



Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, July 17, 2019, 5:30pm
Robert Healy Public Safety Center / Cambridge Police Station / Community Room
125 Sixth Street, Cambridge, MA

APPROVED Meeting Minutes

Call

Chair Kathleen Born called the regular CRA Board meeting to order at 5:35 p.m. The meeting was recorded by the CRA and one member of the public. Other Board members present were Vice Chair Margaret Drury, Assistant Treasurer Conrad Crawford, and Assistant Secretary Barry Zevin. Treasurer Christopher Bator was absent. Executive Director Tom Evans and CRA staff members, Alex Levering, Ellen Shore, Carlos Peralta, and Erica Schwarz were also in attendance.

Public Comment

Heather Hoffman said that there is a proposal to lease over 400 parking spaces at the First Street garage to benefit a billion-dollar corporation. Given that there are no plans for parking at the Foundry, this proposal creates a huge concern that reasonably priced public parking will not be available for patrons of the Foundry.

No other people wished to comment.

The motion to close the public comment section of the meeting carried unanimously.

Minutes

1. Motion: To accept the minutes of the Regular Meeting of the CRA Board on May 15, 2019

There were no comments from the Board. Mr. Evans noted that although these minutes were part of the digital Board packet in June, they were not included physically so this motion was brought back to tonight's meeting.

The motion to accept the minutes and place them on file carried unanimously.

2. Motion: To accept the minutes of the Executive Sessions of the CRA Board from January – May 2019

There were no comments.

Ms. Born explained that the reason the Board held executive sessions regarding the property at 93-99 Bishop Allen Drive was that an open meeting would have jeopardized the negotiating position of the CRA Board when considering the real estate transaction. The position had successfully concluded.

The motion to accept the minutes and place them on file carried unanimously.

3. Motion: To accept the minutes of the Regular Meeting of the Board on June 26, 2019

Mr. Evans noted that Alex Levering did a very thorough job on these minutes. Ms. Born noted that on the second paragraph on page 2, the phrase should read "safety issue." Mr. Evans said that the final copy will have page numbers.

The motion to accept the minutes and place them on file carried unanimously.

Communications

There were no communications.

Reports, Motions, and Discussion Items

4. Update: 325 Main Street - Design Review

Eric Mo, from Boston Properties (BXP), said that there have been exciting improvements to the design and public realm since the last presentation to the CRA Board. A PowerPoint presentation was used for the discussion. Mr. Mo said that a visual mockup (VMU) had been constructed for comparing two color options for the building.

Mr. Burgel, a landscape architect from Lemon Brooke, spoke Kendall Square roof garden updates, much of which was shared with the Design Review Committee in mid-June. Since its construction in 1981, the garden has changed many times and will continue to change. The presentation showed 1981 and 2018 views of the garden. During May and June, feedback was solicited from Innovators for Purpose students, the KSA, and Google regarding the future design of the garden. There was also a public booth at the Farmers Market. Mr. Burgel spoke about the public engagement scorecard graph. Three categories are represented with different colored dots - green for physical space, blue dots for programming, and red for social interactions. Beer gardens, youth programming, physical interactive public opportunities with Google, speakers, and regularly held events were popular requests. Greenery, flowers, and quiet spaces were also requested. The results corroborated the results of the 2018 CRA Open Space survey.

A map was shown of the public spaces surrounding the building - the rooftop, the plaza, the 2nd level porch, a public lobby that will lead to the tower, and Pioneer Way. Various materials will be used. Mr. Burgel showed a human comfort (sun-shade) diagram for a hot, humid summer day. Programming the areas relates to the amount of sun and shade. The main entrances to the garden would be the public stairs and elevator. He showed four areas – Great Room, Terrace, Hill, and Lawn. The garden, although smaller to allow for more programming, would weave throughout the site with appropriate plantings for the amount of sun in each area. Mr. Burgel continued to provide more information about the use of various components and materials in the four spaces and the programming possibilities in each. Coming up to the southeast corner, the Great Room is a deck with posts with catenary lighting to draw and welcome people to the roof top. The area has seating, a synthetic turf, a flexible movie screen, and a slope up the Hill area where movies, speakers, or other entertainment can be viewed. There is also a fire table and gathering space. On the north side, there is a pergola with operable louvers that can be opened and closed depending on the weather. There will be a real kitchen with sinks and a grill that is closed when not programmed. It also has views out to the north. The Lawn is a flexible space with sloped seating and a hardscaped portion for games. Tie-downs will be available for a temporary tent. A garden stroll is a pathway system with porous pavement. Several 3D views of the areas were shown. The presentation included pictures of wood decking ideas, trellis variations, the concrete seat wall, other seating options, the community garden, the connector handrails, a fire table, a flexible movie screen, and a community kitchen.

