



Meeting Notes  
June 2, 2008  
6:00pm-7:45 PM  
Dudley Public Library  
65 Warren Street

**RSMPOC Members Present:** Norman Stenbridge, Donovan Walker, Dan Richardson, Michael Miles, Dorothea Jones, Marilyn Lynch, Charlotte Nelson, Jorge Martinez, Beverly Adams, Reggie Jackson, Darnell Williams, John Barros, Joe Cefalo; RNC: Julio Henriquez, Elected officials: Councilor Chuck Turner; BRA: Hugues Monestime, Jonathan Greeley, John Dalzell, Roger Mann, Victoria Wolff

Darnell Williams (OC Chair) welcomed everyone and asked them to review the minutes from the previous meeting. A request to correct the date at the top was made, but the minutes were otherwise unanimously approved.

### **Parcel 8, 9 and 10**

John Dalzell (BRA) presented an update of the progress made over the last two community workshops. He shared a summary from the May 29<sup>th</sup> workshop on community input concerning use opportunities and employment strategies. He requested feedback from the Chair and the committee.

Reggie Jackson (OC) asked that the community benefits discussed by group two in the community workshop be highlighted.

John (BRA) agreed to bring this issue to the front.

Dan Richardson (OC Vice-Chair) suggested winding up community workshops so as to have the process rolling before August and an RFP by September. He expressed that there had been an opportunity for people to speak and that there should be few outstanding points. He suggested that the next meeting focus on building heights and massing.

John (BRA) confirmed that it would be possible to compress the two planned community workshops into one, though he expressed concern about whether the community will feel that their thoughts have been fully represented if drafting of the RFP goes ahead with less community input than originally planned.

Julio Henriquez (RNC) felt that the process had not yet led to strategizing about how these parcels would tie in with the other immediate parcels. He noted the need to more closely consider resident abutters, youth, and job training.

John (BRA) agreed to highlight this point in the workshop notes.

Darnell Williams (OC) asked if the committee agreed to collapse the two remaining community workshops into one.

John Barros (OC) asked if it would be possible to have the community respond to a draft RFP before August.

Joe Cefalo (OC) mentioned that he would like to see a greater focus on these sights as a crossroads and a connector for people from various neighborhoods across Roxbury and other adjacent areas. He added that this could be improved by restaurants and a lively street life.

John (BRA) replied that he would augment the summary to include this.

Donovan Walker (OC) suggested that there be aggressive outreach for the next community workshop, and that this involve reaching out to area businesses as well as residents.

Darnell (OC) summarized two discussion points: 1) There should be aggressive outreach to local businesses and residents regarding the next community workshop, and 2) The committee was interested in pushing forward the deadline for the BRA to present a draft RFP.

Joe (OC) cautioned against writing so precise an RFP as to limit the creativity of respondents in fitting the economics with the ideas. He noted that the PRC process would give the community an opportunity to critique the work.

Charlotte Nelson (OC) noted that the Urban Ring process should be carefully considered as it would have a large impact on the Parcels 8, 9, and 10 RFPs.

Darnell (OC) spoke of the need to keep in mind the economic reality of the Urban Ring while making sure not to abandon the community. He indicated that the low number of respondents for the Parcel P-3 and Bartlett Yard RFPs may have been related to the need to more closely consider the economic reality.

Dan (OC) reiterated the importance of outreach and suggested local TV and media. He noted that a good part of a day could be set aside for the workshop.

Darnell (OC) agreed that a strong outreach effort was necessary, but he noted that as new people joined the process, meeting officiates would have to make sure that the discussion

stayed on topic and did not stray to issues that had been fully addressed in previous meetings.

Joe (OC) expressed concern about the unclear ownership of Parcel 8 and suggested that, considering a short time frame, it be taken out of the mix.

Darnell (OC) responded that the RSMP calls for the three parcels to be considered together.

Charlotte (OC) felt that ownership of the parcels needed to be clarified.

John (BRA) listed ownership entities for Parcel 8. He also mentioned that the disposition strategy for the parcels has not been part of the conversation yet, but that the timing at which different parcels go out for development should be discussed later. He assured the committee that the state owned portions of Parcels 9 and 10 are part of the MOA.

Julio (OC) and Darnell (OC) asked for a more formal written description of the ownership situation to be sent to the committee.

John (BRA) said that the BRA should be able to provide this in a couple of weeks.

Darnell (OC) reiterated that the committee would like the BRA to show draft development options to the community over the summer.

Norman Stembridge (OC) pointed out that the length and time of the meeting needs to be decided. He also expressed concern about the length of time the disposition will take.

Darnell (OC) confirmed the decision to have one further community workshop. He questioned whether the Dudley Library or Boston Water and Sewer would be a better venue and whether the meeting should be held on a Saturday morning. He asked the BRA to provide a list of development options that would maximize the opportunities of the site.

John (BRA) proposed three potential dates: Saturday June 21<sup>st</sup>, Wednesday June 25<sup>th</sup> and Thursday June 26<sup>th</sup>. Thursday was eventually agreed to as unlike the Saturday date; it does not interfere with Roxbury Days.

Hugues (BRA) proposed changing the July 7<sup>th</sup> RSMPOC meeting as it follows the July 4<sup>th</sup> weekend.

Darnell (OC) decided that the meeting should remain on that date.

### **Parcel P-3 Status**

Hugues (BRA) noted that the BRA received a request from the P-3 development team for a one year extension. The BRA decided to grant a 3-month extension instead. The BRA will vote on that extension June 3<sup>rd</sup>. He then clarified that this would extend the developers deadline until mid-September.

