

Foundry Advisory Committee

Meeting Notes

Friday, May 5, 2023, 9:30 am

In person at the Foundry and via Zoom

FAC Members in Attendance: Connie Chin, Ruben Mancha, Lauren O'Neal, Sangeeta Prasad, Barbara Thomas, Jason Slavick (*Absent:* Kathleen Williams)

CRA Staff: Tom Evans, Matthew Heller-Trulli

Foundry Consortium Staff: Diana Navarrete-Rackauckas *Board Member:* Stephanie Couch

City of Cambridge: Claudia Zarazua

Agenda

- Welcome
- Review building capital improvement & operation model
- Creative Corridor booking system
- FAC Cadence – deliverable setting
- Other business/Upcoming Events
- Adjourn

Welcome

Matt Heller-Trulli welcomed everyone to the meeting and gave a general introduction to the group. All those in attendance in person and virtually introduced themselves to the group.

Review building capital improvement & operation model

Tom Evans gave a detailed overview of the creation and construction of the Foundry building from its initial conception to where we are today. He reminded the FAC that the building was initially intended to be owned/operated by a private developer with the FAC as the checks and balances for the community space. When the City decided to take on the project, the CRA created a non-profit entity, the Foundry Consortium, to manage the community space. Tom also recapped how the office suite rentals on the second and third floor provide the funds to operate the first floor community space but at the moment, the largest office suite is vacant and the CRA is drawing operating funds for the community space from the reserve budget. The Foundry Consortium has been doing a great job in increasing their programming reservations in the community space and are on track to meet their intended space usage in the coming months.

FAC Member Discussion

- Sangeeta asked Tom if he thinks the office rental market is permanently changed.
 - *Tom - I think the office rental market is permanently changed but there are companies that want to be lab adjacent in the Kendall market. [The CRA] is looking to subdivide the vacant space as there is a need for office space in the range of 3,000-5,000 SF.*
- Jason asks if the CRA has plans in the works for how to rent the vacant office suite.
 - *Tom – The CRA has been working on multiple plans on how to rent the vacant space and we are meeting with the CRA Board next week to discuss the plans with them. [The CRA] has a series of priorities for the space and how the tenant would align with the mission of the building.*
- Jason asks if these possible tenants would be using the space for offices or other uses.
 - *Tom – The space would still be rented but there are options that would be more education focused. [The CRA] sees the tenant to be someone who will want to come into the office and be in a place like [the Foundry].*

Creative Corridor booking system

This item was pushed to the next meeting in the interest of time

FAC Cadence – deliverable setting

Matt Heller-Trulli initiated the conversation around the annual presentation that the FAC gives to the CRA Board. Tom and Matt suggested to the FAC that this presentation be given at the CRA's November Board meeting so that the CRA Board has time to process the information and include money in the next year's budget, which is voted on at the CRA December Board meeting, should the feedback warrant it. Matt told the FAC that the presentation to the CRA Board does not have to include anything tangible, but rather be a discussion of the year past and a look ahead at the next year. The FAC voiced their want for a data dashboard in order to inform their conversations at future meetings and the presentation to the CRA Board.

FAC Member Discussion

- Sangeeta clarified that the report is to be a summary of what has happened in the previous year and is feedback from the community via the FAC.
- Sangeeta asks if the FAC is responsible to look at the Foundry financials.



- *Tom – Not really. It may play into the CRA Board allocating funding for specific projects that are seen as a need for the next year by the FAC, but that is a discussion that will come from the discussion in November.*
- Barbara asks if the presentation to the CRA Board is to present a wish list of items that the FAC wants to see in the following year.
 - *Tom – We [the CRA] don't want it to be a long list of items but rather a few priorities that the FAC thinks could improve the communities use of the space in the next year.*
- Barbara asks if the Foundry Consortium does surveys and data collection of who uses the space and if there is a plan to provide transportation for seniors to reach the space along with outreach to parts of Cambridge that are not near the Foundry.
 - *Tom – We would love for the CRA to be responsible for transit options in Cambridge, but we are not. We have thought about how the EZRide could play a part in getting people to and from the Foundry. We have also talked about youths shuttles for summer programs. We can try our best to reach all of Cambridge but not having an even distribution of users from all parts of Cambridge shouldn't be considered a failure on the buildings part.*
- Sangeeta and Connie asked for a quarterly update on metrics.
 - *Matt – [The CRA] will look at putting together a metrics dashboard for the FAC to look at before the next meeting and subsequent meeting to inform the conversations working towards the presentation to the CRA Board in November.*
- Jason says this committee exists as the representatives of the community and we need data to form our opinions on what is happening in the community space. Jason feel that the role of this committee has shifted from a group trying to get the building open to now a group representing the voices of the users.
 - *Tom – The FAC is the voice of the community and can bring opinions from the community that they hear and that can't necessarily be captured in the raw data.*

Other business/Upcoming Events

- The next FAC meeting will take place in August or September with a poll being sent out to FAC members in the coming weeks
- Diana Navarrete-Rackauckas told the group about four upcoming events happening at the Foundry which include:
 - Off-Kendrick, the weekend of May 6
 - Scratch Day, May 13
 - The Corrections Gallery Show, May 20
 - Guitar Fest, June 27-July 7

Adjourn

- The meeting was ended just past 11:00 AM

Contact List and Links

[FAC webpage HERE](#): The CRA has a web page dedicated to the Foundry Advisory Committee, including the current list of **FAC members**. It also includes agendas, minutes, and meeting handouts for current and past meetings.

[CRA/Foundry webpage HERE](#): The CRA Foundry page has information on construction, leasing, operations, as well as a compendium of all documents related to the Foundry.

[Foundry Consortium webpage HERE](#): this site is evolving to include information about reservations, spaces and events. Consider following the Foundry on Instagram and/or Facebook. Be sure to check these sources regularly to follow the activities.

Org.	Title	Name	Email
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