

Mr. Brian P. Golden and Ms. Teresa Polhemus attended the meeting.

The Chairman opened the Meeting of the Economic Development and Industrial Corporation of Boston.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of November 16, 2017 were submitted and approved.

Copies of a memorandum dated December 14, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION OF WHARF 8/PIER 7 PARTNERSHIP, LLC FOR THE LEASE AND REDEVELOPMENT OF WHARF 8/PIER 7 WITHIN THE RAYMOND L. FLYNN MARINE PARK ", which included three proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the corporation to execute the necessary documentation to extend the Tentative Designation status of, and continue lease negotiations with, Wharf 8/Pier 7 Partnership, LLC for the lease and development of Wharf 8/Pier 7 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held December 14, 2017; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Wharf 8/Pier 7 Partnership, LLC is specifically acknowledging that Wharf 8/Pier 7 Partnership, LLC shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation extension or hereafter, in connection with the development of Wharf 8/Pier 7 in the Raymond L. Flynn Marine Park, and the Economic Development and Industrial Corporation of Boston ("EDIC") shall not be responsible or liable for any of such costs or be required to reimburse, Wharf 8/Pier 7 Partnership, LLC for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation extension shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said Tentative Designation, shall expire and/or terminate, if final designation has not been granted to Wharf 8/ Pier 7 Partnership, LLC by March 31, 2018.

Copies of a memorandum dated December 14, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION OF SKANSKA USA COMMERCIAL DEVELOPMENT, INC. REGARDING THE LEASE AND REDEVELOPMENT OF PARCEL Q-1 WITHIN THE RAYMOND L. FLYNN MARINE PARK ", which included four proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Corporation to execute the necessary documentation to extend for ninety days the Tentative Designation status of, and continue lease negotiations with, Skanska USA Commercial Development, Inc. for the lease and development of Parcel Q-1 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held December 14, 2017; and

FURTHER VOTED: That the Director be and hereby is, authorized on behalf of the Corporation to execute any and all documents and agreements, including a license agreement with Skanska USA Commercial Development, Inc. or its affiliate for pre-development activity on Parcel Q-1 in the Raymond L. Flynn Marine Park in connection with this Tentative Designation, on terms and conditions to be in the best interest of the Economic Development Industrial Corporation of Boston ("EDIC") as determined by the Director in his sole discretion; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Skanska USA Commercial Development, Inc. is specifically acknowledging that Skanska USA Commercial Development, Inc. shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation or hereafter, in connection with the development of Parcel Q1, and EDIC shall not be responsible or liable for any of such costs or be required to reimburse, Skanska USA Commercial Development, Inc. for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said tentative designation shall expire and/or terminate, if final designation has not been granted to Skanska USA Commercial Development, Inc. by March 31, 2018.

Copies of a memorandum dated December 14, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN BPDA AND MASSROBOTICS, INC., ("MASSROBOTICS ")", FOR THE USE OF A STORAGE CAGE MEASURING APPROXIMATELY 326 SQUARE FEET, ON THE FIRST FLOOR OF 12 CHANNEL STREET, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP ")", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is authorized, on behalf of the Economic Development and Industrial Corporation of Boston, to enter into a License Agreement with MassRobotics, Inc., for the use of approximately 326 square feet, in Cage 1-E, located on the first floor of 12 Channel Street, on terms and conditions substantially consistent with the Board Memorandum submitted at the Board Meeting held on December 14, 2017.

Copies of a memorandum dated December 14, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN BPDA AND GENTEX CORPORATION, ("GENTEX")", FOR THE USE OF A STORAGE CAGE MEASURING APPROXIMATELY 326 SQUARE FEET, ON THE FIRST FLOOR OF 12 CHANNEL STREET, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP ")", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is authorized, on behalf of the Economic Development and Industrial Corporation of Boston, to enter into a License Agreement with Gentex Corporation, for the use of approximately 326 square feet, in Cage 1-F, located on the first floor of 12 Channel Street, on terms and conditions substantially consistent with the

Board Memorandum submitted at the Board Meeting held on December 14, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "TEMPORARY LICENSE AGREEMENT FOR USE OF A PORTION OF DOLPHIN WAY IN THE RAYMOND L. FLYNN MARINE PARK BY 25 FID KENNEDY LLC AS EMPLOYEE AND VISITOR PARKING", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation, to execute a Temporary License Agreement with 25 Fid Kennedy LLC for using a portion of Dolphin Way as exclusive parking for employees and visitors at monthly rates consistent with those charged to other tenants in the Raymond L. Flynn Marine Park, with said Temporary License Agreement to terminate with the opening of Parcel V1 as additional public parking, along with other conditions to be in the best interests of EDIC as determined by the Director and to enter into any and all other documents that the Director deems appropriate and necessary in connection with the Temporary License Agreement.