In response to Ms. Born, Mr. Burgel said that the Hill is 3.5' to 4' high to create seating and separate the areas but would still allow viewing across to the other spaces. He said that the team is still researching the plantings with respect to sun, shade, and the amount of usage. He confirmed that synthetic materials can be stretched over the hill. An all synthetic option would remove the maintenance issue along the edges that are created with non-synthetic grasses.

Ms. Hoffman noted that the community garden should be properly renamed to garden beds. In response to Ms. Hoffman, Lemon Brooke is looking at state-of-the-art synthetic turfs and ways to protect the community from any hot surfaces. Ms. Hoffman was disappointed that BXP did not specifically solicit feedback from the East Cambridge Planning Team or communities in the Port and Wellington-Harrington areas. She has raised this communication void of BXP's many times in the past but it is still happening. Ms. Born's said that the CRA Board meetings are public and welcome feedback at these meetings and in general.

Mr. Evans suggested that Lemon Brooke look at a similar (but blue) synthetic installation that Alexandria did next to Rogers Street Park. Mr. Zevin said that this has a similar sun exposure.

Mr. Zevin said that the design presented is a good plan and is a step forward.

Tony Markese, design principal at Pickard Chilton, presented an update to the 325 Main Street building design. After the last joint meeting of the Planning and CRA Boards, a list of further needed refinements was created. To accomplish this, several Design Review committee meetings took place. The committee was composed of City staff, CRA staff, Planning Board members Tom Sieniewicz and Hugh Russell, and CRA Board members Ms. Born and Mr. Zevin.

Regarding the glass frit color of the façade, the gray is recommended. Mr. Markese admitted that the large-scale tower VMU was helpful, although expensive. The gray looked good in all lights, whereas the red looked good only in certain lights. The stripes in the red spandrels seem to disappear in some lights. In addition, the team was able to compare the VMU with the two new MIT buildings and decided to go with a calmer color in the composition. A second VMU is being constructed to display the pedestrian level elements.

Another refinement was to make the elevator from the plaza to the garden, interesting so that it contributed to the vibrancy of the second level terrace. The decision is to make the east-facing wall of the elevator all glass. The enclosure where the elevator falls behind the building will be clear as well so that there's always a reference to the outside. There is about a 3' space accessible for cleaners. There is no frit on the glass. The frit on the spandrel on the rest of the façade does not carry over in this location.

To address the seemingly large fascia of the stair running from the second level to the rooftop, a modification was made to the articulation with a change in plane. The stair is the same painted metal color as the building. The rails and the balusters are the same color. The column is also cladded. There is a different material in the soffit. The first floor below the projections is terracotta. The underside of the stair landings is the same as the soffits. Mr. Zevin notes that painted metal railings may need a lot of maintenance. Mr. Evans said that the stair mockup is part of the second VMU so a viewing and more discussion could happen then.

With respect to improving the Social Stair, from the plaza to the second-floor retail, a big window along the blank wall was added to provide a view into the retail activity. The shape relates to the slope at the top of the building. The middle railing was shifted and the seating at the top was replaced with plantings.

Mr. Zevin did not like the proposed design and said that the big wall had a certain force to it. It could have been stopped at the corner with a glazed corner. Carrying all that terracotta creates a new vocabulary. Mr. Zevin added that he was never fond of the sloping curtain wall at the top of the building. The stair solution is good but not the wall. Mr. Markese said that other concepts could be distributed. Mr. Evans said that understanding the retail component might be useful. Mr. Markese said that the width of the stairs to the right side of the railing stays constant. The left side stays constant until the third landing when there is no middle railing but a railing on the left side. There is a railing all along the entire right side of the stairs. Ms. Born noted the possibility for confusion as to whether people chose to go up or down the stairs.

