

Ms. Teresa Polhemus attended the meeting.

The Chairman opened the Meeting of the Economic Development and Industrial Corporation of Boston.

Councilor Bill Linehan spoke in favor of EDIC Item #2 & #3 and in favor of BRA #14, #26 & #27.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of May 11, 2017 were submitted and approved.

Copies of a memorandum dated June 15, 2017 were distributed entitled "AUTHORIZATION TO SUBMIT AN UPDATE TO THE RAYMOND L. FLYNN MARINE PARK MASTER PLAN TO THE MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS", which included a proposed vote. Attached to said memorandum were a letter dated May 5, 2017 from Julie Wormser, VP Policy & Planning and Jill Valdes Horwood, Director of Policy, Boston Harbor Now; a letter dated April 30, 2017 from John Stella; a letter dated May 5, 2017 from Gordon Carr, Deputy Director, Strategic & Business Planning, Massport; a letter dated May 5, 2017 from David Gibbons, Executive Director, Massachusetts Convention Center Authority; a letter dated May 5, 2017 from Kathleen M. Brill, Esq., Foley Hoag LLP; a letter dated May 5, 2017 from Eden Milroy, President, Pilot Development Partners, Inc.; an email dated April 28, 2017 from Stewart J. Roach, Norwood Yacht Sales, Inc.; a letter dated May 5, 2017 from Patrick Sullivan, Executive Director, Seaport TMA; an email dated April 28, 2018 from Richard Stavis, Chief Executive Officer, Stavis Seafoods, Inc. and a newspaper article dated 5/11/2017.

Mr. Richard McGuinness, Deputy Director for Climate Change and Environmental Planning, addressed the Authority and answered the Members' questions.

Councilor Bill Linehan spoke in favor of the proposed Master Plan at the beginning of the meeting.

Mr. Brian P. Golden entered the room at this time.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston to submit the Raymond L. Flynn Marine Park Master Plan Update to the Massachusetts Executive Office of Energy and Environmental Affairs pursuant to M.G.L. c. 30, §§ 61 through 62H.

The aforementioned UPDATE MASTER PLAN is filed in the Document Book at the Agency Document No. 7692.

Copies of a memorandum dated June 15, 2017 were distributed entitled "REQUEST AUTHORIZATION TO AWARD TENTATIVE DESIGNATION TO NEW BOSTON FOOD MARKET DEVELOPMENT CORPORATION REGARDING THE LEASE AND REDEVELOPMENT OF PARCEL M WITHIN THE MARINE INDUSTRIAL PARK", which included four proposed vote. Attached to said memorandum were three renderings.

Mr. Edward O'Donnell, Director of Real Estate (Ms. Teresa Polhemus left the room at this time), Mr. John Hynes, Proponent, Ms. Marion Kaiser, New Boston Food Market Development Corporation and Jeff Corwin, New Boston Food Market Development Corporation, addressed the Authority and answered the Members' questions.

Councilor Bill Linehan spoke in favor of the proposed Master Plan at the beginning of the meeting

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute the necessary documentation to award Tentative Designation status to, and enter into lease negotiations with Boston Global Investors LLC ("BGI") on behalf of New Boston Food Market Development Corporation, which will be operating henceforth as Foodmart/BGI, LLC ("Foodmart"), for the lease and development of Parcel M located within the Boston Marine Industrial Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held June 15, 2017; and

FURTHER VOTED: That the Director be and hereby is, authorized to execute any and all documents and agreements, including a license agreement, with, Foodmart for pre-development activity on Parcel M in connection with the Tentative Designation of Parcel N, with terms and conditions to be in the best interest of the Economic Development Industrial Corporation of Boston ("EDIC") as determined by the Director in his sole discretion; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Foodmart is specifically acknowledging that Foodmart shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation or hereafter, in connection with the development of Parcel M, and the EDIC shall not be responsible or liable for any of such costs or be required to reimburse Foodmart for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said Tentative Designation shall expire and/or terminate, if final designation has not been granted to Foodmart by December 30, 2017.

Copies of a memorandum dated June 15, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION OF SKANSKA USA COMMERCIAL DEVELOPMENT, INC. REGARDING THE LEASE AND REDEVELOPMENT OF PARCEL Q-1 WITHIN THE RAYMOND L. FLYNN MARINE PARK ", which included four proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute the necessary documentation to extend for ninety days the Tentative Designation status of, and continue lease negotiations with, Skanska USA Commercial Development, Inc. for the lease and development of Parcel Q-1 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held June 16, 2017; and

FURTHER VOTED: That the Director be and hereby is, authorized to execute any and all documents and agreements, including a license agreement with Skanska USA Commercial Development, Inc. or its affiliate for pre-development activity on Parcel Q-1 in the Raymond L. Flynn Marine Park in connection with this Tentative Designation, on terms and conditions to be in the best interest of the Economic Development Industrial Corporation of Boston ("EDIC") as determined by the Director in his sole discretion; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Skanska USA Commercial Development, Inc. is specifically acknowledging that Skanska USA Commercial Development, Inc. shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation or hereafter, in connection with the development of Parcel Q1, and EDIC shall not be responsible or liable for any of such costs or be required to reimburse, Skanska USA Commercial Development, Inc. for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said tentative designation shall expire and/or terminate, if final designation has not been granted to Skanska USA Commercial Development, Inc. by September 30, 2017.

