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>> HELLO.
I, KENZIE.
HOW ARE YOU?
GOOD.
HOW YOU DOING?

>> OKAY, I THINK WE'RE GOING TO
GET GOING.
I'M HEARING TWO OUT OF THREE FOR
THE DAY.
EVERYBODY READY?
I'M CALLING THIS MEETING OF THE
BOSTON CITY COUNCIL'S CAMES
COMMITTEE, I'M KENZIE BOK, THE
CHAIR OF THE WAYS AND MEANS
COMMITTEE.
THIS WILL BE REBROADCAST.
THE COUNCIL'S BUDGET REVIEW
PROCESS HAS INCOME PASSEDÑi ABOUT
27 HEARINGS OVER ROUGHLY SIX
WEEKS.
THIS IS OUR FINAL OF THE
DEPAR
HOLD IN THE INITIAL BUDGET
REVIEW PROCESS, AND WE STRONGLY
ENCOURAGE RESIDENTS TO TAKE A
MOMENT TO ENGAGE IN THE PROCESS
BY GIVING TESTIMONY FOR THE
RECORD.
THERE'S A FEW WAYS TO DO THAT.
THE ONE I WANT TO HIGH LIGHT IS
TONIGHT AT 6:00 P.M. WE WILL
HIGH LIGHT A DEDICATED PUBLIC
TESTIMONY HEARING, FOCUSED ON
ANY TOPIC RELATED TO THE CITY
BUDGET, ANY DEPARTMENT.
SO IF YOU COME AT 6:00 P.M.,
THERE'S A ZOOM LINK ONLINE, YOU
CAN GIVE YOUR TESTIMONY ON THE
BUDGET, AND I KNOW THAT I AND I
ALL MY COLLEAGUES WOULD

APPRECIATE THAT.
YOU CAN ALSO ATTEND THIS
HEARING.
THERE'S A ZOOM LINK ATTACHED TO
THE PUBLIC NOTICE.
WAIT TILL THE END AND I'LL
RECOGNIZE YOU FROM PUBLIC
TESTIMONY.
YOU CAN GO TO
BOSTON.gov/COUNSEL/FY21
BUDGET.
YOU CAN EMAIL OR YOU CAN
INFORMALLY TWEET US YOUR
QUESTIONS USING THE HASHTAG
BOSBUDGET.
WE HAVE BEEN GOING THROUGH A
REVIEW PROCESS.
THE CITY HAS TO CONSIDER THE
REVENUE PICTURE AND THINK ABOUT
HOW WE REACH THE FINAL BUDGET
FOR THE YEAR AHEAD, BUT THIS
PROCESS IS HELPFUL.
0588 TO 0590, ORDERS FOR THE
FY'21 OPERATING BUDGET INCLUDING
ANNUAL APPROPRIATION FOR THE
OPERATION FORCE THE SCHOOL
DEPARTMENT AND OTHER POST
EMPLOYMENT BENEFITS.
DOCKET 30591 TO 92, CAPITAL
APPROPRIATIONS, AND THEN ORDERS
FOR THE CAPITAL BUDGETS
INCLUDING LOAN ORDERS AND LEASE
PURCHASE AGREEMENTS.
COLLECTIVELY, THOSE DOCUMENTS
MAKE UP THE FULL FY'21 PROPOSED
BUDGETS FROM THE MAYOR.
THE FOCUS AREA TODAY, THE -- THE
B.P.D.A..
THEY HAVE THEIR OWN BUDGET.
HOWEVER, ITS CAPITAL BUDGET IS
ALSO INVOLVED IN SOME OF THE
CAPITAL LOAN ORDERS I MENTIONED
AND OBVIOUSLY THE COUNCIL TAKES

AN INTEREST IN THE IMPORTANT
WORK IT DOES IN RELATION TO THE
CITY.

WE'RE JOINED BY LAUREN, DEVIN,
JONATHAN ALL FROM THE B.P.D.A.,
AND TRINE NGUYEN, DIRECTOR OF
THE OFFICE OF WORKFORCE
DEVELOPMENT, ALSO UNDER THE
B.P.D.A. UMBRELLA, AND WE'RE
JOINED BY MICHELLE GOLDBERG THE
BUDGET DIRECTOR FOR THE B.P.D.A.
WHO WILL BE PRESENTING.

SO I WANT TO NOTE MY COLLEAGUES
WHO HAVE JOINED US SO FAR.
WE HAVE A FEW MORE ON THEIR WAY.
JOINED BY COUNCILLOR LIZ BREADON
FROM DISTRICT 9, COUNCILLOR ED
FLYNN FROM DISTRICT 2, WEATHER
SERVICE MICHAEL FLAHERTY
AT-LARGE, COUNCILLOR ANNISSA
ESSAIBI-GEORGE AT-LARGE,
COUNCILLOR BAKER DISTRICT 3,
COUNCILLOR JULIA MEJIA AT-LARGE,
AND COUNCILLOR JANEY DISTRICT 7
AND COUNCIL PRESIDENT.
WITHOUT FURTHER ADIEU I HAND IT
OVER TO MICHELLE GOLDBERG.

>> THANK YOU SO MUCH.

LET ME SEE IF I CAN GET MY
SCREEN PRESENTING HERE.
IT WILL BE A PICTURE FOR MY
INTRO.

GOOD AFTERNOON.

MY NAME IS MICHELLE GOLDBERG,
BUDGET DIRECTOR TO HAVE THE
BOSTON PLANNING AND DEVELOPMENT
AGENCY.

THANK YOU FOR GIVING US THE
OPPORTUNITIES TO SPEAK ABOUT OUR
WORK.

I'M JOINED BY TRIN NGUYEN,
LAUREN SHORTLIF, KEVIN DIRECTOR

OF REAL ESTATE AND JONATHAN
GREELY DIRECTOR OF DEVELOPMENT.
I HOPE MY COLLEAGUES AND I CAN
HAVE A RICH CONVERSATION WITH
YOU TODAY ABOUT THE B.P.D.A.'S
BUDGET AND FINANCIAL ACTIVITIES.
ALTHOUGH WE CANNOT YET DISCUSS
PHI 21 UNTIL OUR PUBLIC MEETING
WITH THE BOARD OF DIRECTORS ON
JUNE 11, WE CAN DISCUSS FY'20
AND THE THIRD QUARTER UPDATE WAS
PROVIDED IN A VANS OF THE
HEARING.

I WELCOME YOUR COMMENTS.
I HAVE BEEN WITH THE B.P.D.A.
SINCE 2016 HELPING THE EFFORTS
IN ADVANCING TOWARDS FINANCIAL
EXCELLENCE BY FOCUSING ON
BUILDING OUT A HIGH-FUNCTIONING
BUDGET AND FINANCIAL
ADMINISTRATION UNIT WITHIN THE
AGENCY'S FINANCE DEPARTMENT.
I ALSO HAVE A PASSION FOR
EQUITABLE PROCUREMENT AND
REPRESENT THE B.P.D.A. IN THE
LIVING CITY'S EXCLUSIVE
PROCUREMENT CENTER ALONG WITH
THE MAYOR'S OFFICE OF ECONOMIC
DEVELOPMENT.
B.P.D.A. STAFF AND I
COLLABORATED WITH THE CITY TO
HELP THE MAYOR RELEASE THE ORDER
OF EQUITABLE PROCUREMENT AND
LOOK FORWARD TO THE DISPARITIES
STUDY.

WE HOPE TO TAKE YOU THROUGH A
BRIEF OUTLINE OF THE FINANCIAL
FRAMEWORK BEFORE WE OPEN FOR
QUESTIONS.
THE LAST SLIDE IS FOR DEPARTMENT
BUDGETS, WHERE I WILL ATTEMPT TO
RESPOND TO SOME OF THE QUESTIONS
THAT EMERGED IN THE WORKING

SESSION WITH THE COUNCIL ON
MAY 18.

ANY REMAINING ITEMS WE ARE HAPPY
TO DISCUSS TODAY OR PROVIDE
RESPONSES.

I ALSO HIGHLY ENCOURAGE FOLKS TO
SPEND TIME WITH OUR BUDGET BOOK.
THIS DOCUMENT HOPEFULLY LOOKS A
LOT LIKE WHAT WILL BE ON
RELEASES AS THEY ARE WHERE I
RECEIVED MY TRAINING.

WHILE THIS IS FIRST TIME TO
PROVIDE AN OPENING STATEMENT TO
THIS BODY, I HAVE ATTENDED MANY
SECURITY COUNCIL HEARINGS.

I STARTED MY CITY SERVICE AS A
MANAGEMENT ANIST AND A MAYOR'S
OFFICE OF BUDGET MANAGEMENT, SO
I HOPE TO MAKE JIM AND JACK
PROUD.

AS A SELF-SUSTAINING
ORGANIZATION, THE BAD IS MADE UP
OF FIVE BUSINESS UNITS THAT
INTERACTS WITH WHAT WE REFERRED
TO AS RELATED PARTY
INTERACTIONS.

THE UNITS ARE COMPRISED OF THREE
MAJOR ENTITIES.

THERE ARE ALSO TWO MINOR ENTIES.
THE BOSTON LOCAL DEVELOPMENT
CORPORATION AND FRIENDS OF EAST
BOSTON OPPORTUNITY FYOB.

SO JUST TO QUICKLY WALK FOLKS
THROUGH OUR TRADITIONAL SOURCES
AND USES, THE B.P.D.A. OPERATING
REVENUES DERIVED FROM TWO MAIN
CATEGORIES, RENTAL LEASES AND
PARKING AND GRANTS AND DONATIONS
WHICH COMPRISES 86%.

THE REMAINING IS SAIL -- SALE OF
REAL ESTATE, EQUITY
PARTICIPATION AND INTERESTS FROM
OTHER INCOME.

THE MAJORITY OF OUR REVENUE THAT SUPPORTS OUR OPERATIONS COMES FROM RENTAL LEASES, PARKING, AND TAXES FOR OWD.

LET'S SEE HERE.

ON THE EXPENDITURE SIDE, PERSONNEL AND BENEFITS REPRESENTS THE LARGEST CATEGORY OF EXPENSE FOR THE B.P.D.A. WITH 47% OF THE TOTAL BUDGET.

IT'S IMPORTANT TO NOTE THAT STAFF COSTS RELATED TO OPERATING OWD'S COMMUNITY-BASED ORGANIZATIONS ARE ACCOUNTED FOR IN CONTRACTUAL SERVICES RATHER THAN PERSONNEL.

THE NEXT LARGEST CATEGORY IS CONTRACTUAL SERVICES.

SORRY.

PROPERTY MANAGEMENT AND DEBT AND ADMINISTRATIVE EXPENSES COMPRISED FOR THE REMAINING 23%.

WE ARE STARTING TO SEE MORE EXPENSES IN THIS CATEGORY RELATED TO CONSTRUCTION AS GOVERNMENT COUNTING STANDARD BOARDS OR GAS RULES ARE CHANGING AND HAPPY TO GET INTO THAT MORE LATER IF FOLKS LIKE.

THIS IS WHY PROPERTY MANAGEMENT SAW SUCH A LARGE INCREASE FROM FY'19 TO FY'20 BECAUSE OF THE INCLUSION OF THE DEM MISSION LIST AND REMEDIATION OF THE BUILDINGS IN THE CHARLESTOWN YARD.

THEY NEED TO BE FUNDED THROUGH THE OPERATING INSTEAD OF CAPITAL BUDGET.

THE B.P.D.A. ALSO PARTICIPATES IN FUNDING STREAMS THAT DOES NOT SUPPORT OUR OPERATIONS.

HERE ARE SOME OF THE ITEMS THAT

ARE NOT INCLUDED IN THE
B.P.D.A.'S OPERATING AND CAPITAL
BUDGET.

THE B.P.D.A. ACTS AS A
PASS-THROUGH ENTITY FOR
MITIGATION AND COMMUNITY BENEFIT
FUNDS THAT ARISE FROM ARTICLE 80
PROCESSES MEMORIALIZED IN THE
COOPERATION AGREEMENTS.

THE B.P.D.A. MONITORS COMPLIANCE
WITH THE COOPERATION AGREEMENTS
AND COLLECTS AND RELEASES FUNDS
PER THOSE AGREEMENTS' TERMS.

FUNDS HELD UNDER THESE
AGREEMENTS ARE RESTRICTED AND
CANNOT BE USED FOR B.P.D.A.
OPERATING EXPENSES.

THE B.P.D.A. HOLDS NOTES OR
LOANS ON IN PROPERTIES
THROUGHOUT THE CITY FOR LAND
CONVEYED FOR DEVELOPMENT
PURPOSES.

THESE NOTES ARE GENERALLY ONLY
DUE WHEN THERE IS A CHANGE IN
THE USE OF THE PROPERTY FROM
WHAT IT WAS ORIGINALLY INTENDED
FOR.

FOR EXAMPLE, WHEN A PROPERTY
CHANGES FROM AFFORDABLE TO
MARKET RATE HOUSING, THE NOTE
MAY BECOME DUE.

NEARLY ALL NOTES RECEIVABLE
FUNDS ARE DUE TO THE CITY OF
BOSTON NOT THE B.P.D.A.

SO IF REPAYMENT WERE TO BE
RECEIVED, THE B.P.D.A. WOULD
COLLECT THE FUNDS AND TRANSFER)
THEM TO THE CITY'S DEPARTMENT
OF NEIGHBORHOOD DEVELOPMENT.

REVENUE GENERATED FROM
INCLUSIONARY DEVELOPMENT POLICY
OR I. DEMOCRAT P. FOR AFFORDABLE
HOUSING THROUGH THE ARTICLE 80

PROCESS ALSO TRANSFER TO BE
MANAGED TO D.&D. FOR CREATION OF
HOUSING ACROSS THE CITY.
FEDERAL OR STATE GRANTS WILL
OFTEN PASS THROUGH THE B.P.D.A.
TO OTHER RECIPIENTS.
AN EXAMPLE OF SUCH AN OCCURRENCE
IS THE STATE'S MASS WORKS
GRANTS.
THE B.P.D.A. ADMINISTERS THE
PROGRAM FOR THE GRANTS BUT DOES
NOT RECEIVE ADMINISTRATIVE FEES.
THE B.P.D.A. DOES NOT BENEFIT
FROM THEM AND THEY'D
ARTIFICIALLY INCREASE THE SIZE
OF OUR BUDGET.
LYMPICAGE.
FUNDS CORRECTED FOR AND
DISTRIBUTED THROUGH LINKAGE ARE
NOT INCLUDED.
THERE ARE A COUPLE OF QUESTIONS
THAT CAME UP DURING THE WORKING
SEES AND WE WOULD BE HAPPY TO
SPEAK ABOUT THAT.
THESE FUNDS ARE DIRECTED TO THE
CITY OF BOSTON.
FROM THERE, SOME FUNDS MAY
ULTIMATELY BE DISTRIBUTED IN THE
FORM OF A GRANT TO FUND SPECIFIC
OWD JOB TRAINING PROGRAMS AT THE
CITY'S DISCRETION.
SO THE NEXT SLIDE I HAVE HERE
FOR FOLKS IS JUST OUR DEPARTMENT
BUDGET SLIDE.
THIS PIE CHART SPLITS OUR
EXPENSE BYS DEPARTMENT RATHER
THAN CATEGORY.
WE DID EXCLUDE SOME OF OUR MINOR
DEPARTMENTS LIKE THE BOARD OF
DIRECTOR FOR THE PURPOSES OF
THIS CHART.
THE PLANNING DEPARTMENT IS
COMPRISED OF 54 BUDGETED

POSITIONS AND THEIR ASSOCIATED BENEFITS, SO STAFF FOCUSES ON EVERYTHING FROM CLIMATE AND RESILIENCY PLANNING TO HISTORIC PRESERVATION.

THE STAFF ENGAGES IN INTERNAL PLANNING AS WELL AS PARTNERING WITH OUTSIDE ENTITIES FOR LARGE SCALE PROJECTS.

I WOULD LIKE TO HIGHLIGHT THAT THE PLANNING DEPARTMENT HAS A TEAM OF FOUR COMMUNITY EDGE GAME MANAGERS WHO FOCUS ON BUILDING RELATIONSHIPS AND REACHING OUT TO NEW VOICES IN THE COMMUNITY WHERE WE HAVE ACTIVE PLANNING WORK UNDERWAY.

WE HAVE HELD PLANNING EVENTS AND LIBRARIES, CAFES, BOWLING ALWHRIS AND BREWERIES ALL TO HAVE FORMAL DISCUSSIONS ABOUT PLAGE WITH THE OVERALL GOAL OF BREAKING DOWN BARRIERS TO PARTICIPATION BY MEETING PEOPLE WHERE THEY ARE.

WE ARE SOMETIMES ABLE TO LEVERAGE OUTSIDE FUNDS FOR PLANNING AND ARE GRATEFUL FOR THE CITY'S ONGOING PARTNERSHIP WITH FUNDING FOR TRANSPORTATION PRANG STUDIES THROUGH THE PAST CAPITAL BUDGETS.

THE BAD PARTNERS WITH PARKS AND TRANSPORTATION AND OTHER ENTITIES TO ENSURE STRATEGIC RESULTS FOR BOSTONIANS.

THIS DEPARTMENT HAS GROWN IN STAFF OVER THE PAST FIVE YEARS WHICH IS REFLECTIVE OF THE B.P.D.A.'S EFFORTS TO STRIKE THE BALANCE BETWEEN INTERNAL STAFF AND OUTSIDE EXPERTISE.

COUNCILLOR BOK ASKED ABOUT SOME

HISTORIC PRESERVATION WORK.
OUR URBAN DESIGN TEAM HAS THAT
AT THE FOREFRONT OF THEIR WORK
AND WE'RE MORE THAN HAPPY TO
HAVE THAT CONVERSATION.
THE PLANNING TBUJT BUDGET
INCLUDES \$50,000 FOR ADVERTISING
AND \$10,000 FOR PUBLIC MEETING
EXPENSES.
THE REAL ESTATE DEPARTMENT IS
THE ENGINE THAT MAKES THE MOTOR
RUN FOR THE B.P.D.A.
TO MANAGE OR PORTFOLIO OF
ASSETS, IT REQUIRES TEAM OF
PROFESSIONALS, PUBLIC EXPERTS
AND A SMALL STAFF OF UNION
EMPLOYEES.
THE REAL ESTATE DEPARTMENT
WORKED WITH FINANCE ON
PROSEERNLGLLE CLARIFICATIONS ON
OUTREACH AND SOURCING.
DIVERSION AND INCLUSION IS AN
ASPECT IN ALL WITH RANGING
EFFORTS TO CONTRACT WITH MORE
WMBEs TO NEW STRATEGIES TO
ADVANCE INCLUSION IN DISPOSITION
AND REDEVELOPMENT ON BRAD-OWNED
PROPERTY.
AND WHILE THE AGENCY IS RELIANT
ON OUR REVENUE FROM OUR REAL
ESTATE DEPARTMENT TO FUND OUR
BUDGET, WE ALSO TAKE EVERY
OPPORTUNITY TO USE OUR REAL
ESTATE ASSETS TO ADVANCE
COMMUNITY DEVELOPMENT GOALS.
DEVIN QUIRK IS WITH US TODAY AND
WILL BE ABLE TO RESPOND TO YOUR
QUESTIONS ABOUT HOW OUR GROUND
LEASE WORKS, WHAT WE ARE SEEING
IN THE EARLY MONTHS OF COVID 19.
FOR DEVELOPMENT REVIEW, THEIR
BUDGET IS ALMOST ENTIRELY
STAFFED WITH 16 EMPLOYEES.

JONATHAN GREELY IS WITH US TODAY AND WILL BE ABLE TO ANSWER QUESTIONS ON TOPICS SUCH AS HOW WE ARE WORKING WITH LARGE INSTITUTIONS IN THE CITY, I.D.P. UNIT NEGOTIATION AND HOW COVID 19 MIGHT BE IMPACTING DEVELOPMENT GOING FORWARD. COUNCILLOR BREADON MENTIONED IN THE WORKING SESSION THE IDEA OF DEVELOPING A CHEAT SHEET. THE DEVELOPMENT REVIEW TEAM HAS BEEN WORKING OVER THE LAST FEW YEARS TO FIND NEW WAYS TO REPORT ON DEVELOPMENT OVER A LONG PERIOD OF TIME AND WE WOULD LOVE TO SPEAK MORE ABOUT THIS. SIMILAR TO THE PLANNING DEPARTMENT, THE DEVELOPMENT REVIEW DEPARTMENT HAS \$65,000 TO BUDGET FORfáñr ADVERTISING FOR PUBLIC MEETINGS AND \$10,000 FORçó MEETING EXPENSES SUCH AS BOTTLED WATER, SECURITIES, SPACE RENTAL, CHILDCARE AND OTHER RENTALS. I WOULD LIKE TO NOTE IT IS A B.P.D.A. PRACTICE TO ADVERTISE IN VARIOUS LOCAL MEDIA OFTEN PAYING FOR ADVERTISEMENTS TO BE TRANSLATED INTO NEIGHBORHOOD-APPROPRIATE LANGUAGES. ALTHOUGH SMALL, WE HAVE SOME MIGHTY ADMINISTRATIVE DEPARTMENTS AS WELL. OUR RECORDS IN LEGAL STEAMS HAVE WORKED HARD TO MAKE SURE THAT LAND DISPOSITION AGREEMENTS ASSOCIATED WITH URBAN RENEWAL PARCELS ARE EASY TO ACCESS AND AVAILABLE TO THE PUBLIC ON OUR WEB SITE. OUR TEAM SUPPORT THE AGENCY AND

THE CITY IN A VARIETY OF WAYS.
AND OWD, PEOPLE SOMETIMES FORGET
THEY ARE BASICALLY A QUARTER OF
OUR AGENCY.