Copies of a memorandum dated December 14, 2017 were distributed entitled "AUTHORIZATION TO ASSIGN THE LEASE BETWEEN THE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON AND THE NEW VALENCE ROBOTICS CORPORATION FOR THE USE OF APPROXIMATELY 5,386 SQUARE FEET ON THE SIXTH FLOOR OF 12 CHANNEL STREET, SUITE #601, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP") TO CINCINNATI, INC. ", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and is hereby authorized, on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC") to assign the Lease with New Valence Robotics Corporation, for the use of approximately 5,386 square feet on the sixth floor of 12 Channel Street, Suite #601, located in the Raymond L. Flynn Marine Park to Cincinnati, Inc. on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held December 14, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE EXISTING PARKING MANAGEMENT SERVICES AGREEMENT WITH ABM INDUSTRY GROUPS LLC D/B/A ABM PARKING SERVICES BY INCLUDING PARCEL C2 IN THE RAYMOND L. FLYNN MARINE PARK, AND INCREASING THE FIXED MANAGEMENT FEE", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the existing Parking Management Services Agreement by and between the Economic Development and Industrial Corporation of Boston d/b/a the Boston Planning & Development Agency and ABM Industry Groups LLC, d/b/a ABM Parking Services ("Agreement") to: (1) include the management and maintenance of the Economic Development and Industrial Corporation of Boston facility identified as Parcel C2, 1 Terminal Street in the Raymond L. Flynn Marine Park; and (2) increase the annual fixed Management Fee authorized under the Agreement from Seventy Five Thousand Dollars (\$75,000.00) to Eighty Seven Thousand Dollars (\$87,000.00) on terms substantially consistent with those presented in the Board memorandum on December 14, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "CONTRACTOR SELECTION FOR FEASIBILITY STUDY OF CAREER PATHWAYS IN THE CREATIVE ECONOMY", which included a proposed vote.

Ms. Peggy Hinds Watson, Assistant Deputy Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Economic Development and Industrial Corporation of Boston, be and hereby is, authorized to contract with the Donahue Institute of the University of Massachusetts to perform a feasibility study regarding creating career pathways in the Creative Economy in an amount not to exceed \$59,822.00

Copies of a memorandum dated November 16, 2017 were distributed entitled "MEMORANDUM OF UNDERSTANDING CONCERNING NUTONOMY, INC.'S USE OF STREET AND WAYS IN THE RAYMOND L. FLYNN MARINE PARK", which included two proposed votes.

Mr. Sean Nehill, Senior Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston (“EDIC”) d/b/a Boston Planning & Development Agency (“BPDA”), to execute an extension through April 30, 2018 to the Memorandum of Understanding by and between the Economic Development and Industrial Corporation of Boston, d/b/a the Boston Planning & Development Agency, and nuTonomy, Inc., concerning nuTonomy, Inc.’s continued use of streets and ways owned by the EDIC and located within the Raymond L. Flynn Marine Park (“RLFMP”) to test the feasibility of autonomous vehicles; and

FURTHER VOTED: That the Economic Development and Industrial Corporation of Boston d/b/a Boston Planning & Development Agency (“BPDA”) approve, ratify and confirm the extension through December 31, 2017 to the Memorandum of Understanding by and between the Economic Development and Industrial Corporation of Boston, d/b/a the Boston Planning & Development Agency, and nuTonomy, Inc.

