



Meeting Notes
September 15, 2008
6:00pm-7:45 PM
Dudley Public Library
65 Warren Street

RSMPOC Members Present: Marilyn Lynch, Norman Stembridge, Donovan Walker, Dan Richardson, Charlotte Nelson, Frank Williams, Reggie Jackson, Darnell Williams, Joe Cefalo, Michael Miles; RNC: Julio Henriquez, Elected Officials: Councilor Chuck Turner; BRA: Hugues Monestime, Jonathan Greeley, John Dalzell, Dana Whiteside

Darnell Williams (OC Chair) called the meeting to order.

John Barros (OC) asked the OC for permission to miss the October and November meetings as he will be working for the Obama Campaign. He indicated he would be taking a leave of absence from DSNI as well.

The OC unanimously approved this request.

Darnell (OC) indicated that Frank Williams (OC) had been added to the OC. Frank (OC) introduced himself and indicated that he was looking forward to this opportunity to serve Roxbury as a member of the OC.

Joe Cefalo (OC) asked for confirmation on the number of OC members there were currently. Darnell (OC) replied that there were currently 12 active members. Joe (OC) then indicated that a quorum would be 7.

Hugues Monestime (BRA) added that Virginia Davis was in the process of being placed on the committee as well.

The July meeting minutes were unanimously approved by the OC.

Darnell (OC) recognized Candace Sealey from Congressman Capuano's office.

Parcels 8, 9 and 10 Planning Report

John Dalzell (BRA) indicated that the OC had received a draft copy of a planning report for Parcels 8, 9 and 10 electronically a few weeks earlier. This report, which was also distributed this evening, represents a comprehensive look at the OC and community's work on Parcels 8, 9 and 10 since January. He took the OC through the document and

asked OC members to take the time to examine the document more carefully in the coming weeks.

Michael Miles (OC) asked if the OC could have a week to review the report.

Darnell (OC) asked if this was enough time to send comments to the BRA.

Norman Stembridge (OC) indicated that he did briefly examine the document and it looked like it summed up our work well. One to two weeks should be sufficient.

Reggie Jackson (OC) asked about community benefits.

John (BRA) replied that other than jobs and training, the report did not get into specifics on this topic.

Darnell (OC) asked the BRA to redistribute the report via email.

The OC passed a motion to allow for two weeks in order to submit comments and questions.

Jonathan Greeley (BRA) indicated that the BRA would resend the original OC email containing the Planning Report with the deadline for comments.

John (BRA) indicated that based on the comments, the BRA would hope to issue a final draft of the Parcels 8, 9 and 10 Planning Report.

Parcels 9 and 10 RFP

John (BRA) indicated that the template from previous OC RFPs was utilized to create this RFP, but the specific Use and Design Guidelines are based on the community workshops. He also discussed possible disposition strategies, outlining three options: joint, simultaneous, or sequenced.

Darnell (OC) indicated that this was the first time the OC had seen this.

John (OC) indicated that he hoped the OC would be able to work through this RFP by the end of the year, possibly even getting BRA Board approval as early as January, with responses by April, but this is all subject to change. He indicated that for the next meeting, the BRA would draw up a timeline.

Darnell (OC) asked what components were significantly different from Bartlett yard,

John (BRA) indicated that the BRA would like guidance on a disposition strategy and would be glad to give the OC time to respond to the whole document. He indicated that there were advantages and disadvantages for different disposition strategies. He was eager to hear the OC's opinions.

Darnell (OC) felt that his initial reaction to this was good, but he wanted to get this document into the hands of the community and the OC to get feedback. We need to get it out to stakeholder groups.

Dan Richardson (OC) felt that made sense.

Joe (OC) felt it was important to optimize the value of the parcels and suggested putting them out there to see what happens. He also asked about the status of Parcel 8. Senator Wilkerson has alluded to a quicker process there. We should focus on the draft of the RFP and any appropriate changes will also be made in the planning report.

Darnell (OC) felt Parcel 8 was a different issue.

Joe (OC) felt the context of Parcel 8 was important.

Norman (OC) agreed with Joe, that finding out what was going on with Parcel 8 would help with Parcels 9 and 10.

Darnell (OC) felt the focus should be on the RFP.

Joe (OC) reiterated the need for closure on Parcel 8.

Dan (OC) felt that the reality was that the Senator was not here to explain her statement. Does the BRA have any additional knowledge regarding Parcel 8?

Julio Henriquez (RNC) indicated that he felt Parcel 8 had a political context beyond the OC's control, and did not want to distract from the focus on Parcels 9 and 10.

Darnell (OC) felt that this was a good point. He suggested that the OC Executive Committee meet with the BRA to address this. Community feedback is important as well.

Dan (OC) suggested distributing the RFP to the libraries. Any disposition strategy bears scrutiny by the community.