THERE IS SO MUCH AMAZING WORK
GOING ON THERE I CAN'T ATTEMPT
TO DO IT JUSTICE.

SO I'M EXCITED FOR TREN WITH US
TO TALK ABOUT THAT.

THE BAD TOOK ANOTHER STEP
FORWARD ADDRESSING THE
INFRASTRUCTURE NEEDS BY
ESTABLISHING THE CAPITAL RESERVE
FUND AS A MECHANISM TO SET ASIDE
FUNDING FOR CRITICAL PROJECTS
OUTSIGNEDLINED IN THE TEN-YEAR
CAPITAL IMPROVEMENT PLAN, ENSURE
ANYTHING POSITIVE FINANCIAL
PERFORMANCE GOES DIRECTLY TO
SUPPORTING CAPITAL NEEDS.

CURRENTLY THAT FUND IS
\$25 MILLION AUTHORIZED FOR
RESERVE.

WE ARE GRATEFUL FOR THE
2.4 MILLION INCLUDED IN THE
FY'20 CITY CAPITAL BUDGET FOR
THE RESILIENCY PROJECTS IN THE
RAYMOND L. FLYNN MARINE PARK AND
PLANNING PROJECTS.

THOSE PROJECTS ARE CURRENTLY OUT
TO BID AND I'M HAPPY TO DOES
THOSE.

NEVERTHELESS, OUR COMPREHENSIVE
CAPITAL NEEDS ASSESSMENT IS
PROVIDING THE ROAD MAP FOR
PRIORITIZING PROJECTS.

CURRENTLY, WE ESTIMATE OUR FULL
10-YEAR CAPITAL NEEDS TO BE NEAR
\$200 MILLION.

SO PROACTIVELY MANAGING OUR
CAPITAL ASSETS IS CRITICAL TO
THE LONG-TERM FINANCIAL SUCCESS
OF THE AGENCY.

AS WE LOOK AHEAD, THE AGENCY IS HAVING SERIOUS CONVERSATIONS RIGHT NOW ABOUT HOW WE RESUME PUBLIC ENGAGEMENT SUCCESSFULLY USING THE DIGITAL PLATFORM.

AN INTER-AGENCY WORK GROUP DEVELOPS RECOMMENDATIONS TO DETERMINE AN APPROPRIATE PLATFORM FOR THE ENTIRE CITY TO USE.

ALTHOUGH WE ARE NOT SURE WHAT THE FUTURE HOLDS, WE KNOW THERE ARE GOOD DAYS ON THE HORIZON.

THE BOSTON PLANNING AND DEVELOPMENT ACTS BOARD RECENTLY UNANIMOUSLY VOTED TO ELECT PRISCILLA ROJAS AS BOARD CHAIR. PRISCILLA WILL BE THE FIRST WOMAN AND LATINA TO HOLD THE POSITION.

WITH THIS LEADERSHIP, WE WILL CONTINUE TO KEEP ACCESS AND OPPORTUNITY AT THE CENTER OF OUR WORK.

WITH THAT, I WILL CONCLUDE MY OPENING STATEMENT, AND WE CAN ALL ANSWER ANY QUESTIONS THAT YOU MIGHT HAVE.

THANK YOU ALL.

>> GREAT.

THANK YOU SO MUCH, MICHELLE.

GREAT.

AS HAS BEEN OUR PRACTICE, WE'LL JUMP RIGHT INTO QUESTIONS AND I'LL DEFER MINE TO THE END.

SO I'LL PUT THE ORDER IN A CHAT AND LET COUNCILLORS KNOW.

THE ONLY THING I'LL JUST SAY FOR B.P.D.A. FOLKS' REFERENCE IS

THAT WE DO THIS AND I GIVE PEOPLE FIVE MINUTES, WHEN

THEY'VE HAD FIVE MINUTES, I HOLD

UP MY GAVEL, AND THERE'S A TWO-MINUTE GRACE PERIOD. IF YOU RUN THROUGH THE TWO-MINUTE GRACE PERIOD, YOU WILL HEAR A CHIME. AND I ASK IF YOU HEAR A CHIME, IT MIGHT COME WHEN YOU'RE TALKING AND IF NOT, WHEN THE COUNCILLORS IS TALKING, TO FEEL FREE TO FINCH YOUR SENTENCE, THOUGHT, AND WRAP UP AND WE CAN MOVE ON. WE HAVE A LOT OF QUESTIONS AND WE TRY TO KEEP IT MOVING SO I'VE RUN GETS A CHANCE TO ASK. SO WITH THAT, WE'LL GO, FIRST OFF, TO, LOOKS LIKE COUNCILLOR BREADON AND THEN FLYNN AND FLAHERTY. I'LL PUT THE ORDER IN THE CHAT. COUNCILLOR BREADON.

>> THANK YOU, EVERYONE. THANK YOU, MICHELLE FOR YOUR PRESENTATION. I KNOW THE LINKAGE FUNDS AREN'T INCLUDED IN THE BUDGET. IS IT POSSIBLE TO GET A BETTER UNDERSTANDING OF THE FUNDS THAT COME IN FROM LINKAGE AND HOW THEY'RE DISPERSED TO THE DIFFERENT BUCKETS THAT LINKAGE MONEY CAN GO TO?

>> SURE. SO REGARDING LINKAGE, FUNDS ARE COLLECTED AND DISTRIBUTED THROUGH LINKAGE. THE HOUSING LINKAGE IS GENERATED UPON ISSUANCE TO THE CERTIFICATE OF OCCUPANCY 24 MONTHS AFTER CONSTRUCTION STARTS, AND IT'S PAID IN SEVEN EQUAL ANNUAL

INSTALLMENTS.

WHILE THE B.P.D.A. APPROVES
PROJECTS THAT GENERATE LINKAGE,
THE BOSTON -- THE TREASURER
COLLECTS THOSE PAYMENTS.
WE HAVE AN AWFUL LOT OF DETAIL
ON THIS, AND WE COULD PROBABLY
PROVIDE YOU SOME OF OUR WRITTEN
INFORMATION ON THAT, IF YOU'D
LIKE.

>> THAT WOULD BE REALLY HELPFUL.
I'M'RE IN ALLSTON-BRIGHTON AND
IN THE PERIOD BETWEEN '95 AND
2015 WE HAD 18 MILLION SQUARE
FEET OF DEVELOPMENT THAT HAD
LINKAGE FUNDS GENERATED FROM IT
AND IT SEEMS LIKE A HUGE AMOUNT
OF MONEY AND WE HAVE NO IDEA
WHERE IT GOES.
IT'S MORE OF A TRANSPARENCY
ISSUE.
SO I WOULD APPRECIATE MORE
INFORMATION ON THAT TO HELP
ENLIGHTEN ME AND MANY OF MY
NEIGHBORS WHO WONDER ABOUT THESE
THINGS.

>> COUNCILLOR BREADON, I JUST
WANT TO REITERATE WHAT MICHELLE
WAS SAYING.
LINKAGE, WE PARTNER WITH THE
DEPARTMENT OF NEIGHBORHOOD AND
DEVELOPMENT IN TERMS OF THE
HOUSING LINKAGE AND THEN WITH
THE (INDISCERNIBLE) ON THE JOBS
LINKAGE.
TO MICHELLE'S POINT, IT'S A TON
OF DETAIL AND COMPLETELY
REASONABLE TO ASK HOW DOES ITS
WORK, WHERE DOES IT GO, WHAT ARE
THE OUTCOMES.
WE'RE HAPPY TO SIT DOWN AND TALK

BIG PICTURE, SPECIFIC PROJECT OR OPPORTUNITIES.

OFTENTIMES, I'VE SAID THIS TO A NUMBER OF COUNCILLORS IN THE VIRTUAL HEARING TODAY AT PREVIOUS TIMES, ONE OF THE BEST THINGS WE CAN DO TO AC VAT LINKAGE AROUND A SPECIFIC PROJECT IS TO WORK COLLECTIVELY AND COLLABORATIVELY TO DEVELOP OPPORTUNITIES TO SPEND THE MONEY.

IT'S A GOOD OPPORTUNITY FOR THIS AND OTHER PARTNER AGENCIES TO WORK WITH YOU ON DEVELOPING THESE OPPORTUNITIES AND TO PRESENT TO YOU HOW THE MONEY WORKS.

>> THAT WOULD BE VERY VALUABLE, JONATHAN.

I THINK SHEDDING LIGHT WILL ENLIGHTEN A LOT OF FOLKS AND HELP PEOPLE UNDERSTAND THE PROCESS AND WHAT MONEY COMES IN AND WHAT THE MONEY GETS SPENT ON.

IT'S REALLY HELPFUL TO -- I THINK IT'S A TRUST ISSUE.

I THINK THE MORE WE KNOW THE BETTER, THE BETTER FOLKS HAVE A BETTER UNDERSTANDING AND IT WILL BUILD TRUST IN THE NEIGHBORHOOD WITH REGARD TO THESE THINGS.

THANK YOU.

THAT'S ALL I HAVE FOR NOW, COUNCILLOR BOK.

>> THANK YOU SO MUCH, COUNCILLOR BREADON.

I'LL NOTE WE HAVE BEEN JOINED BY COUNCILLOR WU AND O'MALLEY. COUNCILLOR FLYNN IS UP NEXT,

THEN COUNCILLOR FLAHERTY AND
COUNCILLOR ESSAIBI-GEORGE.
COUNCILLOR FLYNN.

>> THANK YOU, COUNCILLOR BOK,
AND THANK YOU TO MICHELLE FOR
YOUR PRESENTATION.Ñi
JUST WANTED TO FOLLOW UP.
AS THE B.P.D.A. GOES FORWARD
WITH COMMUNITY MEETINGS
DEVELOPMENT PROJECTS RELATED TO
COVID 19, CAN YOU TALK ABOUT
WHAT YOU ARE THINKING ABOUT, OR
JOHNATHAN OR WHOEVER, WHAT
YOU'RE THINKING ABOUT IN TERMS
OF COMMUNITY ENGAGEMENT.
YOU KNOW, DO WE HAVE THE RIGHT
EQUIPMENT AND TECHNOLOGY TO
REACH RESIDENTS, DO WE HAVE THE
RIGHT EQUIPMENT AND TECHNOLOGY
SO OUR SENIORS AND PERSONS WITH
DISABILITIES AND LANGUAGE
CHALLENGES ARE ALSO ABLE TO
PARTICIPATE IN THESE
NEIGHBORHOOD MEETINGS AND SOME
OF THE LOGISTIC CHALLENGES YOU
MIGHT HAVE, DO WE NEED MORE
FUNDING TO ADDRESS SOME OF THAT
TECHNOLOGY THAT MAY NOT BE
THERE, BUT JUST WANTED TO MAKE
SURE OUR RESIDENTS ALSO ARE
FULLY ENGAGED AND AWARE OF
WHAT'S COMING UP AS IT RELATES
TO POST COVID 19.

>> COUNCILLOR, THAT'S A GREAT
QUESTION.
AND I COULD SAY THAT IT IS VERY
MUCH IN PROCESS, AND IT'S A
LEARNING PROCESS, RIGHT.
I THINK WE HAVE ALL -- I THINK
COLLECTIVELY, THE CITY IS
SHIFTING SLOWLY FROM A PEER

RESPONSE TO WHAT'S THE WAY FORWARD.

WE HAVE AN INTERNAL WORKING GROUP THAT IT INITIALLY STARTED JUST AS B.P.D.A. STAFF THINKING ABOUT HOW DO WE DO JUST WHAT YOU IDENTIFIED IN YOUR QUESTION HAS GROWN TO A NUMBER OTHER PARTNER AGENCIES, BE IT OMD, DND, ET CETERA, BECAUSE COLLECTIVELY AS A CITY I THINK WE FIND IT'S A BURDEN TO GET THIS RIGHT.

WE'RE ALL USED TO SITTING DOWN AROUND TABLES, IN HEARING ROOMS, TALKING FACE TO FACE, WORKING HARD TO FIGURE THAT OUT IS WHAT THE NEXT PHASE LOOKS LIKE IS IMPORTANT.

SO I THINK WE ARE VERY MUCH DETERMINED TO MAKE SURE THAT HOWEVER WE MOVE FORWARD, WE DO IT WITH CARE, WITH DELIBERATE INTENT AND A DESIRE TO BE AS INCLUSIVE AS POSSIBLE, RECOGNIZING THAT THERE ARE REMAINS DIGITAL DIVIDES IN THE CITY, SO BALANCING VIRTUAL ENGAGEMENT AND WORKING TO SHOW PEOPLE AND TELL PEOPLE HOW TO DO THOSE THINGS, WITH ALSO OTHER OPPORTUNITIES FOR ANALOG ENGAGEMENT AS WELL.

SO I THINK IT'S THE KIND OF THING THAT WE ANTICIPATE HAVING LOTS OF DIALUP WITH EVERY ONE OF THE PEOPLE ON THIS CALL GOING FORWARD.

SO I THINK WE WANT TO MAKE SURE THAT EVERY SINGLE BOSTONIAN HAS THE ABILITY TO PARTICIPATE IN GOVERNMENT AND THE FUTURE OF THEIR NEIGHBORHOODS.

>> THANK YOU, JONATHAN.
AS IT RELATES TO WORKFORCE
DEVELOPMENT, THAT'S A GROUP THAT
DOES TREMENDOUS WORK IN THE
CITY.

THANK YOU, TREN.

I'M JUST THINKING OF THE
COMPANIES THAT ARE MOVING INTO
BOSTON.

ARE WE LOOKING AT THOSE
COMPANIES AND SEEING WHAT TYPE
OF JOBS THEY ARE, WHAT TYPE OF
TRAINING THEY HAVE, AND WHERE WE
ABLE TO PARTNER UP WITH SOME OF
OUR HIGH SCHOOLS, OUR YOUNG
PEOPLE, MAKING SURE THAT THEY
HAVE THE SKILLS AND TRAINING SO
THAT THEY CAN GET THOSE GOOD
JOBS, MANY OF THEM IN THE
WATERFRONT.

SO WHAT TYPE OF PARTNERSHIPS ARE
YOU THINKING ABOUT OR WORKING
ON?

>> THANK YOU, COUNCILLOR FLYNN.
I MEAN, THAT'S A REALLY GOOD
QUESTION, AND THANK YOU FOR
ALWAYS BEING ENGAGED IN
WORKFORCE DEVELOPMENT, SO
IMPORTANT.

YOU KNOW, AS THE OFFICE OF
WORKFORCE DEVELOPMENT, WE DO
REALLY FOCUS ON LOW INCOME,
MARGINALIZED RESIDENTS AND
COMMUNITIES AND BRING THEM INTO
THE FOLD OF MAINSTREAM CAREER
PATHWAYS, AS YOU KNOW.

IT HAS BEEN DOMINATED BY THOSE
WHO HAVE A BACHELOR'S DEGREE,
WHICH IS HALF OF THE RESIDENTS
OF THE CITY, AND, SO, WE HAVE
BEEN AGGRESSIVELY WORKING WITH
THE OFFICE OF ECONOMIC

DEVELOPMENT, CHIEF JOHN BARROWS' OFFICE, AND ALSO WITH THE PLANNING DEPARTMENT TO MAKE SURE THAT EMPLOYERS WHO ARE COMING IN TO THE CITY AND WHO ARE TENANTS TO THESE ANCHOR BUILDINGS AND DEVELOPMENTS, THAT WE HAVE A CONVERSATION OF WHAT KINDS OF JOBS WILL BE AVAILABLE AND IF BOSTON RESIDENTS COULD BE TRAINED FOR THOSE JOBS.

THEN, AFTER THOSE CONVERSATIONS, THEN WE ARE LINKED TO THEIR HMM R. DIRECTORS TO SEE WHEN THE HIRES ARE AND TIME LINE AND COMPETENCIES IN WHICH THEY NEED, AND THEN THE THIRD STEP WHICH IS TO WORK WITH COMMUNITY PARTNERS, WHICH WE HAVE PUBLISHED ON OUR WEB SITE, ALL THE TRAINING PARTNERS, NONPROFITS AND COMMUNITY COLLEGES THAT ARE PROVIDING CREDENTIALS AND GRADUATES, AND THEN LINK THEM TO THE JOB OPENINGS OF THOSE H.R. DIRECTORS, YOU KNOW, ONLINE PORTALS.

AND WITHIN OUR TRAINING, WE NOT ONLY PROVIDE CREDENTIAL TRAINING, ASSOCIATE DEGREES THAT ARE FREE OF CHARGE, WE ALSO PROVIDE SUPPLIES, TUITION AND FEES, AND WHATEVER IT TAKES TO GET BOSTON RESIDENTS IN FRONT OF THAT LINE.

THAT'S GOING TO BE TOUGH POST-COVID AND DURING COVID 19, MAINLY BECAUSE THERE ARE HUGE JOB LOSSES, BUT WE ARE PUTTING OUR PULSE ON THAT TO SEE WHAT JOBS ARE COMING BACK AND WHAT JOBS ARE NOT, AND WHERE BOSTON RESIDENTS CAN FILL IN THAT

COMPETITIVE EDGE GAP.
SO IT WILL BE INTERESTING, AND
YOUR QUESTION IS RIGHT ON THE
MARK, AND I REALLY APPRECIATE
IT.

A LOT OF OUR PUBLICATIONS,
R.F.P.s AND SCOPE OF WORK FOR
ALL THE PARTNERS THAT WE HAVE
ARE ONLINE, INCLUDING OUR
NEIGHBORS JOBS TRUST, WHICH WE
PUBLISH ANNUALLY IN OUR ANNUAL
REPORT, THAT'S ALSO ON OUR
WEB SITE.

I'M HAPPY TO ANSWER ADDITIONAL
QUESTIONS THEREAFTER OR OFFLINE.
THANK YOU FOR YOUR QUESTION,
COUNCILLOR FLYNN.

>> YEAH, THANK YOU, TREN.
I KNOW MY TIME IS UP, AND I'LL
ASK YOU MORE QUESTIONS OFFLINE,
BUT, AGAIN, THANK YOU FOR YOUR
LEADERSHIP, TREN.
THANK YOU, COUNCILLOR BOK.

>> THANK YOU SO MUCH, COUNCILLOR
FLYNN.
I KNOW WE'VE ALSO BEEN JOINED BY
COUNCILLOR LYDIA EDWARDS, NEXT
BY COUNCILLOR FLAHERTY THEN
ESSAIBI-GEORGE AND COUNCILLOR
MEJIA.
COUNCILLOR FLAHERTY.

>> GOOD AFTERNOON, MADAM CHAIR.
FIRST, LET ME COMMENT AS THE
MEMBER WHO'S PROBABLY DEALT WITH
THE B.R.A. DOING BUSINESS AS THE
B.P.D.A. THE LONGEST, WHILE NOT
PERFECT, COMMUNICATION HAS NEVER
BEEN BETTER FROM MY VANTAGE
POINT.
A LOT OF MY COLLEAGUES PROBABLY

CAN'T EVEN ENINVESTIGATION WHAT IT'S LIKE, YOU KNOW, BUT THIS ADMINISTRATION HAS BEEN GREAT. I WOULD LIKE TO HEAR ABOUT IMPROVEMENTS ON THE LANGUAGE ACCESS AND THE COMMUNITY OUTREACH ON THAT FRONT. TREN, FOLLOW UP AND PERHAPS COUNCILLOR FLYNN, YOU HAVE THE ACADEMY PROGRAM AND I'D LIKE TO LEARN ABOUT THE STATISTICS ON THAT, HOW THE PROGRAM IS GOING, AND WHAT OUR COVID RESPONSE HAS DONE IN THAT REGARD.

TO DEVIN, I WANT TO CHECK IN TO MAKE SURE YOU'VE BEEN TOUCHING BASE WITH ALL YOUR TENANTS AND SUBTENANTS TO SEE WHAT IF ANYTHING THEY NEED AND HOW COVID IMPACTED THEM.

WE HAD A HEARING RECENTLY WHERE WE TALKED ABOUT THE TENANTS AND THERE'S SOME CONCERN WE MAY NOT HAVE HAD A GOOD VANTAGE ON OR OUTREACH TO THE SUBTENANTS, I WANT TO SEE WHAT ADVANCEMENTS WERE MADE IN THAT REGARD.

AND JUST THE OVERALL PROPERTY, OUR ASSETS AND WHAT WE'RE DOING TO MAKE SURE THAT WE'RE PROTECTING ALL OUR ASSETS DURING THIS TIME.

>> THANK YOU, COUNCILLOR, I CAN START AND HAND IT TO MY COLLEAGUES TO ANSWER THE LANGUAGE AND PROPERTY QUESTIONS AND THE COVID QUESTIONS RELATED TO OUR REAL ESTATE I APPRECIATE YOUR WORDS OF SUPPORT.

AS IT RELATES TO COVID 19 AND OUR REAL ESTATE PORTFOLIO, OUR

TENANTS ARE VERY EFFECTIVE.
WE SPOKE TO THAT IN A HEARING A
COUPLE OF WEEKS AGO.
YOUR QUESTIONS ABOUT SUBTENANTS
WHO ARE VERY WELL-FOUNDED,
SOMETHING THAT WE HAVE BEEN
SPEAKING TO, OUR DIRECT TENANTS
SIGNIFICANTLY ABOUT AND LARGELY
BECAUSE OF YOUR ADVOCACY ON THE
ISSUE.

