



Meeting Notes
September 14, 2009
6:00 PM – 7:30 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Darnell Williams (Chair), Norman Stembridge, Daniel Richardson, Dorothea Jones, Marilyn Lynch, Joseph Cefalo, Frank Williams, Charlotte Nelson, Michael Miles, Donovan Walker, Virginia Davis, John Barros; RNC: Dolly Battle; DCAM: Thatiana Gibson; BRA: Brenda McKenzie, Hugues Monestime, Maria Faria, Jeong-Jun Ju, John Dalzell, Ted Schwartzberg

Chairman Williams (OC) calls the meeting to order at 6:05 PM. He then entertains a motion to accept the last meetings minutes and for any modifications, if needed. None were requested. 10 members vote in favor of accepting the notes and one abstains. The meeting notes from July 13, 2009 are accepted.

Darnell Williams (OC) notes that Michael Miles requested an update on the process for Parcel 8 from DCAM at the last meeting. He wants to keep that on the radar and noted that it should be ready for the next working session meeting.

Norman Stembridge (OC) gives an update on the last working session:

1. The Eustis ST Firehouse update was discussed. Historic Boston had come to the Oversight Committee before and will come back to update. Some felt that Historic Boston needs more direct involvement in the community.
2. Parcel P3: Barry Gaither gave an update. Brenda McKenzie also attended. Maria Faria will provide the latest P3 updates later in the current meeting
3. Bartlett Yard: nothing much has changed. The developer had been granted an extension.

Dorothea Jones (OC) asks people to speak more loudly.

Maria Faria (BRA) gives an update on the Ruggles Place development at Parcel P3.

- She notes that she comes here every two months to update.
- An 18 month extension of temporary designation has been granted, extending Elma Lewis LLC's temporary designation until October 28, 2010.
- BRA has so far received a draft marking plan and four monthly reports sent on time.

Darnell Williams (OC) inquires if the content of the reports was demonstrating progress.

Maria Faria (BRA) notes that progress has been made. A project management firm has been selected. She explains the company, DRI, is based in Washington and will be providing project management for the project from interaction with the BRA before development through construction management.

Barry Gaither (Elma Lewis LLC) explains the development management services to be provided by DRI and offers to send further information about the services they will be providing to the Ruggles Place team. He will send the supplemental information to Hugues Monestime (BRA) to distribute.

Maria Faria (BRA) explains that they had 90 days to enter into an agreement to subdivide Parcel P3. On 9/1/09 this agreement was executed between Elma Lewis and the Whittier Street Heath Center.

Michael Miles (OC) asks the size and location of the Whittier Street Heath Center land.

Maria Faria (BRA) explains that this land will be in the southwest side of the parcel, on Tremont ST next to the Reggie Lewis track. About 28,000 square feet total.

Barry Gaither (Elma Lewis LLC) clarifies that if you follow Prentiss ST across Tremont it is the demarcation of where the land has been transferred to the Whittier Street Heath Center.

Brenda McKenzie (BRA) clarifies that the BRA didn't have to intercede in the subdivision negotiations of the two parties involved.

Darnell Williams (OC) stated that community was not involved because this was between Elma Lewis LLC and Whittier. The community would not be inputting on that piece at this point in time, but they will later.

Dolly Battle (OC) states that community had the impression that the health center would be closer to the other corner of the site.

Brenda McKenzie (BRA) and Barry Gaither (Elma Lewis LLC) state that it was not on that corner in the original RFP response. Subdivision plans won't be filed after Article 80. As soon as that starts, the community will have input on that as part of the Article 80 process.

Maria Faria (BRA) states the health building footprint will have a gross area of 78,000 square feet, surface parking for 75. The BRA will enter in a temporary license agreement to allow temporary parking on P3. Several Oversight Committee members how that impacts police parking. She replies that that will be addressed in the article 80 process.

She adds that both parties need to get final designation signed by October 28, 2010. At this point the BRA Director can be authorized to sign a lease agreement between the

BRA and Elma Lewis LLC. This means they have to be ready for construction at that date.

Darnell Williams (OC) suggests putting Maria's notes online as a supplement to Ted's notes. The BRA will do that.

Hugues Monestime (BRA) gives an update on the Request for Proposals for Parcels 9 & 10. It is posted online and in libraries. He is still receiving comments. The most recent comments received are from DCAM, which have been added to the comment tracking matrix, which will be handed out tonight. He has also received input from the development community on this RFP which will be shared with the Oversight Committee tonight.

Darnell Williams (OC) asks if there any comments from the general public.

Hugues Monestime (BRA) replies yes, but not a lot of them. The matrix will reflect all comments. He proposes discussing the matrix in a more detailed fashion at the next working session, including a discussion of what from the matrix can be incorporated into the RFP.

Darnell Williams states that when we consider how the market conditions have changes, we may want to consider how that will impact the components of the RFP that we have included to date in the community benefits section. We need to balance the benefits, with the market realities. We ask Mr. [Frank] Williams and Mr. Barros to share their expertise so that the benefits don't break the deal.

