



Meeting Notes  
March 5, 2007  
6:00pm-7:45 PM  
Dudley Public Library  
65 Warren Street

**RSMPOC Members Present:** Darnell Williams, Norman Stembridge, Jose Alicea, Joe Cefalo, Daniel Richardson, Marilyn Lynch, Jorge Martinez, Charlotte Nelson, Donovan Walker, Reginald Jackson, Michael Miles, Senator Dianne Wilkerson, City Councilor Chuck Turner, Public: 20 plus

Darnell Williams (OC-Chair) opened the meeting and welcomed the OC and public. He stated that Councilor Turner's agenda item would be moved up due to another meeting. He entertained a motion to make this change.

The group reviewed the minutes for both the 1/22/-7 and 2/5/07 RSMPOC meetings and after suggested several changes, approved both documents unanimously.

### **Lease Fee Report**

Councilor Turner (OC) gave the broad points of his report. In addition to himself, Darnell Williams (OC) and Dan Richardson (OC) made up a OC subcommittee examining how the lease fees generated from P-3 should be utilized. OC members Beverly Adams, Jorge Martinez and John Barros were added to broaden the perspective. As a committee, the group reviewed they reviewed the work of the Roxbury Trust and the mechanism by which they distribute funds. They also met with Trust staff members and were impressed by their presentation. The Trust has its own accounts, a lawyer, and works co-operatively with the BRA and is semi-autonomous. They distribute roughly \$300,000 per year and also get a good return on investment for the remaining money. We discussed a number of possibilities as to how this would work. One possibility would be that they work as individuals with the OC to assist in the process of setting up a trust for P-3 funds. Lenny Durant is the chair of the trust. After the 1st year, trust membership would become an elected position based on the Roxbury sub-districts. Councilor Turner (OC) would like to invite the Trust to make a presentation to the OC on their work. If this goes well, the OC could ask the individuals to work with the OC to establish financial mechanisms to distribute the lease fee payments.

Darnell (OC) stated that the group had heard the overview and asked if others had received copies of Councilor Turner's letter. He also felt that the next step would be having the Roxbury Trust present to the OC as the next step.

Joe Cefalo (OC) asked about how much money will be coming back to the community, has the BRA said anything by this?

Councilor Turner (OC) stated that the OC Chair and Co-Chair met with Mark Maloney two years ago, he agreed with the concept. No numbers were confirmed. We felt that it was important to set up the infrastructure first.

Joe (OC) that makes sense.

Julio Henriquez (RNC) asked how the trust was created.

Councilor Turner (OC) responded that it was designated by legislation by Senator Owens.

Darnell (OC) stated that the Trust itself would not be used, just their expertise to set up a body to distribute the funds generated by the ground leases.

Senator Wilkerson (OC) referred to the Parcel 18 Task Force. The Trust members are appointed by the Mayor (3 seats), Governor (3 seats), and include the two elected officials in the 7<sup>th</sup> and 2<sup>nd</sup> Districts. The Trust itself is in the process of self-assessment and probably realignment. They intend to be around a while. There is a discussion of using the trust to manage other community benefits.

Julio (RNC) asked how the model of the Trust members as an elected body would compare to an appointed one. He recognized that we don't have all the answers right now.

Darnell (OC) stated that the sub-committee looked at this and suggested utilizing the Trust's expertise. We wanted you (the OC) to hear this information.

Senator Wilkerson (OC) confirmed that this was not a commitment for the Trust to be the conduit for the money, but rather a way for the Trust to be helpful. This is an example to be measured.

Darnell (OC) stated that while Trust has Governorial and Mayoral appointments to the body that it focused on community, the sub-committee felt it was important for the Roxbury community to control these decisions and the funds.

Councilor Turner (OC) stated that the committee was clear in that it wanted an appointed body to dictate the distribution of funds. If the Trust is involved, it will be to help develop a structure and work on legal and finance issues. There is lots of expertise on the OC to help with this as well.

Norman Stembridge (OC) thought this was a good idea. It was consistent with the RSMP to have the sub-committee report back. He liked that Roxbury resources were being utilized.

