

Executive Session of CRA Regular Meeting
Cambridge Redevelopment Authority

October 17, 2018
Robert Healy Public Safety Center / Cambridge Police Station
125 Sixth Street
Community Room

APPROVED EXECUTIVE SESSION MEETING MINUTES

Board Members In Attendance: Mr. Christopher Bator, Ms. Kathleen Born, Mr. Conrad Crawford, Ms. Margaret Drury, and Mr. Barry Zevin

Others in Attendance: Jeff Allen, Jeff Mullan, Sam Seidel, Michael Tilford, and CRA staff.

Began 7:45 p.m.

Discussion Notes:

Board members from Margaret Fuller Neighborhood House (MFNH) provided the CRA Board with a background on the history, mission, and programs of the MFNH. Sam Seidel and Jeff Allen outlined the current financial situation for the MFNH and the request for support from the CRA.

CRA Board members asked questions about the MFNH programs, development activities, and strategies for financial sustainability. Mr. Evans described the concept of a land transaction utilizing the surface parking lot as a capital resource to provide the MFNH with financial support and the CRA an opportunity to develop a moderately scaled housing program. Mr. Seidel emphasized the potential to consider the whole MFNH property with the goal of improving the programmatic resources available to the MFNH clients, especially the childcare facility.

Mr. Seidel, Mr. Allan, and Mr. Tilford left the meeting at approximately 8:40 to allow the Board time to consider the proposal.

After the MFNH representatives left, Mr. Evans and Mr. Mullan described the redevelopment real estate options that were available for consideration. The Board discussed the merits of setting up a Demonstration Project versus other mechanisms. Mr. Mullan introduced the concept of adopting a CRA housing improvement plan that would align with the City's housing goals and provide a formal plan under which the MFNH project and other transactions might operate. Both Mr. Evans and Mr. Mullan reviewed the due diligence that had been conducted to date on the property. Mr. Evans described that the MFNH has been the recipient of Forward Fund grants in the past. The Board expressed an interest in assisting the MFNH based on the important community work they conduct and inquired about the next steps to take. Mr. Mullan suggested that the CRA draft a letter describing the basic parameters of financial support and an outline of how to create a potential development plan together.

Adjourned: 9:15 p.m.