Ms. Teresa Polhemus reentered the room at this time.

Copies of a memorandum dated June 15, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION OF WHARF 8/PIER 7 PARTNERSHIP, LLC FOR THE LEASE AND REDEVELOPMENT OF WHARF 8/PIER 7 WITHIN THE RAYMOND L. FLYNN MARINE PARK", which included three proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the corporation to execute the necessary documentation to extend the Tentative Designation status of, and continue lease negotiations with, Wharf 8/Pier 7 Partnership, LLC for the lease and development of Wharf 8/Pier 7 located within the Raymond L. Flynn Marine Park on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held June 15, 2017; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, Wharf 8/Pier 7 Partnership, LLC is specifically acknowledging that Wharf 8/Pier 7 Partnership, LLC shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation extension or hereafter, in connection with the development of Wharf 8/Pier 7 in the Raymond L. Flynn Marine Park, and the Economic Development and Industrial Corporation of Boston ("EDIC") shall not be responsible or liable for any of such costs or be required

to reimburse, Wharf 8/Pier 7 Partnership, LLC for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation extension shall automatically be rescinded without prejudice and without further action or vote of EDIC and any and all rights granted by said Tentative Designation, shall expire and/or terminate, if final designation has not been granted to Wharf 8/ Pier 7 Partnership, LLC by December 31, 2017.

Copies of a memorandum dated June 15, 2017 were distributed entitled "THIRD AMENDMENT TO LEASE WITH 7 TIDE STREET, LLC AND APPROVAL OF SUB-LEASES AT 7 TIDE STREET IN THE RAYMOND L FLYNN MARINE PARK", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the lease with 7 Tide Street, LLC to recognize the actual uses of the building in effect since 2014, and to approve sub-leases with A.W. Hastings, d/b/a Marvin Windows, Reflex Lighting Group, Inc., and Supply New England, Inc. d/b/a Kohler on terms and conditions substantially consistent with the memorandum and term sheet submitted at the Board meeting held on June 15, 2017.

Copies of a memorandum dated June 15, 2017 were distributed entitled "CONTRACT AUTHORIZATION FOR DESIGN SERVICES FOR ENGINEERING DESIGN SERVICES FOR PARCEL V1 IMPROVEMENTS, AT THE RAYMOND L. FLYNN MARINE PARK WITH BRYANT ASSOCIATES, INC. ", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Engineering Services Contract for a total contract amount not to exceed One Hundred Seventeen Thousand One Hundred Fifty Dollars and Zero Cents. (\$117,150.00) with Bryant Associates, Inc. for the provision of Engineering services required in connection with the design for Parcel V1 Parking Lot Improvements, Raymond L. Flynn Marine Park, Boston, MA.

Copies of a memorandum dated June 15, 2017 were distributed entitled "MEMORANDUM OF UNDERSTANDING WITH DELPHI AUTOMOTIVE SYSTEMS, LLC", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director, be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston of Boston ("EDIC"), to execute a Memorandum of Understanding ("MOU") with the City of Boston, the Massachusetts Department of Transportation, and Delphi Automotive Systems, LLC, intended to document mutual understandings and obligations concerning Delphi Automotive Systems, LLC's use of streets and ways owned by the EDIC and located in the Raymond L. Flynn Marine Park ("RLFMP").

Copies of a memorandum dated June 15, 2017 were distributed entitled "MEMORANDUM OF UNDERSTANDING WITH OPTIMUS RIDE, INC.", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC"), to execute a Memorandum of Understanding ("MOU") with the City of Boston, the Massachusetts Department of Transportation, and Optimus Ride, Inc., intended to document mutual understandings and obligations concerning Optimus Ride, Inc.'s use of streets and ways owned by the EDIC and located in the Raymond L. Flynn Marine Park ("RLFMP").

Mr. Brian P. Golden left the room at this time.

Copies of a memorandum dated June 15, 2017 were distributed entitled "OPERATING BUDGET FOR FISCAL YEAR 2018 AND AUTHORIZATION FOR THE DIRECTOR TO TRANSFER INTERCOMPANY AGENCY FUNDS AND FORGIVE INTERAGENCY DEBT ", which included five proposed votes.

Mr. Chris Giuliani, Director of Finance and Ms. Michelle Goldberg, Manager of Budget and Procurement (Mr. Brian P. Golden reentered the room at this time), addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: It is requested that the Board approve the Economic Development Industrial Corporation of Boston's ("EDIC") Operating Budget for Fiscal Year 2018 in the amount of \$42.0M; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take actions and execute documents and agreements relating to the transfer of funds, forgiving inter-agency debt, and leasing property and assets to or from the EDIC to the Boston Redevelopment Authority ("BRA") or, to or from the BRA to the EDIC; and that the Director be and hereby is, authorized to take actions and execute documents and agreements relating to the transfer of funds and forgiving inter-agency debt by and between or among the EDIC, BRA, the Boston Local Development Corporation ("BLDC"), and, or, the Boston Industrial Development Finance Authority ("BIDFA") to the extent permitted or authorized by the BLDC or BIDFA respectively, at a time and under such terms as the Director deems appropriate and necessary; and

FURTHER VOTED: That in connection with any inter-agency lease of property and, or assets between EDIC and the BRA, the Director be, and hereby is, authorized to enter into any sub-lease for space, sub-lease amendments or extensions and any and all related documents that the Director deems appropriate and necessary in connection with such inter-agency lease of property and, or assets.

