



Meeting Notes  
June 1, 2009  
6:00 PM – 8:00 PM  
Dudley Public Library  
65 Warren Street

**RSMPOC Members Present:** Darnell Williams (Chair), Beverly Adams, Norman Stenbridge, Daniel Richardson, Marilyn Lynch, Joseph Cefalo, Charlotte Nelson, Frank Williams, Michael Miles, Donovan Walker, Dorothea Jones; BRA: Hugues Monestime, John Dalzell, Jeong-Jun Ju, Ted Schwartzberg, Jacob Wiggins, Armindo Goncalves, Dana Whiteside

Darnell Williams (OC) called the meeting to order at 6:05 PM. He then entertained a motion to accept the last meetings minutes and for any modifications, if needed.

Daniel Richardson (OC) moved to accept the minutes and Joseph Cefalo (OC) seconded the motion

#### Parcel P-3 Update from Barry Gaither

Barry Gaither (Elma Lewis Partners) provided an update on Parcel P-3 to the committee. Stated that he attended the mid-monthly meeting and gave a presentation and entertained questions. Close to assembling a meeting with Brenda McKenzie and expects a time and date soon. Part of the new agreement is to meet with the BRA in person and communicate that things are going forward. They met with Frederica Williams of the Whittier Street Health Center. They are at a point of substantial discussions which should lead to an agreement on carving out a parcel for them soon.

Joseph Cefalo (OC) asked about the 90-day deadline for completing the carve-out and if Barry thought he was confident they could meet that.

Barry Gaither (Elma Lewis Partners) stated he felt they would meet and beat that time. Ms. Williams likes the plan and they should come to an agreement soon.

Darnell Williams (OC) asked about the group's financial situation

Barry Gaither (Elma Lewis Partners) said that they have retained KC Capital investments, specifically Tom Ikela to help look for financing and have received a letter

of interest from BRI in Washington. They have prepared a new offering memorandum and expect others to show interest.

Donovan Walker (OC) asked at what stage this will go back to the PRC.

Darnell Williams (OC) stated that it hasn't really been discussed. Daniel Richardson (OC) concurred.

Joe Cefalo (OC) said once it goes into the Article 80 process, the PRC will then function as the IAG. Which should be sometime after the 18 month period

Donovan Walker (OC) also asked when the abutters would be informed and worries that they won't be until that 18 month process is complete.

Hughes Monestime (BRA) noted that this is a community process and that the BRA will advertise all of the meetings.

Donovan Walker (OC) asked for the BRA to also invite the PRC members to these meetings

#### History of Boston Eustis Street Burial Ground Presentation

Kathy Kottaridis (Historic Boston Incorporated, HBI) stated that she is the executive director of Historic Boston Incorporated, which is a historic preservation organization currently located in Old Corner Bookstore Building in Downtown Boston. She stated that she was there to talk about The Eustis Street Fire House property.

Her organization's goal is to move to the Fire House once they have rehabilitated the site and reuse other parts of the site.

She also said that HBI's vision is to lease the building for 99 years from the city for a low amount of money, but take on the cost of rehabilitating the entire building. Also have plans to provide 650 sq ft of retail space that they hope to use to interpret the history of the building. Plans also call for a conference room on the first floor for community use, and would like to make the cemetery open to the public

Currently she noted, the project is going before Landmarks and the BRA for project review in June and they have submitted a rezoning request. There will also be test pits dug for archeological research and the group needs to raise \$750,000 to \$1,000,000 in funds. Also pursuing tax credits, other funding sources, and hope to begin construction in November of 2009.

Finally, she asked for ideas from the OC on ideas for the retail use space.

Darnell Williams (OC) asked about elaborating on HBI's partnerships with other local groups

Kathy Kottaridis (HBI) said they have gone around the neighborhood to ask about ideas for site from locals. She noted that it was used a Spanish – American war veterans meeting place. They are highly interested in using the site for interpretive purposes, not only the building but the surrounding neighborhood. Any retail will be required to have interpretive opportunities. They also found records from the Spanish – American war veterans on the second floor of the building.

Donovan Walker (OC) – stated that he was curious as to why they are coming to the committee only five months before the project is slated to begin and wonders how this project is going to become a catalyst for the community when they already have others, including the Church and Park.

Kathy Kottaridis (HBI) feels that this one site could never address the entire history of Roxbury, its just one element. She sees HBI and the rehabilitation of the site as an addition to the history of the neighborhood and potentially can work with a state park as well. They simply just want to be a good addition to the neighborhood and believe that any addition is an increase for the neighborhood.

