

**Roxbury Strategic Master Plan Oversight Committee Meeting**  
**Monday, January 4, 2016**  
**6:00 PM to 7:45 PM**  
**Dudley Branch Library, 65 Warren Street, Roxbury**

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**Attendees:**

**RSMPOC Members:** Jorge Martinez (co-chair), Norman Stembridge (co-chair), Tony Hernandez, Bing Broderick, Frank Williams, Valeda Britton, True-See Allah, Frederick Fairfield, Felicia Jacques, Michael Curry, Marzuq Muhammad, Susan Sullivan, Charlotte Nelson, and Dorothea Jones;

**Ex-Officio:** Councilor Tito Jackson; Congressman Capuano's Office: Candace Sealey

**BRA Staff:** Lara Merida, Hugues Monestime, Helmsley Alphonse, Ronette Seeney

**Committee Members Introductions:**

Charlotte Nelson – Roxbury resident.

Dorothea Jones – Longtime resident of Roxbury, advocate for diversity in hiring practices.

Sue Sullivan – Executive Director of Newmarket Business Association. 6-7 years as a committee member.

Marzuq Muhammad– Resident of Roxbury with background in commercial real estate.

Councilor Tito Jackson – Sworn in for next 2 years as District 7 City Councilor.

Michael Curry – From Roxbury. President of the Boston NAACP, Chairman for the NAACP National Board of Economic Development.

True-See Allah – From Boston. Director of Reintegration Services for Suffolk County.

Norman Stembridge – Lifelong resident. Applied when committee began because I saw how the neighborhood had shifted and moved.

Jorge Martinez – Roxbury resident. Executive Director of Project R.I.G.H.T. Owned businesses in Dorchester and Roxbury.

Frederick Fairfield – From Roxbury. Former president of Dudley Main Street, involved in Dudley Vision. Manages development projects and property in Roxbury, Dorchester and Mattapan.

Valeda Britton – From Roxbury. Provided legal services at BU Medical Office and John Hancock, advocate for community benefits.

Felicia Jacques – 20 year background in real estate development in New York.

Frank Williams – From Roxbury, experience in Somerville housing. 7-8 years as a committee member.

Tony Hernandez – From Lenox housing in Roxbury. Master’s degree in architecture from Northeastern University. Director of Land Trust for 30 acres of land.

Bing Broderick – Director of Haley House.

**RSMPOC members comments on ways to improve the process:**

- Changes in financing packages should be updated to reflect new and old programs.
- It will be helpful if objectives are restated, including the process of how the community interacts with the Committee.
- We should always revisit our scope of work on a regular schedule. We have 8 parcels, and we need to be aware of the progress we make on them.
- Committee members should ask questions of the developer when there are large changes to a proposed project.
- The Oversight Committee should have all the information needed to make decisions on development proposals.
- Need a clear definition of benchmarks and what they mean - should start quickly.

**Community input on ways to improve the process:**

- Community member stated that committee members should be informed on past history and current events in the community and should keep track of changes made to the original goals.
- Community member stated everyone should be obligated to make sure the community succeeds.
- Community member stated projects pursued in the community should identify with the goals and character of the community and all changes made should benefit the community.
- Community member stated meeting agendas and members’ information should be posted and made available to the audience.
- Community member stated the youths need to be involved since they are the future.
- Community member stated residents should be paid good wages in order to be able to stay in the community.

**Questions on union wages, benefits and training:**

- Community member stated the Committee should hold the unions accountable for standards to ensure that everyone earns a living wage.
- Community member stated the unions must include women and people of color, and the Committee should support the People's Academy program.

**Community comments on Parcel P-3:**

- Community member stated P-3 should offer opportunities for cultural attractions that tourists will recognize.
- One community member stated the Committee should be committed to the development of P-3, and strengthen the community benefits package and be moved the project forward.
- Another community member asked to look at P-3 and the major component, BJ’s Wholesale is believed to pay low wages. Will definitely support museum, but we need to ensure every project has standards.
- One community member believes that P-3 is a prime example of an economic development opportunity that could result in an increase in available housing stock and the community

should show its support. I am still hearing 10 years later the same thing. Can we make development a reality?

- Another community member wants to see development like the Harriet Tubman and parks in the community, and feels the P-3 could be the vehicle for that.

**RSMPOC Comments:**

- A committee members replied that it is on the committee to see if projects are pushed forward, especially before the current building boom is over.
- Another committee member stated that the community's concerns are acknowledged and community is thanks them.

Meeting adjourned at approx. 7:45 PM