



Regular Board Meeting of the Cambridge Redevelopment Authority

Wednesday July 8, 2022 at 5:30 PM

Due to the COVID-19 pandemic, this meeting was held virtually via Zoom

APPROVED Meeting Minutes

Meeting Files

- [Agenda and Notice Updated](#)
- [Draft minutes of the Regular Meeting of the Board on June 8, 2022](#)
- [Draft minutes of the Executive Sessions on August 17, 2019, July 15, 2020, October 21, 2020, and January 19, 2022](#)
- [Correspondence from Steven Kaiser regarding the Grand Junction Corridor Study \(June 10\)](#)
- Correspondence regarding CRA Parcel Six at Third and Binney from
 - [Bjorn Poonen \(June 17\)](#)
 - [Rhonda Massie \(June 12\)](#)
 - [East Cambridge Planning Team \(June 13\)](#)
- [Monthly Program Report](#)
- [Financial Report as of May 31, 2022](#)
- [Presentation on Broad Institute Discovery Center](#)
- [Update: Broadway, Main, and Third Streetscape Study Update](#)
- [Foundry Budget for Q3 and Q4](#)

Opening Statement

At 5:35 PM, Ellen Shore, CRA Operations Director, said that on February 15, 2022, Governor Baker signed a law, Chapter 22 of the Acts of 2022, which included an extension of the remote meeting provisions of the Open Meeting Law until July 15, 2022. In accordance, tonight's CRA board meeting is being held remotely. There will be opportunities for public comment at the start of this meeting and at the discretion of the chair. Ms. Shore explained the steps to provide public comment. Board meeting materials can be found on the CRA's next meeting webpage. This meeting is being recorded, including all video, audio, and QA messages.

Call Roll

Chair Kathleen Born called the regular meeting of CRA Board. A roll call of Board members and the Executive Director was taken.

Vice Chair Conrad Crawford – present
Treasurer Christopher Bator – not present
Asst. Treasurer Barry Zevin - present
Asst. Secretary Margaret Drury – present
Executive Director Tom Evans - present

Other CRA staff members were also present.

MS Born said that because this is a remote meeting, all votes will be taken by roll call and the Executive Director will repeat the responses.

Public Comment

Stephen Kaiser referred to his letter of June 9. He applauds Boston Properties for appropriating \$300,000 for a transit study, although he would have preferred the CRA to fund this. He also applauds the CRA for retaining a transit planner. He suggested that actual work on the study should go out to the Somerville line, down the Grand

Junction alignment, and then to the Boston line, which is in the middle of the bridge over the Charles River. In this way, undue complexities in Somerville and Cambridge can be avoided and the focus can be on what to do between West Station and the bridge over the Charles River and how to get into Kendall Square. He does not agree with having service coming out of North Station, as this would include commuter rail vehicles, heavy trains, and diesel power, which do not service Kendall Square. A service is needed that goes from Boston, down the Grand Junction, turns right on Main Street and goes down and services Kendall Square. Out of the nine alternatives in his letter, he prefers #9, which is a battery bus. The MBTA is now starting to order and use these. He doesn't think LRV, #6 on his list, would work very well because tracks in the street are problematic to bicyclists and overhead electric wires are needed. The battery bus can go anywhere. Mr. Kaiser would direct the transit study consultant to consider these ideas. A four-month study is doable if the consultant stays focused and doesn't have their agenda stretched too wide. He thanked Boston Properties and the CRA for their initiative.

No other requests for public comment were offered.

A motion was moved by Ms. Drury to close public comment with the understanding that other public comments might be accepted at other times during the meeting. A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – yes

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes

The motion carried.

Minutes

1. Review of June 8, 2022 Minutes

No amendments or comments were offered.

A motion was moved by Ms. Drury to accept the minutes of the Regular Meeting of the Board on June 8, 2022. A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – yes

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes

The motion carried.

2. Review of Executive Session Minutes related to the Foundry 2021-2022

Ms. Born commented that it is rare for this CRA Board to approve four sets of executive session minutes that extend over almost three years. They signify a milestone.