Motion moved by Dan Richardson (OC) and 2<sup>nd</sup> by Joe Cefalo (OC) unanimously approved to have the Roxbury Trust make a presentation to the OC.

Councilor Turner (OC) asked that the Chair make a request to Joe Warren to not schedule Parcel 18 meetings in conflict with the RSMPOC meetings.

Darnell (OC) stated that he was happy to do so. We will get them the OC schedule.

### **Executive Committee Update**

Darnell (OC) stated that 2 of the 4 OC Executive Committee met with the Acting Director of the BRA. At this meeting, a request was initiated to provide independent technical assistance to help the OC with their work. As a result, I had a team of individual present to me regarding their expertise in the development arena. I will email this information to the OC. They are an example of the people that could fill this role.

Senator Wilkerson (OC) felt that the discussion with the BRA Director was supposed to include Elected Officials. Did we even try to do this? Second, who are the people that you met with?

Darnell (OC) replied that he had resumes from the group. He had an informative meeting in regards to the initial stages of this process. He did this on behalf of the OC, in an attempt to get independent expertise and independence. He would be glad to email this out.

Senator Wilkerson (OC) asked what these people represented. Darnell (OC) replied that they represented a response to a proposal.

Senator Wilkerson (OC) felt that other people should be consulted. Knowing people is not a conflict of interest.

Darnell (OC) offered to send the scope out to the OC members.

Senator Wilkerson (OC) asked what the OC's plan was. The BRA is going to pay someone to do this?

Darnell (OC) replied that Paul McCann (BRA) was supportive of the concept. He asked for Kairos or Hugues to comment.

Kairos Shen (BRA) stated that the Acting Director heard the request and asked for a scope that would support it. The BRA would pay for this, but it needs to come with a certain scope. There is a financial limit. Normally there is a \$10,000 threshold. If it is a greater number, we will procure the money in a different way.

Darnell (OC) felt that Executive Committee could move forward on this. He verbalized the scope as providing the OC with a sense of development and whether the OC was asking the right kind of questions during this process. We felt that people who do this work for a living could do this.

Julio (RNC) asked if this was to enlighten the OC. Darnell (OC) replied both the OC and PRCs.

Senator Wilkerson (OC) asked Darnell what he had for a scope. She suggested he put it in writing and the tasks seem bigger than you outlined. This type of work is something that the BRA can do. The developers said they had different notions of how this was done on P-3.

Michael Miles (OC) said it offered an independent opinion. The OC wants verification of the BRA to make sure they are working with us. He thought the chair had made good progress on this.

Darnell (OC) felt that the OC should walk away with a grasp of what works for the different parcels. We do not want them to evaluate P-3 or Bartlett Yard. They should also discuss the impact of market timing. This needed to be in place yesterday.

Senator Wilkerson (OC) asked what should happen going forward.

Darnell (OC) suggested putting the scope out to the OC members and then get it out to other people. The group he met with was an affiliated group.

Charlotte Nelson (OC) stated that her understanding of this was to provide a technical resource for the OC on development issues. This would occur within certain financial constraints. This is an independent technical resource.

Darnell (OC) stated that he was in full agreement. This is where we will start and we can discuss expansion. He stated that he would work on a scope and get it out. He felt this was time-sensitive.

Audience Member Dennis Tourse (OC) had a comment. He stated that he could not speak beyond the Ruggles Place proposal, but he that he recognized the complexity of this and would be prepared to include money in his proposals budget to reimburse the BRA for this type of consultant. Having developers contribute funds might be a way to defray the cost.

Darnell (OC) thanked him for the offer. We want an individual without ties to anyone. If the BRA pays, the consultant is accountable to us.

Audience Member Dennis Tourse replied that he meant if the costs began to rise, the developers could contribute. He was simply trying to suggest an alternative.

Joe (OC) stated that the horse is out of the barn a bit as the OC is self-schooled in this to an extent. To add to the scope, the entities should be able to keep past issues in context. We should be willing to say, "we already talked about this". We often reinvent the wheel.

Darnell (OC) did not agree with doing this.