WE HAVE TWO PROPERTIES THAT HAVE
A LARGE AMOUNT OF SUBTENANTS.
THAT'S THE DESIGN AND INNOVATION
BUILDING AND RHEEM PARK AND THE
TWO PROPERTIES WE'VE SPOKEN TO
AND THERELORDS OR THE DIRECT
TENANTS IN VERY DIFFERENT LEASE
SITUATIONS WITH US, IN SPEAKING
WITH JAMESTOWN AS THE PRIMARY
OWNER OF THE LEASE OF THE DESIGN
AND INNOVATION BUILDING, THEY
HAVE BEEN DOING A LOT OF TENANT
OUTREACH.

THEY HAVE A \$50 MILLION
ASSISTANCE ORR RETAIL FUND FOR
BUSINESSES IMPACTED BY COVID 19.
THEY'RE SPENDING A LOT OF THAT
CAPITAL AT THE DESIGN INNOVATION
BUILDING.

THRLS ONLY SO MUCH OUTREACH WE
CAN DO TO OUR DIRECT TENANTS,
AND WE CAN'T INTERFERE WITH OUR
DIRECT TENANTS BUSINESS
INTERESTS, BUT IF YOU ARE AWARE
OR ANY COUNCILLOR IS AWARE OF A
SUBTENANT AT ONE OF OUR
PROPERTIES THAT HAS COVID 19
ISSUES THAT YOU FEEL LIKE -- OR
YOU'RE GETTING THE MESSAGE THAT
THEY'RE NOT GETTING APPROPRIATE
ATTENTION FROM THEIR LANDLORD,
WE'RE HAPPY TO HAVE A
CONVERSATION.

THERE'S JUST ONLY SO MUCH WE CAN DO FORMALLY BECAUSE OF OUR LEASE ARRANGEMENTS.

SO HAPPY TO GOAL FLOAL UP WITH YOU MORPH LINE BUT IT'S A QUESTION WE'RE TAKING SERIOUSLY. AND MAYBE WE'LL HAND IT TO JOHN AND LAUREN TO ANSWER THE LANGUAGE ACCESS QUESTION.

>> SO CAN EVERYBODY HEAR ME?

YEAH.

OKAY.

IT'S A LITTLE WEIRD BECAUSE ON THIS FORMAT YOU DON'T NECESSARILY SEE YOURSELF. SO REGARDING LANGUAGE ACCESS, AS YOU KNOW, COUNCILLOR, WE'RE COMMITTED TO ACHIEVING THE CITY OF BOSTON'S 2016 COMMUNICATIONS ORDINANCE MEANINGFUL ACCESS IN TERMS OF B.P.D.A. PROCESSES FOR INDIVIDUALS WITH LIMITED ENGLISH PROFICIENCY.

B.P.D.A. STAFF HAVE BEEN TAKING REASONABLE STEPS TO PROVIDE PEOPLE WITH LIMITED ENGLISH PROFICIENCY, THE TIMELY, MEANINGFUL OPPORTUNITIES TO BE INFORMED OF AND PARTICIPATE IN DEVELOPMENT, REVIEW AND PLANNING PROCESSES.

WE ALWAYS PROVIDE AT LEAST A SENTENCE OR TWO, SOMETIMES FLYERS.

OFTEN WE TRANSLATE THE ENTIRE ADVERTISEMENT DEPENDING ON THE LANGUAGE.

NEVERTHELESS.

THIS IS SOMETHING WE'RE VERY AWARE OF THAT WE NEED TO IMPROVE, AND WE'RE ACTUALLY WORKING RIGHT NOW ON DEVELOPING

A LANGUAGE ACCESS PLAN.
SO WE HOPE TO SEE THESE EFFORTS
EXPAND IN THE NEAR FUTURE.
AND WE'RE HAPPY TO KEEP
DISCUSSING WHAT THAT MIGHT LOOK
LIKE WITH YOU AND YOUR
COLLEAGUES.

>> AND THEN, OBVIOUSLY,
JONATHAN, WE'VE TALKED ABOUT
FOLKS WEARING MULTIPLE HATS AND
PARTICULARLY IN THE FOOD
DISTRIBUTION SIDE, SO ANOTHER
SHOUT OUT.
I KNOW MIKE KRISTOF HAS DONE
WORK ESPECIALLY ON THE COMMUNITY
SIDE.
YOU GUYS ARE DEALING WITH SO
MANY DIFFERENT PROJECTS, SO I
DON'T HAVE THEM ALL OFF THE TOP
OF MY HEAD.
LAST TIME I CHECKED, YOU HAD A
DOZEN FULL-SCALE PLANNING
INITIATIVES, 20 SMALLER PLANNING
INITIATIVES, 15 OR SO IN THE
PLANNING PROCESS THAT WE HAVE TO
JOIN WITH THE CITY AND OTHER
CITY AND STATE DEPARTMENTS.
SO MY QUESTION IS, WE'RE ALSO
EXPERIENCING UNPRECEDENTED
DEVELOPMENT BOOM.
HOPEFULLY, WHEN WE KIND OF MOVE
FORWARD THROUGH OUR COVID
RESPONSE, LOOKING TO GET OUR
LEGS UNDERNEATH US AGAIN, BUT
WANTED TO KNOW WITH RESPECT TO
STAFFING LEVELS, YOU KNOW, TO
SUPPORT THE LEVEL OF PLANNING.
UNPRECEDENTED AMOUNT OF PLANNING
GOING ON.
AND I KNOW PAUSE THE CITY-WIDE
CITY COUNCIL, MULTIPLE MEETINGS
A NIGHT.

TO MAINTAIN AND MANAGE THE FLOW WITH THE EXISTING NUMBER OF F.T.E.s, IS THAT SUFFICIENT ANDT WHAT PLANS DO YOU HAVE TO BEEF UP ON THE PLANNING SIDE?

>> FROM AN AGENCIYWIDE STAFFING PERSPECTIVE.

WE'RE FORTUNATE TO HAVE A GOOD MANAGER.

AS WE BUILT PRACTICES TOWARD FINANCIAL CONTROLS MAKING THE DISTINCTION BETWEEN F.T.E.s HAD BEEN A SPACE WHERE WE'VE SPENT A LOT OF TIME.

OUR BUDGET REPORTS WILL START COMING OUT WHERE WE'RE TRYING TO INDICATE WHERE OUR VAGUEYS ARE AND WE TEND TO BUDGET THOSE.

I THINK WE'VE ALSO NOTICED A VERY TIGHT MARKET.

IT'S BEEN HARD TO ATTACH THE RIGHT TENANT WITH THE RIGHT SKILL SETS AT THE RIGHT TIME.

I THINK THAT'S WHY WE'VE THOUGHT ABOUT THAT A LOT AND ALSO TRIED TO INVENT DIVERSITY IN WHAT WE DO.

IN THE PAST FEW YEARS, WE'VE DONE A LOT OF HIRING AND FIRING IN THE PLANNING DEPARTMENT, ALSO TRYING TO KEEP UP WITH RETIREMENT ATTRITION.

A COUPLE OF YEARS AGO WHEN WE SAT DOWN AND LOOKED AT OUR DATA AND WE HAD ALMOST 100 YEARS OF INSTITUTIONAL KNOWLEDGE RETIRING OUT IN THE NEXT FIVE TO SIX YEARS, SO WE ARE ALL TRYING TO THINK ABOUT SUCCESSION PLANNING QUITE A BIT.

WE DO RECOGNIZE THAT WHO KNOWS WHAT THE WORLD MIGHT LOOK LIKE,

AND WE MEET A LOT OF REALLY
SMART PEOPLE ON DECK.
LAUREN AND JONATHAN, YOU WANT TO
SPEAK ABOUT YOUR DEPARTMENT
SPECIFICALLY?

>> YOU KNOW, I WOULD JUST AD WE
HAVE BEEN FORTUNATE TO GROW THE
PLANNING DEPARTMENT OVER THE
COURSE OF THE LAST SEVERAL
YEARS.

WE'VE CREATED MORE MANAGEMENT
STRUCTURE WITHIN THE PLANNING
DEPARTMENT SO WE CAN KEEP TRACK
OF WHAT EVERYBODY IS DOING AND
ALSO BE MORE EFFICIENT.

FROM TIME TO TIME WE STILL NEED
OUTSIDE HELP ON KIND OF
SPECIALTY EXPERTISE PLANNING
ITEMS WHICH WE OFTEN WILL
CONTRACT A CONSULTANT TEAM TO
HELP US WITH.

BUT IT DEPENDS ON, YOU KNOW,
WHAT WE'RE FACING.

OBVIOUSLY, OUR MAIN GOAL IS TO
IMPLEMENT IMAGINE BOSTON AND WE
STILL HAVE A LOT OF WORK TO DO.

BUT, AGAIN, LIKE I SAID, WE'RE
FORTUNATE WE'VE GROWN PRETTY
SUBSTANTIALLY.

BUT WE PROBABLY STILL DO HAVE
SOME GROWTH AHEAD, DEPENDING ON
THE ECONOMIC CLIMATE, OF COURSE.

>> VERY GOOD.

I SEE THE WAND.

I APPRECIATE EVERYONE'S TIME.

I KNOW WE DON'T ALWAYS GET
ALONG.

IT'S THE TOUGH JOB YOU GUYS DO.

I CAN ASSURE YOU FROM MY VANTAGE

POISON IT'S THE BEST

COMMUNICATION THERE COUNCIL HAS

HAD WITH THE B.R.A. DOING
BUSINESS AS THE B.P.D.A., AND I
THINK THE NOTICES GO A LONG WAY
IN FOSTERING THAT RELATIONSHIP.
SO THANK YOU MADAM CHAIR AND MEN
AND WOMEN OF THE B.R.A. DOING
BUSINESS AS THE B.P.D.A. FOR THE
WORK THAT YOU DO.
IT'S TOUGH STUFF, BUT SOMEONE
NEEDS TO DO IT AND WE APPRECIATE
IT.

>> THANK YOU, COUNCILLOR
FLAHERTY.

>> THANK YOU, COUNCILLOR.
NEXT STOP COUNCILLOR
ESSAIBI-GEORGE, THEN COUNCILLOR
MEJIA, THEN COUNCILLOR JANEY.
COUNCILLOR ESSAIBI-GEORGE.

>> THANK YOU, MADAM CHAIR, AND
EVERYONE IN THE MEETING THIS
AFTERNOON.
A PARTICULAR THANK YOU FOR JUST
SORT OF CONNING THE WORK IN WHAT
I THINK'S BEEN DIFFICULT
CIRCUMSTANCES, TO SAY THE LEAST,
AND JOHN AND THE REST OF THE
TEAM THAT'S BEEN INVOLVED IN THE
FOOD PIECE AS SOMEONE WHO SPENDS
A LOT OF TIME WORKING, TALKING
ABOUT EDUCATION, MAKING SURE
KIDS HAVE ACCESS TO FOOD HAS
BEEN A BIG DEAL AND YOU ALL HAVE
STEPPED UP TO THE PLATE, SO I
APPRECIATE THAT AND THANK YOU
FOR THE CONTINUED EFFORTS.
I HOPE WE DON'T HAVE TO DO IT
TOO MUCH LONGER BUT I THINK
WE'RE IN IT AT LEAST FOR THE
NEXT FEW MONTHS.
OVER THE LAST COUPLE OF YEARS,

I'VE DONE SOME WORK AROUND THE
ARTIST HOUSING ISSUE AND THE
LIVE-WORK SPACE AND THE
WORKSPACE.

SO WE HAVE LIVE SPACE, WORKSPACE
AND LIVE-WORKSPACE.

COUNCILLOR BREADON HELD A
VIRTUAL MEETING A WEEK AND A
HALF AGO OR SO ON THIS ISSUE
PLUS SOME IN HER DISTRICT, AND
JUST CITYWIDE, I'D LOVE TO HEAR
AN UPDATE ON THE EFFORTS TO
CREATE MORE OF THIS SPACE, TO
PROTECT MORE OF THIS SPACE, AND
TO MAKE SURE THAT WHEN WE'RE
BUILDING THIS TYPE OF SPACE,
AGAIN, WHETHER IT'S LIVE, WORK
OR LIVE-WORKSPACE, THAT IT'S, A,
AFFORDABLE, AND ALSO
APPROPRIATE, BECAUSE WE CAN'T
JUST PLUG THEM IN AND IT BE JUST
LIKE ANY OTHER UNIT, DEPENDING
ON THE MEDIUM AND THE CRAFT, IT
HAS TO BE SPECIALIZED.

SO I'M CURIOUS AS TO AN UPDATE
ON THAT PIECE, IF YOU COULD
SHARE IT.

THANK YOU.

>> COUNCILLOR, THANK YOU VERY
MUCH.

AND SEEMS LIKE YOU'VE GOT SOME
ART GOING ON BEHIND YOU AS WELL.
WE SPEND A --

>> WE CALL THIS A MESS.

I WOULD CALL IT A WORK UNIT,
A LIVE-WORK UNIT.

IT DEPENDS ON WHERE YOU ARE.

IT'S A GREAT QUESTION, AND I
THINK EWE TAKE GREAT PRIDE IN
OUR COLLABORATION WITH THE
MAYOR'S OFFICE OF ARTS AND

CULTURE ON THIS ISSUE.
KARA AND HER TEAM ARE FANTASTIC
TO DEAL WITH AND FREQUENT GUESTS
ON THE NINTH FLOOR.
I ALSO THINK THIS IS AN
IMPORTANT ISSUE JUST BECAUSE WE
WANT TO ACTIVATE OUR
NEIGHBORHOOD.
THERE ARE OVER 200 ARTIST UNITS
THAT ARE EITHER IN PROJECTS
EITHER UNDER REVIEW, FULLY
APPROVED OR UNDER CONSTRUCTION,
AND WE'RE ALWAYS LOOKING FOR
OPPORTUNITIES TO EXPAND THAT.
WE WOULD BE HAPPY TO HAVE A
FULLER CONVERSATION WITH YOU AND
YOUR TEAM OR ANYBODY ELSE ON THE
COUNCIL, A DEEPER CONVERSATION,
BUT WE WANT TO LOOP IN ARTS AND
CULTURE AS WELL BECAUSE THEY ARE
TRACKING WORK AND THERE ARE ALSO
LOTS OF OTHER SPACES THAT SIT ON
THE EDGE OF THAT AS WELL.
SO IT'S AN IMPORTANT ISSUE THAT
WE'RE HAPPY TO WORK WITH YOU ON
IT.

>> I THINK THROUGH THE BUILDING
OF OUR CITY DOME WE'RE
DISCUSSING ANY OF OUR
DEVELOPMENTS THAT COME BEFORE
THE B.P.D.A. TO HAVE A FOCUS
AROUND CREATING THIS SPACE AN
AFFORDABLE SPACE IS REALLY
IMPORTANT, AND, YOU KNOW, I
CERTAINLY APPRECIATE THROUGH
SOME OF MY OTHER WORK ON THE
COUNCIL AROUND MORE AFFORDABLE
HOUSING ESPECIALLY FOR FORMERLY
HOMELESS, BUT THE ARTIST
COMMUNITY IN PARTICULAR, IF WE
WANT TO HAVE -- IF WE WANT TO BE
ABLE TO CONTINUE TO HAVE THOSE

DISCUSSIONS WITHIN THE ARTS AND CULTURE ELEMENTS, WE NEED TO HAVE THE SPACE IN WHICH THAT ARTIST CREATED AND ARTISTS CAN LIVE AND WORK ON THEIR CRAFT. SO APPRECIATE THE OPPORTUNITY TO CONTINUE THAT CONVERSATION. WE CAN DO THAT ON OFFLINE AND ANOTHER TIME AND PARTNERSHIP WITH COUNCILLOR BREADON AS WELL. I AM CURIOUS, IN ANOTHER WAY, WHEN WE TALK ABOUT PUBLIC NOTIFICATION, I THINK THIS IS ONE OF THE PLACES WHERE THE COUNCIL INTERSECTS MOST DIRECTLY WITH THE WORK OF THE B.P.D.A. IS THAT COMMUNITY ENGAGEMENT PIECE, AND THE JOSEPH CASE OF COMMUNITY MEMBERS WHEN A LARGE PROJECT IS BEING ON-BOARDED OR STARTING THEIR CONVERSATION. SO I'M CURIOUS IF SOMEONE COULD JUST SHARE SORT OF THE OFFICIAL NOTIFICATION PROCESS, AND THE GUIDELINES THAT THE B.P.D.A. FOLLOWS AND HOW WE COULD -- HOW THE RELATIONSHIP IS SHARED BETWEEN B.P.D.A. AND O.N.S. AND THE RESPONSIBILITY OF SORT OF THE DIVISION OF RESPONSIBILITY BETWEEN THOSE TWO ENTITIES, AND THAT WILL BE IT FOR ME THIS ROUND. THANK YOU, MADAM CHAIR.

>> COUNCILLOR, I'M HAPPY TO TAKE THIS ONE AGAIN. WHEN IT COMES TO LARGE PROJECTS OR ANY PROJECTS, FOR THAT MATTER, WE TAKE GREAT PRIDE IN OUR EFFORTS TO NOTIFY AS MANY PEOPLE AS POSSIBLE THROUGH AS MANY CHANNELS AS POSSIBLE.

THAT BEING SAID, I THINK THAT WE RECOGNIZE THAT THERE ARE SOME PEOPLE THAT DON'T ALWAYS HEAR THROUGH ALL THE VARIETY OF CHANNELS WE ENGAGE IN.

SO TO YOU OR ANYBODY ELSE THAT HAS SUGGESTIONS, WE WOULD LOVE TO HEAR FROM YOU.

ALSO, THIS WAS REFERENCED IN MICHELLE'S OPENING REMARKS, THE PROJECT CHEAT SHEET, I THINK THAT WOULD BE SOMETHING THAT WE CAN KIND OF PULL FORWARD IS A REALLY GOOD IDEA.

MOST LARGE PROJECT REVIEW FILINGS ACTUALLY HAVE A VERSION OF THAT, BUT I THINK WE CAN TWEET THAT AND MAKE ATE REQUIREMENT.

SO WE LOOK FORWARD TO DOING THAT GOING FORWARD.

WHAT WE DO ANYTIME A LARGE PROJECT IS FILED, WITHOUT GETTING INTO TOO MUCH DETAIL, THERE'S A LETTER OF INTENT IS SENT TO THE B.P.D.A. THAT IS DISTRIBUTED WIDELY AND STARTS THE FULL FRO PROCESS OF ENGAGINGT NOT JUST ON US BUT ALL OF YOU, ALL THE LOCAL ELECTED OFFICIALS ON THE PROJECT TO ENGAGE ABOUT AN IMPACT AT ADVISORY GROUP.

WE ALSO IN THAT PROCESS STRONGLY ENCOURAGE ANY PROPONENT OR ANY NEW OWNER OF A PIECE OF PROPERTY TO BE ABLE TO ADDRESS ABUTTERS OR NEIGHBORHOOD ASSOCIATIONS IN AND AROUND A PROJECT.

ETH IMPORTANT TO INTRODUCE YOURSELF TO YOUR NEIGHBORS BEFORE YOU ASK THEM FOR SOMETHING.

SO WE WORK HAND AND GLOVE WITH
ONS, BUT ALSO WITH ANY KIND OF
PUBLIC FACING PART OF CITY HALL,
RIGHT, SO THAT WE TAKE IT VERY,
VERY SERIOUSLY THAT THE ROLE OF
MAKING SURE WE ENGAGE AND GOING
FORWARD IN A WORLD WHERE WE HAVE
MORE VIRTUAL ENGAGEMENT NOT JUST
IN OUR OWN PROCESSES BUT
NEIGHBORHOOD PROCESSES AND HOW
TO BALANCE THOSE THINGS.

SO VERY MUCH A PROCESS WITH ONS.
WE HAVE SPECIFIC PROCESSES WE
FOLLOW BUT ONS IS A BIG PART OF
HELPING MAGNIFY THE MESSAGE WE
PUT OUT.

OUR WEB SITE IS A BIG PIECE OF
THAT AS WELL AND WE TAKE GREAT
STRIDES TO IMPROVE AND AMPLIFY
THE DETAIL ON OUR WEB SITE AND
ARE CONTINUING TO DO SO.

>> THANK YOU, MADAM CHAIR.
I MAY HAVE ANOTHER QUESTION THE
NEXT ROUND IF ONE OF MY
COLLEAGUES DOESN'T GET TO IT,
THANK YOU.

>> GREAT.
THANK YOU SO MUCH COUNCILLOR
ESSAIBI-GEORGE.
NEXT COUNCILLOR MEJIA,
COUNCILLOR JANEY AND BAKER.
COUNCILLOR MEJIA.

>> GOOD AFTERNOON.
I FEEL LIKE IT'S EVENING BY NOW,
BUT THANK YOU ALL FOR ALL YOUR
HARD WORK, LOOKING FORWARD TO
OUR CONNED PARTNERSHIP.
I JUST HAVE A FEW QUESTIONS.
FOR ME, I KEEP TALKING ABOUT THE
IMPORTANCE OF REMOVING BARRIERS

TO ENGAGEMENT, SO JUST BE ON TRANSLATION INTERPRETATION. I AM REALLY CURIOUS ABOUT PROVIDING OR THE OPPORTUNITIES TO PROVIDE CHILDCARE AND FOOD AS VARIOUS MEETINGS TO REMOVE BARRIERS TO ENGAGEMENT. JUST WONDERING WHETHER OR NOT THAT'S SOMETHING THAT IS FEASIBLE OR EVER BEING CONSIDERED.

