

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 August 10, 2017 were submitted and approved.

Copies of a memorandum dated September 14, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A FIFTH LEASE AMENDMENT WITH GLOBAL PROTECTION CORP. TO ADD 23,000 SQUARE FEET TO THE LEASED PREMISES AT 12 CHANNEL STREET, LOCATED IN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote. Attached to said memorandum was a document entitled "Global Protection, 12 Channel Street, September 14, 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 Fifth Lease Amendment with Global Protection Corp. to increase the Leased premises from 44,455 square feet to 67,445 square feet at 12 Channel Street, located in the Raymond L. Flynn Marine Park, on terms and conditions substantially consistent with the Term Sheet and Board Memorandum submitted at the meeting held September 14, 2017.

Copies of a memorandum dated September 14, 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 FAVREAU DESIGN STAGING, LLC., ("FAVREAU"), FOR THE USE OF APPROXIMATELY 14,561 RENTABLE SQUARE FEET LOCATED ON THE EIGHTH FLOOR OF 12 CHANNEL STREET, SUITE #802, WITHIN THE RAYMOND L. FLYNN MARINE PARK ("RLFMP)", which included a proposed vote. Attached to said memorandum was a document entitled "Favreau Design, 12 Channel Street, September 14, 2017" and a floor plan.

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 Favreau Design Staging, LLC., ("Favreau"), for the use of approximately 14,561 rentable square feet on the eighth floor of 12 Channel Street, Suite #802, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the BPDA Board meeting held on September 14, 2017.

Copies of a memorandum dated September 14, 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 on behalf of the Corporation 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 September 14, 2017; and

FURTHER VOTED: That the Director be and hereby is, authorized on behalf of the Corporation 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 December 31, 2017.

Copies of a memorandum dated September 14, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON d/b/a THE BOSTON PLANNING & DEVELOPMENT AGENCY AND MASS. BAY BREWING COMPANY, INC., ("HARPOON"), FOR THE TEMPORARY USE OF A PORTION OF PARCEL V-1, WITHIN THE RAYMOND L. FLYNN MARINE PARK", which included a proposed vote. Attached to said memorandum was a map of the race route.

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, on behalf of the Economic Development and Industrial Corporation of Boston d/b/a the Boston Planning & Development Agency, to enter into a License Agreement between the EDIC and Mass. Bay Brewing Company, Inc., , for the use of a portion of Parcel V-1 in the Raymond L. Flynn Marine Park, on terms and conditions substantially consistent with the Board Memorandum and Term Sheet, submitted at the EDIC Board meeting held on September 14, 2017.

Copies of a memorandum dated September 14, 2017 were distributed entitled "RAYMOND L. FLYNN MARINE PARK, A PORTION OF DRYDOCK 4, AUTHORIZATION TO ENTER INTO A TEMPORARY LICENSE AGREEMENT WITH THE CITY OF BOSTON PARKS AND RECREATION DEPARTMENT FOR USE IN ADVANCING THE CONSTRUCTION OF MARTIN'S PARK", which included a proposed vote. Attached to said memorandum were a photograph and a site plan.

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 a License Agreement on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC") with the City of Boston Parks and Recreation ("BPRD") for the use and occupancy of a portion of Drydock 4 in the Raymond L. Flynn Marine Park on terms and conditions that are in the best interest of the EDIC.

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

Copies of a memorandum dated September 14, 2017 were distributed entitled "AUTHORIZATION FOR THE DIRECTOR TO EXECUTE LICENSE AGREEMENTS OF LIMITED DURATION", 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 short term License Agreements of five (5) days or less, including up to three (3) days of actual operation and one (1) day each for set up and breakdown of related equipment and facilities on terms and conditions that are in the best interest of the Economic Development and Industrial Corporation of Boston as determined by the Director in his sole discretion.

Copies of a memorandum dated September 14, 2017 were distributed entitled "PERMISSION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR THE PURCHASE AND INSTALLATION OF PARKING REVENUE CONTROL EQUIPMENT IN THE RAYMOND L. FLYNN MARINE PARK", 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 Clerk be, and hereby is, authorized to advertise and issue an Invitation for Bids pursuant to Massachusetts General Laws, Chapter 30, § 39M, for the purchase and installation of Parking Revenue Control equipment for EDIC owned Parking Facilities in the Raymond L. Flynn Marine Park.

