



Parcel P-3 PRC Meeting Notes  
March 8, 2007  
6:00pm-8:30 PM  
Central Boston Elder Services  
2315 Washington Street

**PRC Members Present:** Donovan Walker, Norman Stembridge, Reginald Jackson, Pat Flaherty, Rev. Samuel Hogan, Keith McDermott, Bruce Bickerstaff; Khadijah Brown, Maurice Sequeira. **OC Members Present:** Dan Richardson; **Public Officials:** Senator Dianne Wilkerson; **Excused:** Marilyn Lynch, Sandi Henriquez (represented by Kate Bennett – BHA)

Reggie Jackson (PRC Co-chair) welcomed the group and reviewed the minutes of the prior meeting. Members notes several corrections to the minutes

Reggie (PRC) reviewed PRC rules for participation as amended at last weeks meeting.

Reggie (PRC) noted that last weeks meeting ended with members weighing-in on the proposals and offered members not present the opportunity to weight-in.

Maurice (PRC) asked where we go from here regarding abutter concerns and was in turn asked if he thought the responses addressed the concerns raised. Maurice noted that everyone seems to have met the financial requirements; that others have changed programs – one did not, two did; one dropped NU dorms and closed by commenting – let's see what happens.

Senator Wilkerson (OC) stated that she believed there are too many issues with the process that the proposals were irrelevant and recommended that the PRC not continue to review the proposals.

Bruce (PRC) stated that the PRC has been charged to recommend the best development project and that that charge still stands. Bruce moved that PRC evaluate what was in front of them.

Donovan (PRC) stated that he concurred with Bruce.

Senator Wilkerson (OC) stated that she was concerned that one of the three teams did not operate with the same understanding of the request for clarification as the others with regard to making revisions to their proposal and limited themselves to refining their financial submission. Additionally, that proposals should be reviewed for their consistency with the Master Plan.

Bruce (PRC) noted that the process calls for the proposals to be reviewed according to the Master Plan and the tenants of the RFP.

Senator Wilkerson (PRC) stated that the BRA retains the right to make changes and that the BRA promises not to make any more changes holds no water.

Bruce (PRC) stated that the BRA has the authority to do so and that the PRC is charged with making a recommendation.

John Dalzell (BRA) stated the BRA has reviewed the language of the letter sent to the development teams and their responses; we believe the revised submittals are consistent with what was requested of the teams. Further that the RFP provides the BRA with the ability to make changes to the RFP and process that it believes to be in the best public interest; and the changes that have been made to date are legal and in the best public interest. The BRA requests the PRC review the submissions as submitted and revised and that it make recommendation to the BRA, the RSMPOC and the RNC as to which team it believes best for developing Parcel 3.

Reggie (PRC) noted that at the last meeting the PRC voted to move forward with the process.

Donovan (PRC) asked can we go through the proposals. That no one came up with the \$3 per sq ft requirement and that is what got this whole thing started. Heritage Commons changed their sq. ft.; Tremont Center changed their sq. ft.; Ruggles Place stayed the same but the difference in sq ft was enormous.

- Tremont Center – got rid of the dorms added family housing condos that would be owned by the families of NU students and was still student housing.
- Heritage Commons – dropped 45k sq. ft., got bigger in other areas; 85% of the investment is coming in from the West Coast and would leave the community.
- Ruggles Place – my pick, but also did not stay the same, is giving community benefits; establishes a council like Crosstown, has established financials; the development team has done very inspirational buildings that will look the same ten years later.
- He selects them because they have made a commitment to the community and that they always send a representative.

Norman (PRC) each entity has changed something and that they were offering community benefits. Norman asked what was in the mix for the abutters and recalled that the abutters were going to meet with the developers – has that happened?

Senator Wilkerson (PRC) asked does moving forward include comparing the responses to the goals of the Master Plan; what is the process? Adding that she did not think community benefits are a part of the Master Plan goals; but that jobs were.

Dan R (OC) noted that the development teams were asked to clarify community benefits in the letter. Adding that Donovan made a request that PRC members make a recommendation.

Pat F (PRC) asked if the process was that the PRC would rank the proposals and then evaluate against the Master Plan goals or rate the proposals against the Master Plan goals then order by comparative analysis against the Master Plan and the RFP.

Reggie (PRC) stated that he thought the PRC would come up one proposal than go into depth.

Pat F (PRC) requested the process be clarified.

Reggie (PRC) asked to hear from others.

Donovan (PRC) stated we get the materials and that we represent the community; that we have a responsibility to make a recommendation.

Bruce (PRC) a major tenant of the Master Plan is to build wealth within the community and that funds from the West Coast do not do that.

- Tremont Center goes well outside the Master Plan; offers the same program as before just a little older, same program 70 housing.
- Ruggles Place has preformed.
- We haven't heard of a problem on the financial feasibility; the BRA has provided the formula, and that we should hear from the BRA staff who put together the analysis.

Norman (PRC) the ranking question still needs to be answered: Tremont / Heritage both distant third place, Ruggles Place first. Let's proceed and see who comes up with the most points.

Keith (PRC) offered that the 85% investment does not leave the community; what gets built here, the infrastructure remains in the community.

Donovan (PRC) noted that Ruggles Place is all medical office and no one from the community is going to get a job there.

Keith (PRC) noted that if we direct them to go back and revise their financials they have to make changes to their proposals to make the revised financials work.

Pat (PRC) stated that two changed significantly and one changed less. All reflect changes that came out of the RFP.

- Folks liked Heritage because it was retail development – it isn't that any more, it's institutional / office.
- Tremont Center does not look like family housing.
- Ruggles Place has changed the team she would like to go through the steps to see if it fits the Master Plan

Senator Wilkerson (OC) it is a problem for the PRC to be thinking out loud; this is a public process for a reason; the PRC would be better off analyzing all three proposals.

Maurice (PRC) have the teams responded to all five items in the letter?

Reggie (PRC) all have responded.

Pat (PRC) stated the process is no longer clear.

Reggie (PRC) the timeline has been revised and should be followed

John Dalzell (BRA) offered that the BRA would provide the PRC with the selection criteria in a matrix for the PRC to use in it's evaluation of the proposals and will arrange for BRA staff to present the financial analysis to the PRC. The following outline of steps going forward was presented:

- Next two meetings be used by the PRC to review proposals including a financial analysis presentation, prepare both general questions and proposal specific questions.
- Schedule developer presentation to the PRC that will allow for the teams to respond to PRD questions
- The last PRC meeting would be for members to deliberate and make a recommendation to the BRA, RSMPOC and RNC.

Reggie (PRC) indicated that that appeared to be acceptable to the committee.

The meeting was adjourned.