Michael (OC) felt that the consultant should be looking at the land parcels and possible approaches to development, issues such as density and building materials. The historical resource exists within the OC.

Norman (OC) stated that in terms of scope, Darnell should take the lead. As an OC, we need to determine how big or small.

Dan (OC) suggested adding more to the scope. The OC needs its own technical assistant. For three years the OC has been asking for a toolbox of things to improve our quality of work. For example, what was the appraisal methodology for P-3? We want someone who can counsel us on what to do who does this every day.

Darnell (OC) stated that this was the intent.

Dan (OC) stated that coming up with funding, as part of a project cost is a precedented idea.

Senator Wilkerson (OC) stated that she was where Joe was. She reads the RSMP and our job is to develop RFPs based on this. The RSMP talked about wealth, jobs, and development, so it is relevant. Some history is important.

Darnell (OC) wanted to clarify. We want the consultants to know the RSMP, but do not want to spend our limited resources unwisely. We want to ensure that information we get is relevant to what we are doing.

Donovan Walker (OC) stated that the BRA should foot the bill because they stand to make millions from this. This should be done.

Julio Martinez (OC) stated that the scope should include what areas the consultant should focus on. The process in the RSMP has not really been followed and it makes you wonder if it really is a process.

Kairos (BRA) encouraged the OC to not just contact one person. You should conduct a process so there are alternative proposals. This process will be limited by public bidding procedures, so it is important to develop a good scope and solicit formal responses to the proposal. This will go to the BRA Board and we want to ensure the continuity of the advice you receive. It is also important to show that this is an open and fair process.

Charlotte (PRC) asked about the next step. What do you need from the OC?

Darnell (OC) offered to take a shot at the scope. Let's try to wrap this discussion up.

Senator Wilkerson (OC) asked about interviewing candidates.

Charlotte (OC) suggested adding the details of the hiring process to the scope.

Darnell (OC) stated that we should also put together a list of the OC's 3-year accomplishments.

Joe (OC) asked if during the meeting the OC's displeasure with the P-3 delays was relayed. Darnell (OC) replied that it was the first thing out of his mouth.

Kairos (BRA) stated that according to Paul McCann, there would not be another extension.

Jose Alicea (OC) requested a written document from the BRA for the OC's records. This would indicate that the community was unhappy with this process so far. Oral communication is good, but it would be more powerful in written form.

Joe (OC) stated that the essence of the issues was not the granting of extensions. The PRC was asked for an opinion, and then over the objection of the PRC, it was granted anyway. If we are asked an opinion, but it has no weight, then what are we doing here?

Darnell (OC) would pursue the written piece.

Michael (OC) asked that we get assurances that this will never happen again?

Kairos (OC) stated that if the Chair wrote a letter, the Director would respond. That is the appropriate way to proceed.

Darnell (OC) brought up the cancelled OC planning session. Does this OC still want to do this?

Donovan (OC) yes, but this was an attempt to gather and debrief us. This has been something we have tried to do.

Darnell (OC) replied yes, and that it was intended to take a step back and review where we have come from before selecting another parcel for development. Dr. Jennings was going to provide an Urban Planning overview, ensuring that going forward, the lessons would be learned. Do we want to do this?

Donovan (OC) stated that he would welcome it.

Charlotte (OC) asked if the consulting resource would overlap with Dr. Jennings. What was Dr. Jennings role?

Michael (OC) was unsure of what Dr. Jennings did.

Hugues (BRA) stated Dr. Jennings was very instrumental in drafting the Master with the BRA and the community. OC members asked for his help in understand their role as it relates to the community.

Jorge Martinez (OC) stated that Dr. Jennings wrote the 9 principles of the RSMP.

Senator Wilkerson (OC) added that he was one of the consultant involved in the RSMP process. He provided the social context for this.

Darnell (OC) replied to Charlotte's question, stating that the he could help with subject matter regarding development. Does anyone else want to weigh in?

Both Joe and Norman felt this would be a good idea.

Charlotte (OC) wanted to get this piece in place and work quickly with regard to the OC schedules.