WORKING IN PARTNERSHIP WITH NONPROFITS AND OTHER FOLKS WHO YOU MIGHT BE ABLE TO TAP AND EVEN SMALL RESTAURANTS IN THE LOCAL NEIGHBORHOODS TO HELP SUPPORT THEM, YOU KNOW, WHAT ENERGY IF ANY EXIST AROUND PROVIDING CHILDCARE AND FOOD AT THESE SORT OF MEETINGS.

>> THANK YOU, COUNCILLOR. THAT'S A REALLY GOOD QUESTION. SO FOR THE LAST COUPLE OF YEARS, WE HAVE BEEN FORTUNATE ENOUGH TO HAVE ROOM IN OUR BUDGET TO ACTUALLY PROVIDE FOOD AT ALL OUR PLANNING MEETINGS. FOR THE VERY MOST PART, I WOULD SAY THE ONLY INSTANCES OF WHERE IT DOESN'T HAPPEN IS IF YOU CAN'T FIND SOMEBODY LOCALLY. FOR THE MOST PART, WE PARTNER WITH SOMEBODY THAT IS RUNNING A SMALL BUSINESS RIGHT NEAR WHERE WE'RE HOLDING A MEETING AND WITHIN THE NEIGHBORHOOD THAT THE PLANNING STUDY IS FOCUSED ON. AS RELATES TO CHILDCARE, WE ACTUALLY HAVE PROVIDED THAT IN THE PAST. WE'VE OFFERED IT BUT NO ONE AVAILED OF IT.

THERE ARE CHALLENGES AROUND HOW YOU DO IT, BUT WE ARE COMPLETELY OPEN TO IT.

WE REALLY WANT TO GET MORE PEOPLE TO A TABLE.

IRONICALLY, THIS VIRTUAL KIND OF FORMAT MAY GIVE US THE OPPORTUNITY TO GET MORE PEOPLE TO THE TABLE BECAUSE WE CAN GET THEM WHILE THEY'RE AT THE TABLE, YOU KNOW, THROUGH THE VIRTUAL FORMAT, SO WE LOOK FORWARD TO UTILIZING THIS VIRTUAL TECHNOLOGY.

I WOULD SAY FOREVER (INDISCERNIBLE) HOW TO PARTNER IT WITH THE ANALOG.

THERE'S STILL NOTHING LIKE HAVING A CONVERSATION PERSON-TO-PERSON.

>> THANK YOU FOR THAT.

YOU KNOW, I'M ALSO WONDERING -- AND THIS IS JUST OUT OF CURIOSITY -- HAVE YOU EVER DONE AN ASSESSMENT AS TO WHY PEOPLE AREN'T ENGAGED OR AREN'T PARTICIPATING ACTIVELY? AVIDE FROM TRADITIONAL BARRIERS, WHAT ARE YOU HEARING FROM FOLKS AS TO WHY THEY FEEL SO DISCONNECTED FROM THE PLANNING PROCESS?

>> I DON'T KNOW THAT I WOULD SAY WE'VE DONE A STUDY PER SE ON WHY PEOPLE HAVEN'T BEEN ENGAGED. I THINK, IF ANYTHING, IN THE LAST COUPLE OF YEARS, WE HAVE BEEN TRIED TO EXPAND THE FORMAT WHICH WE'RE ENGAGING SO WE'RE NOT JUST HOLDING TOWN HALL STYLE MEETINGS AT THE COMMUNITY CENTER

FROM 6:00 TO 8:00 P.M. WHEN WORKING PEOPLE AND EVERYBODY IS BUSY AND THERE ARE HIGHER PRIORITIES THAN ATTENDING THOSE MEETINGS.

THAT'S WHY WE HAVE BEEN TRYING TO HAVE CHAT WITH THE PLANNER STYLE EVENTS WHERE WE'VE GONE POPSICLES IN THE SUMMER, BOWLING ALLEYS, A BREWERY, TRYING TO MEET PEOPLE WHERE THEY ARE SO IF THEY'RE DOING SOMETHING ELSE, WE CAN BECOME PART OF THEIR DAY, THEY DON'T HAVE TO GO OUT OF THEIR WAY TO BE PART OF OUR EFFORT.

BUT I THINK THAT THAT WILL CONTINUE, ESPECIALLY RIGHT NOW, YOU KNOW, STAFF HAS BEEN THINKING A LOT ABOUT HOW CAN WE USE OTHER DIGITAL METHODS, HOW CAN WE USE SOCIAL MEDIA TO GET PEOPLE MORE INVOLVED.

AGAIN, I THINK THAT VIRTUALLY THERE IS SOMETHING AS LONG AS PEOPLE OBVIOUSLY HAVE ACCESS TO THE TECHNOLOGY WHICH IS A LARGER THING WHICH WE'RE ALSO WORKING THROUGH IT BROADBAND EQUITY ON, BUT AS LONG AS PEOPLE HAVE ACCESS TO IT, THIS KIND OF CONVERSATION IS A LOT EASIER FOR MOST PEOPLE.

>> THANK YOU.

AND THEN I JUST HAVE A FEW QUESTIONS ABOUT HOW WE'RE ENGAGING SMALL BUSINESSES, ESPECIALLY MINORITY-WOMAN OWNED AND CONTRACT A LITTLE BIT. WHAT DOES THAT PROCESS LOOK LIKE?

>> THANK YOU FOR THAT QUESTION. WE HAVE BEEN LOOKING AT THIS ISSUE A LOT, AND WE'VE HAD SOME SUCCESS WORKING WITH THE OFFICE OF ECONOMIC DEVELOPMENT. THROUGH MY WORK WITH THE LIVING CITIES INCLUSIVE PROCUREMENT ACCELERATOR, WHAT IS CLEAR IS OUTREACH, YOU KNOW, IS ONE OF THOSE FOUR CORNERSTONES, CLEARLY CERTIFICATION IS A VERY IMPORTANT PIECE, BUT THAT'S KIND OF ON THE OTHER SIDE. FOR US, WHERE WE'VE TRIED TO FOCUS AND WHERE WE STARTED WAS WITH THE LOCAL MEDIAS. SO WE RUN BEYOND WHAT THE STATE REQUIRES FOR ADVERTISEMENTS, WE'RE RUNNING ADS IN THE BAY STATE BANNER. ANOTHER LOCAL AND IDEALLY NON-ENGLISH MEDIA, IN ORDER TO GET THOSE BUSINESS ADVERTISEMENTS OUT. WE GO THROUGH ON A PERIODIC BASIS AND TRY TO LOOK FARTHER OUT AND START TO THINK ABOUT BUNDLING AND UNBUNDLING AND WHAT SOME OF THE OPPORTUNITIES ARE. ONE OF THE REALLY INTERESTING STORIES AT LEAST FOR ME THAT I LIKE TO SHARE THAT OTHER FOLKS MIGHT NOT THINK IT'S SO COMPELLING BUT, FOR A LONG TIME, WE HAD BUNDLED FENCING AND ORNAMENTAL FENCING. SO CHAIN LINK FENCES, WE HAVE A PARCEL THAT WE NEED TO CLOSE OFF, VERSUS LIKE IRONWORK. AND WE FOUND IF WE UNBUNDLED THAT, THEY WERE DIFFERENT ENOUGH THAT WE ACTUALLY WERE ABLE TO FIND AN MWBE IN THAT SPACE THAT

COULD DO THE CHAIN LINK BUT NOT THE ORNAMENTAL.
SO THAT REQUIRES LOOKING OUTER 12, MAYBE EVEN 18 MONTHS ADVANCE OF YOUR WORK TO REALLY START TO THINK ABOUT THAT.
WHEN WE PARTICIPATED IN THE OPPORTUNITY FAIR WITH THE OFFICE OF ECONOMIC DEVELOPMENT, SPEAKING WITH SOME OF THE FOLKS THERE, YOU KNOW, THEY'D SAY, WELL, WHEN DO YOU RELEASE YOUR BIG CONTRACTS?
AND I TURN THE QUESTION AROUND AND I SAID, WHEN WOULD IT BE ADVANTAGEOUS FOR ME TO PUT THIS TYPE OF PROJECT OUT TO BID?
AND I WAS ABLE TO LEARN THE WAY THAT THEY STACK UP THEIR SCHEDULE, THEY PREFER FOR BIDS TO COME OUT IN THE SPRING.
SO IT'S THINGS LIKE THAT THAT I THINK GETTING THAT CONVERSATION GOING EARLIER IS WHAT WE FOUND THE MOST SUCCESS.

>> THANK YOU.
AND I SEE THE GAVEL.
TWO MORE MINUTES, RIGHT?
KENZIE, I JUST WANT TO GET ONE MORE QUESTION IN.
I'M INTERESTED IN THE COMMUNITY-CENTERED APPROACH TO PLANNING AND DEVELOPMENT.
IT ALWAYS FEELS LIKE THE COMMUNITY'S AN AFTERTHOUGHT, RIGHT, AND I'M REALLY THINKING ABOUT HOW DO WE BUILD THAT INFRASTRUCTURE THAT DRIVES THE PROCESS THROUGH THAT COMMUNITY LENS AND WHAT OPPORTUNITY EXISTS TO WRITE THAT TO LIGHT.
SO OPPOSED TO PEOPLE COMING INTO

OUR NEIGHBORHOODS WITH A DESIGN IDEA, IS THERE A WAY TO FLIP IT WHERE THE COMMUNITY SAYS, HERE'S WHAT WE WOULD LIKE TO DO, WHO ARE THE DESIGNERS THAT COULD HELP US MAKE IT HAPPEN? WHAT DOES THAT LOOK LIKE IN YOUR WORLD?

>> YOU KNOW, I WOULD SAY THAT WE'RE ALWAYS OPEN FOR THE COMMUNITY TO COME TO US AND SPEAK WITH US IF THEY HAVE IDEAS. IF THEY SEE NEEDS THAT WE HAVEN'T NECESSARILY IDENTIFIED, YOU KNOW, I WOULD ALSO AD THAT WE HAVE BEEN FORTUNATE ENOUGH TO ADD FOUR COMMUNITY ENGAGEMENT MANAGERS TO OUR STAFF AND THE LEVEL AND DIALOGUE HAS REALLY KIND OF ESCALATED BECAUSE OF THAT. I THINK MOST PEOPLE FIND THEM A LITTLE MORE APPROACHABLE. THEY'RE NOT PLANNERS, FOR INSTANCE, TO HAVE THESE DISCUSSIONS AND START THESE THINGS. BUT I AGREE THAT'S SOMETHING THAT, YOU KNOW, WE'RE ALWAYS OPEN TO. IF WE CAN WORK TOGETHER TO FIGURE OUT WHAT THAT MIGHT LOOK LIKE, I WOULD WELCOME THE OPPORTUNITY.

>> COUNCILLOR, I MIGHT JUST ADD INTO THAT IN ADDITION TO WHAT LAUREN SAID, ONE OF THE BENEFITS OF HAVING A REAL ESTATE DEPARTMENT UNDER THE SAM UMBRELLA AND THE SAME AS OUR

PLANNING AGENCY IS THAT WE'RE
ABLE USE OUR REAL ESTATE TO
PILOT SOME OF OUR PLANNING AND
DEVELOPMENT EFFORTS.
SO WHEN WE OWN THE LAND, WE CAN
REALLY DO EXACTLY WHAT YOU'RE
SAYING.
WE CAN WORK WITH THE COMMUNITY
TO TALK ABOUT WHAT PRECISELY
DOES THE COMMUNITY WANT TO SEE
ON A PARTICULAR SITE, IS IT
AFFORDABLE HOUSING, IS IT OPEN
SPACE, AND THEN RUN IT THROUGH
THAT PROCESS, RUN A DISPOSITION
PROCESS THAT DELIVERS THAT
RESULT.
IT'S SOMETHING YOU CAN'T QUITE
DO AS PRESCRIPTIVELY WHEN IT'S
PRIVATELY-OWNED LAND, PRIVATE
ENTITY, BUT WE CAN CERTAINLY DO
IT PRESCRIPTIVELY WHEN WE OWN
THE REAL ESTATE.

>> THANK YOU.
THANK YOU FOR THAT.
THANK YOU, CHAIRMAN BOK.

>> GREAT, O THANKS SO MUCH,
COUNCILLOR MEJIA.
NEXT UP IS COUNCILLOR PRESIDENT
JANEY, THEN COUNCILLOR BAKER AND
COUNCILLOR WU.
PRESIDENT JANEY.

>> THANK YOU SO MUCH.
CAN YOU HEAR ME OKAY?

>> YEAH, CAN HEAR YOU GREAT.
WONDERFUL.
SO I WANT TO THANK THE TEAM.
I KNOW THINGS HAVE BEEN
DIFFICULT, AND I THINK THERE ARE
A LOT OF THINGS THAT WE CAN --

AS DIFFICULT AS THINGS CAN BE, SOMETIMES GOING THROUGH COMMUNITY PROCESSES AND GOING THROUGH BIG PROJECTS, I THINK THERE ARE THINGS THAT WE CAN POINT TO THAT WE CAN BE PROUD OF.

AND I'M THINKING SPECIFICALLY OF SOME OF THE FLOJTS MY DRIBBING. I HAVE QUESTIONS LIKE I NORMALLY DO IN TERMS OF THE SPEND THAT THIS AGENCY IS SPENDING WITH LOCAL BUSINESSES, BUSINESSES OWNED BY PEOPLE OF COLOR AND WOMEN AS WELL AS THE PROJECTS AND HOW MANY OF THEM ARE MEETING THEIR DESIRED GOALS.

IN THIS HEARING, I'D RATHER JUST HAVE THAT INFORMATION COME, AND I KNOW SOME OF IT'S COME FROM OTHER HEARINGS THAT WE'VE HAD THAT HAVEN'T BEEN WAYS AND MEANS HEARINGS.

BUT I APPRECIATE THAT.

I AM INTERESTED IN DOLLAR BREAKDOWNS FOR DISTRICT 7 AND WHERE WE ARE WITH SOME OF THE PROJECTS THAT WERE UNDERWAY THAT HAD TO PAUSE BECAUSE OF THE CONSTRUCTION AND WHAT THAT IMPACT HAS BEEN.

I AM VERY INTERESTED IN SOME OF THE CONVERSATION THAT WE HAD EARLIER, IN A CONVERSATION SPONSORED BY MY SISTER IN SERVICE COUNCILLOR EDWARDS ABOUT HOW WE PROACTIVELY PLAN FOR EQUITY.

SO I'LL PAUSE THERE FOR SOME RESPONSE AND THEN MAYBE COME UP WITH SOME FOLLOW-UP QUESTIONS. IF WE CAN TALK THROUGH SOME OF THE PROJECTS IN MY DISTRICT,

NAMELY THE PLAN DUDLEY PROJECTS,
AND ANYTHING ELSE IN THE
PIPELINE THAT IS IMPACTED BY THE
SHUTDOWN, AND THEN THE SPENDING
AS WELL AS THE PROACTIVE
PLANNING.

>> SO, COUNCILLOR, I THINK THIS
COULD BE THE KIND OF THING THAT
DEVIN AND I CAN BOTH TAG TEAM.
I CAN GIVE YOU A FLAP MAP AND A
NUMBER AND MAYBE DEVIN CAN BE
MORE SPECIFICALLY ON THE PLAN
PROJECT.

IN RESPONSE TO THE REQUEST
QUESTION YOU PUT TOGETHER, THERE
IS ABOUT 40 OR SO PROJECTS IN
YOUR DISTRICT, DISTRICT 7 THAT
ARE EITHER UNDER REVIEW, BOARD
REVIEWED OR UNDER CONSTRUCTION
THAT REPRESENT ABOUT
\$690 MILLION OF INVESTMENT.

I THINK WE'RE EXCITED TO SEE ALL
THE DIFFERENT THINGS HAPPENING
IN YOUR DISTRICT.

IF YOU HAVE A SPECIFIC QUESTION
ABOUT AN INDIVIDUAL PROJECT OR
PARCEL, WE'RE HAPPY TO ANSWER
THAT, BUT I THINK DEVIN CAN GET
MORE SPECIFICS ON THE PLAN.
BUT BEYOND THAT SCOPE, WE'RE
HAPPY TO GET INTO DETAIL.

>> I DON'T MEAN TO GET INTO TOO
MUCH OF THE WEEDS HERE, WE CAN
DO THAT OFFLINE, BUT IF THERE
WAS A GENERAL SENTIMENT AROUND
YES THE DELAY ON THESE PROJECTS
OR THE PROJECTS IN DUDLEY OR WE
THINK IT COSTS US THIS AMOUNT IN
TERMS OF DOLLARS OR TIME,
ET CETERA, MORE HIGH LEVEL.
I CAN GET INTO THE WEEDS

OFFLINE.

>> HAPPY TO TAKE THAT, COUNCILLOR JANEY AND FOLLOW UP IN DETAIL AND HAVE A CONVERSATION OFFLINE AS WELL. WHEN IT COMES TO THE PLAN NUBIAN SQUARE REDEVELOPMENT PROCESS WHICH IS A GREAT EXAMPLE OF THE TYPE OF COMMUNITY DEVELOPMENT WORK THAT COUNCILLOR MEJIA WAS ASKING ABOUT WHERE OVER THE COURSE OF TWO AND A HALF, THREE YEARS, REALLY BROUGHT PEOPLING TO AND ACROSS CITY GOVERNMENT AND ALL OF USING TO, DIFFERENT AGENCIES AND OFFICIALS WITH COMMUNITY MEMBERS THROUGHOUT THE COMMUNITY TO TALK ABOUT WHAT WE REALLY WANTED TO SEE HAPPEN ON THE PUBLIC PLI OWNED LAND IN NUBIAN SQUARE.

THERE'S NINE DEVELOPMENT OPPORTUNITIES IN NUBIAN SQUARE FOR DEVELOPMENT ON PUBLIC LAND, SOME SMALL, SOME VERY LARGE. FOUR OF THEM HAVE ALREADY BEEN AWARDED TO DEVELOPERS, THREE OF THEM ARE OUT FOR BID RIGHT NOW OR HAVE BIDS COMING BACK AND SEVERAL MORE TO GO.

THE -- OF THE FOUR THAT HAVE BEEN AWARDED, NONE ARE UNDER CONSTRUCTION YET, SO I THINK AT A HIGH LEVEL THERE ARE NO IMMEDIATE DIRECT COVID 19 COSTS ASSOCIATED WITH THESE DOCUMENTS, IF THAT'S YOUR QUESTION.

I THINK MAYBE AT THE VERY HIGHEST LEVEL, COVID 19 CONSTRUCTION COST ISSUES ARE GOING TO BE BORNE MOST MIDDLE EAST BY DEVELOPMENTS THAT WERE

IN CONSTRUCTION, IN ACTIVE
CONSTRUCTION WHEN COVID 19 HIT
AND THE MAYOR PUT A PAUSE ON
CONSTRUCTION ACROSS THE CITY.
THAT'S UNFORTUNATE FOR THE
NUBIAN SQUARE PROPERTIES THAT
WERE IN THAT CATEGORY, AND TIME
WILL TELL WHAT WILL HAPPEN AND
WHAT WILL BE THE FINANCIAL
IMPACT FOR THOSE LARGELY
PUBLICLY FUNDED PROJECTS GOING
FORWARD.

>> QUICK FOLLOW-UP AS WE WERE
JUST TALKING ABOUT THAT THE PLAN
DUDLEY PROCESS.
IN MY FIRST TERM WAS REALLY
PROUD OF THE LANGUAGE THAT WE
CAME UP WITHIN THE RFP.
IN OF THE ADVOCATES, MANY OF THE
HOUSING RIGHTS GROUPS WERE VERY
INVOLVED.
IT WAS A LONG PROCESS.
I DON'T HAVE TO EXPLAIN THAT TO
YOU GUYS, BUT THERE WAS SPECIFIC
LANGUAGE I ADVOCATED FOR AROUND
EQUITY AND INCLUSION MODELED
AFTER THE MASS PORT LANGUAGE,
AND WE GOT IT IN THERE FOR THE
PLAN DUDLEY, THE FOUR PARCELLS.
MY MEMORY IS SHORTLY AFTER THAT
THERE WAS A COMMITMENT WE WERE
GOING TO DO THAT CITYWIDE.
IS THAT THE CASE?
DID THAT HAPPEN?

>> YES.
SO ANY PROJECT THAT COMES, A
B.P.D.A. PROJECT THAT RFP IS
GOING TO HAVE THAT 25-25-25
LANGUAGE --
(RINGING)
MY APOLOGIES.

I'M SORRY.

>> GREAT QUESTION.
THE ANSWER IS ABSOLUTELY FIRMLY
YES, BOTH THE DIVERSITY
INCLUSION LANGUAGE WHICH
ENCOURAGES MINORITY, WOMEN-OWNED
BUSINESSES --

>> DISPLACEMENT LANGUAGE.
AS WELL AS THE DISPLACEMENT
LANGUAGE, BOTH OF THOSE CREATE
SEPARATE SELECTION CRITERIA ARE
NOW IN EVERY RFP FOR PUBLIC LAND
AND THE CITY OF BOSTON.

>> AND SAME KIND OF WAITING FOR
THE 25-25-25?

>> THE WAITING DEPENDS ON THE
COMMUNITY PROCESS.
THERE ARE SOME COMMUNITIES THAT
WAN MORE DETAIL, MORE -- A
GREATER NUMBER OF SELECTION
CRITERIA, BUT THE DEFAULT IS
25-25-25.
THE DEFALL IS FOUR DIFFERENT
SELECTION CRITERIA AND THOSE TWO
BE WEIGHTED 25% EACH.

