



Regular Board Meeting
Cambridge Redevelopment Authority

Wednesday, August 15, 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 5:45p.m. The meeting was recorded by the CRA. Other Board members present were Vice Chair Margaret Drury, Assistant Treasurer Conrad Crawford, and Assistant Secretary Barry Zevin. Ms. Born explained that the Cambridge City Manager has authorized the practice of remote participation and because Treasurer Bator is unable to be physically present due to geographical distance, he is joining the meeting remotely. A quorum of a public body, including the person chairing the meeting, is physically present at the meeting location. Mr. Bator said that no one else was with him.

Executive Director Tom Evans and CRA staff members, Alex Levering, Ellen Shore, Carlos Peralta, and Erica Schwarz, were also in attendance.

Mr. Evans added that all Board votes need to be taken by roll call.

Public Comment

No one requested 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 July 17, 2019

Heather Hoffman asked that the minutes reflect that a multi-billion dollar corporation was benefitting from the First Street garage proposal.

A motion accepting the minutes with the noted wording change was moved and seconded.

A roll call was taken.

Mr. Bator - yes

Mr. Zevin - yes

Mr. Crawford - yes

Ms. Born - yes

Ms. Drury - yes

The motion passed unanimously.

Communications

There were no communications.

Reports, Motions, and Discussion Items

2. 135 Broadway – Phase Two Residential Development Update

Ms. Levering introduced David Stewart and Ian Hatch, both from Boston Properties (BxP). She said that the letter in the Board packet outlines updated timelines for the schematic design (SD) packet submission and for the start of construction. The Planning Board requested that it be notified of schedule changes as a condition of the project. Mr. Evans said that the CRA is getting monthly updates as a result of the schedule change.

Ms. Drury was pleased to see the author of the letter present at tonight's meeting and stressed the importance and expectation for live reports from the project manager.

Mr. Stewart said that the SD package will be submitted by the fourth quarter of this year and will be under construction within the third quarter of next year. The other update is that the building will have a mix of condos and apartments as that makes more sense for BxP. There is still a single lobby. Mr. Evans said that a pre-submission meeting with CDD will occur.

3. Foundry Project

Ms. Schwarz said that the Foundry Consortium nonprofit formation is moving along. A recent meeting with Lisa Peterson, Nancy Glowa, and Lemelson/MIT representatives focused on board makeup and how to ensure that it represents the whole city. Lemelson/MIT are close to submitting materials to the federal government for securing 501c3 status. They are still working on the bylaws. Additional board members will be added after the submission.

Lesley University Consortium members are working on outreach. A visiting artist will be doing a participatory art project where ideas from the community are written on stickers and posted somewhere near the site. There is a loose launch of this project being planned for early October. In addition to this ongoing project, there are other events at the end of October with this artist, a talk on Thursday, October 24, and a breakfast the following day.

There was a productive makerspace meeting where equipment decisions were discussed. Artisan's Asylum gave useful technical feedback to help narrow the list. A meeting was held with the City to discuss value engineering of the budget for ways to reduce cost.

The City Manager has selected two people to fill the vacancies on the Foundry Advisory Committee (FAC). The names will become public after the decision comes to the Council on September 5. Ms. Born clarified that the Council does not need to approve the selections to the FAC. A fundraising plan is being developed. Mr. Evans said that the MOU with Lemelson/MIT has a number of fall deadlines and deliverables. There will be a transition to lease negotiations and other terms of engagement with the nonprofit, which is being formed. The end of funding for the Lemelson/MIT-led part is approaching. The executive session will talk about conditions of the lease with the City regarding the budget and cost distributions.

4. Urban Design Consultant Selection

Mr. Evans said that an RFP was posted about two months ago to fill the role that has been provided by Chuck Redmon for design review services. The RFP expanded the scope to include design reviews for known projects as well as feasibility studies for potential projects. Four responses were received. Unfortunately, Mr. Redmon's response was not complete and cannot be considered due to procurement regulations. More internal process and interviews are needed before a recommendation can be brought to the Board.