Donavan (OC) asked whether the BRA would grant such a request without first notifying the committee of their actions.

Hugues (BRA) and Darnell (OC) assured him that this will not happen.

Julio (OC) expressed concern about the rate at which the P-3 project is moving forward. He mentioned that the development committee painted a rosy picture of the development to the committee two meetings before and that they had not suggested the need for a long extension. He questioned whether, in this bad economy, the BRA should grant the development team a longer extension.

Darnell (OC) responded that a full year would be too much to grant at one time, as he wanted to see metrics and make sure that progress continued to be made in a timely manner.

Julio (OC) countered that an even greater delay would occur if the process needed to start all over.

Darnell (OC) assured him and the committee that the development team had his full support, but he still wanted to see metrics along the way.

John B. (OC) asked for clarification about two e-mails they received about the extension with conflicting time frames.

Hugues (BRA) explained that the BRA's first reaction was to offer a six month extension and this was communicated to the OC immediately. Upon further review, they determined that three months would suffice and would align with precedent, so they decided on three months and quickly informed the OC of this change.

Darnell (OC) noted that a further extension could be reconsidered if the development team's metrics were on.

Joe (OC) echoed that allowing only a three month extension at this point would allow more oversight. He noted that the developers must be aggressive and deliberate in all of their activities.

Dan (OC) added that this scrutiny and oversight is important as "we are the only bankers the community has". He expected the developers to lay out all of their progress to date and to continue to make their future progress available and transparent.

Donovan (OC) lamented that after all the time they spent deciding on the best project, three and a half years have gone by without breaking ground. He wanted to make sure that the development moved forward.

Darnell (OC) took a moment to complement the committee on their work and hard questions, to mention how they have grown in their collective knowledge, to thank them for their dedication to the community, and to express his honor in serving the committee.

### **Introductions**

Victoria (Torrey) Wolff (BRA) introduced herself to the committee and mentioned that she would be working with the neighborhood on Parcels 8,9,10 and other Roxbury initiatives over the summer.

Roger Mann (BRA) introduced himself as a new member of the BRA who would be working on preparation for development of the Ferdinand site.

### **Logistics and Announcements**

Charlotte (OC) announced the upcoming Urban Ring Project meeting with a focus on the Melnea Cass and LMA area. The meeting is at 6:00 on Monday June 16<sup>th</sup>.

Audience member Bob Terrell (RNC) announced an upcoming meeting about the Washington Street replacement service and silver line 3. This meeting would take place from 5:30 to 7:30 PM on June 23<sup>rd</sup> at Central Boston Elder Services.

Audience member noted that they were looking to put a Veterans monument in Dudley Square. He also offered two meeting suggestions: 1) committee members should introduce themselves at the beginning of meetings 2) a visual layout of the parcels should be made available to view when talking about development projects.

Audience member Bruce Bickerstaff announced the 2008 annual meeting of the Roxbury Trust fund on Wednesday June 18<sup>th</sup> from 6:00 to 8:00 PM.

### **Bartlett Yards Update**

Arnold Johnson (Windale Developers Inc.) introduced himself and the project team, briefly summarized the project, and offered an update. The development team was a couple of weeks from closing on the P&S and planned to file a PNF form at the end of the summer.

Julio (OC) asked who was responsible for site clean-up.

Arnold (Windale) explained that once the purchase and sale had been signed, the development team would have 90 days to investigate the environmental conditions of the

site. At that point, if the condition were much worse than the MBTA has suggested, they would try to negotiate with the MBTA, though, in the worst case scenario, the development team might have to back away from the project.

Michael Miles (OC) noted that if the development team were unable to make headway with the MBTA in such a situation, the community can exert pressure on the MBTA as well.

Joe (OC) explained that after the 90 days allotted for environmental analysis, the development team would still need to proceed with preliminary design, final design, and the Article 80 process.

Mathew Thall (Nuestra Comunidad) explained that they had been required to make regular deposits until close of sale.

Joe (OC) mentioned that the RFP leaves very little wiggle room and that it would be difficult and may take a lot of pressure to negotiate with the MBTA

Darnell (OC) stated that no move should be made without BRA and OC consent. He also indicated that he felt the 1% sales fee for market rate units in indicated the RFP was a burr in the process and looked like an impediment to a good faith effort.

Arnold (Windale) assured him that the MBTA would not relinquish the 1% sales fee.

Mathew (Nuestra) said the development team had little traction with the MBTA, but he shared that the MBTA was prepared to meet with the RSMPOC and discuss the site with the community.

Dan (OC) confirmed that the oversight committee was very interested in having the MBTA appear in front of them, and noted that the MBTA had generally been unresponsive to them.

Donovan (OC) asked the committee how they thought they could have more impact on making the project come to fruition.

Michael (OC) mentioned that pressure could be placed on the governor and other elected officials to encourage the MBTA to cooperate.

Norman (OC) noted that the committee probably had a good understanding of the position of the MBTA, even if it didn't like that position.

A member of the development team suggested that the environmental issues, rather than the 1% issue, were of greatest concern and that if the community was willing to put pressure on the MBTA, it should wait until after the environmental report.

Darnell (OC) echoed that a meeting with the MBTA would work best after the purchase and sale and soil testing were completed so that they could address the 1% and environmental issues at the same time.

Joe (OC) warned that the committee should be careful not to wedge themselves into a contractual agreement between other parties as that could kill the deal.

Audience Member Charles Dickerson raised the point that the development of Parcel 10 would directly affect the Elks and 6 adjacent businesses, and that the committee should reach out to this community.

Darnell (OC) asked Charles to provide his contact info so that those parties could be notified about the upcoming community workshop.

The meeting adjourned