Dorothea Jones (OC) noted that many on the committee have grown up in the area and would like to see some sort of connection to the rich historical area that they happen to live in and would like to see the history of the homes, not just businesses, of the area incorporated as well. Possibly something that emphasizes the history of Roxbury in general. She feels like there has been very little coordination on that topic.

Joe Cefalo (OC) asked what their proposal for the property abutting Parcel 8 was and how it would affect Parcel 8

Kathy Kottaridis (HBI) noted that any development next door should be taken into account. Hard to know at the moment as there is nothing there

Charlotte Nelson (OC) asked Kathy at when HBI was going to bring the committee in to make sure the people in the community are aware of what's going on with the building?

Kathy Kottaridis (HBI) stated that a public meeting was required and now that they have looked at feasibilities, they coming back out to talk to community about what type of uses to entertain. The first thing they were told to do was to come to this committee. They would also like to hold a public meeting to receive community input.

Charlotte Nelson (OC) and Donovan Walker (OC) both feel that it would be a good idea to have a public meeting

Daniel Richardson (OC) asked Kathy who they have approached for money

Kathy Kottaridis (HBI) stated that they have talked some private corporations and plan to speak to more.

Daniel Richardson (OC) felt they could possibly make historical presentations at the fire house to help raise money. He also liked the public meeting idea.

Beverly Adams (OC) said she was concerned about the move. No economic development or jobs are addressed. Would like to know what jobs will be made available to the community.

Kathy Kottaridis (HBI) the development of this project has a goal of 40% of the resources coming from minority business ownership. Currently they only have a staff of five but hope to grow and be more representative, in terms of personnel, of the city.

Donovan Walker (OC) asked whether the two parcels near the property that HBI has secured are public or private

Kathy Kottaridis (HBI) stated they were private. HBI purchased two parcels near the firehouse to be used as parking. They were formerly owned by Ron Gary of Tropical Foods.

Darnell Williams (OC) said that during the RFP process we had community focus groups. To tie in other historical aspects, it could be very helpful to help set those up and use them for this

Michael Miles (OC) noted that DND could help with this project as well

#### Whittier Street Health Center Update by Mr. Dumas, representing Frederica Williams

Mr. Dumas stated that so far \$4 million dollars has been raised for the project and is continuing to look for more funding opportunities.

| Darnell Williams (OC) asked what the total project cost was.

Mr. Dumas (Whittier Street Health Center) noted that it was approximately \$32 million dollars.

#### Working Session Update

Norman Stembridge (OC) gave an update to the committee on the previous RSMPOC working session. They spoke with State Representative Rushing in regards to options for Parcel 8, including making Parcel 8 part of the Roxbury state park. The state, city and BRA are in talks on what to do with the piece of property. Also noted the group feels that they need to look at planning for Parcels 8, 9, 10.

There was also a letter from Brenda McKenzie requesting a meeting. No particular date was requested and one needs to be nailed down.

Darnell Williams (OC) asked what the purpose of meeting was

Daniel Richardson (OC) stated that the letter was for that night's meeting, but it was sent too late

Norman Stembridge (OC) said the meeting was requested to talk about the Oversight Committee's work, current and future development plans and processes.

Darnell Williams (OC) said he would like to speak with Ms. McKenzie for clarification

Joseph Cefalo (OC) felt the letter should have gone to the Chairman of this group, not the working group. Did the OC ask for a meeting?

Darnell Williams (OC) noted that they did

Joseph Cefalo (OC) stated that there seems to be miscommunication relating to the P-3 parcel in regards to the economic development wing of the BRA and how that will fit in with this process

Darnell Williams (OC) believes Maria Faria from the BRA was designated to answer these questions. Would rather try to move on and speak with her tomorrow for clarification.

Donovan Walker (OC) asked if he will get a date for the committee

Darnell Williams (OC) stated that he will get a date and bring it back to the committee.

Daniel Richardson (OC) said there was a 30 day requirement for reporting. The reason she was coming to the meeting was meet that requirement.

Darnell Williams (OC) believed they were supposed to report to this committee. Specifically, report every sixty days to this committee and every thirty days to the BRA.

Barry Gaither (Elma Lewis) confirmed this timeline

### Parcels 8, 9, & 10 Discussion

Hugues Monestime (BRA) asked John Dalzell (BRA) to go over a summary of where we are in regards to the Parcels.

