



DRAFT NOTES

Roxbury Strategic Master Plan Oversight Committee (RSMPOC)

Monday, October 24, 2005

6:00pm-7:30pm

**Dudley Branch Library
65 Warren Street**

RSMPOC Members in Attendance: Darnell Williams, Norman Stenbridge, Daniel Richardson, Jose Alicea, John Barros, Reginald L. Jackson, Cheryl Lawrence, Marilyn Lynch, Donovan Walker, State Senator Dianne Wilkerson, (Aide Richard Giordano) State Representative Gloria Fox, Boston City Councilor Chuck Turner

BRA: Hugues Monestime, Kairos Shen, Ines Soto, Jeung-Jun Ju; and the Public [50+].

Welcome and Introductions

- Darnell called the meeting to order at 6:05 PM and welcomed the public and the Roxbury Neighborhood Council.
- Darnell mentioned that Oversight Committee member Charlotte Nelson would be going into the hospital the next day and that we wish her good luck. He also mentioned how it had been eighteen months since this process had begun.
- Darnell also noted how protocol would be used to move the committee business forward tonight

That business would be coming to a vote on the RFP for Parcel-3.

Review and Approval of the Notes:

On page #1 of the **October 3rd?** notes a spelling correction was noted for Reginald's name.

Darnell made a motion to approve the minutes with changes. Dan moved the motion forward, and Marilyn seconded the motion.

Notes were approved with changes.

Discussion

The discussion began with rearranging the remaining three objectives. The old objective # 3 would now become objective # 5, the old objective # 4 would now become objective # 3 and the old objective # 5 would become objective #4.

Richard Giordano brought some proposed changes from State Senator Wilkerson.

Jose was favorable to proposed changes.

Cheryl questioned the wording in objective # ? about Roxbury based investors and developers. She wanted it to

remain so entities like the Mayo group cannot present themselves as local based developers.

Hugues was concerned about leaving out the Roxbury based investors wording.

Richard suggested the wording have MBE's first and leave in Roxbury based investors and developers.

Darnell said the wording we would choose would not exclude anyone from outside the community.

Richard suggested the rewording would be to move MBE first in the order, then community-based nonprofit organizations and Roxbury based investors and developers.

Councilor Turner thanked the Oversight Committee and BRA for extending the process and that the language on jobs allows us to be flexible for the RFP. He mentioned that we would need to choose a committee to focus on details of jobs within the community. He also requested that we make a meeting item agenda about where the lease fees would possibly go.

Darnell agreed with the Councilor on the work of the Oversight Committee.

Hugues responded to a question that in the new objective # 4 (formerly # 5) that fifteen (15%) percent of the total value of construction contracts is now thirty-five (35%) percent.

John Barros asked if such a high percentage number would be roadblock to a developer.

Donovan asked that we change the wording to a minimum of thirty-five (35%) percent.

Dan Richardson said it is about creating incentives such as the Columbia Road pilot school.

Representative Fox asked what happens if the thirty-five (35%) percent figure isn't reached. Currently there are no sanctions or actions provided for.

Darnell?? ... Dan??

Hugues reminded the meeting that the compliance percentage applies the contracts being handed out.

Kairos said that regarding the pre-construction contracts these kinds of figures do not exist.

Darnell talked to Donovan's issue of establishing a minimum percentage for the pre construction contracts.

Kairos spoke with the Colombia Road Pilot School and about setting pre-construction goals that the BRA legal staff would be comfortable with the language.

Donovan asked if the Project Review Committee (PRC) could decide what's a significant percentage? Dan suggested that we need to push the envelope.

Jose asked where the thirty-five (35%) percent came from?

Dan said that this percentage came from language proposed for other projects like Parcel 18.

Jose noted that the city of Boston is now fifty-one (51%) percent minority.

Norman mentioned that no one can agree on these numbers from the past or present be the community and the BRA Do not agree how they can be tracked or monitored.

John asked because of this situation how do we get the right people involved, how do we get the applications to the right people and correctly monitor the process.

Kairos said the value of the pre-construction contracts is what would be used to track where the money goes?

Darnell suggested that we change the thirty-five (35%) in the (new) objective #4 to forty-one (41%) percent for the total value of construction contracts.

Donovan said that the PRC should be invited to the BRA hosting of the clearinghouse events for potential developers.

Donovan asked for a definition of significant in objective # 4.

Darnell responded that a number that could be enforced should be determined.

Darnell then asked for a read back of the new objective # 4 wording, a request prompted by an audience question.

Darnell then suggested a motion on the acceptance of objective # 3, # 4 and # 5 for inclusion into the RFP for P-3. The motion was proposed by Dan, and seconded by Cheryl. The motion to accept the objectives passed unanimously, 9 – 0. They would be added to the RFP for Parcel 3.

Darnell thanked the community for their input and for working together with the Oversight Committee.

Representative Fox asked if meeting conflicts could be avoided by scheduling them on separate nights. Her concern was with the Oversight Committee meetings and the Northeastern University master plan meetings being held on the same night.

Representative Fox also was concerned about what would be found environmentally at the old MBTA Bartlett Yard Parcel.

Kairos said the MBTA should have done this and have the information. Representative Fox said an independent source needs to look the environment in the Bartlett Yard.

Kairos said the next meeting would be on November 7th and at that meeting, he would ask the MBTA to address the environmental issues.

The meeting was adjourned at 7:30 PM.