John Barros (OC) states that he wouldn't term development and benefits as a versus. It's not opposed and we should see development itself as a benefit after working on this RFP process.

Oversight Committee members agree with his statement.

Norman Stembridge (OC) notes that the public comment has been sun setted.

Darnell Williams (OC) asks that these comments also be included in the matrix.

Hugues Monestime (BRA) concludes his parcels 9 & 10 update and hands out the matrix for OC members' review.

Darnell Williams (OC) asks if there any updates on Parcel 8.

Hugues Monestime (BRA) states that there is nothing new; but that Representative Rushing sent an e-mail today saying that he'd like to sit down to discuss it.

Daniel Richardson (OC) states that Representatives Rushing and Fox wanted to be here tonight, but they had to miss this meeting because of a concurrent 28x MBTA meeting in Grove Hall.

Ms. Gibson (DCAM) states that nothing has changed from the DCR plans presented in July. She confirms Darnell Williams' question that anything elected officials would present is from a legislative perspective.

Hugues Monestime (BRA) next presents the meeting schedule for the rest of the year. Darnell Williams suggests the 9/21 and 12/7 dates be changed because of conflicts with OC members' schedule due to election commitments. The 9/21 working session is changed to 9/28.

Daniel Richardson (OC) states that he'll shoot to have the aforementioned elected officials at the 9/28 meeting.

The December working session is moved from 12/7 to 12/1. (There is no Oversight Committee meeting that month.)

Darnell Williams (OC) asks if anybody from the community attending the meeting would like to speak.

Lloyd King (community member) states that he's been part of a process around youth dialogue around violence. He states: around this we need to know where jobs and training would be for young folks that are unemployed and need training. Given the down economy, it begs the question if we should hit the reset button to see if we want to make jobs part of this process to prevent youth violence and adult violence. He states that he raises these issues to see if we're on the same path for getting development going and preventing youth violence.

John Barros (OC) states: the committee agrees with you in the way we shaped the RFP. If you look at the job requirements, they're pretty hard. The challenge is not a lack of jobs in these RFP's, but an issue of getting folks from the community in unions and minority-owned businesses in the projects. We need to figure out who is going to mobilize the potential businesses and potential employees in ways they can successfully reply to these RFP's.

Dorothea Jones (OC) states that she disagrees: the City of Boston has no programs where minorities are hired on as contractors for projects in the city, because the City of Boston has failed in terms of contractual bids that they might benefit the community or the young people.

Dolly Battle (OC) states: I have spent the last 3 years getting a lot people in unions. You need stay on there and fight the general contractors and the subcontractors because you need to be careful. They will promise to hire minority members of the local community, but you need to watch them. The City Council needs to change the ordinance for

minorities, because minorities from other states can be counted without hiring from the local community.

Virginia Davis (OC) adds: and not just female minorities.

Charlotte Nelson (OC) states that our job now is to focus on the creation of the RFP, but as we are community members, we should also be involved in the implementation of the requirements.

Joe Cefalo (OC) states that we have a unique situation that is different than prior development that took place in the community. It's unique in that the parcels that were put out in the RFP are from the community: P3 and Bartlett are from the community. It's incumbent upon the development entities to live up to their word and deliver what was promised and proposed.

Dolly Battle (OC) states: that sounds very easy, but you get problems when the general contractors hire subcontractors. The general contractors don't hire the subcontractor's workers. This community should be building the buildings in this community. The best thing that has been done was with the BRA and with the Northeastern dorm projects. Those are the best numbers that you've ever had in this city. That is the best example we had of people from the community building this community. But someone needs to be there for every building.

Daniel Richardson (OC) states that the real question gets down to contract compliance. Unless there's a compliance officer, nothing is going to happen. We as a body need to be saying that on specific projects related to the Roxbury Strategic Master Plan, we have to say to the compliance officers you need to get up and do your job.

John Barros (OC) agrees with the statements already made. He states that DSNI has adopted Roxbury Strategic Master Plan in the planning of the Krock Center. Dolly is absolutely right, it's very difficult to meet the minority contractor requirements. It's an enormous amount of work. It might be worth it, if there's time, for a small group of OC members to make a small set of recommendations to give to the city for enforcement of these regulations.

Michael Miles (OC) this would be an excellent opportunity for our elected officials to take these recommendations to the city.

Dorothea Jones states that no committee should be put together without including contractors from this community: we should bring together elected officials, developers and businessmen from this community to come up with a plan. She adds that projects receiving Federal money are accountable.

Daniel Richardson (OC) states that the Federal Government is worse than anyone hiring in the world. The state and city are much better on setting and meeting hiring goals.

Dolly Battle (OC) asks what other projects are going on in this area. She asks if there is a mechanism for having a regular check-ins at these meetings for updates on the Dudley Vision, new Police Department and Ferdinand Building projects.

Darnell Williams (OC) replies that there 3 Oversight Committee members on the Dudley Vision committee. He states that those 3 members will bring back information from those meetings to the Oversight Committee meetings.

Darnell Williams (OC) entertains a motion to adjoin. Motion is moved and seconded by Oversight Committee members. Meeting is adjourned.