>> THANK YOU.
I MAY HAVE SOME FOLLOW-UP BUT I
SEE THAT THE GAVEL IS UP AND I'M
TRYING TO BE MINDFUL OF TIME AND
BEFORE THE CHIMES GO OFF.
IN THE INTEREST OF TIME AND
RESPECT TO ALL ON THE CALL.
THANK YOU, MADAM CHAIR.
IF THERE'S AN OPPORTUNITY FOR
FOLLOW-UP, I WELCOME IT.

>> GREAT, THANK YOU SO MUCH,
COUNCILLOR JANEY.

I IMAGINE WE'LL HAVE A SECOND ROUND OF QUESTIONS. COUNCILLOR BAKER'S UP NEXT AND THEN IT WILL BE COUNCILLOR WU AND THEN COUNCILLOR O'MALLEY. COUNCILLOR BAKER.

>> THANK YOU, MADAM CHAIR. GOOD AFTERNOON, EVERYBODY. I FIRST WANT TO START OUT BY JUMPING ONT WHAT COUNCILLOR FLAHERTY HAD TO SAY. IN MY FIRST TERM UNDER A PREVIOUS ADMINISTRATION I COULD NOT EVEN GET A RETURN PHONE CALL FROM THE B.P.D.A. NOW TO BE SITTING HERE IN THIS POSITION AND HAVE GONE TRUE MULTIPLE PLANNING PROCESSES WITH THE B.P.D.A., WHETHER IT'S STOP LOCK, WHETHER A GLOVERS CORNER, IT'S BEEN GOOD TO DEAL WITH YOU. WE HAVE A LOT OF TALONED PEOPLE, AND I THINK YOU REALLY ALSO CARE FOR THE CITY SO THANK YOU FOR THAT. I WOULD LIKE TO, ALONG THOSE LINES, JONATHAN, MAYBE THIS IS FOR YOU, WHERE DO YOU THINK, WHEN WE COME OUT OF THIS, SAY WE COME OUT OF THIS AUGUST OR SO, WHERE TO THESE PLANNING INITIATIVES, WHERE ARE THEY GOING TO -- HOW FAR BACK HAVE THEY BEEN PUSHED? DO YOU THINK WE'VE LOST ANY STEP? AND I'M TALKING ABOUT SPECIFICALLY MY DISTRICT, THE UMass PLAN, THE GLOVERS CORNER PA PLAN AND ALL THAT PLANNING YOU VICE GEIST ARE DOING WITH STATE AGENCIES FOR MARCY

BOULEVARD AND ALL THOSE THINGS.

>> COUNCILLOR, IS THAT A REALLY GOOD QUESTION.

I THINK LAUREN MAY WANT TO CHIME IN AFTER I SPEAK FOR A MINUTE OR TWO.

LOOK, THE COVID HAS KIND OF PUT A PAUSE ON LOTS OF ASPECTS OF CIVIC LIFE FOR THE LAST TEN WEEKS, AND I THINK AS WE TURN FROM A REACTIONARY KIND OF PLACE TO A -- WHAT IS A NEW NORMAL LOOK LIKE FOR THE NEXT YEAR OR SO, WE ARE ACTIVELY TRYING TO FIGURE OUT WHAT THE IMPACTS TO SOME OF THOSE PROCESSES HAVE BEEN.

ONE GOOD THING IS THAT WE HAVE ALL BEEN WORKING REALLY, REALLY HARD ON A VARIETY OF ISSUES, SO I HAVE BEEN IN A COUPLE OF MEETINGS WE'VE HAD WITH CITY AND STATE AGENCIES ON THINGS LIKE MARCY BOULEVARD, ET CETERA. WE CONTINUED TONE GAUGE WITH DEVELOPMENT PROPONENTS, FOR EXAMPLE, ON THE BAY SIDE SITE, WE HAVE TALKED TO THEM, WE HAVE A NUMBER OF CONVERSATIONS WITH THEM, BUT ONE OF THE CHALLENGES IS GOING TO BE THAT COMMUNITY PROCESS IS GOING TO BE A BIT OF A FEELING, HOW DO WE FIND A WAY TO BALANCE, I THINK, A COLLECTIVE DESIRE FROM EVERYBODY IN THIS VIRTUAL SPACE TO ACROSS THE CITY TO HAVE REAL AND FULL CONVERSATIONS ABOUT THE DEVELOPMENT, AND THAT WILL TAKE A LITTLE TIME, AND WE'RE GOING TO HAVE TO FIGURE OUT THE RIGHT WAY TO PLAN THE VARIETY OF

OBJECTIVES.

SO WE REMAIN OPTIMISTIC IN THE DEVELOPMENT OF THE LINT OF THE CITY AND TO COLLECTIVE CONDUCT BUSINESS OFTEN IN PARTNERSHIP WITH EVERYBODY HERE ON WHAT THAT LOOKS LIKE GOING FORWARD.

BUT I CERTAINLY THINK THERE HAVE BEEN TIMELIUM PACTS BECAUSE WE HAVEN'T HAD ANY KIND OF A COMMUNITY ENGAGEMENT IN OVER ALMOST THREE MONTHS.

LAUREN, I DON'T KNOW IF YOU HAVE ANYTHING ELSE YOU WOULD LIKE TO AD.

>> YEAH, I WOULD.

GOOD QUESTION, COUNCILLOR, JUST TO CHECK IN AND SEE WHERE OUR STAFF IS.

THEY HAVE ACTUALLY REMAINED QUITE BUSY DURING THIS, QUOTE, UNQUOTE, FALLO PERIOD WHERE THEY'RE NOT OUT EVERY NIGHT AT A COMMUNITY MEETING.

THAT BEING SAID, WE ARE PREPARING TO HAVE SOFTEN GAME FOR MANNING INITIATIVES, MATTAPAN AND A NEW MARKET WE'RE CALLING COMMUNITY SERIES.

SO AT LOOF THIS HAS BEEN WE HAD TO BE SENSITIVE AND STILL DO TO WHAT'S GOING ON OUTSIDE AS IT RELATES TO COVID 19.

SO WE TINTED WANT TO PUSH ANYTHING ON, AND WHEN I SAY SOFTEN ENGAGEMENT RIGHT NOW, THESE ARE MORE DISCUSSIONS WITH PEOPLE SO THEY CAN GET BACK IN FRONT OF US.

WE'RE NOT, YOU KNOW, PRESENTING NEW INFORMATION, WE'RE NOT MAKING DECISIONS BASED ON THE

INFORMATION WE'RE GOING TO BE HAVING, BUT I DO THINK THAT, YOU KNOW, IN A COUPLE OF MONTHS, WILL BE BACK IN FULL SWING WHICH WILL BE A NEW NORMAL. WE LOOK FORWARD TO SEEING WHAT THAT LOOKS LIKE. UNFORTUNATELY, SO MANY THINGS HAVE BEEN PUSHED WACK BUT WE REMAIN COMMITTED TO ALL THE PLANNING WORK THAT WE WERE PURSUING BEFORE THIS HAPPENED. IF ANYTHING, WITH A RENEWED VIGOR, BECAUSE EVERYBODY MISSES GOING OUT AND TALKING TO THE COMMUNITY.

>> YEAH, YEAH. BUT I THINK THE MORE PREPARED WE ARE AND IF WE HAVE PROJECTS THAT ARE TEED UP AND WE'RE ABLE TO GET THEM STARTED, I THINK THAT WILL HELP US AS A CITY AND AS A STATE, HELP US ALONG IN OUR RECOVERY.

>> ABSOLUTELY. CAN SOMEBODY TALK A LITTLE BIT ABOUT THE -- I DON'T KNOW WHAT WE CALL THE APARTMENTS, BUT ON THE LOW-SCALE DEVELOPMENTS, YOU KNOW, SOMEONE DOES ALL THE TEN UNITS. THERE ARE THREE UNITS HERE, FOUR UNITS THERE. I BELIEVE THE B.P.D.A. TRACKS THOSE UNITS. I STILL HEAR ABOUT BUILDINGS THAT HAVE BEEN BUILT THREE AND FOUR YEARS, THEY STILL DON'T HAVE PEOPLE IN THOSE AFFORDABLE UNITS. CAN SOMEBODY SPEAK TO THAT OR IS

THAT SOMETHING TO BE HANDLED
OFFLINE?

>> I THINK, COUNCILLOR, JUST
FROM MY EXPERIENCE THE
AFFORDABLE LOTTERIES ARE HANDLED
BY THE OFFICE OF FAIR HOUSING.
SO BEST TO TAKE THAT OFFLINE
WITH STAFF WHO KNOW THAT BETTER.

>> THANK YOU.

AND I DIDN'T GIVE TRINH HER PLUG
EITHER.

TRINH HAS BEEN GREAT TO WORK
WITH ON THE JOBS TRUST REALLY
THOROUGH IN HER WORK AND TALK
ABOUT CARING ABOUT THE CITY AND
THE PEOPLE THAT ARE IN THE CITY.
THE ONE THING THAT I'M TRYING TO
PUSH TRINH ON IS THE FACT THAT I
THINK -- AND PEOPLE HAD TALKED
ABOUT JOB TRAINING EARLIER, AND
WHAT SORT OF PROGRAMMING ARE WE
DOING -- I THINK WE AS A CITY
NEED TO THINK LARGER THAN WHAT
WE ARE DOING OR WHAT PROGRAMMING
WE ARE FUNDING.

I THINK WE SHOULD BE LOOKING AT
ACTUAL BRICK AND MORTAR TRAINING
STRUCTURES.

MAYBE THAT SOMEHOW WE WORK WITH
MADISON PARK, WHICH COULD
CONVERT INTO KIND OF AN ADULL
CENTER AFTER SCHOOLS.

I DON'T KNOW WHAT THAT LOOKS
LIKE, BUT I THINK AS A GROUP WE
SHOULD BE THINKING ABOUT BRICK
AND MORTAR, JOB TRAINING -- OH,
THERE'S THE GAVEL.

THAT WAS A QUICK ONE.

OKAY, I'LL JUST LEAVE IT AT
THAT.

TRINH, IF YOU WANT TO TALK ABOUT

THAT A LITTLE BIT?
MAYBE WHAT THE REQUIREMENTS ARE.
I KNOW WE WANT TO -- THE MONEY
THAT WENT IN TO A PROGRAM, WE
WANT TO SEE JOBS THAT COME OUT
OF IT, MAYBE YOU CAN TALK ABOUT
THAT LATE BIT, AND THE
POSSIBILITY OF A BRICK AND
MORTAR, IF YOU CAN.
YOU CAN LEAVE IT ALONE IF YOU
WANT.

>> FOR THE SAKE OF TIME, I'M
ACTUALLY GOING TO TAKE THAT
OFFLINE WITH YOU AND WORK ON
SOME OF THE FEEDBACK.
I MEAN, I WOULD LOVE TO TALK
ABOUT IT, BUT I DON'T THINK WE
HAVE ENOUGH TIME.

>> YEAH.
I DO RECOGNIZE YOUR SERVICE
AND YOUR WORK AS A TRUSTEE AT
NEIGHBORS JOBS TRUST,
COUNCILLOR, AND HOW YOU'VE
REALLY PUSHED THE CORES OF THE
NEIGHBORHOOD'S JOBS TRUST TO
ENSURE THOSE FUNDS GO TO THE
HEART OF WHAT'S NEEDED, SO I
WANT TO THANK YOU FOR THAT.
THERE'S ALWAYS PUSH AND PULLS ON
WHETHER THE PRIORITIES OF JOB
TRAINING IS, AND AT THE END OF
THE DAY, YOU CAN TRAIN LOTS OF
PEOPLE, BUT THE BIGGER QUESTION
IS WHERE ARE THE JOBS IN WHICH
THEY WILL BE PLACED AFTERWARDS,
SO WE CAN HAVE A LONGER
DISCUSSION ABOUT, YOU KNOW, THE
KINDS OF JOBS, WHICH IS, YOU
KNOW, WHERE THEY WILL BE GROWING
AFTER COVID 19, AND THEN, YOU
KNOW, WHAT KIND OF TRAINING CAN

BE PROVIDED WITH THOSE JOBS THAT WILL APPEAR.

SO HAPPY TO TALK TO YOU ABIT, AND THANK YOU FOR YOUR WORK AND YOUR SERVICE AS A TRUSTEE OF THE TRUST.

>> YEAH.

AND JUST TO MENTION, THE CITY ACADEMY THAT WE WORKED ON, WE WENT TO THE GRADUATION, WHAT A GREAT PROGRAM THAT IS. AND TO MY COLLEAGUES, YOU SHOULD LOOK INTO IT.

ONE OF THE THINGS THAT'S GOING ON, WE'RE TRAINING PEOPLE TO COME INTO PARKS OR PUBLIC WORKS BUT WHAT'S HAPPENING, THEY'RE SO VALUABLE THAT THEY'RE GETTING HIRED BEFORE WE'RE ABLE TO EVEN GET TO THEM.

SO THAT'S A SUCCESS, AND JUST PEOPLE SHOULD LOOK AT IT.

THANK YOU, TRENCH.

THANK YOU, EVERYBODY.

>> THANK YOU SO MUCH, COUNCILLOR BAKER.

NEXT UP IS COUNCILLOR WU AND THEN COUNCILLOR O'MALLEY AND COUNCILLOR EDWARDS. COUNCILLOR WU.

>> THANK YOU, MADAM CHAIR, AND THANK YOU TO ALL OUR FRIENDS FOR YOUR TIME TODAY.

WE REALLY APPRECIATE IT.

I JUST HAD THREE BUCKETS OF QUESTIONS.

FIRST STARRING WITH BIDFA, SO IN THE PROCESS OF ONBOARDING SOME OF THE NEW BOARD MEMBERS OR DISCUSSION ABOUT POTENTIALLY

SORT OF RENEWED OR EXPANDED OR REDIRECTED MISSION AND/OR TYPES OF LOANS, WHAT'S THE LATEST THINKING ON BIDFA IF ANYTHING HAS INVOLVED WITH THAT AGENCY?

>> I CAN TAKE THAT, COUNCILLOR. I THINK, AMONGST THE STAFF THAT ARE HERE TODAY, NONE OF US ARE VERY CLOSE WITH THE BIDFA ORGANIZATION AND ARE LOOKING AT IT IF BIDFA CAN BE A TOOL IN PARTICULAR THIS ECONOMY WITH BUSINESSES AFFECTED BY COVID 19, BUT WE DON'T HAVE A SPECIFIC ANSWER TO THAT YET. BUT IF THERE IS AN OPTION, WE'RE ENDS PLOARING IT AND WE WOULD VERY MUCH LIKE YOUR THINKING ON IT IF THERE'S ANY OPPORTUNITIES WE SHOULD BE EXPLORING.

>> SOME PEOPLE IN THE FINANCE DEPARTMENT ARE EXPLORING THIS AND WE CAN PUT YOU IN TOUCH WITH THEM.
THANK YOU.

>> THANK YOU.
AND THEN, SECONDLY, ON THE CITY'S RELIEF EFFORTS AND SPECIFICALLY THE VARIOUS RELIEF FUNDS THAT HAVE BEEN SET UP, WHETHER A RESILIENCY FUND OR ON THE SMALL BUSINESS OR RENTAL SIDE, IS THE B.P.D.A. INVOLVED IN ANY OF THAT EITHER SORT OF FORMALLY AS AN AGENCY OR INDIVIDUALS AND INDIVIDUAL STAFF MEMBERS INVOLVED IN ANY OF THE SORT OF STANDING UP THE FUNDS, MONITORING, SOLICITING, TRACKING, TIES PERCENTING,

ET CETERA?

>> SO I THINK OUR MOST DIRECT INVOLVEMENT IS IN OUR COVID 19 RENT RELIEF FUND WHICH WE HAVE A HEARING ON A COUPLE OF WEEKS AGO.

I DON'T KNOW IF ANY OF OUR COLLEAGUES WANT TO SPEAK TO OTHER ACTIVITIES GOING OUTSIDE THE B.P.D.A.

THE PROGRAM WE HAVE IS A PROGRAM FOR THE RENT TENTENS FOR THE B.P.D.A. THEIR BUSINESSES ARE IMPACTED BY COVID 19, THEY'RE CONCERNED ABOUT THE RENT, KEEPING EMPLOYEES EMPLOYED. WE HAVE A NEEDS-BASED APPLICATION TO FIGURE OUT THEIR NEED, HAVE A CONVERSATION AND WE'RE HAVING CONVERSATIONS WITH OUR TENANTS ONGOING NOW.

>> THANK YOU, DEVIN.

I'M MORE CURIOUS IN SORT OF THE CITY'S GENERAL BIG RELIEF FUNDS, IS THERE ANYONE FROM THE B.P.D.A. INVOLVED IN THOSE?

>> COUNCILLOR, I CAN GIVE A BID OF AN ANSWER.

SO I HAVE, FOR THE LAST TEN WEEKS, I HAVE BEEN IN CHARGE OF THE CITY'S FOOD ACCESS EFFORTS, AND A SIGNIFICANT PORTION OF THE BOSTON RESILIENCY FUNDS DISPERSED TO THIS POINT HAVE BEEN FOCUSED ON FOOD AND OTHER PERSONAL ITEM RELIEF ACROSS THE CITY.

AND, SO, I MYSELF AND A NUMBER OF OTHER INDIVIDUALS INCLUDING CHRISTOPHER ARE VERY INVOLVED

WITH DIALING INTO THE RESILIENCY FUND WHEN IT COMES TO FOOD ACCESS ISSUES AND MAKING SURE WE'RE DOING A NUMBER OF THINGS, EVERYTHING FROM PROVIDING SUPPORT OF FUNDING TO THE VARIOUS ORGANIZATIONS THAT FORM THE BACKBONE OF FOOD ACCESS, THAT INCLUDES THINGS LIKE PROJECT BREAD, THE BOSTON FOOD BANK, ET CETERA.

A SIGNATURE AMOUNT OF DOLLARS TO ORGANIZATIONS THAT ARE DIRECTLY IMPACTING PEOPLE ON THE GROUND. THEN ALSO WORKING REALLY, LIKELY HARD TO, WITH NONPROFITS AND SMALL BUSINESSES, TO HELP PUT PEOPLE BACK TO WORK AND FEED PEOPLE AS WELL.

SO WE ARE JUST FOR THE FOOD PIECE OF IT, WHICH IS I THINK IS AT LEAST A THIRD OF THE FUNDING SO FAR, THE B.P.D.A. STAFF HAS BEEN VERY, VERY INVOLVED, BUT I WOULD DEFER ANY KIND OF LARGER QUESTIONS TO THE-- THE B.D.R.F.

>> IN TERMS OF THE LARGER ORGANIZATIONS ON THE FOOD ACCESS FRONT, WHAT DOES THAT LOOK LIKE IN TERMS OF PROCESSES AND DECISION-MAKING ABOUT WHO GETS THE FUNDS AND WHICH ORGANIZATIONS AND WHAT AMOUNTS?

>> SO JUST TO MAYBE PUT A FINER POINT ON IT, WE ARE REALLY REALLY INVOLVED IN STANDING UP A NUMBER OF DIFFERENT EFFORTS ACROSS THE CITY AND, AS YOU CAN IMAGINE, MANY -- I THINK WHEN I TESTIFIED TO THIS TO COUNCIL, I'VE DONE SO ON A COUPLE OF

DIFFERENT TIMES ON THIS ISSUE,
WE'VE TALKED ABOUT EVERYTHING
FROM, THIS PAST WEEK, I THINK,
WE'VE EXCEEDED OVER 1.2 MILLION
MEALS TO BOSTON YUT, BUT THAT'S
DONE IN PARTNERSHIP WITH A WIDE
VARIETY OF ORGANIZATIONS.

SO WHAT WE HAVE TAUPE IS
PROVIDED FEEDBACK ON A WIDE
VARIETY OF ORGANIZATIONS, BUT
THE B.R.F. ITSELF MAKES NO
SELECTION.

SO WE CERTAINLY HAVE READ
PROPOSALS IN THE FOOD SPACE AND
WITH AN EYE TOWARDS EVERYTHING
FROM ABILITY TO EX TIEWT, MWBE
PARTICIPATION.

BUT QUESTIONS ON SELECTION
CRITERIA ARE BEST ANSWERED BY
THE BRF TEAM CASEY.

>> THANK YOU SO MUCH.

I'M SCROLLING THROUGH.

I SEE THE GAVEL.

MY BUCKET WILL BE CONDENSED INTO
JUST ONE, ON LAND THAT THE
B.P.D.A. OWNS.

IS IT POSSIBLE TO GET A LIST
OF -- YOU KNOW, I KNOW THERE ARE
TRANSACTIONS HAPPENING AND THE
COUNCIL'S OFTEN INVOLVED WITH
VARIOUS PIECES OF THAT AND
RPFs AND THIS AND THAT, BUT
COULD WE GET THE MOST UPDATED
LIST OF PARCELS THAT THE
B.P.D.A. CONTINUES TO RETAIN
OWNERSHIP OF?

>> YEAH, ABSOLUTELY, COUNCILLOR.
THAT'S POSTED ON OUR WEB SITE.
WOULD BE HAPPY TO SHARE IT WITH
YOU.

>> THANK YOU VERY MUCH.
THANK YOU, MADAM CHAIR.

>> THANK YOU, COUNCILLOR WU.
NEXT UP IS COUNCILLOR O'MALLEY
AND THEN COUNCILLOR EDWARDS.
COUNCILLOR O'MALLEY.