Senator Wilkerson (OC) had no response. Is this the debriefing for OC members?

Darnell (OC) saw the debriefing and Dr. Jennings as the same thing. Reflecting back, he was under the impression that Dr. Jennings would be a facilitator.

Jose (OC) stated that Dr. Jennings was very qualified.

Senator Wilkerson (OC) felt that securing technical assistance was still the most important thing. The pace is difficult because not much happens in between meetings. OC members need to reflect on their own stuff and create a library of OC documents. It is very likely that the P-3 process well, you are going to need documentation of objection to the extensions.

Darnell (OC) stated that the OC has drawn a distinction between themselves and the community. We are part of the community.

Senator Wilkerson (OC) stated that we are representing the community.

Jorge (OC) stated that Dr. Jennings assisted the OC in how we do our work as a committee, how we make decisions, and to encourage better cohesion within this body. Overall, he helps to enhance the work of this body.

Darnell (OC) stated that he thought the message had been received. In summary, Dr. Jennings will be invited to a meeting; I will get the scope out, and write a letter to the BRA.

Jose (OC) suggested delegating some of the work.

Charlotte (OC) suggested that the Executive Committee work on this and then in form the rest of the OC.

### **Bartlett Yard**

Hugues (BRA) stated that on 2/9/07, the BRA and OC held a public information meeting at the Shelburne to continue to inform abutters and the community about the process. More than 30 people signed up to be part of the PRC. The list will be sent to the Elected Officials and the RNC to solicit nominations for the PRC.

Michael (OC) asked how many proposals are there? Hugues (BRA) replied that he did not know.

Darnell (OC) stated that in addition to the nomination process by the RNC and Elected officials, he had submitted the names of the OC members who would be part of the process.

Michael (OC) asked why the names were not sent out sooner. Hugues (BRA) replied that they would be sent out immediately.

Julio (RNC) asked if the RNC would get them. Hugues (BRA) replied that they would.

Darnell (OC) stated that as Reggie and Marilyn can attest, the RNC is not a light assignment.

Jose (OC) asked if PRC members still had to attend OC meetings. Marilyn (OC) replied that you had to attend both.

Norman (OC) asked about item #6 on the agenda, Disposition Parcel Planning. Darnell (OC) replied that this was something to work on with Dr. James Jennings.

Donovan (OC) asked if there were still a \$25,000 fee applied to Bartlett Yard. Hugues (BRA) replied that a copy of the RFP was free, but there was a \$25,000 fee to submit a proposal.

Julio (RNC) asked about the RNC letter to the OC. There were a number of requests that should appear on the agenda. Why is it not here?

Darnell (OC) stated that it could be next month. There are some structural issues that need to be dealt with offline. I will email the document to everyone. The OC Executive Committee can meet with the RNC.

### **Parcel P-3 Update**

Reggie (OC) stated that re-submittals had been received on 2/16. The BRA distributed copies of these documents to the PRC members. We have moved forward with meetings beginning on 2/28. We have a Thursday meeting schedule for March and April. The BRA also distributed a summary and brief analysis of each proposal. The PRC members are reviewing this information and meeting again on 3/8. We will continue our discussion then.

Darnell (OC) asked if the PRC referred its recommendation to the BRA or the OC. Marilyn (OC) replied that it went to the OC and RNC. Darnell (OC) thanked her for the information.

Julio (RNC) asked if the PRC was reviewing financial information of the proposals. Reggie (OC) replied that we have asked for financial clarification and will receive it.

Darnell (OC) asked about Roxbury traffic information. Kairos (BRA) replied that the entire RSMP area is included in the ongoing study.

Jorge (OC) asked if the letter sent to the developers allowed for people to revise proposals.



Darnell (OC) replied that he recognized the desire for more information, but the PRC is reporting back to the OC. If you have further questions, you should attend a meeting.

Senator Wilkerson (OC) confirmed that the 3/8 PRC meeting would not have a developer presentation. There is an ad in the paper, have you informed the developers?

Hugues (BRA) replied that there would be no presentation and that all developers had been informed of this.

Meeting Adjourned.