It is possible to enlist more than one consultant as the CRA has done previously based on demonstrated skill sets. The goal is to have an entity under contract to help review 135 Broadway. In response to Ms. Drury, Mr. Evans postulated on why there were so few responses. The RFP was advertised for longer than required in the Central Register and the Boston Globe. Outreach was done to entities who have expressed interest in CRA projects. The City's list was not used. Mr. Evans said that two of the three RFPs looked promising. Mr. Zevin noted that much of the work involves nuts and bolts of building review. He would like to see a firm that

understands the whole process, not just big picture urban design. Mr. Evans agreed that the public realm affects architectural design.

[John Hawkinson entered the meeting and began recording it]

There was a discussion about overlapping procurements for the same scoped project. Mr. Evans said that a more refined scoped RFP might be allowed if there were no capable entities. Conflicts of interest of the consultant need to be considered. Although two of the three applicants have worked for the City, he did not think that they were currently working for the City although the City is issuing an RFP in October for an urban design consultant. Mr. Evans said that although documents for the residential project are not due until the fourth quarter, there are other potential projects that would benefit from a decision next month.

5. Report: Monthly Staff and Budget Report

Mr. Evans summarized the staff report. Through the CRA Treasurer and the Board's approval, paperwork is being finalized to transfer the Other Post-Employment Benefits (OPEB) funds from Morgan Stanley to Public Agency Retirement Services (PARS). The archivist database work continues and a draft Records Retention Policy, based on state law and other CRA-specific rules, will come to the Board for consideration. The housing and community improvement plan, which is a strategic plan designed to focus on mission-oriented projects like 93-99 Bishop Allen and Margaret Fuller Neighborhood House, is being drafted. It is possible that the Forward Fund would be incorporated into this plan.

Many projects from previous years of the Forward Fund are being completed. The 2019 Forward Fund focused on community infrastructure. Although more money is being offered for any one project, nonprofits are finding it hard to find time to create plans for the larger grants. The next submission date is September 25 and staff is working with some nonprofits on their submissions. In response to Mr. Bator, Mr. Peralta said that there are some proposals that have been submitted for the September review, some of which were too late for the June deadline. Mr. Peralta expects six proposals. There is also a third submission deadline in December. Past years have had nine to twelve total submissions.

Mr. Evans said that the first beer garden popup event occurred on August 8. Mr. Peralta said that it was well attended and the outreach was helpful for the CRA. Another one is planned for September 12. The neighboring restaurants were very kind and allowed attendees to use their bathrooms. Ms. Born would like thank-you notes to be sent to these establishments. Mr. Evans spoke about the KSA's film night in Tech Square and the Draper's Apollo exhibit.

Mr. Evans said that staff is working on the edges of Galaxy Park, making gradual interventions on three elements – the hazardous granite cutout in the bike lane, the addition of color to the garden plantings near the granite, and activation of the grassy mound pointing towards Boston. Mr. Evans explained that civil engineering, not just landscape design, is required to remove the granite block. The CRA owns the crosswalk across Main Street. In response to Ms. Born, Mr. Peralta said that the Looking Glass installation is being used. Mr. Zevin said that Galaxy Park is well used and Boston Properties is doing a great job maintaining it. Mr. Zevin requested that the plastic flexible markers at the end of Wadsworth Street be removed.

In response to Ms. Born, Mr. Evans said that both contracted landscape architects, Mikyoung Kim and Landworks, were asked to make a proposal on the design of Ames Street Open Space (Danny Lewin Park). Mikyoung Kim was given the project so the Galaxy Park project then went to Landworks. Mr. Evans said that for civic public works procurement, there are no clear rules. The State encourages using an open competitive qualifications-based or price-based solicitation for horizontal improvements but there are no 30B or Chapter 7 requirements for this type of work. Procurement for designer advisory services is covered under Chapter 30B regulations. A firm selected via a 30B RFP process cannot be used to do architectural work on any public facility.

A contract has been negotiated with Studio G, hopefully to be executed this evening with the CRA Chair's review. Visioning sessions with Margaret Fuller House (MFH) staff and board members will occur in September and October, followed by community-based design work. Outreach is being tightly coordinated with MFH. With respect

to the change in MFH leadership, Ms. Schwarz said that there were six interviews scheduled and they are taking more applications on a rolling basis. Selvin Chambers will continue to be on the MFH Board.