>> THANK YOU, MADAM CHAIR, AND
GOOD AFTERNOON, FOLKS.
THANK YOU FOR THE GREAT WORK
THAT YOU'RE DOING IN THESE
INCREDIBLY DIFFICULT TIMES, AND
A SPECIAL SHOUTOUT, JOHN, TO YOU
AND YOUR TEAM FOR REALLY DOING
SOME INCREDIBLY IMPORTANT AND
IMPRESSIVE WORK AS IT RELATES TO
FOOD ACCESS DURING THESE
INCREDIBLY CHALLENGING DAYS.
I DON'T HAVE TOO MANY QUESTIONS.
YOU'VE COVERED A LOT.
WOULD ECHO THAT WE APPRECIATE
THE SORT OF THOROUGH OVERVIEW.
THESE ARE NOT PART OF THE WAYS
AND MEANS HEARING PROCESS WHEN I
FIRST JOINED THIS BODY, SO THIS
IS CERTAINLY A STEP IN THE RIGHT
DIRECTION.
OBVIOUSLY, ALL OF US CAN STAND
TO IMPROVE BUT IT'S NOT GONE
UNNOTICED THAT THE B.P.D.A. IS
MAKING AN EFFORT TO BE MORE
TRANSPARENT AND WE'RE GRATEFUL
FOR THE EFFORT.
WOULD YOU TALK MORE ABOUT THE
ARTICLE 37 PROCESS AND STEPS
TAKING AS RELATES TO RESILIENCY
GUIDELINES?
SHOUT OUT TO JOHN BANZELK FOR
GOING IMPORTANT, REALLY GREAT
WORK.
I KNOW B.P.D.A. WAS SLATED TO
START A PUBLIC PROCESS ABOUT

SORT OF GUIDELINES.
I WANT TO TALK ABOUT THAT AND
SPECIFICALLY ABOUT NET ZERO
CARBON CONSTRUCTION GUIDELINES
FOR SOME OF OUR SORT OF
PUBLIC-PRIVATE PARTNERSHIPS AND
DISPOSITION OF SOME OF OUR CITY
LANDS.

>> SO I CAN ACTUALLY START THAT,
COUNCILLOR O'MALLEY, THANK YOU.

>> THANKS, LAUREN.
SO WE WILL SOON BEGIN
TUNNELIZE AND UPDATE ARTICLE 37
AND DEVELOP ANY ZERO NET CARBON
ZONING.
WE PLAN TO HAVE A CONSULTANT
MOBILIZED SHORTLY.
WE SUSPENDED THE PROCUREMENT
PROCESS AS THE PANDEMIC SET IN,
AND THIS PROCESS WILL BE A
PUBLIC PROCESS IN WHICH WE'LL
ASSESS EXISTING POLICIES AND
TECHNICAL PRACTICES, AND DEVELOP
RECOMMENDATIONS IN SUPPORT OF
THE ZONING AND RELATED UPDATES,
OF COURSE, TO EXISTING ART 37.
THE WORK IS THEN GOING TO RESULT
IN SPECIFIC RECOMMENDATIONS THAT
GO INTO THE ZONING CODE THROUGH
AN EXTENDED PUBLIC PROCESS OFF
THAT.
THERE WILL BE A GOOD AMOUNT OF
ENGAGEMENT.
KEEP YOUR EYES UP FOR THAT.
IT'S TRICKY WITH THE PANDEMIC
SETTING IN AND OUR PROCUREMENT
PROCESSES.
SO IT'S STILL FRONT OF MIND AND
ON OUR BUDGET AS WE MOVE
FORWARD.

>> NO, RILE APPRECIATE THAT,
LAUREN, AND OBVIOUSLY IT'S MUSIC
TO MY EARS.

I WOULD ASK IF, YOU KNOW, WE
COULD STAY IN CLOSE CONTACT
PARTICULARLY AS WE ROLL OUT THE
PUBLIC PROCESS.

I HAVE BEEN WORKING FOR NEARLY
FOUR YEARS NOW AS HAS COUNCILLOR
WU AND SO MANY OF OUR OTHER
COLLEAGUES WITH THE BOSTON CLEAN
ENERGY COALITION WHICH HAS BEEN
A LEADER AND REPRESENTS EVERY
NEIGHBORHOOD IN THE CITY OF
BOSTON, PEOPLE PASSIONATE ABOUT
THIS, AND I THINK WE WOULD ALL
AGREE AS WE TALK ABOUT
REBUILDING POST-PERCHING, IT IS
EVEN MORE IMPORTANT NOW THAN
EVER THAT WE ADDRESS AND
RESILIENCY IN OUR BUILDINGS
WHICH IS, AS YOU KNOW, ACCOUNT
FOR NEARLY MORE THAN
TWO-THIRDS --

>> 85%, I THINK.

-- OF OUR GREENHOUSE GAS
EMISSIONS.

SOUTH SIGNIFICANT AND WE HAVE TO
DO IT.

IT'S A COASTAL CITY AND WE SEE
HOW IT'S EXACERBATING
RESPIRATORY ILLNESSES IN THOSE
WHO ARE SUFFERING COVID 19, SO
AN ENVIRONMENTAL INJUSTICE AS
PUBLIC HEALTH THAT DRIVES ME
GOING FORWARD AND I KNOW MANY OF
YOU AS WELL.

AND CAN YOU TALK BRIEFLY SORT OF
ON THE SAME WAVELENGTH ABOUT
USING SOME CITY-OWNED LAND AS A
MEAN TO HIT SOME RESILIENCY
GOALS?

I'M TALKING ABOUT LOOKING AT WAYS FOR MORE, YOU KNOW, GREEN SPACE, GREY-TOP, GREEN-TOP MEASURES, PARKS, MORE WAYS TO USE THE REAL ESTATE PORTFOLIO TO ADDRESS THE REEL SILIYENSY AND SUSTAINABILITY GOALS.

>> ABSOLUTELY.

WILL GIVE A BRIEF REVIEW AND DELVE INTO IT OFFLINE.

WE'RE ABSOLUTELY LOOKING AT OPPORTUNITIES TO INCREASETA PUBLIC OPEN SPACE, TO PRACTICE WHAT WE PREACH WHEN IT COMES TO ENVIRONMENTALLY RESILIYENT BUILDING CONSTRUCTION TYPES.

SO I THINK WE'RE DOING EVERYTHING FROM, HEY, THIS IS A SMALL LOT, COULD BE A GREAT COMMUNITY GARDEN TO HELP PEOPLE HAVE MORE ACCESS TO OUTDOOR OPEN SPACE TO IN THE MARINE PARK LOOKING AT HOW WHEN BUILDINGS ARE CONSTRUCTED, THEY CAN BE LESS SUSCEPTIBLE TO COASTAL FLOODING 1015, 20 YEARS FROM NOW.

HISTORICALLY, WE'VE ALSO DONE SEVERAL DEMONSTRATION PROJECTS OF NET ZERO ENERGY BUILDING TECHNOLOGIES FOR RESIDENTIAL CONSTRUCTION AND WOULD BE EAGER TO FIND OPPORTUNITIES TO DO THAT TYPE OF PILOT-BASED WORK AGAIN IN THE FUTURE.

>> COUNCILLOR O'MALLEY.

THANK YOU, DEVIN.

THAT'S ALL FOR NOW.

A LITTLE BIT OF TECHNICAL DIFFICULTIES.

I'LL GET THEM THE NEXT ROUND.

THANK YOU, MADAM CHAIR.

>> COUNCILLOR EDWARDS.

THANK YOU SO MUCH.

I WANT TO START OFF BY SAYING, ONE, I APOLOGIZE FOR BEING LATE TODAY BUT I THINK OF THE B.P.D.A. AND ITS IMMENSE POWER, I'M PARTICULARLY THINKING ABOUT ITS ABILITY TO IMPACT MASSIVE DEVELOPMENTS AND THE FUTURE OF BOSTON AND, IN SOME CASES, YOU'RE THE ONLY AGENCY THAT CAN BECAUSE YOU'RE CONTROLLING HOW THE ZONING AND THE ARTICLE 80 PROCESS IS GOING ON PRIVATE LAND, AND, SO, YOUR VISION, HOW YOUR STAFF LOOKS, HOW YOU PRIORITIZE, HOW YOU ANALYZE, ALL OF THAT IS -- WELL, IT DETERMINES PRETTY MUCH THE FUTURE OF BOSTON.

AND I'M NOT AS COMFORTED BY THAT.

I'M ACTUALLY CONCERNED BY IT BECAUSE I FEEL CONSISTENTLY THIS AGENCY HAS DONE EVERYTHING IT CAN TO REJECT, PUSH AWAY FROM AND DEMANDING TAKING AN EQUITABLE ANALYSIS TO THE WAY IT DEALS WITH THINGS.

THE HEAD OF THIS AGENCY, BRIAN GOLDEN, HAS SAID THERE'S A CULTURE OF DOING THAT, CAN POINT TO NOTHING IN WRITING, CAN POINT TO NOTHING IN MEMOS OR DIRECTIVES TO THE STAFF TO TAKE AN EQUITABLE ANALYSIS.

SO I GUESS WHAT I'LL START WITH IS FIRST, WHAT DO YOU, IN TERMS OF YOUR I.A.D. ANALYSIS, YOUR MITIGATION ANALYSIS AND HOW YOU PLAN, WHERE AND WHAT E-MAILS OR

WHAT FOY YEA AM I GOING TO
REQUEST TO FIGURE OUT HOW YOU'RE
TAKING AN EQUITABLE ANALYSIS?

>> I THINK START WITH AN
EQUITABLE ANALYSIS TO THE REAL
ESTATE PORT FOLLOW YO AND AM
HAPPY TO TURN IT OVER TO MY
COLLEAGUES AND TALK TO YOU ABOUT
THE DEVELOPMENT PRIVATELY ON
LAND.

WE TALKED ABOUT IT THIS AROUND
THE PRACTICES AROUND DIVERSITY
AND INCLUSION FOR PRIORITIZING
REAL ESTATE ACQUISITIONS.
THERE WAS AN EXECUTIVE ORDER
ISSUED BY THE MAYOR A LITTLE
OVER A YEAR AGO NOW, YEAR AND A
HALF, WHENEVER THE CITY SELLS
LAND, WE WANT TO PRIORITIZE
DIVERSITY AND INCLUSION AS A
SELECTION CRITERIA FOR WHO IS
GOING TO BE A DEVELOPER OF THAT
LAND AND IT'S DIVERSION
INCLUSION NOT ONLY IN THE
OWNERSHIP AND CONSTRUCTION
STRUCTURE BUT WHO'S GOING TO
OPERATE IT AFTERWARDS AND WHO
WILL BE THE TENANT AFTERWARDS
AND WHO WILL THIS SERVE.

I THINK ANOTHER PLACE WE CAN
LOOK TO IS HOW WE SPEND OUR
MONEY AND MICHELLE EARLIER SPOKE
TO OUR CONTRACTING PROCEDURES
AND HOW WE'RE VESTED IN TRYING
TO ADVANCE MINORITY-OWNED AND
WOMEN-OWNED BUSINESSES IN OUR
CONTRACTING AND EVERYTHING SMALL
SCALE, SHALL GIVE A GREAT AN EKE
TOTE OF --

>> NOT TO CUT YOU OFF, DEVIN.
SO THE RECORDS REQUESTED GO TO

YOUR DEPARTMENT SPECIFICALLY
TORE THE REAL ESTATE
DISBURSEMENT, IT WOULD GO TO I
THINK MICHELLE FOR THE MONEY,
AND THE CONTRACTS THAT HAVE BEEN
GIVEN OUT TO PEOPLE OF COLOR.
WHERE ELSE?
I JUST WANT TO KNOW HOW -- LIKE
WHO I'M GOING TO BE FORMALLY
REQUESTED THIS INFORMATION FROM.
SO I HAVE REAL ESTATE,
MICHELLE'S DEPARTMENT, OR
HERSELF, AND, IN PRIVATE, WHO
WOULD IT BE?
DEALING WITH PRIVATE
DEVELOPMENT?

>> SO, COUNCILLOR --
I JUST WANT TO BE CLEAR, I'M
NOT ASKING YOU THE QUESTION
BECAUSE I HAVE CERTAINLY ASKED
THAT QUESTION IN MANY HEARINGS
AND MANY WORKING SESSIONS ABOUT
HOW YOU'RE GOING TO DO IT AND I
GOT WE'RE GOING TO DO IT
CULTURALLY OR DOING IT
CULTURALLY.
SO AT THIS POINT, I'M ASKING
WHERE DO I GET THE INFORMATION
FROM, AND THAT'S IT.
SO I HAVE TWO ANSWERS FROM
DEVIN.
WHERE DO I GET IT FOR PRIVATE?

>> SO, COUNCILLOR, I THINK -- I
THINK THE ANSWER LIES IN A
NUMBER OF DIFFERENT PLACES, AND
RESPECTFULLY, I THINK --

>> GIVE ME ONE.
JUST GIVE ME ONE.

>> THE NUMBER ONE ANSWER IS

IMAGINE BOSTON 2030.

>> THAT IS EXACTLY WHAT I GOT
FROM GOLDEN IS TO LOOK TO THAT
PLAN.
ACTUALLY TOLD ME TO GOOGLE IT.

>> BUT.
THE NEXT QUESTION I HAVE
SPECIFICALLY.

>> COUNCILLOR.
HOW MANY TIMES THIS AGENCY OR
THE CITY OF BOSTON HAS BEEN SUED
FOR LANGUAGE DISCRIMINATION.
I KNOW OF THE ONE.
HAS THIS HAPPENED BEFORE?

>> SO I AM NOT AWARE OF ANY
LAWSUIT.
WE HAVE AN ADMINISTRATIVE
COMPLAINT FROM H.U.D. THAT WE ADMINISTRATIVE
COMPLAINT FROM HUD.
YOU'RE AWARE OF THAT AND
COLLABORATED WITH AND WITHOUT
GETTING IN TOO MUCH DETAIL
BECAUSE THAT WILL BE REFEREED IN
A DIFFERENT FORUM, I THINK THIS
AGENCY HAS WORKED REALLY HARD
WITH THE SUFFOLK DOWNS PROCESS.

>> I'M SORRY.
BECAUSE MY TIME IS LIMITED.
YOU DON'T KNOW OF THE LAWSUIT
ONLY THE ADMINISTRATIVE ACTION
FROM EAST BOSTON TO HUD TO
SPECIFICALLY, WELL, BECAUSE OF
THE FACT THERE WAS NOT LANGUAGE
ACCESS TO A MEETING ON SUFFOLK
DOWN SO BEYOND THAT --

>> I DISAGREE WITH THAT
CHARACTERIZATION --

>> EXCUSE ME.
DOUGH KNOW HOW MUCH IT COST --
DO YOU KNOW HOW MUCH IT COST THE
CITY OF BOSTON FOR COUNSEL.

>> I'M NOT PRIVY.

>> MAYBE IT WOULD BE GOOD TO
COMPARE THAT NUMBER AND HOW MUCH
IT COST TO HAVE SOMEONE TO AVOID
COSTLY LAWSUITS.

MAYBE YOU CAN GET HOW MUCH IT
WOULD COST TO ASSURE WE HAVE
SOMEONE ON STAFF TO ASSURE
LANGUAGE ACCESS IN-HOUSE.
I'VE HAD THE EXPERIENCE IN
WORKING WITH THE BPA AND ONE
THING IT CONSISTENTLY DOES IS
PUSHES THIS BURDEN TO DEVELOPERS
TELLING THEM TO DO THAT WITH

MULTILINGUAL DOCUMENTS.
THEY'RE NOT THE VISION CREATORS
FOR THE CITY OF BOSTON, YOU ARE.
ASKING THEM IS NICE BUT IT'S NOT
PART OF MITIGATION.
IT SHOULD BE UNDERSTAND AT
IN-HOUSE AND THIS AGENCY'S JOB
TO DO IT.
WHAT WOULD IT COST OR COULD YOU
GET THAT BUDGET ANALYSIS?

>> I'M HAPPY -- IF YOU'D LIKE A
MORE DETAILED CONVERSATION ON
THIS WE'RE HAPPY TO HAVE IT.

>> NO, I DON'T WANT TO HAVE A
MORE DETAILED CONVERSATION
BECAUSE THEY STILL RESULT IN
NON-ANSWERS.
THAT'S WHAT I FIND CONSISTENTLY.
THAT'S WHAT YOU'RE HEARING IN MY

VOICE IS COMPLETE AND TOTAL
FRUSTRATION.
WE'VE HAD DETAILED CONVERSATION.
WE DON'T LACK THAT.
WE'VE HAD PLENTY AND STILL I
FIND MYSELF ASKING THE SAME
QUESTIONS SO IT'S WHERE DO WE
GET THE ANSWER FROM AND WHO HAS
TO SUE WHO AND GET THE REQUEST
AND I'M NOT GETTING IT FROM
THERE.

>> I'VE TRIED TO ANSWER THE
QUESTION A NUMBER OF TIMES AND
RESPECTFULLY WE HAVE A CITY WIDE
MASTER PLAN THAT DETAILS HOW WE
GO ABOUT THINGS.
WE HAVE CLEARLY DEMONSTRATED
CORE VALUES AT THE AGENCY.
YOU MAY FIND IT INADEQUATE AND
THAT'S FAIR --

>> WHO ON YOUR STAFF MONITORS
WHETHER YOU KEEP TO THE VALUES?
WHO?

>> COUNCILLOR, I THINK THIS
AGENCY HAS A TRACK RECORD OF
WORKING REALLY HARD TO --

>> THE QUESTION IS VERY SIMPLE,
WHO ON YOUR STAFF MONITORS
WHETHER YOU KEEP TO THOSE CORE
VALUES?
WHO ON YOUR STAFF?

>> IT'S THE SPONSORSHIP OF THE
BPDA.

>> THE DIRECTOR SPEAKS TO THESE
ISSUES AND THEY'RE CHALLENGES
AND THE DIRECTOR LEADS BY
EXAMPLE.

>> SO IT WOULD BE HIS RECORDS TO
DO A RECORDS REQUEST FOR?

>>

>> COUNCILLOR --

>> THAT'S ALL I NEED.
I NEED TO KNOW WHO WILL HOLD YOU
ACCOUNTABLE AND YOUR DIRECTOR
TOLD ME IT'S A CULTURE HE SETS
AND NOTHING IN WRITING AND
NOTHING I CAN GOOGLE.
HE COULDN'T TELL US A TIME WHERE
HE TOLD YOU ABOUT EQUITY.
HE COULDN'T DO ANYTHING.

>> COUNCILLOR, I DON'T THINK
THAT'S A FAIR CHARACTERIZATION
OF BRIAN GOLDMAN AS A LEADER OR
OF THIS ADMINISTRATION AND HOW
WE APPROACH CITY BUILDING.
RESPECTFULLY.

>> I RESPECTFULLY DISAGREE WITH
THE CHARACTERIZATION SINCE I'M
THE ONE ASKING AND TRYING TO
PUSH FORWARD IN THE NARRATIVE
THEN I'M GOING TO CONTINUE.
I'M GOING TO CONTINUE.
YOU KNOW WHAT, I WOULDN'T BE
SURPRISED IF I DIDN'T THINK --
IF MY BOSS I'D COME TO HIS
DEFENSE.
THANKS BUT NO THANKS.

>> IT'S UNFAIR.

>> HE TOLD ME THERE WAS A
CULTURE OF NOT BIAS.
WHEN I ASKED YOU GUYS TO DO WHO
WILL HOLD THE AGENCY ACCOUNTABLE

YOU ALL SAID BRIAN.

>> COUNCILLOR EDWARDS, THE TIME
HA ELAPSED.

>> IF IT'S ELAPSED BUT IF
JONATHAN WILL RESPOND, I'LL
RESPOND.

>> IF HE RESPONDS I'M GOING TO
RESPOND.
[GAVEL]

>> BANG IT.

>> WE'RE MOVING ON TO THE NEXT
SET OF QUESTIONS.
THANKS SO MUCH.
I'M NOW GOING TO MOVE TO MINE.
I THINK THESE ARE IMPORTANT
TOPICS BUT I THINK WE HAVE TO
KEEP A CERTAIN DEGREE OF DECORUM
AS WE DISCUSS THEM.
MY FIRST QUESTION DEVIN IS FOR
YOU ABOUT THE REAL ESTATE
PORTFOLIO.
YOU MENTIONED AND I THINK IT'S
IN THE Q3 UPDATE THERE'S A \$200
MILLION -- I THINK YOU
MENTIONED, A \$200 MILLION REAL
ESTATE LIABILITY AHEAD FOR THE
COMING 10 YEARS -- IN CAPITAL
IMPROVEMENT.
HOW MUCH IS A REG LAR SCHEDULED
AND HOW MUCH IS DEFERRED
MAINTENANCE AND HOW MUCH IS
STUFF WE'RE GOING TO BE ABLE
TO -- IMPROVEMENTS WE'LL MAKE
AND RECEIVE IN RENT RECOMPENSE
TO AMORTIZE OR INVESTING FOR THE
SAKE OF THE PUBLIC BUT STILL
COSTS ON OUR SIDE.

FOR EXAMPLE, YOU GAVE EXAMPLES OF THE WORK DONE IN THE CHINA TRADE BUILDING AND THE ABILITY TO CREATE A LIBRARY FOR CHINATOWN IS HUGE AND HUGE PUBLIC VALUE BUT NOT SOMETHING WHERE WE EXPECT MONEY TO COME BACK IN RENT THAT COVERS THE COST OF IMPROVEMENTS. I WONDER IF YOU CAN SPEAK TO THAT SET OF LIABILITIES.