Mr. Evans said that the Foundry Cooperation Agreement was finally executed a couple of weeks ago with the City. A major component under discussion for over two years was the addition of \$3.5 million to the capital investment of the City's construction contract and the addition of \$500,000 for equipment purchases. As part of the negotiation process, the City will cover the electricity tab for the Foundry, which is capped but will provide some cushion on the operating costs. This agreement was executed by Louis DePasquale on his last day as a City manager.

A motion was moved by Ms. Drury to accept the minutes of the Executive Sessions on August 17, 2019, July 15, 2020, October 21, 2020, and January 19, 2022. A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – yes

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes
The motion carried.

Communications

- 3. Correspondence from Steven Kaiser regarding the Grand Junction Corridor Study**
- 4. Correspondences from Bjorn Poonen, Rhonda Massie, and East Cambridge Planning Team regarding CRA Parcel Six at Third and Binney.**
- 5. Written communications received since the publication of this meeting notice.**

With respect to the set of communications about CRA's Parcel Six at Third and Broadway, Ms. Born said that a public process would need to take place before any changes to Parcel 6 occurred. Mr. Evans added that the CRA has been in communication with MITIMCO since receiving their letter of interest in the parcel last fall. The CRA has done some appraisal work, shared some of those figures with MITIMCO, and has set up meetings to understand their design implications for that corner. Before any actual transaction occurs, staff will come back to the CRA Board to approve the various stages of a land transaction.

Mr. Zevin voiced exception to all three points in the ECPT letter. He said that their proposed scenario #3, shoving the two buildings together, simply doesn't work. It is not credible that a large pocket park between two buildings is uninviting as there are plenty of places with that kind of arrangement. It would be much better to combine the two parcels and move the apartment building to the corner, where it would follow the CDD's guidelines about street walls. It would be advantageous if the CRA could leverage that new combined park to be an actual public park owned by the City. The ECPT objection in terms of traffic sightlines is nonsense as it's a signal-controlled intersection. He is bothered by the phrase "not as inviting to the general public." This implies that the people who inhabit those new buildings, both as workers and as residents, are something other than "the general public;" in fact they will most certainly be part of this community. Those buildings need to be made as good as they can be for their inhabitants and for everyone else.

Mr. Evans said that there were no other written communications since the publication of the meeting. However, he did receive a phone call from Representative Mike Connolly, who is excited about the Grand Junction study and has put money in the State Bond bill for a potential environmental follow-up study, should the transit option seem viable from the state's perspective.

A motion was moved by Mr. Crawford to place the correspondences on file. A roll call was taken by Mr. Evans and each member's vote was repeated.
Chris Bator – yes
Kathy Born – yes
Conrad Crawford – yes
Margaret Drury - yes
Barry Zevin – yes
The motion carried.

Administration Items

6. Monthly Program and Financial Report

Mr. Evans stepped through the Monthly Program report.

Ms. Drury asked for more information regarding the Margaret Fuller House (MFH) staff transitions underway. Mr. Evans replied that the Executive Director is leaving and the Director of Finance has left. Some of the terms of their board are expiring as well. CRA staff is now focusing on the housing portion and the process to use the affordable housing overlay. CRA staff will be meeting with CDD in the next few weeks. There had been a series of MOUs or cooperation agreements with MFH with very optimistic timelines. The milestone to have a development agreement with MFH by this summer will not be met.

Mr. Evans summarized the financial memo written by Hema Kailasam, Director of Finance and Operations, who was unable to attend the meeting.

Mr. Crawford asked for a standalone presentation on Bishop Allen to get a sense of the project and how it went as well as a budget showing how the income is generating funds for operations and the mortgage. Mr. Bator added that he would like to see a six-month or a quarterly projection, and then a monthly report on the status of those projections. Mr. Evans said that similar reporting would be done for the Foundry starting in Q4. Mr. Zevin said that since the CRA may continue to be dealing with old buildings, a lessons-learned recap would also be useful for the Board. Mr. Evans suggested that the OPM join that discussion as STV-DVM has done lots of renovation and new construction projects.

