

Ms. Teresa Polhemus attended the meeting.

The Chairman opened the Meeting of the Economic Development and Industrial Corporation of Boston.

On a motion duly made and seconded, it was unanimously

VOTED: To elect the officers of the Authority:

Timothy J. Burke, Chairman
Priscilla Rojas, Vice Chairman
Carol Downs, Treasurer

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of February 8, 2018 were submitted and approved.

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION OF WHARF 8/PIER 7 PARTNERSHIP, LLC FOR THE LEASE AND REDEVELOPMENT OF WHARF 8/PIER 7 WITHIN THE RAYMOND L. FLYNN MARINE PARK", which included three proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the corporation to execute the necessary documentation to extend the Tentative Designation status of, and continue lease negotiations with, Wharf 8/Pier 7 Partnership, LLC for the lease and development of Wharf 8/Pier 7 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held March 15, 2018; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Wharf 8/Pier 7 Partnership, LLC is specifically acknowledging that Wharf 8/Pier 7 Partnership, LLC shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation extension or hereafter, in connection with the development of Wharf 8/Pier 7 in the Raymond L. Flynn Marine Park, and the Economic Development and Industrial Corporation of Boston

("EDIC") shall not be responsible or liable for any of such costs or be required to reimburse, Wharf 8/Pier 7 Partnership, LLC for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation extension shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said Tentative Designation, shall expire and/or terminate, if final designation has not been granted to Wharf 8/ Pier 7 Partnership, LLC by July 31, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AWARD FINAL DESIGNATION TO SKANSKA USA COMMERCIAL DEVELOPMENT, INC. REGARDING THE LEASE AND REDEVELOPMENT OF PARCEL Q-1 WITHIN THE RAYMOND L. FLYNN MARINE PARK", which included four proposed votes.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Corporation to execute the necessary documentation to award Final Designation status to, Skanska USA Commercial Development, Inc., or its affiliate SCD Drydock Q1 LLC, for the lease and development of Parcel Q-1 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held December 14, 2017; and

FURTHER VOTED: That the Director be and hereby is, authorized on behalf of the Corporation to execute any and all documents and agreements, with Skanska USA Commercial Development, Inc. or SCD Drydock Q1 LLC in connection with this Final Designation, on terms and conditions to be in the best interest of the Economic Development Industrial Corporation of Boston ("EDIC") as determined by the Director in his sole discretion; and

FURTHER VOTED: That by taking actions under and/or accepting this Final Designation, Skanska USA Commercial Development, Inc. and SCD Drydock Q1 LLC specifically acknowledge that Skanska USA Commercial Development, Inc. and SCD Drydock Q1 LLC shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this Final Designation or hereafter, in connection with the development of Parcel Q1, and EDIC shall not be responsible or liable for any of such costs or be required to reimburse, Skanska USA Commercial Development, Inc. or SCD Drydock Q1 LLC for such costs in any respect or to any extent; and

FURTHER VOTED: That this Final Designation shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said Final Designation shall expire and/or terminate if a ground lease is not fully executed by SCD Drydock Q1 LLC and EDIC for Parcel Q-1 by June 30, 2018 or building permits are not obtained by Skanska USA Commercial Development, Inc. or by SCD Drydock Q1 LLC for Parcel Q-1 by June 30, 2018, or an Easement Agreement is not executed by and among the Massachusetts Port Authority, EDIC and SCD Drydock Q1 LLC for Parcel Q-1 by June 30, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "RAYMOND L. FLYNN MARINE PARK, A PORTION OF DRYDOCK 4, AUTHORIZATION TO ENTER INTO A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE EDIC AND THE CITY OF BOSTON PARKS AND RECREATION DEPARTMENT FOR EQUIPMENT STORAGE AND OTHER RELATED USES IN ADVANCING THE CONSTRUCTION OF MARTIN'S PARK", which included a proposed vote. Attached to said memorandum were two photos and a map indicating the location of the parcel.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into First Amendment to License Agreement on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC") with the City of Boston Parks and Recreation ("BPRD") for the use and occupancy of a portion of Drydock 4 in the Raymond L. Flynn Marine Park on terms and conditions that are in the best interest of the EDIC, for a period of time not to exceed September 30, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST TO ADVERTISE A GENERAL CONSTRUCTION CONTRACT FOR PARKING GARAGE ADDITION EAST, PHASE 4, CP-1 REPAIRS TO EXISTING GARAGE & ENVIRONMENTAL REMEDIATION, AT THE RAYMOND L. FLYNN MARINE PARK, BOSTON, MA", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed parcel.

Mr. Paul Osborn, Deputy Director for Capital Construction, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is authorized, on behalf of the Economic Development and Industrial Corporation ("EDIC") to advertise

an Invitation for Bids for the project entitled “CP-1 Repairs to Existing Garage & Environmental Remediation” in connection with the construction of the Parking Garage Addition East, Phase 4 project, in the Raymond L. Flynn Marine Park, Boston MA.