FURTHER VOTED: That the Director be, and hereby is, delegated all necessary powers in accordance with applicable law or otherwise, without limitation, as the appointing authority, with regard to the EDIC employees for the fiscal year ending June 30, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized, in connection with employee terminations, to execute and deliver any and all notices, correspondence, documents, or agreements, to or with employees and others, all containing such terms and conditions as the Director determines to be in the best interest of the EDIC.

The aforementioned FY18 BUDGET is filed in the Document Book at the Agency Document No. 7696B.

Copies of a memorandum dated June 15, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Victoria Phillips to the position of Planning Assistant, Community Planning Department, effective July 10, 2017 with an \$45,000 annual salary.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve Employment Service Agreement of J. Mark Beamis, OWD/WPD, effective July 1, 2017 to June 30, 2018 in an amount not to exceed \$97,360.00, fully funded from various grants.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve Employment Service Agreement of Clare Shepherd, OWD/WPD, effective July 1, 2017 to June 30, 2018 in an amount not to exceed \$54,600.00; fully funded by Greater Boston American Apprenticeship Initiative 195.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve Employment Service Agreement of Meghan Phillips, OWD/BTHC, effective July 1, 2017 to December 31, 2017 in an amount not to exceed \$20,930.00; fully funded by Santander Bank Foundation, The Boston Foundation, Boston Private Bank and the State Street Bank Foundation (grant code 411).

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve Employment Service Agreement of Joanne Evans, OWD/BTHC, effective July 1, 2017 to December 31, 2017 in an amount not to exceed \$9,828.00; fully funded by Santander Bank Foundation, The Boston Foundation, Boston Private Bank and the State Street Bank Foundation (grant code 411).

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve Employment Service Agreement of Kimberly Sohrinho, OWD/BTHC, effective July 1, 2017 to December 31, 2017 in an amount not to exceed \$21,840.00; fully funded by Santander Bank Foundation and the Office of Immigrant Advancement (grant code 411) as well as the IRS VITA Grant (grant code 137-18).

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Sara Myerson, Director of Planning, PLN/PLN, travel to Las Vegas, NV, with three members of the Mayor's staff, effective May 21, 2017 to May 24, 2017 to attend the International Council of Shopping Centers Convention; with an airfare cost of \$995 plus \$1,750-\$1,950 each for the three members of the Mayor's staff.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Eve (Mimi) Turchinetz, Assistant Deputy Director for Office of Financial Empowerment, OWD, to travel to New York City, NY, to attend the Cities for Financial Empowerment Fund Conference from June 13, 2017 to June 14, 2017, at no cost to the Agency.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Eve (Mimi) Turchinetz, Assistant Deputy Director for Office of Financial Empowerment, OWD, to travel to St. Louis, Missouri, to attend the Consumer Financial Protection Bureau Conference from June 20, 2017 to June 21, 2017, at no cost to the Agency.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Colin Curzi, Employment Service Contractor, PLN/TIP to travel to Austin, Texas, to attend the Smart Cities Connect Conference & Expo from June 26, 2017 to June 27, 2017, with a cost of \$590.00; funding from the Barr Foundation Grant.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Travis Sheehan, Senior Infrastructure Advisor, PLN/TIP to travel to Austin, Texas, to attend the Smart Cities Connect Conference & Expo from June 26, 2017 to June 27, 2017, with a cost of \$259.90.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously VOTED: To approve the temporary salary increase for Ronald Barron, Fiscal Analyst, A&F/B&F, effective July 10, 2017 in an amount of \$82,300.00.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously VOTED: To approve the Collective Bargaining Agreement between EDIC and the Industrial Union of Marine Shipbuilding Workers of America, Lodge S-25, I.A.M., AFL-CIO effective March 1, 2106 to February 28, 2019.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Sage Marsters, Writing Coach, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Carla Gualdron, Senior Program Manager, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #16

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Sarah Poulter, Director of Write Boston, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #17

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Anne Shackleford, Senior Program Manager, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #18

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Jessie Gerson-Nieder, Deputy Director of Programming, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #19

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Jennifer Miller, Writing & Instructional Coach, OWD/WB effective June 23, 2017.

PERSONNEL MEMORANDUM #20

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Evan Bradley, Planning Assistant, PLN/CP effective June 8, 2017.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, July 13, 2017; Thursday, August 10, 2017; Thursday, September 14, 2017; Thursday, October 12, 2017; Thursday, November 16, 2017 and Thursday, December 14, 2017.

VOTED: To adjourn.

The meeting adjourned at 4:58 p.m.

Clerk