Projects and Programs

7. Presentation on Broad Institute Discovery Center

Fabiola Alikpokou, CRA Project Planner, said that when the Broad last presented this project to the CRA Board in 2018, it was called the DNatrium. The scope of the project has changed since then. She introduced Namrata Sengupta, Associate Director for Scientific Public Engagement, and Nora Long, both from the Broad Institute. Ms. Sengupta gave a PowerPoint presentation. The opening is scheduled for Monday October 3, along with the new MIT Museum and Science Festival. This will be an active public education space for youth and adults to understand how diseases are predicted, diagnosed, and treated across diverse populations. Her presentation included a timeline, an explanation of the exhibits, a floor plan, a view from Main Street, the goals of their community engagement working group, and future education and outreach goals.

Mr. Zevin said that the rendering looked sparse. Ms. Sengupta said that there will be furniture in the space as it will also function as a lobby, although not shown in the renderings. Mr. Zevin asked if the exhibits and furniture are moveable and whether the space will continue to be used for gatherings, meetings, and special events. Ms. Sengupta said some of the exhibit structures can be moved back so meetings can occur without removing the exhibits.

Mr. Zevin asked if all the exhibits have a digital, interactive, or 3D component. Ms. Sengupta said that 12 out of the 18 exhibits are equipped with digital interactives. There will be touch-screen interactives.

Mr. Evans asked about the outside components-- sculptures and graphics. Ms. Sengupta said that a 3D sculpture is not part of any current scope development. The 2022 scope includes graphics on the glass wall facing Main Street. Mr. Zevin said that one or two sculptural pieces outside the wall, perhaps under the big covered entrance area, would be an intriguing introduction to the space. Ms. Born said that words can only do so much when explaining scientific concepts; pictures and animation are needed to engage people, even adults. Ms. Sengupta said that almost all the exhibit structures have a blown-up scientific image along with other images. The digital exhibits have animations.

Mr. Evans said that the Broad will come back to the Board when a permanent signage proposal is ready for review. The temporary signage proposal is being reviewed administratively.

8. Broadway, Main, and Third Streetscape Study

Cecelia Cobb, CRA Project Planner, summarized her memo to the Board. She introduced Steve Engler, who gave a PowerPoint presentation which was a summary of a full report that is being finalized.

At 6:52 p.m., Mr. Evans noted that Ms. Born had messaged that she had lost electricity in her location in Cambridge and her connection to the Zoom meeting was dropped.

Mr. Engler continued his presentation.

Mr. Bator needed to leave the meeting at 6:55 p.m.

Ms. Cobb explained that the expected report provides a 10% design guideline for developers and the City to enable them to bring those designs to fruition on their own construction projects and timetables. Ms. Cobb then explained the staff's vision for the portion of Galaxy Park that is primarily owned by the CRA

Ms. Born entertained some comments in the chat.

Heather Hoffman asked if the CRA has met with the residents of various condos and apartment buildings in the area. Mr. Engler said that there were several public meetings but he didn't recall if there was a separate meeting with the apartment building owners. Mr. Evans said that much outreach was done. The property management team of both the Equity and Watermark buildings were given information to distribute to their tenants about the public meetings. At least one meeting occurred specifically with Equity regarding the two alternatives for parking on Third Street. Residents of the Third Square apartments did participate in the public meetings. Staff met with the owner separately to discuss their concerns about the impact on their retail tenants. The CRA also had a series of open office hours via Zoom. Many of the technical team members were available for those sessions.

Ms. Hoffman also asked whether staff had considered the issues with double parking that currently exist on Third Street. Mr. Engler said that current plans include spaces for both short-term and long-term parking as well as loading and drop-off and pick-up which should, hopefully, reduce the need for double parking.

Matt Green commented on the integrity of Galaxy Park sculpture when work or maintenance occur in that area. Mr. Evans said that the only modification related to the plaza where the fountain is would be to enhance the congested pedestrian space at the crossing just north of the fountain by providing a bit more space.

Ms. Born noted that in the last four months, she has witnessed intense controversy on the issue of bike lanes in her neighborhood and questioned whether CRA decisions will stick. Mr. Evans explained that the CRA has a plan for Broadway, which will be built by MITMCO. There's a vision for Third Street to be used by MITMCO and Biomed. Staff couldn't get an agreement on Main Street so that will stay the same for the foreseeable future. The study provides pros and cons for three options on Main Street. Staff is trying to finish the vision and do what it can control in the small triangle around Galaxy Park.