Mr. Markese said that this site is part of a network and through-block connections, which include Pioneer Way, the public lobby from Main Street to Pioneer Way, the new terrace, a path between Pioneer Way and the Plaza. In addition, the connection to the Marriott path needs to be maintained and some pathway to the Volpe development will be needed. He showed an image of Pioneer Way heading eastwards. To the right, there was NanaWall and an adjacent vestibule into the double height public lobby. He spoke about lighting to create a canopy height for the space. There is a set of doors leading eastward to the plaza and the vertical circulation up to the garden. As you clear the garden, there'll be a north sky view. The food court space will be blended into a larger experience. The area adjacent to the Marriott and the plaza, on the eastern side of the site, will have an elevator up to the garage, public restrooms, a public mother's room, and bike parking. The design for a walkway through the garage is still in progress.

Refinements to the public lobby entrance were made to reduce the visual awkwardness and make the entrance more welcoming. The canopy was lifted and a gap was created so the buildings don't appear to be colliding.

There is still a NanaWall and the vestibule. The lobby was also redesigned from one story to two stories, which gives it a more public feeling. The view in the slide is looking north towards the garage. The width of the space does not change. There is an area of the second level retail space that overlooks the lobby. Mr. Markese noted that this overlook ultimately resides with the tenant of the second level retail space. The internal columns will have a more interesting articulation with wood and lighting. The entire inside of the lobby will be wood. Also shown is a tenant stair that bypasses the retail. Mr. Evans noted that this tenant stair, located within a public space, does not appear in the design documents currently being reviewed by CRA staff. There needs to be some administrative process decided for reviewing this Google fit-out feature.

Ms. Born feels that the lobby entrance needs more work. Mr. Markese said this design creates a more distinctive demarcation of the old and new buildings. Ms. Born suggested giving the lobby a unique articulation from either building. Mr. Evans and Mr. Zevin agreed that a sidewalk view would be helpful. The second VMU will show elements of the public's ground-view. Mr. Evans said that the needs to be a public conversation with the City about the landscaping in front of the building. With the ground plane having buses, bikes, and star benches, etc., requiring BXP to put the area back as it was might not be the best solution.

Mr. Markese said that the amount of louvers on the tower top aperture was reduced in the northeast corner creating a more interesting view from Broadway.

Mr. Mo said that BXP analyzed the bike parking needs of Google and the current utilization within the entire neighborhood block. The initial proposal in the Master Plan for bike parking in the basement with elevator access was not practical. The next configuration – the bike room in the basement of 325 Main Street building but access via the Green Garage – had several issues voiced by the Marriott and CRA staff. He presented data showing that the amount of bike parking required for the Proto building is underutilized. After studying the overall bike parking inventory for 325 Main Street and Proto, there is a new proposal. Most of the Google bike parking spaces would be on the ground floor along the northern edge of the proposed retail space, where Panda Express used to be. The Proto bike shed would also be reconfigured. Publicly accessible short-term and long-term bike parking would be on the first story of the Proto bike shed. Exclusive bike parking for Google would be on the second story. He explained that there is still capacity with this plan for more use. This creates a more active Pioneer Way scenario.

Mr. Zevin said that the plan is reasonable. Mr. Mo said that Google has no issues with the plan. Ms. Drury likes how Pioneer Way is more open. Mr. Crawford noted that, at some point, it would be nice if Broadway-facing portions of the Green Garage could be converted into retail. Mr. Evans said the bike plan presented would most likely require a modification of the special permit of Proto to the Planning Board. He would like CRA staff to help BXP propose this plan to CDD and the Planning Board. In response to Ms. Born, Mr. Mo said the look of the Proto bike cage would not change. Signage would be added and he was amenable to the doors being removed. There will be more active public use and better access. This would be an improvement for all users.

