

## **Staff Report to the Board** *September 16, 2020*

### ***Board Meeting Forward Calendar***

1. Revised Internal Controls Policy
2. 2019 Audit
3. 2020 Budget Amendment
4. 2021 Budget Outline
5. 325 Main Wayfinding and Public Art Master Plan

### ***Small Business Loan Program***

The loan disbursement process for the Small Business COVID-19 assistance program is nearly complete. As of September 4th, 97 or 104 loans have been funded for a total of \$1,400,000. Extensive outreach has been undertaken to complete the remaining loan documents. There is the expectation that a handful of the businesses that had applied are no longer in operation at this time.

### ***Foundry***

The City applied for Community Preservation Act funds to support two historic elements of the Foundry project, and both proposals were recommended by the CPA Committee for funding this year. First was a recommendation for \$387,000 to cover the brick repointing of the existing building. Second was \$50,000 for an interpretive display inside the building to discuss the significant immigrant women's labor history in the building's industrial past. The City Council will consider these recommendations on September 14th.

### ***Sixth Street Walkway***

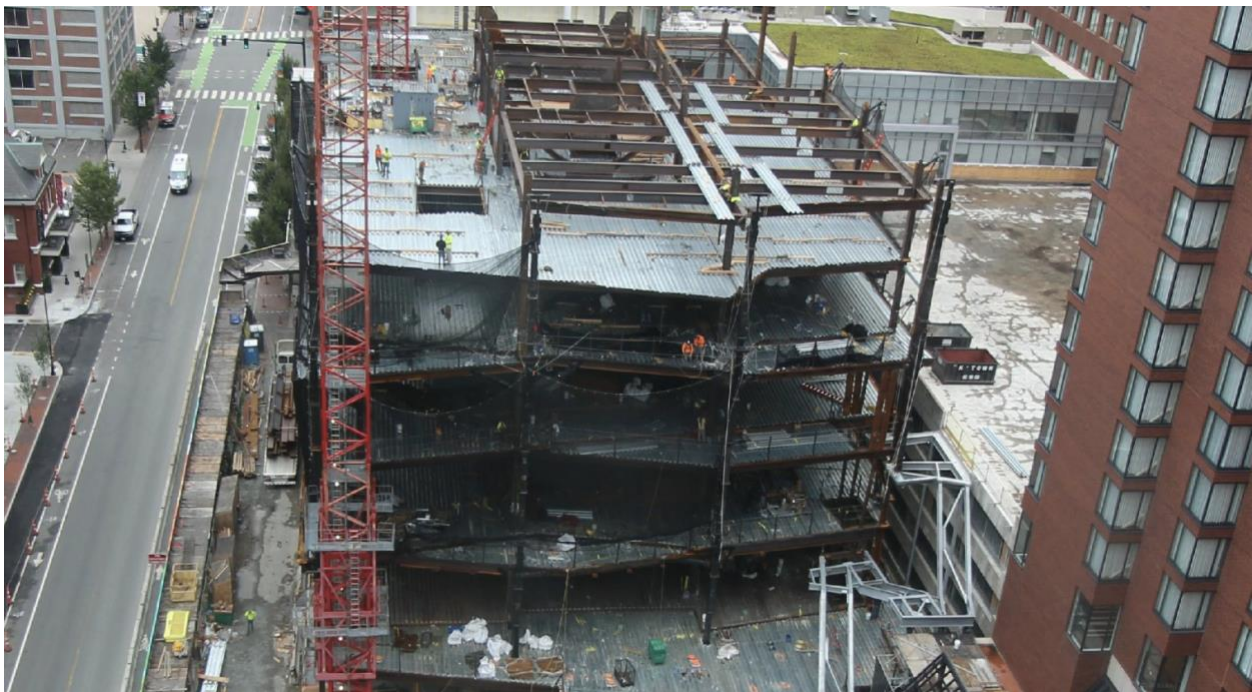
After a series of large concrete pours at the Volpe/GSA building construction site, CRA staff noticed a significant gap opened up between the curb and the new concrete surface of the Sixth Street Walkway. CRA staff are meeting with representatives from MITIMCO and Turner construction to evaluate the damage and consider repair options.

After further evaluation the CRA and Boston Properties have decided to delay plans to remove some of the shrubs along the walkway, as they currently provide screening from the GSA building construction site and temporary construction trailer. The future landscaping will be revisited once more is understood about the open space and urban design plans for the Volpe site. Additionally, but unrelated, one of the trees along the corridor, close to Broadway, has not survived the summer's drought and will be removed.

### ***325 Main Street Construction***

Structural steel at 325 Main Street has reached the seventh floor and concrete slab decking work has begun on the first building levels. Concrete pours for the building core will commence in mid-September. Work continues on the installation of plaza support steel in the loading dock, as well as the installation of the 355 Main Street facade supports. The roof garden has been cleared, allowing waterproofing and patching of the garage underneath to begin this fall.

Boston Properties continues to refine the 325 Main Street Wayfinding and Art Master Plan, to establish an integrated wayfinding system throughout all publicly accessible areas of the project. CRA staff expects the plan to be an agenda item at the CRA's Design Review meeting in October.



### ***Marriott Walkway***

CRA staff have sent Boston Properties a letter asking for a timeline for when the public easement through the Marriott lobby can be re-opened. The COVID-19 restrictions on hotel operations were eased over the summer; however, the Marriott has decided not to open their Cambridge location yet. CRA staff are interested in considering interim provision to allow the public walkway to open should the Marriott remain closed for an extended period of time, as had been done through the former MIT COOP Food Court. This may include revisiting the partition that had been under review by the CRA Board earlier this year.