>> THAT'S FOR THE QUESTION. MICHELLE IN HER OPENING REMARKS SAID WE'RE RELIANT ON THE REAL ESTATE REVENUES TO FUND THE BPDA. A LOT OF IS STANDARD. THERE'S MAINTENANCE WORK THAT NEEDS TO BE DONE AND LATE IS CAPITAL IMPROVEMENTS. IT'S AN OPPORTUNITY AND THREAT WE OWN REAL ESTATE LONG THE WATER IN CHARLES TOWN AND DOWNTOWN AND MARINE PARK AND IT'S EXPENSIVE AND WE HAVE PIERS AND JETTIES AND INFRASTRUCTURE PLUS PREPARING FOR CLIMATE CHANGE AND SEA LEVEL RISE. THERE'S THAT WORK WHICH WOULD CERTAINLY HAVE PUBLIC BENEFITS AND WE INVEST IN IT BUT ALSO PROTECTS OUR INVESTMENT IN OUR REAL ESTATE. AND THANK YOU FOR BRINGING UP THE CHINA TRADE BUILDING. THAT'S ALSO A GREAT OPPORTUNITY TO SPEAK TO THE VALUES OUR AGENCY HAS WHERE I THINK WE WANT TO SAY WHENEVER WE'RE LOOKING AT A REAL ESTATE PORTFOLIO WE WANT TO SEEK OPPORTUNITIES TO BE A GREAT LANDLORD AND INVEST IN

COMMUNITY DEVELOPMENT.
I THINK THE CHINA TRADE BUILDING
ITSELF I JUST WANT TO RECOGNIZE
WHO -- THAT IS AN ILLUSTRATION
OF OUR REAL ESTATE PORTFOLIO AND
WHO WE DO BUSINESS WITH AND WHO
ARE TENANTS THERE.

IT'S A MINORITY WOMAN-OWNED
SALON AND THE CHINA TOWN
HISTORICAL SOCIETY AND AN
ALL-FEMALE DRAGON DANCE TROUPEE
AND THE DEPARTMENT OF CHILDREN
AND FAMILIES.

IN TERMS OF HOW WE USE OUR REAL
ESTATE TO ADVANCE WHAT OUR
VALUES ARE AS AN INSTITUTION, I
THINK THAT'S AN EXAMPLE OF GREAT
COMMUNITY INVESTMENT.

WE MAKE SOME RENT OFF SOME OF
THOSE BUSINESSES, YES, WE DO AND
OFFER SOME FREE RENT LIKE THE
CHINATOWN HISTORICAL SOCIETY.
IT'S AN ILLUSTRATION OF WHAT WE
CAN DO AS A REAL ESTATE
QUESTION.

>> BUT THE BUDGET QUESTION I HAD
AND I COME FROM THE HOUSING
AUTHORITY AND WE TALK ABOUT
HAVING A BILLION DOLLARS OF
CAPITAL IMPROVEMENTS FOR WE HAVE
NO SOURCE FOR THAT NEEDS TO BE
MADE AND WHAT I'M TRYING TO
UNDERSTAND IS WHEN YOU LOOK UP
THE \$200 MILLION IS THAT
SOMETHING THAT IS REASONABLY
SUPPORTABLE WITH THE BPDA BUDGET
AND PAUSING FOR A MOMENT ON THE
IMMEDIATE BUDGET IMPACTS OF
COVID AND ALSO BECAUSE,
OBJECTS -- OBVIOUSLY, AND IN
FUNDING THE CAPITAL BUDGET.

>> THANK YOU, COUNCILLOR.
WE HAVE IMPROVEMENTS WE NEED TO
BUDGET FOR.

>> SO WE'RE BEEN WORKING A LOT
ON TRYING TO FIGURE OUT HOW TO
PRESENT THE DATA IN A WAY THAT
SHOWS THE -- BECAUSE THERE IS A
RELATIONSHIP BETWEEN OUR
OPERATING REVENUE AND CAPITAL
EXPENDITURES.
SO WHENEVER YOU TEND TO LOOK AT
THE BPDA YOU NEED TO PUT IL
TOGETHER TO LOOK AT THAT
PICTURE.
FIRST AND FOREMOST IS LOOKING AT
THE REVENUE-GENERATING ASSETS
CRITICAL TO THE CITY OF BOSTON
AND CHINA TOWN WAS THE
CORNERSTONE OF THAT PHASE.
SO WE INVESTED UPWARDS OF \$18
MILLION TO \$20 MILLION DEPENDING
ON WHAT COSTS YOU WANT TO
CAPTURE AND ESTABLISHING THAT
BUILDING TO SPIN OFF A BIT OF
REVENUE.
IT WILL TAKE US ABOUT 10 YEARS
TO RECOUP THE INVESTMENT ITSELF
BUT WE ARE ABLE TO SEE A BIT
MORE SELF-SUFFICIENCY.
HOW WILL WE FOUND IT SAY
QUESTION FOR US.
THE CAPITAL RESERVE FUND WAS A
FIRST STEP FOR US TO SAY WE HAVE
A VARIETY OF TYPES OF REVENUE.
THERE'S THAT CONTRACTUAL ONGOING
LOCKED IN 20-YEAR LEASE.
SOME OF THAT IS NICE AND
SCHEDULED.
WE HAVE VOLATILITY AND PARKING
AND WE HAVE VOLATILITY IN SALE
AND REAL ESTATE.
THERE'S ALWAYS A BIT OF

UNCERTAINTY.

SOME OF THOSE ONE-TIME ITEMS
WHERE SOMEBODY SAT DOWN 15 YEARS
AGO AND WROTE A DEAL AND
SUDDENLY THERE'S RE-NEGOTIATION
AND WE GET PROCEEDS FROM THAT
UPWARDS OF \$10 MILLION
SOMETIMES.

OF COURSE WE DON'T WANT THAT TO
JUST GO IN THE GENERAL FUND.
WE WANT TO MAKE SURE THERE'S A
CLEAR MECHANISM THAT SETS THOSE
FUNDS ASIDE.

WE SET UP THE CAPITAL RESERVE
FUND.

ESSENTIALLY OUR PLAN GOING
FORWARD IS WE DO I HAVE TO FIND
THE RIGHT PROJECT TO PARTNER
WITH SHE CITY.

TRADITIONALLY -- WITH THE CITY.
TRADITIONALLY THE CITY WOULD
FUND WHERE THERE'S SYNERGY
AROUND GETTING THE PROJECT DONE.
IN MY TIME I'VE SEEN US PUT IN
REQUEST FOR PROJECTS THAT GET
FUNDED IN THE PARKS DEPARTMENT
AND THEN WE PARTNER WITH THEM
AND THE CITY PROVIDED NEW
FUNDING FOR TRANSPORTATION
STUDIES IN THE PAST YEARS WHICH
HAS BEEN INCREDIBLY IMPACTFUL AS
WE TRY TO WORK WITH MASS DOT AND
THE OTHERS.

I HOPE THAT ANSWERS YOUR
QUESTION AS FAR AS WHAT OUR
STRATEGY AND THINKING IS.
WE'RE ALWAYS LOOKING FOR OUTSIDE
FUNDING AND FEEL THOUGH WE HAVE
THIS CAPITAL RESERVE FUND WE
ALWAYS HAVE TO BE CAREFUL
BECAUSE IT'S GOING TO TAKE A
LONG TIME AND COSTS CONTINUE TO
GO UP.

THE NUMBERS WE'RE WORKING ON NOW
ARE FROM 2018.

WE REALIZE AFTER COVID WE HAVE
TO LOOK AT COST OF STEEL, FUEL,
AND THINGS AND AS YOU KNOW IT'S
DIFFICULT TO FORECAST RIGHT NOW
SO THANK YOU FOR THE QUESTION.

>> THAT'S MY TIME.
WE'LL GO BACK UP TO THE TOP.
COUNCILLOR BREADON.

>> THANK YOU.
THIS IS A VERY INTERESTING
CONVERSATION.
THANK YOU ALL FOR YOUR
PARTICIPATION THIS AFTERNOON.
I WAS WONDERING ABOUT THE
POSSIBILITY OF UPLOADING LEGAL
DOCUMENTS PERTAINING TO PROJECTS

SUCH AS AFFORDABLE HOUSING
AGREEMENTS AND COOPERATIVE
AGREEMENTS AND I THINK THE
PUBLIC IS INTERESTED IN THE
COOPERATION AGREEMENTS AGREED TO
AND CAN HELP MONITOR COMPLIANCE
AND ASKING QUESTIONS ABOUT WHAT
HAPPENED WITH THAT.
IS THERE ANY PLAN TO PUT THOSE
DOCUMENTS UP ONLINE PERTAINING
TO PROJECTS?

>> COUNCILLOR, THAT'S A GREAT
QUESTION AND SOMETHING WE'VE
ACTUALLY BEEN DOING THE PAST
YEAR.
THERE ARE BACK-END TECHNICAL
ISSUES BEYOND MY ABILITY TO
AFFECTIVELY EXPLAIN HOW WE
SHIFTED A BUNCH OF THINGS BUT
THE END RESULT IS AS OF TODAY
ALL FORMAL HOUSING AGREEMENTS

SINCE 2016 THAT HAVE BEEN EXECUTED.
SO YOU HAVE TO EXECUTE THOSE AGREEMENTS BEFORE A PROJECT CAN BREAK GROUND.
SO ALL THOSE AGREEMENTS SINCE 2016 THAT HAVE BEEN EXECUTED ARE ON THE WEBSITE IN THEIR ASSOCIATED PROJECT PAGE AND WE'RE CURRENTLY WORKING ON 2014 AND 2015.
THOSE ARE ANTICIPATED TO BE DONE OVER THE NEXT MONTH.
STILL FEEL FREE TO CHECK IT OUT ONLINE.
IF YOU HAVE A SPECIFIC PROJECT OR NOTICE SOMETHING MISSING LET US KNOW IT'S BEEN SOMETHING THAT OUR DIGITAL TEAM HAS BEEN WORKING ON OVER THE LAST 10 WEEKS TO EXPEDITE THAT PROCESS.
SO WE'VE BEEN USING THE TIME OUT OF THE OFFICE JUDICIALLY.

>> VERY GOOD.
IN TERMS OF THE IAB PROCESS I FEEL WE NEED TO REVISIT THE PROCESS I KNOW OFTEN WE END UP WITH THE USUAL SUSPECTS.
SOMETIMES THERE'S FOUR OR FIVE PEOPLE

>> ANY IDEAS YOU HAVE IN YOUR AREA TO BRING NEW VOICES OR PEOPLE TO THE FOLD, WE'D LOVE TO HEAR THEM.
WE TAKE OUR NOMINATIONS AND CUES FROM THE COUNCIL AND STATE OFFICIALS.
I THINK ONE OF THE CHALLENGES YOU SOMETIMES HAVE SOME SAME INDIVIDUALS OVERLAPPING.
SOMETIMES OVERLAP IS GOOD

BECAUSE THERE MAY BE
NEIGHBORHOOD WIDE ISSUES THAT
ARE HELPFUL BUT I STRONGLY
BELIEVE WE WANT IAGs TO BE
REPRESENTATIVE OF ALL
STAKEHOLDERS AROUND AN AREA.
I THINK COUNCILLOR MEJIA HAD A
GOOD QUESTION ABOUT THE GROUPS
AND ABOUT THE BUSINESSES.
THEY DON'T HAVE TO BE RESIDENTS
BUT MAYBE OWN PROPERTY IN THE
AREA.
ANY IDEAS YOU HAVE HOW TO FULLY
INCORPORATE NEW VOICES INTO THE
TOLD WE'D LOVE TO HEAR THEM.

>> ALSO I'D LIKE TO ASK ABOUT
THE COMMENT LETTERS IN THE
REVIEW PROCESS.
VERY OFTEN WE HAVE A NUMBER OF
RESIDENTS WHO SUBMIT LETTERS AND
THEN HAVE A HUGE NUMBER THAT
SUPPORT A PROJECT WHO DON'T EVEN
LIVE IN THE CITY NEVER MIND THE
NEIGHBORHOOD.
IS IT JUST BY NUMERICAL -- IS IT
NUMERICAL THE NUMBER PROS AND
CONS OR NEUTRAL OR DO COMMENT
LETTERS WEIGHT HEAVIER.

>> WE WEIGHT COMMENTS FROM CITY
AND NEIGHBORHOOD RESIDENTS
HIGHER.
WHAT WEIGHS IS THE ISSUE IN THE
LETTER AND THE DEVELOPMENT TEAM
RESPONDS.
WE TRY TO HARD TO MAKE SURE THE
ISSUES ARE IDENTIFIED IN THE
COMMUNITY CONVERSATIONS AND
RESOLVING THEM AND WHY AIGs IN
COMMUNITIES ARE IMPORTANT.
YOU CAN LIVE IN A NEIGHBORHOOD
BUT NOT KNOW HOW A STOP SIGN

MIGHT FUNCTION IN THE MORNING
BECAUSE OF A SCHOOL CROSSING
NEARBY.

THERE IS TREMENDOUS WEIGHT GIVEN
TO ANY COMMENT RECEIVED
DIGITALLY, SNAIL MAIL, ETCETERA.
WE WEIGH THEM ALL AS THE
UNIVERSE OF UNDERSTANDING FOR
THE NEIGHBORHOOD DYNAMIC.

>> VERY GOOD.

I'M GOING TO KEEP GOING UNTIL
SOMEBODY WAVES AT ME.
WE WELCOME A PLANNING PROCESS.
WE HAVE THE WESTERN AVE PROCESS
ONGOING NOW.
SOMETIMES WE'RE LEFT WITH A BAD
TASTE UP OUR MOUTHS WHEN WE HAVE
A ROBUST PLANNING PROCESS LIKE
THE GATSBY PLANNING PROCESS WE
HAD.
AND THE NEXT BIG PROJECT THAT
COMES DOWN THE PIPE, LITERALLY,
IGNORES THE HEIGHT
RECOMMENDATION AND IGNORES THE
GREEN SPACE RECOMMENDATIONS AND
IGNORES THE DENSITY AND ASKS FOR
ZONING RELIEF OUT OF THE BOX.
WHAT'S THE POINT OF HAVING A
PLANNING PROCESS IF YOU'RE GOING
TO IGNORE IT OUT OF THE BOX.

>> MAYBE JOHN CAN ADD ON TO
THIS.

WE DO SPEND A LOT OF TIME ON OUR
PLANNING PROCESSES.
ONE PROBLEM WE OFTEN ENTOWNER IS
WHEN WE START PLANNING
SPECULATION STARTS AS WELL.
IN A WAY, BY DOING PLANNING THE
PRIVATE PROPERTY VALUES TEND TO
JUMP UP.
ANOTHER CHALLENGE WE HAVE IS

IT'S ALWAYS OUR GOING TO GO
RIGHT TO ZONING RIGHT AFTER A
PLANNING PROCESS HAS BEEN
COMPLETED.

WE ARE NOT ALWAYS SUCCESSFUL AT
THAT AND WORKING TO BE BETTER AT
THAT BUT THAT'S ANOTHER
CHALLENGE.

AND THERE'S OFTEN TIMES -- THE
OTHER ISSUE IS GETTING ZONING
RELIEF NOT THROUGH THE ZONING
COMMISSION BUT THROUGH THE BOARD
OF APPEAL.

WE CAN PROVIDE RECOMMENDATIONS
TO BUT IT'S DIFFERENT.

I WOULD STRESS THE IMPORTANCE OF
THE PROCESS.

GOING THROUGH THE PLANNING
PROCESS, REPRESENTS THAT AND
THAT'S WHAT OUR PLANNING STAFF
DOES, WHEN THE PROJECT DOES COME
AND STICKING TO THE GUIDELINES
LAID OUT TO THE GREATEST
MAJORITY POSSIBLE.

THE CHALLENGE IS SOMETIMES
PEOPLE WILL GET BUY-IN FROM THE
PUBLIC FOR EXCEEDING THE
GUIDELINES THOUGH WE WORKED
YEARS ON THEM.

IT'S A CHALLENGE.

IT'S SOMETHING WE'RE AWARE OF.
IT'S SOMETHING WE'RE TRYING TO
REFINE.

IT'S VERY HIGH ON MY LIST FOR
THE PLANNING VISION TO GET
THERE.

>> I THINK THIS IS MY LAST
BEFORE THEY WAVE AT ME.
WITH VARIANCES IT INCENTIVIZES
RECREATION AND NO EXCEPTIONS
THAT LEVEL OF SPECULATIVE
INVESTMENT WOULD DIE DOWN A

LITTLE I THINK.

>> I DO WANT TO RAISE ONE THING UP, COUNCILLOR BREADON. THE CHALLENGE HERE IS CURRENTLY INCLUSIONARY ZONING IS NOT IN THE ZONING CODE. WE HAVE AN EFFORT UNDERWAY TO GET THAT ACCOMPLISHED. THE ONLY WAY WE END UP GETTING INCLUSIONARY ZONING LINKAGE PAYMENTS IS WHEN A PROJECT DOES MEET A VARIANCE. THERE'S THE INHERENT CHALLENGE WHERE A ZONING CODE IS STRUCTURED. WE'RE WORKING OUR BEST TO KEEP PROJECTS TO WHAT WE ENVISIONED IN THE PLANNING PROCESS. SOMETIMES IT'S A PLANNED DEVELOPMENT AREA, WHICH AGAIN, IF THE PLANNING STUDY'S LAID OUT TAKES CUES FROM THAT.

>> OKAY.
THANK YOU.

>> THANK YOU, COUNCILLOR BREADON.
NEXT UP COUNCILLOR FLYNN AND THEN COUNCILLOR FLAHERTY.
COUNCILLOR FLYNN.

>> THANK YOU, COUNCILLOR BOK AND TO BPDA AND JONATHAN. JONATHAN, WHAT'S THE LATEST ON WITH COVID-19 HAVING AN IMPACT ON THE ECONOMY, WHAT ARE YOU GUYS THINKING ABOUT IN TERMS OF THE FOUR-POINT SOUTH BOSTON WATER FRONT AS IT RELATES TO CLIMATE RESILIENCY. WHAT TYPE OF ADVISE/GUIDANCE ARE

YOU PROVIDING TO THE DEVELOPMENTS IN PROCESS OR PEOPLE THAT ARE LOOKING TO COME TO THE AREA?

WHAT KIND OF ADVICE ARE WE GIVING THEM ON CLIMATE RESILIENCY ISSUES AS IT RELATES TO THE ECONOMY NOT DOING WELL?

>> THE ADVICE WE'RE GIVING HAS NOT CHANGED.

CLIMATE CHANGE IS VERY REAL AND WILL ABSOLUTELY HAVE AN IMPACT IN THE CITY OF BOSTON.

I THINK WE'RE A LEADER IN DOING PLANNING.

IN FOUR POINT WE USED THE EXAMPLE OF THE EXTENSIVE OPEN-SPACE NETWORK THAT HAS BEEN LONG PLANNED AND IT'S AN EXAMPLE OF A RECREATIONAL RESOURCE THAT WILL ALSO BE PART OF A GIGANTIC OPEN SPACE SPONGE SYSTEM IN THE EVENT OF A STORM EVENT.

WE'RE ALSO WORKING HARD TO IDENTIFY OPPORTUNITIES TO PROVIDE BARRIERS.

ONE THING WE'RE DOING IN FOUR-POINT CHANNEL IS INCLUDING SOUTH BOSTON.

THE ADVICE HAS NOT CHANGED. IT'S A VERY REAL ISSUE.

WE'RE ASKING PEOPLE TO ELEVATE AND FOR OPEN SPACE AND TO DEAL WITH STORM WATER RECHARGE IN THE EVENTS LESS THAN AN INCH PEOPLE CAN HANDLE THAT ON THEIR SITE.

WE'RE TRYING HARD.

THIS IS A LITTLE BIT OUTSIDE YOUR DISTRICT, COUNCILLOR, BUT JUST AS RELEVANT IS THE BAYSIDE DEVELOPMENT AND PURSUING PROPOSALS.

WE LOOKED AT THAT AREA AND K
CIRCLE AS AN EXAMPLE HOW PRIVATE
DEVELOPMENT AND OPEN SPACE
INVESTMENT AND TRANSPORTATION
INFRASTRUCTURE CAN PROVIDE NEW
OPPORTUNITIES FOR HOUSING ALSO
EDUCATIONAL RESOURCES AND START
TO ADDRESS THE FLOOD PROTECTION
AREAS BECAUSE RIGHT BEHIND THE
PARK WE HAVE A NUMBER.

THAT'S HOW WE'RE THINKING ABOUT
THESE THINGS AND IT'S THE MOST
IMPORTANT THING WE'RE DEALING
FROM A RISK PERSPECTIVE FOR THE
FUTURE.

>> JONATHAN, AS IT RELATES TO
WATER FRONT AND FOUR-POINT, THE
BOSTON SEWER AND GROUND WATER
COMMISSION AS WELL ARE PLANNING
A ROLE IN THE PLANNING PROCESS,
AS WELL, ISN'T THAT ACCURATE?

>> YES, THEY ARE QUITE THOROUGH.
THE OTHER PORTION IS IT'S ON THE
CITY'S PIC.

THERE'S NOT INFRASTRUCTURE
ANYWHERE IN THE CITY OF BOSTON
WHERE THERE'S NOT A
RIGHT-OF-WAY.

THEY'RE A FANTASTIC AND RIGOROUS
PARTNER AND PUT PEOPLE THROUGH
THEIR PACES AND LUCKY TO HAVE
THEM TO DEAL WITH STORM WATER,
SEWAGE, ETCETERA.

