

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER M. MEADE, DIRECTOR

FROM: ROBERT LUISI, DIRECTOR OF ADMINISTRATION & FINANCE
DANA WHITESIDE, DEPUTY DIRECTOR COMMUNITY ECONOMIC
DEVELOPMENT

SUBJECT: APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT
MASSWORKS INFRASTRUCTURE PROGRAM GRANT

SUMMARY: This Memorandum seeks authorization for the Boston Redevelopment Authority ("BRA") and the Director to: (i) submit applications to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; (ii) enter into a Grant Agreement with respective development entities/proponents of said projects for the use of funds from the MassWorks Infrastructure Program Grant and; (iii) execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant with the Commonwealth of Massachusetts and City of Boston.

BACKGROUND

The MassWorks Infrastructure Program represents a consolidation of various funding sources managed by through the Commonwealth of Massachusetts Executive Office of Housing and Economic Development ("EOHED") to enable cities and public entities to seek public infrastructure funding to support development projects that will enhance the neighborhood, transit and retail districts and spur economic growth and job creation.

The City of Boston through the BRA has utilized many of these programs to facilitate growth and makes sites "development ready" through formerly individual programs such as:

- Public Works Economic Development (PWED)
- Community Development Action Grant (CDAG)

- Growth Districts Initiative (GDI) Grant Program
- Massachusetts Opportunity Relocation and Expansion Program (MORE)
- Transit Oriented Development (TOD) Program

The MassWorks Infrastructure Program provides public infrastructure grants that support four project types:

- Housing development at density of at least 4 units to the acre (both market and affordable units)
- Transportation improvements to enhance safety in small, rural communities
- Community revitalization and sustainable development
- Economic development and job creation and retention

PROJECTS

The MassWorks Infrastructure Program Grant as administered through EOHD seeks applications from municipalities in each fiscal year. Staff from the BRA working with various development entities and partners have identified the following projects for which consideration is being requested for an application to the MassWorks Program:

<u>Project Name</u>	<u>Development Entity</u>	<u>Funding Request</u>
Jackson Square P3	Jackson Square Partners LLC	\$ 3.1 Million
Harvard Commons	Cruz Development Company	\$ 1.9 Million
Melnea Hotel/Residence	Urbanica Partners/Parcel 9	\$ 3.1 Million
Tremont Crossing	P3 Partners LLC	\$ 4.2 Million
Bartlett Place	Nuestra CDC	\$ 3.1 Million
Total		\$15.4 Million

RECOMMENDATION

In order to advance the development associated with these projects, the creation of enhanced infrastructure will be a key milestone. BRA staff have coordinated with the entities involved with these projects and have determined that they meet the general criteria outlined by the MassWorks Program to provide for growth and economic enhancement. The success of the application for this funding source will ensure that these projects will move forward in a timely manner in accordance with the schedules put forth by the sponsoring proponents.

Infrastructure enhancements will improvements will result in the design and ultimate repair of obsolete water and sewer pipes as well as other necessary infrastructure repairs including streetscape improvements, pedestrian walkway, traffic signaling and the creation of other external/project site amenities that ensure these residential and

commercial developments progress through such regulatory milestones as Article 80. Completion of these critically needed improvements will provide for effective public utility services to businesses, residents and service vendors within surrounding neighborhoods.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to submit applications to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to enter into a Grant Agreement with respective development entities/proponents of said projects for the use of funds from the MassWorks Infrastructure Program Grant; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant with the Commonwealth of Massachusetts and City of Boston.