

Ms. Teresa Polhemus attended the meeting.

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

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of September 14, 2017 were submitted and approved.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT & INDUSTRIAL CORPORATION OF BOSTON d/b/a THE BOSTON PLANNING & DEVELOPMENT AGENCY ("BPDA") AND KASTLEBRIDGE, LLC., ("KASTLEBRIDGE"), FOR THE USE OF APPROXIMATELY 500 RENTABLE SQUARE FEET ON THE FIRST FLOOR OF 12 CHANNEL STREET, SUITE #103, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP")", which included a proposed vote. Attached to said memorandum were a document entitled "TERM SHEET - Kastlebridge, LLC., 12 Channel Street, Suite #103, October 12, 2017" and a map indicating the location of the space.

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 enter into a Lease Agreement with Kastlebridge, LLC., for the use of approximately 500 rentable square feet on the first floor of 12 Channel Street Suite #103, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the Board meeting held on October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN BPDA AND MASSROBOTICS, INC. ("MASSROBOTICS"), FOR THE USE OF APPROXIMATELY 2,000 RENTABLE SQUARE FEET ON THE SECOND FLOOR OF 12 CHANNEL STREET, SUITE #202, WITHIN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP")", which included a proposed vote. Attached to said

memorandum was a document entitled "TERM SHEET- MassRobotics, Inc., 12 Channel Street, October 12, 2017".

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 enter into a License Agreement between EDIC and MassRobotics, Inc. for the use of approximately 2,000 rentable square feet on the second floor of 12 Channel Street, Suite #202, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the BPDA Board meeting held on October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON ("EDIC") d/b/a THE BOSTON PLANNING & DEVELOPMENT AGENCY ("BPDA") AND GREEN SIGHT AGRONOMICS, ("GSA"), FOR THE USE OF APPROXIMATELY 10,000 RENTABLE SQUARE FEET LOCATED ON THE SIXTH FLOOR OF 12 CHANNEL STREET, SUITE #605, WITHIN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP")", which included a proposed vote. Attached to said memorandum was a document entitled "TERM SHEET- Green Sight Agronomics, 12 Channel Street, October 12, 2017".

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 enter into a Lease Agreement between EDIC and Green Sight Agronomics, for the use of approximately 10,000 rentable square feet on the eighth floor of 12 Channel Street, Suite #605, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the EDIC Board meeting held on October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN BPDA AND BOSTON PRINT SPECIALISTS, LLC D/B/A ALPHAGRAPHICS

BOSTON, ("ALPHAGRAPHS "), FOR THE USE OF APPROXIMATELY 969 RENTABLE SQUARE FEET IN THE BASEMENT OF 12 CHANNEL STREET, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP"), which included a proposed vote. Attached to said memorandum was a document entitled "TERM SHEET-Letter of Intent, License Agreement, 12 Channel Street, Cage B-7, Raymond L. Flynn Marine Park".

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, to enter into a License Agreement with Boston Print Specialists, LLC d/b/a AlphaGraphics Boston, for the use of approximately 969 rentable square feet, in Cage B2, located in the basement of 12 Channel Street, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the Board meeting held on October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN BPDA AND THE NEW BOSTON PRIDE COMMITTEE, INC. ("BOSTON PRIDE "), FOR THE USE OF APPROXIMATELY 1,315 RENTABLE SQUARE FEET IN THE BASEMENT OF 12 CHANNEL STREET, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP ")", which included a proposed vote. Attached to said memorandum was a document entitled "TERM SHEET, The New Boston Pride Committee, Inc., 12 Channel Street, Cage B-7, October 12, 2017".

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, to enter into a License Agreement with The New Boston Pride Committee, Inc., for the use of approximately 1,315 rentable square feet in Cage B7, in the basement of 12 Channel Street, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the Board meeting held on October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND A PROFESSIONAL SERVICE

SUBSCRIPTION WITH COSTAR GROUP, INC, ("COSTAR") COSTAR IS A NATIONAL PROVIDER OF COMMERCIAL REAL ESTATE INFORMATION, INCLUDING RESEARCH SERVICES AND MARKET ANALYSIS", 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 is hereby authorized, on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC"), to extend the service contract with CoStar Group, Inc., ("CoStar"), to August 31, 2018, at a cost not to exceed \$37,500, on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held October 12, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "MEMORANDUM OF AGREEMENT WITH THE CITY OF BOSTON, ACTING BY AND THROUGH ITS PROPERTY MANAGEMENT DEPARTMENT, CONCERNING THE USE OF MUNICIPAL PROTECTIVE SERVICES AT THE RAYMOND L. FLYNN MARINE PARK AND 43 HAWKINS STREET", which included a proposed vote.

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 execute and deliver a Memorandum of Agreement ("MOA") with the City of Boston, acting by and through its Property Management Department, authorizing the use of Municipal Protective Services to provide security services at the Raymond L. Flynn Marine Park and 43 Hawkins Street, Boston, MA for the period from February 1, 2017 through June 30, 2017, and July 1, 2017 through June 30, 2018 at a total combined cost not to exceed \$1,009,452.87, upon terms and conditions determined to be in the best interest of the EDIC, by the Director, in his sole discretion.

Copies of a memorandum dated October 12, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approved the appointment of Lynn Sanders to the position of Ssenior Research Analyst, Youth and Human Services Department, effective 10/23/17 with an annual salary of \$66,500.00

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Jared Staley to the position of Planner I, Planning Department, effective 10/23/17 with an annual salary of \$50,000.00

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Sean Thomas to the position of Program Manager – Early Literacy ReadBoston, effective 10/16/17 with an annual salary of \$59,000.00

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Contract of Manuel A. Esquivel Echeverria to the position of Senior Infrastructure & Energy Planning Fellow in Transportation & Infrastructure Planning Department, effective 10/16/17 with an annual salary of \$72,500.00

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Joaquim Teixeira, to the Office of Financial Empowerment/Boston Tax Help Coalition Department from 10/16/17-4/30/18, in an amount not to exceed \$8,820.00.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Rand Chaqmaqchee, to the Office of Financial Empowerment/Boston Tax Help Coalition Department from 10/16/17-4/30/18, in an amount not to exceed \$12,384.00.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Kevin Wandrei, Research Assistant, RES/RES effective 10/20/17.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Anne Marie Isaksen, HR Coordinator, A&F/HR effective 10/6/17.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: That Eileen E. Brophy, Senior Counsel, be authorized, for matters of conflicts of interest and when the General Counsel may be absent, to be delegated as the Acting General Counsel.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, November 16, 2017 and Thursday, December 14, 2017.

VOTED: To adjourn.

The meeting adjourned at 3:42 p.m.

Clerk