5. Update: Foundry Schematic Design Review

Ms. Schwarz said that Mr. Black could not attend tonight's meeting. She used the presentation shown by Cambridge Seven at the recent Foundry Advisory Committee meeting. The presentation included a timeline of the process as well as some of the latest designs coming out of the schematic design phase. The process is in the cost estimation period and amounts are higher than the original budget. Ms. Schwarz said that the City was meeting with the construction company this week regarding value engineering and big-ticket items. There will be a meeting with the CRA to discuss the results. Public meetings to show the designs could occur in September. The program's square footage aligns with the original goals. Ms. Schwarz showed a draft layout although some details are subject to change as Cambridge Seven and the City continue to receive feedback. On the first floor, there are makerspaces, multi-use rooms, a dance fitness room with a sprung-floor, artist co-working spaces, two artists-in-residence offices, and a performance space with associated green room and bathroom spaces, back-of-house uses, a café with a pantry, and demonstration spaces for programming. The center part is a community hall gathering space. The second floor has the control room for the performance space and mostly office space for nonprofits and community uses. The third floor is all market-rate office space. The goal is to ease management of the space by getting larger tenants. Acoustic engineering of the floors and rooms is an important component to the design. As planned, the first floor will align with the ground level. A steel frame is being built within the building. A new addition will replace the unsound current addition. The presentation also had interior views of the center

hall and the large multipurpose room, exterior views from the Verizon property and Rogers Street, an aerial map of the site, and views of the side yard and landscaping. Feedback suggested having less structural elements in the outside courtyard to allow for more flexible programming and moving the truck loading space so that there is easier access to the performance space. There are discussions to make Rogers Street one-way to provide safer traffic flow. There are plans to place the handicap accessible parking spaces close to the door and discussions have occurred with the neighboring landowner (Equity Residential) regarding handicap accessible spaces. Mr. Crawford noted that neighbors are currently living without Rogers Street. There was a discussion about closing Rogers Street permanently except to local traffic.

Mr. Zevin noted the limited natural light and view on the second floor. Mr. Evans said that this is being considered for below-market office space. Ms. Born and Mr. Zevin agreed that when the Foundry was used as an office building in the past, the lighting was awful. Mr. Zevin would not be happy if that was repeated. In response to Ms. Born, Ms. Schwarz said that the Cambridge Historical Commission has been involved throughout the process. Charlie Sullivan has been to several working meetings and has been helpful with some of the design challenges. With regards to a hearing of the commission, Mr. Evans explained that the addition is considered its own thing and will not look like the rest of the building. The other three facades are being restored to the original fenestration although there is a high cost to do this.

6. Update: 135 Broadway – Phase Two Residential Development

Mr. George Needs, from Boston Properties, gave a required monthly update on the project. He distributed handouts of his presentation. He thanked the Board for their feedback at the last presentation to the Board on June 26. He said that since then not much has happened with respect to the building front. He gave an update on circulation for the site – pedestrian, bikes (and scooters), and vehicles.

One goal of the masterplan was to make the site more pedestrian-friendly through improved connections. A map showed the various connections. The connection on the west side is part of Phase 1, with the 145 Broadway commercial building, which should be delivered soon. The east-west connector on the eastern side will be delivered as part of Phase 2 with the 135 Broadway residential building. Pedestrian improvements to the north-south pedestrian connector (Sixth Street Connector) have been completed. With regards to bikes, a new bike lane running along the Sixth Street Connector is the main north-south thoroughfare. The Alta design will be incorporated into the plan which will deliver a new bike lane through to Ames Street and road improvements along Galileo Way into Binney Street. There are also north-south corridors in the existing service drives. Within the building, there are about 400 long-term bike spaces. There is also short-term bike parking and Bluebikes. The vehicle circulation is limited to these service drives. The west service drive is one-way from Broadway to Binney Street and the east service drive is one-way from Binney to Broadway. The loading dock for the building is on the western side, opposite the 145 Broadway dock. This helps to keep the pedestrian and bike activity to the east side. Entrances and exits to the garage are mainly in the center. The one exit closer to Binney Street might be affected by the garage redesign. The loading dock has three bays with room for a 30' truck to maneuver. In response to Ms. Born, Mr. Needs said that lay-bys are located in both service roads next to the park. He added that there have been discussions with Uber to analyze the pickup points throughout the BxP portfolio. The building will have about 380 units (260 rentals, 120 condo), with an estimated 500-550 residents.

Mr. Evans suggested that a plan should be made for bi-directional cycling occurring along the one-way service drives. In response to Mr. Zevin's concern regarding bus stops, Mr. Needs said that there is a bus stop on the south side but a northbound bus stop will move to Binney Street. Mr. Zevin questioned the area in front of 105 Broadway which has grass and Bluebikes. He is concerned about Broadway being too narrow, even if the median is being removed. There was a discussion of busses and rerouting. Mr. Evans said that the decision to narrow the lanes was made by Alta and the City, not Boston Properties. There was a consensus that that mid-block crossing should remain but the City needs to agree. There will be a single main entrance and lobby. There is a back door that provides direct access to the bike parking spaces. Mr. Needs assured Ms. Born that there will be lots of balconies and outdoor spaces with amenities. The building will be concrete since it is better acoustically and it allows for smaller floor-to-floor heights.

