

**Annual Meeting
Cambridge Redevelopment Authority**

Wednesday, February 27, 2013; 5:30pm
Cambridge Police Station
125 Sixth Street
Community Room

MEETING MINUTES

Present

Kathleen Born (Chair), Margaret Drury (Vice-Chair), Christopher Bator, Barry Zevin, Conrad Crawford, Acting Executive Director Susan Glazer, Counsel Jeffrey Mullan, Kathy Spiegelman (CRA transition consultant)

Also present: City Manager Robert W. Healy, Taha Jennings (Community Development Department), Larry Bluestone (Design Review Committee), Kevin Sheehan (Boston Properties); audience sign-in sheet attached

Call to Order: Kathleen Born, called the meeting to order with a reminder to attendees that the meeting is being recorded, and that the board will begin with the Annual Meeting as stipulated in the CRA bylaws (5:35).

Public Comment

Chair opened the meeting for public comment, noting sign-up sheet provided. Written materials related to comments to be attached and entered into record:

Stephen Kaiser

Thanked the board for addressing concerns about the locking door of the meeting room and requested clarification regarding the budget vote taken in the February meeting. Also noted support for the Grand Junction rail/trail project and concerns about the Microsoft construction that will be discussed in the Design Review agenda item. Mr. Kaiser also commented on the Transition Report, the potential role of CRA in rezoning Kendall and Central squares, and on the work of the special counsel.

Heather Hoffman

Joins Mr. Kaiser's support of the Grand junction rail/trail as well as the work of the special counsel. Ms. Hoffman further commented on the letter submitted by Thad Tercyak regarding public recognition of the efforts of Robert Rowland on behalf of CRA. Noted concerns with eminent domain process and with policy and practice regarding signs.

At this point the Chair acknowledged the arrival of Brian Murphy, Assistant City Manager for Community Development and took the opportunity to thank City Manager Robert W. Healy for his support of CRA at a critical time.

City Manager Robert W. Healy

Noted that this would be his last opportunity at an annual meeting to thank CRA board members who work hard and sincerely in the best interest of City, as part of the broader effort of volunteer boards & commissions in Cambridge. Mr. Healy praised the work of the CRA board and thanked Acting Executive Director Susan Glazer for stepping in, as well as Attorney Mullan and Kathy Spiegelman, and thanked members of public for their input over last 6 months, noting that this support has helped his administration in its work.

The Chair moved to regular business.

Acceptance of minutes:

The board clarified its intention that the budget adopted at the January meeting is to be the final adopted budget. Board approved January minutes, acknowledging this intention.

Communications:

Tercyak Letter

After discussion, the board voted to notify Mr. Tercyak and Mr. Rowland of its intention to amend the plaque of acknowledgment in Kendall Square.

Toomey Communication re Rail/Trail Project

Ms. Glazer provided the board with background information about this project. After discussion of issues involved, the board voted to support the project.

Communications placed on file.

Report on Trial Balance (Susan Glazer)

Ms. Glazer presented financial information and updated the board on progress with administrative systems. The chair acknowledged Ms. Glazer's efforts to get systems and finances under control in order to develop a sound budget with no inherited presumptions. Board voted to approve trial balance report.

Acting Executive Director Report (Susan Glazer)

Ms. Glazer presented the Annual Report content, which is organized in two sections—one describing the major administrative matters that occurred during the year and the other outlining major renewal activities overseen by CRA in the past year. Ms. Born acknowledged the work of all who contributed to the report. The board agreed to supplement the report with current photographs, to be taken over the next month, and voted to accept the Annual Report.

East Cambridge/Kendall Open Space Study (Taha Jennings, Community Development Department)

Mr. Jennings provided the board with handouts and an overview of the goals, scope and time frame for the study process. With additional comments provided by Assistant City Manager for Community Development, Brian Murphy and Mr. Bluestone, the board discussed CRA matters and opportunities related to this process, looking forward to future enhancements.

Design Review Committee Report (Larry Bluestone)

Mr. Bluestone summarized the work of the committee regarding the development of sign guidelines, and presented a scenario for an approval process that would make sense for CRA. Board discussed related considerations.

Update on Boston Properties Activity (Kevin Sheehan, Boston Properties):

Mr. Sheehan noted that while there has been no material change regarding the Ames Street housing, Boston Properties has initiated and is now working through the land disposition process with the City. He updated the board on work on the Biogen project and on planned improvements at One Cambridge Center involving the construction of a deck at the third floor level. Board members discussed and commented on elements of both projects, and agreed that more in-depth discussion would take place at a separate meeting with Boston Properties.

Transition Report (Kathy Spiegelman)

Ms. Spiegelman noted that the report, now in presentation form, has changed little from the draft version, and remarked on the range and importance of issues related to CRA. Over 50 applications have been received for the redevelopment officer position and the committee will proceed with screening, interviewing and identifying finalists for consideration. Ms. Born thanked Ms. Spiegelman for her work and offered congratulations for her appointment to the position of vice president for campus planning for Northeastern University.

The board discussed scheduling issues for future meetings, with a special meeting planned before the next regular meeting (tentatively March 13) for finalist interviews before the public.

Election of Officers

The board voted to elect the following slate of officers for a one-year term (or until next annual meeting):

Kathleen Born, Chair

Margaret Drury, Vice Chair

Christopher Bator, Treasurer

Conrad Crawford, Assistant Treasurer

Barry Zevin, Assistant Secretary

Board adjourned Annual Meeting to convene in executive session for discussion of matters related to litigation.