

00:19:05 SHerrie Cutler: The Disposition Process lacks selection criteria. This makes directed proposals difficult.

00:19:48 Natalie Deduck: Hi Sherrie, when we present the draft RFP to the community, that will also include an evaluation criteria that we will seek community feedback on.

00:22:35 SHerrie Cutler: The Hotel Project proposal was excellent.

00:23:11 Angie S: Echo that! Would love to see the hotel + retail again

00:23:21 Barton Haddad: Retail, Hotel and Dining please

00:27:32 Tom & Moree Meehan: A Trader Joe's would be fantastic

00:27:58 Barton Haddad: Yup

00:28:49 Doug Pope: Tax-exempt debt through MassDevelopment?

00:33:00 Elaine Donovan (Councilor Coletta Zapata): Good evening all, Elaine Donovan with Councilor Coletta Zapata's office. Please feel free to reach out if you'd like. elaine.donovan@boston.gov

00:33:02 Robert O'Leary: Do you have estimated costs for remediation

00:33:56 Tracy Iannelli: You mentioned challenges without discussing the potential Permanent supportive housing if it comes to be right next door. How is the BPDA approaching this?

00:36:57 Tracy Iannelli: And, that residential space adjacent to the YMCA has the same residential restrictions as Chain Forge would. How does the BPDA look at developing an entire neighborhood concept rather than building by building. We love the hotel idea but realistically the neighboring building plans do not help us attract a good one. Their are hotels with Museum components that might be appropriate.

00:38:56 SHerrie Cutler: What restrictions or requirements will there be for preserving the historic and architectural assets of this building? The hotel proposal did this well.

00:40:38 Kathia Capellupo: great idea Lois

00:41:39 Robert O'Leary: Why didn't the BPDA solicit an RFP for the YMCA as well

00:42:14 Karen Colombosian: As a realtor that has sold many residents in the Navy Yard, there is a real need for senior housing, as lois siegelman mentioned. Independednt living, assisted living and nursing facilities are desperately needed. Many residents would stay here as they age and right now-we have nothing.

00:42:15 Angie S: With something this costly to redevelop that will guarantee a hard stop for any developer

00:42:16 Tracy Iannelli: this is a HISTORIC neighborhood with tons of potential for tourism and movie making should we attract it. Given that the closest hotel is the Residential Inn that is sold out constantly, I would hope that the BPDA would remove barriers for a premier hotel operator with a tourist driven component to it.

00:42:21 Karen Colombosian: Thank you

00:44:07 Gerald Keusch: With the interesting suggestion that there may be three different uses of different parts of the building is there any rationale to think of this as several smaller proposals rather than one large one.

00:44:12 Jack Glassman: Understanding that there are several balls in the air (no pun intended) regarding the YMCA, etc., what about using at least a portion of the building for community recreation? Pickleball courts(!)... perhaps even a skating rink could work in the shed, given that sealing up the building envelope (to, say, residential comfort levels)would be a challenge. The loft space could support a suspended running track -- well above BFE...

00:44:26 Kim Douglas: Reacted to "this is a HISTORIC n..." with 👍

00:44:51 David Reedy: Thank you for the presentation! I am with the City's Age Strong Commission, in the Age-Friendly division. I strongly support Lois's idea for senior housing! Lois you seem to be involved and connected to the neighborhood's older adult community. I'd like to talk to you more about this and get community input. If you'd like to reach out to me, my email address is david.reedy@boston.gov. Thank you!

00:44:58 Kim Douglas: Reacted to "A Trader Joe's would..." with 👍

00:45:15 Marilyn Darling: I don't have any specific suggestions that have not yet been offered, but I would LOVE to see this interesting building preserved. I look down on the building. It seems to be in worse and worse shape. Cheering for you.

00:46:39 Lois Siegelman: I agree with having multiple functions in the building. A restaurant, hotel and apartments with services for seniors or just like a hotel with apartments attached that provide concierge services; There are synergies.

00:48:26 Marilyn Darling: Reacted to "I agree with having ..." with 👍

00:48:44 Angie S: Livery hotel is a great example

00:48:57 Kathia Capellupo: Reacted to "Livery hotel is a gr..." with 👍

00:50:01 Phil Carr III: There are existing curb cuts too.

00:51:11 Barton Haddad: Not sure if this was covered or not, but will the parking spots with the cars out front of the building in the picture shown here no longer be available?

00:52:13 Tracy Iannelli: 21C Museum Hotel of Louisville is another example. 4 star hotel with an art museum in it. They own 8 hotels and 9 food outlets. Valet parking with an offsite destination might be another parking solution.

00:53:25 Tom & Moree Meehan: Street parking continues to be a worsening condition as what use to be available for all Charlestown residents keeps becoming allocated for specific buildings or businesses.

00:53:26 Lois Siegelman: The original proposal had the parking spots removed in front of the building for drop off for a hotel.

00:54:41 Jack Glassman: Regarding the historic forge equipment, one of the many ways Building 105 is nationally significant involves the linked arrangement and assembly-line sequence of pieces -- some at a monumental scale. Hopefully, the almost trail-like(!) configuration of die-lock chain assembly can be effectively interpreted to visitors AND can also be integrated with future uses in a creative way!

00:55:01 SHerrie Cutler: Boutique Hotels do not require as many rooms and several large chain have Boutique hotel divisions, The previous hotel / restaurant proposal was approximately how many rooms?

00:56:26 Tracy Iannelli: when is the next meeting????

00:56:52 Barton Haddad: Thanks Rebecca

00:56:54 SHerrie Cutler: I had a question above, re rooms?

00:57:05 Angie S: Harborview has underground parking as well

00:57:55 Natalie Deduck: We will go over the schedule and next steps when we wrap up the meeting!

00:58:05 Jack Glassman: Could you discuss updates if any to plans the Second Avenue "mall" within that block (i.e., between MGH/Bldg, 149 and 105)?

00:58:43 Sean Breen: Hey everyone, I'm Sean Breen with the Mayor's office of Neighborhood Services. I'm in transit, but I'm listening. If you have any questions comments or concerns feel free to reach out Sean.breen@boston.gov

00:59:34 Lois Siegelman: Spaulding wants to keep the parking for patients, family visitors and staff.

01:01:10 SHerrie Cutler: Boutique Hotels do not require as many rooms and several large chain have Boutique hotel divisions. Even Marriott.

01:01:34 Marilyn Darling: It is a huge space. I love the idea of multiple uses.

01:02:55 Kathia Capellupo: Do you know if International hotel developers have ever been contacted regarding this site? Also developers of the Liberty?

01:04:27 Jim Cann: Will the sign commemorating the first landing of the British on June 17, 1775 be replaced?

01:04:45 Helen O'Neil: Thank you so much.

01:05:28 Jack Glassman: Thank you! 🙏

01:05:34 Kathia Capellupo: thank you all

01:05:35 Tracy Iannelli: Thank you for this initial meeting. I appreciate the listening aspect. Sorry we will miss 2026 tall Ships festival but there is more historical currency to be optimized here. That is our special sauce.

01:05:38 Marilyn Darling: Thank you!

01:05:55 Paula Brassil: Thank you!

01:06:01 Natalie Deduck: Yoon's email is yoon.cha@boston.gov

01:06:11 Jim Cann: Thank you

01:06:47 Elaine Donovan (Councilor Coletta Zapata): Thank you all, have a great evening!