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

Copies of a memorandum dated September 14, 2017 were distributed entitled "AUTHORIZATION TO ADVERTISE A REPAIR AND MAINTENANCE SERVICES CONTRACT FOR ECONOMIC DEVELOPMENT AND INDUSTRIAL

COMMISSION OF BOSTON OWNED-PROPERTY IN THE RAYMOND L. FLYNN MARINE PARK”, 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 Clerk be, and hereby is, authorized to advertise and issue an Invitation for Bids pursuant to M.G.L. Chapter 30, Section 39M in order to secure a Repair and Maintenance Services Contract for Economic Development and Industrial Corporation of Boston property within the Raymond L. Flynn Marine Park, with labor, materials and equipment not to exceed Four Hundred Fifty Thousand Dollars (\$450,000) over a three (3) year contract term.

Copies of a memorandum dated September 14, 2017 were distributed entitled “AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSALS TO HIRE THE NECESSARY CONSULTANTS TO PERFORM ENGINEERING DESIGN SERVICES FOR THE FISCAL YEAR 2018 APPROVED PROJECTS FROM THE CITY OF BOSTON, OFFICE OF BUDGET MANAGEMENT”, which included a proposed vote. Attached to said memorandum were three maps indicating the location of the proposed projects.

Mr. Paul Osborn, Deputy Director for Capital Construction, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Clerk be, and hereby is, authorized on behalf of the Economic Development and Industrial Corporation of Boston, to advertise for Request for Proposals to hire the necessary Consultant(s) to perform Engineering Design Services for the FY18 approved projects from the City of Boston, Office of Budget Management.

Copies of a memorandum dated September 14, 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 Paul Caron to the position of Superior of Administrative Services, Budget & Finance Department effective 9/18/2017 at an annual salary of \$70,000.00.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Peter DeSisto to the position of Job Developer & Retention Specialist, Youth Options Unlimited Department, effective 9/18/2017, at an annual salary of \$43,000.00.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Kathleen Sullivan to the position of Deputy Director of Community Engagement, Read Boston Department (OWD/RB) effective 9/18/2017, at an annual salary of \$78,500.00.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the one year Grant Agreement to the City of Boston to cover costs for the Start-Up Manager position effective 7/17/17 to 6/30/2018, in an amount not to exceed \$71,507.00.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Julie Fins, (A&F/B&F) effective 10/1/2017 to 12/31/2017, in an amount not to exceed \$10,920.00.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Joe Amerena, Office of Financial Empowerment/Boston Tax Help Coalition Department, OWD effective 9/18/2017 to 6/30/2018 in an amount not to exceed \$35,875.00; fully funded by Santander Bank Foundation – (Grant 411) and United Way (Grant 436)..

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve the Employment Service Agreement of Duncan T. Andrews, A&F/Lease Administration effective 10/1/2017 to December 31, 2017, in an amount not to exceed \$20,800.00.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Midori Morikawa, OWD/WPD, to Austin, Texas to attend the Investing in America’s Workforce Conference from October 4-6, 2017, in an amount of \$1,500.00.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Constance Martin, OWD/OFE, to Atlanta, GA to attend the National League of Cities FISCL Cross-Site

Meeting and Municipal Financial Inclusion Summit from September 26-27, 2017; all expenses funded by the National League of Cities.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Antonio Nunes & Jason Andrade, OWD/OFE, to St. Paul, MN to attend the Local Initiatives Support Corporation 2017 Financial Opportunity Center and Bridged to Career Opportunities from October 3-5, 2017; all expenses funded by the Local Initiatives Support Corporation.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Elizabeth A. Stifel, PLN/UD, to Ottawa, Ontario, Canada to attend the Association of Preservation Technologies Annual Conference from October 11-13, 2017, in an amount of \$1,500.00.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Corey Zehngbot, PLN/UD, to Los Angeles, CA to attend the 2017 Urban Land Institute Fall Meeting from October 23-26, 2017, in an amount of \$500.00; Urban Land Institute will fund \$2,000.00.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Travis Sheehan, Senior Infrastructure Advisor, PLN/TIP effective 8/29/17.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Kerri Schmidt, Deputy Director of ReadBoston, OWD/RB effective 9/8/17.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Anna Alder, Senior Manager of Literacy Program, OWD/RB effective 9/8/17.

PERSONNEL MEMORANDUM #16

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Freddie Velez, Deputy Director of Youth Options Unlimited, OWD/YOU effective 9/8/17.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Elizabeth Pinto, Project Manager, ECD/RE effective 9/8/17.

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

VOTED: To adjourn.

The meeting adjourned at 4:00 p.m.

Clerk