, he summarizes that the BRA extension has been corrected and given to the group based on met benchmarks, and that they are very confident in the current timeline.

**Charlotte Nelson** asks if there are any updates on the 3 retail anchor tenants, large and small?

**Jeffrey Feldman** states that relative to the large format retail they have a prospective anchor tenant that is very interested in Parcel 3. It took awhile for the tenant to become comfortable with the sales market, and it is a bit of a learning curve because it is more of an urban component and this would be the first time for this particular retailer to enter this market. They spent a lot of time on the parking component, and even hired a parking consultant to really zero in on how the project will function, even getting as specific as

how big the elevator base should be. They put together a very sophisticated sales forecasting model, and wanted to make sure they believed in the market and development design. This only happened in the last week and a half, and the group is finally comfortable with operating challenges such as the ground floor vertical model, so that cleared another major benchmark. There were three phases in terms of negotiations: first was to become comfortable with the location and being at Parcel 3; the second component was the operational aspect, as they wanted to recognize the full potential of sales volume; and the third is to begin the process of economics. Clearly that will take some time, but is probably the easiest to navigate because its only moving pieces now that have to work for P-3, so that P-3 can work for them. They've made major process and believe they are setting a great tone. In terms of the smaller shops and boutiques, they feel that they should wait to put anchor tenants in first, so that they can do their job in creating the attraction from other retailers. It wouldn't make sense to go and fill in the small pieces without an anchor tenant. They have looked at some furniture stores, pharmacies, and some health clubs – though they haven't really delved too deep into those yet because they are waiting to set anchor tenants.

**Charlotte Nelson** asks about the office tenants?

**Jeffrey Feldman** states that he has always tried to be honest. He believes the office component has reached a difficult place in conversations with the anchor tenant. They are working very diligently to recalibrate the format of their proposal to see if they can be as responsive as possible in bridging the gap to Northeastern's needs.

**Senator Chang-Diaz** asks JF to elaborate on the difficult stage they have reached?

**Jeffrey Feldman** states that they have talked back and forth, but ultimately they have not met in months, without being too specific on what the exact metrics are that aren't moving right now.

**Senator Chang-Diaz** asks if they can say a little bit more about the numbers presented in the EB-5 table on the development project status update?

**Jeffrey Feldman** states that at this juncture, and as they move further, he believes they can break those numbers out for the body. Eb-5 is a mezzanine capital program that is administered the US Immigration Service. The program seeks countries where people are looking to gain green cards to get into the US, and each incoming person must make a 500 thousand dollar investment that will create at least 10 jobs. There are further discounts based on type of use and the program also counts construction jobs. The program is a little bit flexible in terms of the way the Immigrant Services views the jobs that are being created. They don't want to count a job if you're taking another job from the project down the street. The overall time for the job should also be at least two years, so the current analysis relies on the construction jobs alone, not that they aren't creating several other jobs. They would complete a retail job analysis if they got to a point where they needed more money and the current structure wouldn't give them credit for what they will be doing, but right now they are taking the conservative approach.

**Darnell Williams** opens up the floor to the community for questions. He also motions to accept the notes from the April 1<sup>st</sup> Meeting. (The motion passes with 2 abstentions and no nays.) He then opens the floor to the PRC to offer the Committee their suggestion on Parcel 10.

**Kevin Cherry** presents that the PRC was requested by Madison Park Properties to submit a letter to the BRA on the existing PDA for Parcel 10, asking that that PDA be expanded to cover all of Parcel 10 and adjacent Tropical Foods Supermarket, as opposed to the portion that it currently encompasses. A meeting was held on April 30<sup>th</sup> to consider the request. Nine members were present and the result was a unanimous decision to not support the request. There was no compelling reason to support such a request at this time, especially given that it could take away from potential community input going forward.

**Darnell Williams** asks for a second to that decision.

**Charlotte Nelson** seconds.

**Darnell Williams** asks for any further discussion regarding this issue. Hearing none, he asks for all those in favor and all those against. (The motion to not support passes with 6 in favor of the PRC decision, 1 not in favor, and 4 abstentions.) For the record, the Chair thanks the PRC members, and acknowledges that there was a deep interest in terms of trying to accommodate the developers; but what transpired was a meeting where the issue was vetted and this response was determined. At this point in time the Chair requests any questions or comments from the community.

**Bruce Bickerstaff** (community member) addresses a question to Madison Tropical regarding traffic and parking. He points out that the new iterations didn't show anything and while they shouldn't, there has been some concern for injury. Particularly with the parking, he asks whether it will be available for community or business use, or whether that issue is being addressed. He then recommends to the body that they invite Northeastern University to come and make a presentation to the Committee, as they are in the middle of their IMP process and there are still some very tenuous propositions that might affect the community.

**Jeanne Pinado** responds to BB regarding Madison Tropical, stating that the PNF is on the BRA's website, and there is a very large section that deals specifically with traffic and parking. The on site parking is designated exclusively for customers of retail, employees, residents, and visitors of the building.

**Bruce Bickerstaff** asks if there will be after hour use and/or emergency use?

**Jeanne Pinado** recommends that he read the PNF for all the specific details, as she is not sure about that.

**John Walsh** (community member) asks why there is confidentiality on the sale and whether or not the developers know the exact amount of parking spaces?

**Travis Lee** responds that there will be 127 surface spaces.

**John Walsh** asks if Tropical will own their new building – so that the plan is to sell the old and buy the new?

**Jeanne Pinado** confirms that this is correct.

**John Walsh** thanks her for her response.

**Darnell Williams** asks if there are any other questions from the community?

**Bruce Bickerstaff** asks about a PRC meeting for Parcel 3 that he was not invited to.

**Darnell Williams** states that they have a lot of new members who need to be designated to some of the PRC. Typically there are five members of the Oversight Committee that represent five members of the PRC. The BRA, elected officials, and the Mayor, vets the other 10 members. He recommends that the body request from Hugues Monestime a full list of every PRC so that the information will be in one place and they can repopulate the data with some of the new members. He tells BB that he was not aware of the alleged meeting.

**Hugues Monestime** confirms that they will have to look into that meeting.

**Darnell Williams** motions to conclude the meeting. The meeting is adjourned at 7:35 PM.