Staff is looking to hire a real estate financial consultant for this project. HR&A was used for the initial envisioning work but the affordable component of this project requires specific community-based financing knowledge, throughout the life of the project. The three-bid process is underway. The team selected will need to be in sync with Studio G who will do fit tests for different models. The affordable housing element is not the only funding for the improvements. Mr. Crawford agreed that specialized experience is needed. The procurement is expected to be under \$50,000. At least three firms who typically do the work in question in the project's region are sent the RFP and the lowest qualified bid is chosen. The scope needs to be clearly defined to ease the evaluation process. The State's procurement cap was recently changed from \$20,000 to \$50,000.

Third Sector New England's (TSNE) Link space is filling up. There are a lot more people and events. Most of the desk space will be spoken for or will be under contract within the next few months. CRA involvement is mission-tracking. Some leases that drift from the pure workforce model of Per Scholas have been allowed. TSNE has done a lot of outreach in Cambridge. Applicants must pass a math test in order to be accepted into Per Scholas classes. The Tech Talent Exchange (TTX) will be moving in soon.

A year of thinking has gone into the new Transportation Report (previously called the Traffic Report, a requirement under MEPA). Data has been collected for many years but a report hasn't been issued since a few years after the Longfellow Bridge project started. Data will be collected in September, a website will be designed, and a report is expected in the beginning of next year and then annually. This study is being done in tandem with Transport Kendall policy advisory work.

The building at 145 Broadway is almost complete. The public realm work is progressing. A site walk with the City is occurring in the beginning of September. The punch list is being reviewed. BPX is working on retailers and Akamai is planning to move in around Halloween. With respect to the building at 325 Main Street, the same presentation of the design changes that was made to CRA staff went to the Planning Board last month. There weren't many objections. They are close to the final permitting process. A payment of around \$20 million dollars to the CRA should occur within the next several weeks. Asbestos abatement work on the sheathing behind the brick continues. The demo will go into full swing within weeks. In response to Mr. Crawford, Mr. Evans said that the MEP (Massachusetts Environmental Police) regulates this type of work. There is a sign notifying the public, although it's not in the most visible spot. Mr. Zevin added that this was not loose material.

The Adapter Project, a requirement of the CRA, has had many complications. Getting retail into the spot at 255 Main Street has been ongoing for over six years but the process is now close. There is a construction management plan in place.

The 93-99 Bishop Allen project is in a holding pattern because Enroot needs specific approval from the Attorney General's office. Staff has been told that the closing date is the end of September. In response to Mr. Bator, Mr. Evans said that the Attorney General's office understands the merits of the project. Mr. Evans said that there have been phone calls with the office. Mr. Bator offered to help if the project was in jeopardy in any way.

Mr. Evans brought copies of the Eversource presentation that was made to the Transportation & Public Utilities sub-committee of City Council this afternoon regarding the grid, how it works, and why a big substation is needed. There is also a video of the presentation. Eversource said that the substation is needed for peak load demand and resiliency of the grid in general. Most of the public comments focused on finding a different site other than the proposed Fulkerson site. The City administration and others are working on this. A discussion of existing facilities and their proximity to residences and schools, as well as potential possibilities, occurred. Mr. Evans said that using Parcel 7 (The "Porkchop") might require legislative approval since it is now designated as parkland.

Looking at the graph on the last page of the budget report, the bulk of work and expenses for the Bishop Allen Drive building have skewered the other budget items. The personnel expenses are not as high as budgeted since there is one less full-time employee. He expects that there will be a need for a third or fourth quarter budget adjustment to reflect additional legal work for the closing, possibly less landscape design work, and site work for the Margaret Fuller House.

In response to Ms. Born, Mr. Evans said that staff time and consultant expenses are tracked on a project-by-project basis so predevelopment costs could be financed against revenues, if that route is desired. In response to Mr. Crawford, Mr. Evans said that Wellington-Harrington is still a project due to two Just-A-Start loans and occasional requests for historical information.

Ms. Born said that in five minutes, at 7:30 PM, the Board will convene in executive session for the purpose of discussing a potential real estate transaction for the Foundry property at 101 Rogers St., the open discussion of which might compromise future negotiations. Since the Board has concluded all of the business set forth on the regular agenda, the Board would not reconvene in open session thereafter. Ms. Born clarified that the real estate transaction is an issue about funding between the City and the CRA. The building is not for sale.

A motion was made to go into Executive Session and seconded.

A role call was taken.

Mr. Bator – yes

Mr. Zevin – yes

Mr. Crawford – yes

Ms. Drury - yes

The motion passed unanimously.