7. Update: Margaret Fuller Neighborhood House Designer Selection and Project Update

Motion: Authorizing the Executive Director and Chair to negotiate a design services contract with Studio G to conduct a Feasibility Study and the preparation of design documents for potential phased development of housing and community facilities at 71 Cherry Street

Ms. Schwarz introduced Gail Sullivan, from Studio G. Before an update is given on the selection process, she asked Michael Tilford, Margaret Fuller Neighborhood House (MFNH) Board Member, to give an update on the project. Mr. Tilford, speaking on behalf of the MFNH Treasurer, said that the financials have markedly improved. There is now over \$100,000 cash on hand which is why the CRA line of credit has not be used yet. The MFNH Board will vote on using those funds to pay down the other line of credit to work their way out of debt. They are \$117,000 ahead of this time last year. They are roughly 3%-5% behind the projected budget. The Soul Supper fundraiser was successful compared to prior years. They are financially better off than last year, however, there might still be a need to draw on the CRA loan in Q4.

Sam Seidel, MFNH Board member, thanked the CRA staff for their assistance. Unfortunately, they recently found out that interim Executive Director Selvin Chambers took another job, although he is going to remain on the MFNH Board and participate in this process. Mr. Tilford is heading up the search process for a permanent replacement.

Ms. Schwarz briefly outlined the RFQ process. More details are in the memo in the Board packet. The overview of the project and why it is happening was pulled from the MOU with MFNH. A designer was needed to do a feasibility study and design work through construction. The process was started in April. It was posted in the Central Register and the Globe. Emails were also sent directly to firms showing prior interest in CRA projects, such as the Foundry, and to firms identified by MFNH. Eighteen firms were represented at the two site visits. There were 15 responses. The selected entity needed to have significant experience with all the multiple uses of the project, including affordable and market-rate housing, child care and its regulations and codes, social service space, non-profit office space, historic preservation, an understanding of the public procurement process, sustainability building, and could also support the process through construction. Six firms were interviewed and the choice was narrowed to three strong candidates - Studio G, The Narrow Gate, and DREAM Collaborative. References were called. Although it was a difficult decision, Studio G is being recommended for their depth of experience in all the areas, as described in the memo on pages 2 and 3. Ms. Schwarz reiterated that this was a joint process with MFNH.

Ms. Sullivan said that this is a perfect Studio G project. Studio G has specialized in mission driven projects for almost 30 years. They work on education, early education, housing - mostly on the affordable, a little bit on the market side. She is interested in how workforce housing can play between the publicly subsidized and higher end market. Sustainability is also very important to Studio G. She hopes to design the housing to the PassiveHouse energy standard, which Studio G is doing on a project in Boston. She is looking to working with MFNH and the CRA in the public-nonprofit partnership.

Ms. Schwarz said that the exact wording of the contract is still being discussed. Mr. Evans said that the motion in the memo should be referenced.

The motion to authorize the Executive Director and Chair to negotiate and enter into a design services contract with Studio G to conduct a feasibility study and further to prepare design documents and conduct construction oversight for a potential phased development of housing and community facilities at 71 Cherry Street was made *and seconded*.

The motion carried unanimously.

Mr. Zevin was encouraged that Studio G is open to all possibilities regarding how the program is accommodated on the site. Mr. Crawford said that this project could generate support from others.

Mr. Evans said that the CRA will most likely need to procure another contract for an owner's project representative to function as the construction project manager for 93-99 Bishop Allen Drive, the MFNH project, and possible future endeavors.

8. Report: 93-99 Bishop Allen Drive MassDevelopment Financing

Mr. Evans distributed a letter from a legal representative (Pierce Atwood) of Cambridge Trust, regarding the financing which is running through MassDevelopment. MassDevelopment has their own board and makes their own financing decisions. They met last Thursday and approved the bond financing. Closing discussions are now occurring. Cambridge Trust also approved the financing for \$7,000,000 with the stipulation that \$180,000 be put into an interest-bearing CD to cover any shortfalls since the rent rates to mortgage ratio is tight for the 18 months as rents will not be increased during that period.

