



November 8, 2017

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BY HAND DELIVERY

Mr. Brian P. Golden
Director
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
Boston, Massachusetts 02201

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Re: Letter of Intent to File a Project Notification Form
Parcel M (3 Dolphin Way), Raymond L. Flynn Marine Park South Boston, Ma.

Dear Director Golden:

On behalf of Foodmart/BGI, LLC (“Foodmart”) and its affiliates the New Boston Food Market Development Corp. (“NBFM”) and Boston Global Investors LLC (“BGI”), and in accordance with the Executive Order relative to the provision of mitigation by development projects in Boston, is pleased to submit this Letter of Intent to File a Project Notification Form initiating Large Project Review under Article 80B of the Boston Zoning Code for the development of a seafood processing, storage, and refrigeration facility to be located on the currently vacant Parcel M of the Raymond L. Flynn Marine Park (the “Proposed Project”). The Authority awarded Foodmart Tentative Designation status at its meeting on June 15, 2017.

The Proposed Project is expected to consist of the demolition of the existing structure located thereon and the construction of a new, modern, multi-tenant facility for seafood processing, storage and refrigeration. The new facility will be a two-story, light industrial building of approximately 56,000 gross square feet on the first floor, with an office mezzanine area on the second floor of approximately 23,000 gross square feet. The building will be constructed to include operational areas that can be flexibly arranged to accommodate tenants of various sizes, and will also support shipping and loading areas. Upon completion and occupancy, the Proposed Project is expected to employ approximately 225 workers in permanent jobs within the City of Boston. In addition, we have assembled an experienced development team that includes; Goulston & Storrs (legal), Vanasse Hangen Brustlin (permitting), McNamara Salvia (structural engineering), Haley & Aldrich (geotechnical) C-3 (mechanical engineers) and Howard Stein Hudson (traffic consultant). We expect to expand the development team as the plans for the project advance from concept through design.

Foodmart anticipates filing a Project Notification Form for the Project upon completion of the negotiation with the BPDA of a ground lease for the Project. We are thrilled to propose this project, which will convert the long-vacant Parcel M into a thriving business, creating a modern seafood processing facility for the next generation of maritime businesses. We look

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forward to working with your staff and with the Impact Advisory Group that the Mayor will appoint to advise the BPDA with respect to appropriate mitigation efforts regarding this Project.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



John B. Hynes, III
CEO & Managing Partner

PNK

cc: Mr. Jonathan Greeley
Mr. Edward O'Donnell