Copies of a memorandum dated November 16, 2017 were distributed entitled “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Dominique Sanon to the position of Public Procurement Specialist, effective 1/2/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Malgorzata Gosia Tomaszewska to the position of Program Manager – Boston Saves, effective 1/8/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Katie Liesener, Office of Workforce Development, effective January 2, 2018 – June 30, 2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Omar Webb, MIS/MIS, effective January 1, 2018 – June 30, 2018

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Julie Fins, A&F/B&F, effective January 2, 2018 – June 30, 2018

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Ryan Frania, Secretary's Office/Compliance, effective January 1, 2018 – June 30, 2018.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Kimberly Sobrinho, Office of Financial Empowerment/Boston Tax Help Coalition Department, effective January 1, 2018 – June 30, 2018.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Joanne Evans, Office of Financial Empowerment/Boston Tax Help Coalition Department, effective January 1, 2018 – June 30, 2018.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Meghan Phillips, Office of Financial Empowerment/Boston Tax Help Coalition Department, effective January 1, 2018 – June 30, 2018.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Duncan T. Andrews, A&F/Lease Administration, effective January 1, 2018 – March 30, 2018.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Matthew Moran, Senior Transportation Planner II, to Washington, DC for the 2018 Transportation Research Boston 97th Annual Meeting from January 7, 2018 to January 11, 2018, at a cost of \$950.00.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Enrico Romoli to Senior Accountant on 12/14/2017.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Ronald Barron on 12/14/2017.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Laine Banks to Payroll Manager on 12/14/2017.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Michele Mazzarella to Senior Benefits Manager on 12/14/2017.

PERSONNEL MEMORANDUM #16

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Moran Elitsur on 12/14/2017.

PERSONNEL MEMORANDUM #17

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Hugo Solis to Senior Staff Attorney on 12/14/2017.

PERSONNEL MEMORANDUM #18

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Mallory Toomey on 12/14/2017.

PERSONNEL MEMORANDUM #19

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Alec T. Bonelli on 12/14/2017.

PERSONNEL MEMORANDUM #20

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Joevrose Bourdeau on 12/14/2017.

PERSONNEL MEMORANDUM #21

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Gina Physis to Assistant Deputy Director of Media and Public Relations on 12/14/2017.

PERSONNEL MEMORANDUM #22

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Joyce Armstrong on 12/14/2017.

PERSONNEL MEMORANDUM #23

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of John A. Swenson III on 12/14/2017.

PERSONNEL MEMORANDUM #24

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Tim H. Davis on 12/14/2017.

PERSONNEL MEMORANDUM #25

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Mallory Jones to Assistant Deputy Director of YOU Operations on 12/14/2017.

PERSONNEL MEMORANDUM #26

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Midori Morikawa on 12/14/2017.

PERSONNEL MEMORANDUM #27

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Erik H. Hokenson on 12/14/2017.

PERSONNEL MEMORANDUM #28

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Christina A. Kim to Senior Research Manager on 12/14/2017.

PERSONNEL MEMORANDUM #29

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Kevin Kang on 12/14/2017.

PERSONNEL MEMORANDUM #30

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Michael F. Rooney to Senior Project Manager on 12/14/2017.

PERSONNEL MEMORANDUM #31

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Promotion of Raul DuVerge to Senior Project Manager on 12/14/2017.

PERSONNEL MEMORANDUM #32

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Dolores Fazio on 12/14/2017.

PERSONNEL MEMORANDUM #33

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Maureen O'Flaherty on 12/14/2017.

PERSONNEL MEMORANDUM #34

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Eileen Shanley-Rumble on 12/14/2017.

PERSONNEL MEMORANDUM #35

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Paul Osborn on 12/14/2017.

PERSONNEL MEMORANDUM #36

On a motion duly made and seconded, it was unanimously VOTED: To approve the Budget & Finance department succession planning recommendations for Yulian (Linda) Qian, effective 12/18/2017.

PERSONNEL MEMORANDUM #37

On a motion duly made and seconded, it was unanimously VOTED: To approve the Budget & Finance department succession planning recommendation for Judy A. Steriti, effective 12/18/2017.

PERSONNEL MEMORANDUM #38

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Devon Wedge on 12/14/2017.

PERSONNEL MEMORANDUM #39

On a motion duly made and seconded, it was unanimously VOTED: To accept the Resignation of Gina Patterson, Special Project Coordinator, OWD/A&M effective 12/15/2017.

PERSONNEL MEMORANDUM #40

On a motion duly made and seconded, it was unanimously VOTED: To accept the Departure of LeeAnn Coleman, Deputy Director of Financial Services, A&F/FS effective 12/1/2017.

PERSONNEL MEMORANDUM #41

On a motion duly made and seconded, it was unanimously VOTED: To approve to adopt an Amendment to the Sexual Harassment Policy and Procedure, to include a Workplace Bullying Section, effective 12/15/2017.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, January 11, 2018; Thursday, February 8, 2018; Thursday, March 15, 2018; Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn.

The meeting adjourned at 4:04 p.m.

Clerk