John Dalzell (BRA) stated that as per the last meeting, we have met with DCAM and DCR. Both agencies have provided the documents in the committee's packets and procedures to make the parcels available.

Darnell Williams (OC) asked if there had to be legislation passed for parcel-8 to be sold

John Dalzell (BRA) stated that it appeared that Parcel 8 will require legislation. Community members have stated that focusing on economic development goals for parts of Parcel 8 were good ideas and in keeping with the goals of the park

The proposal will go into an interagency review for environmental assessments and conditions for the surplus declaration. DCR would like to see replacement land as well which needs to be looked at.

Darnell Williams (OC) asked what they are going to be doing next that the committee needs to be aware of

John Dalzell (BRA) stated that the actions right now are internal. The next crossroads piece is the legislation.

Darnell Williams (OC) asked if the legislation must be passed first

John Dalzell (BRA) stated that that yes it must be for Parcel 8

Darnell Williams (OC) asked John if the legislation has someone to introduce it.

John Dalzell (BRA) stated that it sounded like from last meeting that Rep. Rushing was likely to

Daniel Richardson (OC) noted that he wouldn't assume that

Darnell Williams (OC) stated that it sounds like there is a gap on the legislative side and asked John what other information he had to provide

John Dalzell (BRA) said he did not talk a lot about DCAM. The processes are similar, with environmental assessments, etc. which lead to the terms of disposition. They are ok with a joint RFP and are reviewing the draft with the intent of inputting their requirements. He said they seem to be indicating a comfort level with the committee process.

In regards to P-8, DCR wasn't able to articulate its process with a joint RFP and that may be part of the legislation

Daniel Richardson (OC) said that Rep. Rushing did say he would talk with Rep. Fox and indicated that at the meeting he would work on the legislation

John Dalzell (BRA) clarified, noting that Parcel 8 requires legislation and DCR approval. Parcels 9 and 10 require no legislation and DCAM approval

Darnell Williams (OC) asked if DCAM has designated these parcels as surplus

Joe Cefalo (OC) stated he wasn't sure if they have been surplus

John Dalzell (BRA) confirmed that they have been

Joe Cefalo (OC) said then they must go through Chapter 7 process to see if any others want to acquire the property. Seems City of Boston is the only one willing to take parcels. Once done, they could move forward with a joint RFP. Problem comes with a developer. Will DCAM want to be a partner or follow process?

John Dalzell (BRA) feels they are willing to work with BRA and oversight committee.

Joe Cefalo (OC) asked that once this process evolves, when the developer is selected and goes through Article 80, will there be two deeds (one through DCAM and one through the BRA) issued?

John Dalzell (BRA) stated that yes, two will be simultaneously issued

Darnell Williams (OC) noted that there is a draft RFP for 9 and 10 but none for the Crescent Parcel and asked if the committee needed to come back for that

John Dalzell (BRA) stated yes, they would. Both DCAM and the BRA will wait until RFP is imminent. The appraisal part will lag until then.

Donovan Walker (OC) stated that he is perplexed. Feels they have been meeting for five years, but have yet to see a benefit in Roxbury and it seems Parcel 8 will go through heritage fund. Stated that if any constituents ask him what the benefit is for the community, that he has no answer.

Hugues Monestime (BRA) said this committee drafts RFP's that spells out those benefits and recommends reading the reports that are provided. Those spell out the goals for the community.

Charlotte Nelson (OC) said that she read the draft RFP's for Parcels 9 and 10. Five overarching areas that committee has talked about are all captured in the RFP's. They also did the same thing for others and Parcel P-3 but still have to work out is the leasing agreements for those parcels. She also said they are governed by the Master Plan and all the goals of the community are in the RFP's and that she can't agree that they do not have at heart benefits for the community.

Donovan Walker (OC) stated that the Bartlett RFP became what the MBTA wanted. Once we're done with this process, DCR will put in what they want.

Charlotte Nelson (OC) noted that she respectfully disagree on this matter

Donovan Walker (OC) said he would like to pick this up at the working session due to limited time. Once land is developed, they are hoping that 70% of the lease payments to the BRA will come to Roxbury.

Darnell Williams (OC) said that the short answer is we don't know

John Dalzell (BRA) noted that he would like to invite DCAM and DCR to next meeting.

The group noted that would be a good idea.

With that, the meeting was adjourned at 7:45pm.