In response to Ms. Born, all the tenants are happy to stay. Mr. Evans said that although it is not on the agenda, it would be helpful to have a motion authorizing the opening of a new bank account.

A motion authorizing the Executive Director and relevant officers of the CRA to open a Certificate of Deposit account at Cambridge Trust with \$180,000 per the July 17 commitment letter from Cambridge Trust via Pierce Atwood was moved and seconded.

A roll call was taken.

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

Mr. Bator - absent

The motion passed.

Mr. Hawkinson noted that a typo on the last page should be fixed from "an accepted" to "and accepted." Mr. Evans said that this is not the final closing document. Ms. Schwarz said that staff have been talking with the current property management company about signing a new contract on the day of the closing, the attorneys are reviewing a draft lease that will be sent to Enroot, all the tenants have been informed, and one-on-one meetings will be scheduled. A new RFQ for selecting a designer will be circulated soon. In response to Ms. Born, this RFQ will be published in the Central Register and the legal notice section of the Boston Globe, and sent to an existing and growing list of architectural entities who have applied to the MFNH designer RFQ or have expressed interest in CRA projects. Mr. Evans said that the intent is to close at the end of this month, followed by a public celebration, hopefully in the fall.

9. Report: Monthly Staff Report and Q2 Financial Update

Mr. Evans said that after a long contract and a series of extensions, a procurement for urban design consultant services was needed. A house doctor was most appropriate since there are current reviews underway, but there might be future projects requiring urban design review services. An RFP was posted in the Central Register and the Globe and sent to known entities. The four proposals received are being evaluated. One proposal was incomplete.

Mr. Evans said that interviews for the open planner position have been completed. There might be a need for another planner position that would focus on transportation. Concentrated work on KSTEP is gearing up now that the State's bus planning effort is complete, Transport Kendall is done, and the City has requested a larger public process for the work selection process. Financially, the interest/gains earned from the funds held for KSTEP is able to pay for its administrator. There was a discussion of MIT's funding for transit improvements, which is not part of KSTEP. CRA is the technical support to the KSA regarding transportation.

Mr. Evans said that the CRA work for the annual audit is done. Ms. Born suggested that a procurement be done after the 3-year contract with Roselli, Clark, & Associates ends. Mr. Evans noted that the auditor procurement

does not fall under 30B requirements. Staff continues to formulate a housing and community plan although some projects are in the process of being implemented. This plan will help prioritize future project requests. The food truck program is doing well. One truck is moving out of state. There are discussions with KSA and a licensed vendor regarding a pop up beer garden at the 3rd & Binney site.

The Eversource substation has taken a lot of staff time. A year ago, Eversource bought a site (135 Fulkerson Street) where a housing project had been approved. They have proposed building a large substation and the public is not happy. The City is looking at alternative sites, including the "Porkchop." Mr. Evans said that this is a restricted deed per the original intent of the City Council when approving the Google connector that removed space from the Roof Garden. A question is whether the open space within the MXD can be transferred north of the neighborhood. He added that Eversource's needs are also unclear. The Ecodistrict process did an energy study that showed Kendall's energy demands as flat because buildings were becoming more efficient. The CRA is involved in talks with the City. There was a discussion of the issue.

Ms. Drury excused herself from the meeting at 8:58pm.

Looking at the financials. Mr. Evans said that expenditures are on track. A large amount of income from the sale of development rights for 325 Main Street is expected by September. In Morgan Stanley's new purview, they have raised issues with ESG investing and want the CRA to move back to the legal list. Using an ESG filter on the legal list and excluding tobacco-based Altria and those that have a presence within the KSURP area (Bank of America and Johnson & Johnson), there are 19 acceptable equities on the legal list. A pool of fewer than fifteen companies might not provide enough diversity. A broader investment policy discussion will be brought to the Board which will affect the investments in Cambridge Trust Wealth Management. Staff is still administratively working to move the OPEB funds from Morgan Stanley to PARS.

There was a discussion of the Draper Apollo celebration and its public exhibit.

The motion to adjourn the meeting at 9:05pm carried unanimously.