Ms. Born envisions this block on Main Street, between Ames and Galaxy Park, as the new town square in Cambridge. The street design should allow for gatherings for protests, for parties, and for city events. Mr. Zevin agreed; the area should be a terminus rather than a throughway. Broadway and Memorial Drive are available for faster bike routes. He said that the plan for the little piece around Galaxy Park seemed fine, if the markings on Broadway are clear. He would like to see the kink in the bike path on the west side of the park straightened out. Mr. Evans said that removing the 10-foot block of granite might trigger a renovation of the whole fountain complex.

Mr. Evans said that the motion needs to be adjusted numerically. Ms. Cobb said that there is updated version of the memo on the webpage.

A motion was moved by Ms. Drury authorizing the Chair and Executive Director to amend the professional services contract with Sasaki Associates to extend the term and undertake additional scope for the full design of streetscape and park improvements on Broadway and Galaxy Park for an additional three-hundred sixty-nine thousand and eight hundred dollars (\$369,800). A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – absent

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes

The motion carried.

9. Foundry Update

Mr. Evans said that progress is being made on finishing the construction. The goal for an occupancy permit is the last week of July. The opening is dependent on the state elevator inspector. However, the performance and artist studio areas will remain under construction through August. The tenants, including the Foundry Consortium, will be moving into the building next week. Some of the furniture is delayed due to a City procurement snafu and there may need to be some upcoming expenditures for furniture rentals. Wiring for all the telecom equipment should be done by this weekend. The second and third floors are complete and punch-list work is being done on the ground

floor. The Foundry Consortium team was introduced at last week's Foundry Advisory Committee meeting. They discussed their outreach plans for the program spaces, and preparations for the public opening week, beginning September 10.

Mr. Evans showed a Foundry capital delivery budget, governed by the cooperation agreement, and a Foundry operating budget, governed by the Foundry Consortium's sublease and operating agreement. The Cooperation Agreement had initially started with three buckets of capital funds to the City – \$2 million for design, \$1 million to the core and shell, and \$4 million to the fit out, all of which has been paid to the City. There is an additional cost sharing, noted in the Cooperation Agreement Amendment, of up to \$3.5 million depending upon the ultimate construction costs. These have not been finalized to date but will probably be close to the \$45 million previously discussed. There is an expected \$200,000 grant coming for theater equipment. Any money from project savings was committed to go to the capital reserve for the building. The operational reserve started with \$2 million. At previous Board meetings, it was agreed that interest earned from holding the \$9 million could be used for startup funds, FFE purchases, and technical support. There remains about \$2 million in the operating reserves.

Looking at the Foundry operating budget, office rents are the primary source of income. Three of four spaces are currently leased. The third-floor space, which is almost half of all the office space, is still unleased. Office tenants will pay for their electricity and the electricity cost for the rest of the building will be covered by the City. The operating income is projected to be \$461,000 for the year. The total operating budget is just under \$650,000. The plan is to use \$187,000 from the operating reserve to supplement the funding of the building for the first five months of operations. The Cooperation Agreement says that any revenue beyond operating costs would go to the reserves accounts and reimburse CRA administrative expenses, but there is no surplus.

A detailed Foundry Consortium budget is being reviewed by staff.

Ms. Born asked whether this budget varies from what was anticipated. Mr. Evans said that the income projections are in line but the expenses are higher than anticipated.

A motion was moved by Ms. Drury to approve the CRA Foundry Operating Budget for the third and fourth quarter of 2022. A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – absent

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes

The motion carried.

Other Business

At 7:54 p.m., Ms. Born said that the CRA Board will vote to enter into Executive Session to discuss matters related to property acquisitions to satisfy the Affordable Home Ownership Letter of Commitment related to the Kendall Square Urban Redevelopment Plan. The Board has concluded all of the business set forth on the regular agenda so it will not reconvene in open session thereafter.

A motion was moved by Ms. Drury to enter into Executive Session to consider terms of potential real estate transactions for affordable housing sites. A roll call was taken by Mr. Evans and each member's vote was repeated.

Chris Bator – yes

Kathy Born – yes

Conrad Crawford – yes

Margaret Drury - yes

Barry Zevin – yes

The motion carried.

There will be a 10-minute break. The Board will reconvene at 8:10 p.m. Ms. Shore will send a new unique link for the meeting to the Board and staff.