Julio (RNC) urged getting feedback from the people who attended meetings.

Joe (OC) suggested verbiage to suggest particular focus in the planning document.

Hugues (BRA) stated that the OC is charged with the task and asking for additional community input is good.

John (BRA) brought up the point that Bartlett Yard was focused on housing and this is reflected in the specific development goals. We have switched jobs to the number one goals for this RFP. It also still carries a 2/3 affordability recommendation. It is a legitimate question to look at for these parcels.

Dan (OC) stated that the OC's housing policy would not change, but economic development should be the focus.

Charlotte Nelson (OC) reminded everyone that different uses are prioritized, as indicated through the community workshops.

John (BRA) stated that the housing section is the same as Bartlett Yard's.

Darnell (OC) urged using the community as a filter.

Michael (OC) asked if housing should be the goal.

John (BRA) replied that while it was deemphasized, it should still be included.

Julio (RNC) indicated that the RSMP suggests mixed-use development at this site.

Darnell (OC) indicated that this was one of the options.

John (BRA) stated that the recommendation is for mixed-use, with a commercial/office focus with some housing as well.

Michael (OC) mentioned that it was a different market than five years ago.

Julio (RNC) felt that some interest was expressed for elderly housing.

Darnell (OC) reiterated that the market had changed.

Charlotte (OC) asked for an RFP timeline.

John (BRA) stated that the BRA would provide one in October, as well as a summation of disposition options. Any comments would also be reflected in both the RFP and Planning Report.

Bartlett Place Update

Robert MacArthur (Nuestra) introduced himself as a representative from the Bartlett Place, LLC development team. Since their last report in June, they have had the opportunity to complete their due diligence examination of this site and at this point, it looks quite clean despite a few issues. The Purchase and Sale agreement was completed last June. We hope to receive the environmental report in June.

Dan (OC) indicated that the OC would be anxious to hear the verdict.

Julio (RNC) asked for a copy of the report.

Robert (Nuestra) indicated that he would need to speak with fellow team members before agreeing to that. Dan (OC) asked that if possible, the OC would like to see it.

Michael (OC) asked instead for an overall presentation.

Robert (OC) suggested a presentation with the overall conclusions.

Darnell (OC) felt that it was important for us to know the information, but that a team presentation would be sufficient.

Joe (OC) indicated that it would be a courtesy. He asked about the project financing.

Robert (Nuestra) stated that the intended completion date was 2011 and they hoped the housing market had improved by then. The team hoped to file a Notice of Intent with the BRA by the end of the year.

Parcel P-3

Tom Welch (Elma Lewis) of Elma Lewis Partners introduced himself and indicated that his team with still in the process of negotiating with potential joint venture/equity partners for the project. Potential partners have been reviewing our modeling projections and we have submitted letters of interest to the BRA. He indicated that there would be minimal changes to the development program.

Darnell (OC) indicated that they had been granted an extension and asked if they would be able to meet the BRA deadline.

Tom (Elma Lewis) felt that they would be able to meet the BRA's standards for significant progress and move towards Article 80. He hoped to be able to present this progress to the OC at the next OC meeting.

Dudley Square

Dana Whiteside (BRA) updated that OC on the progress of the DVATF and their role in the process of the B-2 Police Station and new Ferdinand Building. They also would be working on a Transportation Action Plan for Dudley. The monthly meetings of the DVATF will be taking place on the fourth Thursday of the month. The next meeting would be taking place 9/25 at Hibernian Hall. All notes and documents are available online at and the BPL.

Darnell (OC) asked about the Ferdinand Building.

Dana (BRA) indicated that the B-2 Station would be built first, then the Ferdinand Building. The Modern Electroplating and Children Services buildings would be coming down to accommodate the new police station.

Julio (RNC) asked about the design of the project and a timeline.

Dana (BRA) indicated that the design would be made public when available. The Transportation Action plan for Dudley would also coordinate traffic from the new buildings and uses.

Donovan Walker (OC) stated that the B-2 station was on the fast track and they were working with Hurley Wire on parking issues. The Ferdinand would be designed based on a design competition. The anticipated date of completion for B-2 is 2010.

Dana (BRA) added that BPL renovations were also planned.

Julio (RNC) asked about the former B-2 site.

Dana (BRA) indicated that mixed-use development was planned for this site. In the interim, the city would maintain the site and would prevent it from becoming blighted.

Darnell (OC) indicated that it would be under OC jurisdiction.

Dana (BRA) agreed and that the goal was to ensure that Roxbury has as much information throughout this process as possible.

Other Business

Darnell (OC) looked at the OC calendar for next year and suggested moving the November meeting away from election night.

Donovan (BRA) asked for permission to miss the January and February meetings due to a conflict. The request was approved unanimously.

Bruce Bickerstaff (Audience) hoped that the MBTA was involved in the DVATF process.

Donovan (OC) replied that it was.