Copies of a memorandum dated March 15, 2018 were distributed entitled “REQUEST THAT THE CLERK BE AUTHORIZED TO ADVERTISE AND ISSUE A REQUEST FOR PROPOSALS TO QUALIFIED MARITIME OPERATORS, FOR THE USE OF A PORTION OF BERTH #10 AND ADJACENT WATERSHEET, OWNED BY THE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (“BPDA”), AND LOCATED WITHIN THE RAYMOND L. FLYNN MARINE PARK IN SOUTH BOSTON”, which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Clerk be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston d/b/a Boston Planning & Development Agency (“BPDA”), to advertise and issue a Request for Proposals, to qualified maritime operators, for the live berthing and water transportation of passengers traveling to and from Boston Harbor, on terms and conditions substantially consistent with the Board Memorandum submitted at the BPDA Board meeting held on March 15, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled “REQUEST THAT THE CLERK BE AUTHORIZED TO ADVERTISE AND ISSUE A REQUEST FOR PROPOSALS FOR A TROLLEY STOP PROGRAM WITHIN THE RAYMOND L. FLYNN MARINE PARK IN SOUTH BOSTON”, which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, Mr. Edward O’Donnell, Director of Real Estate and Mr. Sean Nehill, Senior Counsel, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Economic Development and Industrial Corporation of Boston authorize the Clerk to advertise and issue a Request for Proposals for a Trolley Stop program within the Raymond L. Flynn Marine Park for the 2019 cruise ship season.

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE EXISTING PARKING MANAGEMENT SERVICES AGREEMENT WITH ABM INDUSTRY GROUPS LLC D/B/A ABM PARKING SERVICES TO INCREASE THE FIXED MANAGEMENT FEE", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate and Mr. Sean Nehill, Senior Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to amend the existing Parking Management Services Agreement by and between the Economic Development and Industrial Corporation of Boston and ABM Industry Groups LLC, d/b/a ABM Parking Services ("EDIC Parking Management Agreement") to increase the annual fixed management fee authorized under the EDIC Parking Management Agreement from Eighty Seven Thousand Dollars (\$87,000.00) to Ninety Three Thousand Dollars Seven Hundred Fifty Dollars (\$93,750.00) on terms substantially consistent with those presented in the Board memorandum on March 15, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "CONTRACT AUTHORIZATION FOR REPAIR AND MAINTENANCE SERVICES IN THE RAYMOND L. FLYNN MARINE PARK, BOSTON, MA", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed parcel.

Mr. Edward O'Donnell, Director of Real Estate and Mr. Sean Nehill, Senior Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into a one year contract with Fleming Bros. Inc. for the performance of repair and maintenance services in the Raymond L. Flynn Marine Park on such terms and conditions as the Director deems necessary and appropriate for an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00). The Economic Development and Industrial Corporation of Boston ("EDIC") will also hold two (2) one (1) year options that may be exercised solely at the discretion of the EDIC with a maximum price of One Hundred Fifty Thousand Dollars (\$150,000.00) per option year. If both options are exercised by the EDIC, the total contract award shall not exceed Four Hundred Fifty Thousand Dollars (\$450,000.00).

Copies of a memorandum dated March 15, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO A FIRST AMENDMENT TO THE CONTRACT WITH THE UNIVERSITY OF MASSACHUSETTS DONAHUE INSTITUTE ("UMDI") FOR ADDITIONAL SERVICES REALTED TO THE FEASIBILITY STUDY OF CAREER PATHWAYS IN THE CREATIVE ECONOMY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed parcel.

Ms. Peggy Hinds Watson, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Economic Development and Industrial Corporation of Boston, be and hereby is, authorized to enter into a first amendment to the contract with the University of Massachusetts Donahue Institute to provide additional work and services in conducting a feasibility study regarding creating career pathways in the Creative Economy, increasing the amount of compensation by \$6,000 and extending the termination date from May 31, 2018 to June 30, 2018.

Ms. Michelle Goldberg, Budget and Procurement Manager presented the FY18 Budget 2nd Quarter Update.

Copies of a memorandum dated February 8, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Donald Rubbicco, ECD/CC, effective 4/2/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Natalie Punzak, PLN/UD, effective 4/16/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Colin Donnelly, DIR/DIR, effective 3/19/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Colin Monahan, A&F/FS, effective 3/19/2018.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement with Duncan T. Andrews, A&F/B&F, effective 4/1/2018.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement with Leticia Paterlini, OWD/OFE/BTHC, effective 3/19/2018.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Midori Morikawa, OWD/WPD, effective 3/29/2018.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Mallory Jones, OWD/YOU, effective 3/29/2018.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To retroactively approve the out of state travel for Gosnia Tomaszewski, OWD/WPD, effective 3/14/2018.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for William Nickerson, A&F/FS, effective 6/6/2018.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Courtney Sharpe, PLN/CP, effective 4/11/2018.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Courtney Sharpe, PLN/CP, to New Orleans, effective 4/21/2018.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Jared Staley, PLN/CP, to New Orleans, effective 4/21/2018.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Phillip Hu, PLN/CP, to New Orleans, effective 4/21/2018.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Victoria Phillips, PLN/CP, to New Orleans, effective 4/21/2018.

PERSONNEL MEMORANDUM #16

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Sara Myerson, effective 4/21/2018.

PERSONNEL MEMORANDUM #17

On a motion duly made and seconded, it was unanimously VOTED: To approve and adopt the amended BPDA Vehicle Use Policy, effective 3/16/2018.

PERSONNEL MEMORANDUM #18

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Xanty Necoechea, Grants & Budget Manager, A&F/B&F, effective 3/30/2018.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn.

The meeting adjourned at 4:28 p.m.

Clerk