>> THOSE DEPARTMENTS AND ISSUES
ARE CRITICAL IN THE DEVELOPMENT
PROCESS.

WE HAVE OLD INFRASTRUCTURE, OLD
PIPES IN BOSTON BUT HAVING THE
WATER AND SEWER BE HEARD AND
WEIGH IN ON DEVELOPMENT PROJECTS

IS CRITICAL BECAUSE THE
INFRASTRUCTURE WE HAVE IS
IMPACTED BY THE ONGOING
DEVELOPMENT PLANS.

>> COUNCILLOR, ON THAT POINT
BECAUSE IT'S WORTH NOTING ONE
THING THAT OFTEN HAPPENS WITH
NEW DEVELOPMENT THE WATER AND
SEWER COMMISSION IS I WOULD SAY
AGGRESSIVE IN A POSITIVE WAY IN
IDENTIFYING OPPORTUNITIES FOR
SUBSERVICE INVESTMENT THAT
MAINTAINS, IMPROVES, HELPS FOR
LONG-TERM PLANNING OF THAT
STRUCTURE.

IT'S A GREAT POINT TO RAISE AND
IT'S NOT JUST ONLY IMPORTANT TO
LOOK AT STUFF ABOVE THE SURFACE
BUT BELOW.

>> EVEN IN THE SOUTH END WHEN
I'M TALKING TO A LOT OF
RESIDENTS AND NEIGHBORHOOD
ORGANIZATIONS, WATER AND SEWER
ISSUES ARE CRITICAL ESPECIALLY
ALONG A LOT OF DEVELOPMENT IN
THE BACKYARDS WHERE WE HAVE
PRIVATE ALLEYS AND FIGURING
OUT WHAT IS SOUND AND PRIVATE
AND NOT PRIVATE HAS AN IMPACT ON
THE DEVELOPMENT PROCESS AS WELL.
AND FINALLY, JONATHAN, I WANTED
TO MENTION YOU MENTIONED THE
CHINA WORLD TRADE BUILDING.
I LOVE THAT BUILDING.
PLAYS A CRITICAL ROLE IN THE
NEIGHBORHOOD.
BUT ALSO THE COOPERATION WITH D
& D AND THE NEIGHBORHOOD
ORGANIZATIONS.
[TECHNICAL DIFFICULTIES]
AN IMPORTANT PROJECT.

IT'S A TREMENDOUS ACCOMPLISHMENT FOR THE CITY AND THE NEIGHBORHOOD AND NEIGHBORHOODS THAT WORKED HARD TRYING TO BRING A LIBRARY TO CHINA TOWN AFTER 50 SOMETHING YEARS AS COUNCILLOR BOK MENTIONED BUT I ALSO WANT TO SAY THANK YOU TO MAYOR WALL, BECAUSE HE STOOD WITH THE NEIGHBORHOOD FOR THESE YEARS AND MADE SURE CHINA TOWN WILL HAVE A BEAUTIFUL NEW LIBRARY WHICH THEY DESERVE.

I KNOW YOU WORKED WITH THE OFFICE AS WELL AND OTHER PEOPLE BUT I WANTED TO PASS THAT ALONG.

>> THANK YOU.

IT'S ANOTHER EXAMPLE WE'RE EXCITED ABOUT FREEZING OUR REAL ESTATE TO ADVANCE COMMUNITY GOALS.

>> THANK YOU.

COUNCILLOR BOK, THAT'S ALL I HAVE.
THANK YOU.

>> GREAT, THANK YOU SO MUCH,
COUNCILLOR FLYNN.

NEXT UP COUNCILLOR FLAHERTY AND THEN COUNCILLOR ESSAIBI-GEORGE.
COUNCILLOR FLAHERTY.

I THINK HE HAD TO DROP OFF.
WE'LL GO STRAIGHT TO COUNCILLOR ESSAIBI GEORGE.
COUNCILLOR ESSAIBI-GEORGE?
ARE YOU HERE?

>> AND THE CITY'S GROWTH AND THE RENETWORKING OF OUR SCHOOL SYSTEM AND THE RECONFIGURATION OF OUR GRADES.

AND IT'S UNDER THE OFFICES OF
BUILD B.P.S. AND SCHOOL AS IT
RELATED TO HOUSING -- I LOST MY
TRAINED OF THOUGHT.
AND TALKING ABOUT THE RELATION
OF B.P.S. AS IT RELATES TO
POPULATION GROWTH AND
RECONFIGURATION OF OUR SCHOOLS
AND MY UNDERSTANDING IS YOU ALL
HAVE THAT INFORMATION.

>> YEAH, I CAN SPEAK PRETTY
GENERALLY ON THAT AND THEN MAYBE
JOHN WANTS TO JUMP IN, SOUNDS
LIKE.

WE HAVE COORDINATION MEETINGS
WITH B.P.S. ON A FAIRLY REGULAR
BASIS.

ALSO, WHEN WE'RE RUNNING
NEIGHBORHOOD PLANNING
INITIATIVES SUCH AS IN EAST
BOSTON OR MATTAPAN WE PARTNER
WITH THEM TO LOOK AT POTENTIAL
SITES.

WE ALSO IN OUR RESEARCH
DEPARTMENT COLLABORATES HEAVILY
WITH THEM IN TERMS OF PREPARING
THOSE NUMBERS.

>> I WOULD JUST ADD, COUNCILLOR,
I DO THINK THIS IS A GREAT
QUESTION AND FORWARD THE
CONVERSATIONS.

WE ALSO TRY HARD TO BE A
RESOURCE TO ANY CITY DEPARTMENT
BUT HAVE SPENT A SIGNIFICANT
AMOUNT OF TIME WITH B.P.S. OVER
THE PAST SCHOOL YEAR THINKING IF
THERE'S OPPORTUNITIES FOR THEM
TO ADDRESS THE PRIVATE MARKET
AND LOOK AT OFFICERS SITES FA
THAT WOULD BE A GOOD FIT FOR
SCHOOL AND IN PARTICULAR ROB

CONSALVO HAS BEEN SOMEBODY WE
SPEND TIME WORKING WITH AND
CONTINUE TO BE A RESOURCE AND
RESEARCH IS ANOTHER BIG PIECE OF
THIS.

I THINK WE PARTNER WELL WITH
B.P.S.

>> THANK YOU.

I'M SLOW TO THE CLICK, AS IT
HAPPENS.

THAT'S ALL THE END OF MY
QUESTIONS, MADAME CHAIR.

>> COUNCILLOR MEJIA.

>> YES.

I JUST WANT TO MAKE SURE YOU CAN
HEAR ME?

>> WE HEAR YOU GREAT.

>> GREAT.

SO I HAVE QUESTIONS FOR THE
WORKFORCE DEVELOPMENT OFFICE AS
WELL AS I JUST HAVE A QUICK
QUESTION FOR BPDA.

SO FOR THE WORKFORCE DEVELOPMENT
I'M CURIOUS HOW MANY PEOPLE IN
2019 DID THE BOSTON TAX HELP
COALITION ASSIST?

I DO SEE THERE ARE -- THERE IS
A PE IRS STIMULUS WEBSITE IN
SPANISH BUT WONDER IF YOUR
SERVICE OFFERED IN LANGUAGES
OTHER THAN LANGUAGE AND PROVIDE
DATA ON THE AUDIT LITERACY
HOSTED BY THE OLD WD AND HOW
MANY DOES IT ASSIST EVERY YEAR
AND HOW DOES THE ORGANIZATION
MEASURE SUCCESS?

>> THANK YOU, COUNCILLOR FOR

THOSE QUESTIONS AND FOR THE INTEREST IN OFFICE OF WORKFORCE DEVELOPMENT.

IN ANSWERS TO A COUPLE QUESTIONS, FIRST, LAST YEAR THE BOSTON TAX HELP COALITION HELP ALMOST 11,000 HOUSEHOLDS RETURNING \$22 MILLION TO \$23 MILLION BACK TO THE POCKETS OF FAMILIES THROUGH THE EARNED INCOME TAX CREDITS AND FOUND ABOUT 50% TO 60% -- I HAVE TO DOUBLE CHECK THE NUMBERS, WHO RECEIVE THE FINAL CHECKUPS WHICH ARE LIGHT CHECKUPS INCREASED OR BUILD THEIR CREDIT BETWEEN 7% TO 15 PERCENTAGE POINTS WHICH IS VERY GOOD CONSIDERING THE COST SAVINGS FOR LOAN PRODUCTS.

YOUR SECOND QUESTION IS WHAT LANGUAGES DO WE OFFER.

THE BOSTON TAX HELP COALITION OFFERED I BELIEVE 12 TO 14 DIFFERENT LANGUAGES THROUGH OUR VOLUNTEER ASSISTANCE PROGRAM. NOT ALL ARE CERTIFIED BECAUSE THEY'RE VOLUNTEERS BUT WE DO PROVIDE LANGUAGE ASSISTANCE AS WELL AS OTHER PHYSICALLY CHALLENGED ASSISTANCE AND SUPPORT TO TAX PREPARERS AS WELL.

THEN FOR THE STIMULUS WORK WE HAVE BEEN DOING COUPLING THAT WITH THE NEW BOSTON TAX HEALTH COALITION BECAUSE WE'VE HAD TO MOVE FROM BRICKS AND MORTAR TO ONLINE, WE KNEW THERE WAS A NEED FOR FOLKS TO OBTAIN THEY'RE STIMULUS CHECKS BECAUSE ONE OF THE CRITERIA IS YOU HAD TO APPLY FOR THE STIMULUS CHECK THIS YEAR.

WE LAUNCHED THE CALL CENTER I BELIEVE MAY 13.
WE'VE HAD 10,100 CALLS.
WE'VE BEEN ABLE TO RESOLVE 640 OF THOSE CALLS AS OF NOW.
MEANING WE'VE HELPED THEM OBTAIN THE STIMULUS CHECKS.
BECAUSE THE STIMULUS WORK IS A VOLUNTEER SERVICE, WE WERE UNFORTUNATELY ONLY ABLE TO PROVIDE TWO LANGUAGE ASSISTANCE. ONE IN SPANISH AND THE OTHER IS IN PORTUGUESE.
WE'D LOVE TO DO MORE WITH THE CAPACITY WE HAVE WITH MORE CAPACITY BUT RIGHT NOW WE ONLY HAVE 30 STAFF AND VOLUNTEERS TO DO THE STIMULUS WORK.
CLEARLY WE HAVE MORE TO DO IN TERMS OF LANGUAGE ASSISTANCE BUT IT IS ON A VOLUNTARY BASIS AND BECAUSE WE NEED MORE PEOPLE TO STAFF THE CALLS THAN TO TRANSLATE AT THIS POINT.
WE'RE IN A BIND.

>> THANK YOU FOR THAT.
THEN MY QUESTION FOR THE BPDA IS ONE OF THE GOALS IS TO ESTABLISH AND MAINTAIN A CULTURE OF PROFESSIONALISM.
WHAT HAS LED TO THE GOAL AND HOW DO YOU INTEND TO GO ABOUT THE CULTURE.
HOW IS THE CULTURE GOING TO BE CREATED?
I'M CURIOUS ABOUT THE INS AND OUTS OF THAT AND WHO HELPS DEFINE WHAT THAT CULTURE WILL LOOK LIKE AND WHAT ROLE WILL THE COMMUNITY PLAY IN DEFINING THAT MISSION AND VISION?

>> SO I CAN TAKE SENSE IN THE SENSE THAT ONE OF THE PLANNING DIVISION GOALS SPECIFICALLY IS TO PROVIDE OUR REGULATORY FUNCTIONS IN A PROFESSIONAL MANNER.

WHEN I SAY PROFESSIONAL MANNER, ESPECIALLY WE HAVE A NUMBER OF PEOPLE SPREAD OUT AMONGST THE FIVE DIFFERENT DEPARTMENTS WITHIN PLANNING.

DOWNTOWN AND NEIGHBORHOOD PLANNING, URBAN DESIGN, CLIMATE CHANGE AND ENVIRONMENTAL PLANNING, ZONING AND REGULATORY PLANNING AND TRANSPORTATION AND INFRASTRUCTURE PLANNING.

WITHIN THERE YOU HAVE A NUMBER OF INDIVIDUALS REALLY SPECIALIZED.

MANY HAVE, IF NOT HAVE MASTERS DEGREES AND SOME ARE EVEN REGISTERED OR CERTIFIED IN THEIR FIELD.

THAT WAS THE PROFESSIONALISM THAT I'M GETTING AT BUT I THINK I CAN SPEAK MORE BROADLY FOR THE ENTIRE AGENCY, AMONGST THE 233 PEOPLE WE WORK WITH, EVERYBODY COMES TO WORK AND IS SUBMITTED TO SERVING THE CITY IN A PROFESSIONAL WAY.

-- THE CITY IN A PROFESSIONAL WAY.

IT'S TO CREATE BETTER RELATIONSHIPS WITH OUR COMMUNITIES.

IT'S DOING OUR JOBS BETTER. TO INNOVATE AND ENGAGE AND DOING PLANNING STUDIES AND IT'S CONSTANTLY EVOLVING AND WE LOOK FORWARD TO WORKING WITH YOU.

>> I'M CURIOUS TO KNOW WHAT IN TERMS OF THE PROCESS AND HOW YOU GO ABOUT DEFINING WHAT THAT LOOKS LIKE HOW CULTURALLY RESPONSIVE IS IT, ARE WE LOOKING AT SOFT SKILLS?

I'M CURIOUS ABOUT THE WHOLE PROCESS.

IF THERE'S ANYTHING OUR OFFICE CAN DO TO HELP INFORM THAT THINKING, WILLING TO PROVIDE SOME FEEDBACK.

I KNOW NAVIGATING CITY HALL SAY CHALLENGE.

I STILL GET -- IS A CHALLENGE.

I STILL GET LOST FROM WEST WING TO THE EAST WING AND POINT A TO B AND WHATEVER ROLE WE CAN PLAY IN HELPING DEFINE THAT.

>> ABSOLUTELY.

WE WOULD WELCOME YOU, COUNCILLOR, TO WORK WITH THAT ON US.

>> THANK YOU SO MUCH COUNCILLOR MEJIA.

NEXT UP PRESIDENT JANEY.

>> THANK YOU, CAN YOU HEAR IS THE

>> I CAN HEAR YOU GREAT.

>> WONDERFUL.

I WANTED TO FOLLOW-UP ON MY QUESTIONING.

I THINK WHEN WE LEFT OFF WE WERE TALK ABOUT THE CRITERIA FOR PLANNING THROUGHOUT THE CITY AND HOW THE PLAN DUDLEY SERVICE WORKED AS A MODEL ON THE MASS PORT.

IF I REMEMBER CORRECTLY, WE WERE TALKING ABOUT THE COMMUNITY ENGAGEMENT PROCESS.

I CERTAINLY RESPECT THAT CRITERIA IS GOING TO LOOK DIFFERENT IN EACH COMMUNITY BASED ON THOSE UNIQUE NEEDS OF THAT COMMUNITY BUT I THINK CERTAIN THINGS ARE NON-NEGOTIABLE IF THEY'RE EMBEDDED IN OUR VALUES AS A CITY AND WOULD THINK EQUITY AND INCLUSION WOULD BE THOSE TYPES OF VALUES.

FOR ME, I WOULD WANT TO SEE IF WE THINK THAT'S IMPORTANT AND 25% OF THE PROJECT'S OWNERSHIP HAS A DIVERSE OWNERSHIP.

IF THAT'S A VALUE WE BELIEVE IN, THEN I THINK THAT SHOULD BE IN WRITING ETCHED IN ACROSS THE CITY.

I WOULD LIKE SOMEONE TO RESPOND TO THAT PIECE.

NOW, I UNDERSTAND GREEN SPACE OR DENSITY AND PARKING AND OTHER THINGS, YOU KNOW THE, COMMUNITY MAY DECIDE THEY WANT TO PUT DIFFERENT WEIGHTS ON DIFFERENT THINGS BUT I THINK THERE HAS TO BE SOME SORT OF UNIFORM APPROACH, PARTICULARLY IF WE'RE TALKING ABOUT EQUITY AND INCLUSION AND IF WE'RE TALKING ABOUT IT IN A WAY THAT WE REALLY VALUE IT THEN WE HAVE TO DO MORE TO SHOW THAT.

CAN SOMEONE RESPOND?

>> I'M HAPPY TO TAKE THAT QUESTION, COUNCILLOR, THANK YOU FOR RAISING THAT AND I AGREE WITH YOU.

YOU'RE RIGHT TO ASK THAT.
LET ME RESPOND AFFIRMATIVELY,
INCLUSION IS A PRIORITY AND
COMMONPLACE ACROSS OUR
DISPOSITIONS.

>> WHAT'S THE WEIGHT FOR EQUITY
AND INCLUSION?

>> I UNDERSTAND THAT'S THE CRUX
OF YOUR QUESTION.

I THINK WHAT IS NOT SPELLED OUT
EXPLICITLY IN OUR REAL ESTATE IS
THE WEIGHT OF ANY SPECIFIC
SELECTION CRITERIA.

WE SAY 25, 25, 25, 25 FOR
SELECTION CRITERIA IT'S ROUGHLY
EQUAL.

IT'S POSSIBLE TO HAVE SELECTION
CRITERIA SPECIFICALLY WEIGHTED.
THAT'S NOT OUR CURRENT TEMPLATE.

ONE THING WE OFTEN DO AND I
ANTICIPATE THESE ARE COMMUNITY
PROJECT ORIENTED AND
COLLECTIVELY WEIGH FROM THE
ABILITY TO GET IT DONE TO
DIVERSITY AND INCLUSION AND
DENSITY AND THINK YOU'RE RAISING
AN IMPORTANT POINT ON WHAT IS
THE WEIGHTING, HOW IS THAT
CARRIED ACROSS.

>> FOR ME, I WANT TO BE REAL
CLEAR.

I AGREE COMMUNITY ENGAGEMENT
SHOULD DRIVE MUCH OF THE PROCESS
IN TERMS OF THE DESIGN AND WE
WANT TO HEAR THE VOICES OF THE
RESIDENTS ACROSS OUR CITY AND
THEY'RE GOING LEAD FROM THEIR
NEIGHBORHOOD PERSPECTIVE.

I GET THAT.

BUT THERE ARE CERTAIN THINGS IF

WE SAY THEY'RE VALUE THEM WITHIN
THE CITY, WE CAN'T JUST LEAVE
THAT TO A REVIEW PROCESS.
WE HAVE TO SAY IF WE VALUE THIS,
THIS IS GOING TO BE A
NON-NEGOTIABLE AND THAT'S WHAT
I'M LOOKING TO HEAR AND NOT
QUITE HEARING THAT.

>> BECAUSE WHAT HAVEN'T
ESTABLISHED IS A FIRM WEIGHTING.

>> WHEN CAN YOU DO THAT?
CAN YOU OFFER A TIME LINE FOR
WHAT THE THINKING IS OR THE
PLANS ARE FOR DOING JUST THAT?
AND MY OTHER QUESTION IS AROUND
CONDOIZING GROUND FLOOR SPACE.
I'D LIKE TO SEE MORE OPPORTUNITY
TO SUPPORT SMALL BUSINESS OWNERS
AND THEIR ABILITY TO STAY IN
SMALL NEIGHBORHOODS WHETHER
WE'RE TALKING ABOUT RENT TONE --
RENT TO OWN PROGRAM OR MORTGAGE
ORE MOVE OUTRIGHT.
I'D LIKE TO SEE BPDA PROJECTS
AND GROUND-FLOOR SPACE WE OFFER
AS THAT AS A PACKAGE.
I WANT TO PIN DOWN THE EQUITY
AND INCLUSION PIECE.
WHAT IS THE TIME LINE?
WHEN ARE WE GOING GET TO A PLACE
WHERE THIS IS REALLY PART OF THE
UNIFORM THINKING ACROSS THE
BOARD UNDERSTANDING THAT THINGS
MAY CHANGE IN TERMS OF OTHER
CRITERIA BASED ON COMMUNITY?

>> ABSOLUTELY.
VERY HAPPY TO WORK WITH YOU ON
THAT AND MAYBE THE WAY TO
ESTABLISH IT IS THE WEIGHTING
SHALL NOT BE LESS THAN BUT COULD

BE MORE THAN 25%.

>> EXACTLY.

IT COULD WORK THAT WAY EXACTLY.
WHAT I THINK I'M LOOKING FOR IS
FOR IT TO BE CODIFIED AS PART OF
OUR PROCESS.

WE CAN DETERMINE THE RIGHT
PERCENTAGE AND RANGE BUT THERE
ARE SOME THINGS WE WANT TO SEE.
WE WANT TO SEE GOOD GREEN
BUILDING.

THAT'S GOING TO BE
NON-NEGOTIABLE.

WHETHER NORTHBOUNDS --
NEIGHBORS AGREE OR DON'T AND THE
MORE WE DO PLANNING IN A WAY
THAT CAPTURES THESE VALUES IN
PLANNING, THE BETTER OUR
PLANNING PROCESS WILL BE, THE
MORE CLEAR IT WILL BE, THE MORE
TRANSPARENT IT WILL BE AND THE
MORE EQUITABLE OUR RESULTS WILL
BE AND MORE GREEN OUR RESULTS
WILL BE.

>> THANK YOU FOR RAISING THAT.
IT'S A GREAT POINT AND EXCITED
TO WORK WITH YOU ON IT AND THINK
WE SHOULD ABSOLUTELY IMPLEMENT
THAT.

I DON'T HAVE A FIRM ANSWER AS WE
NEED TO WORK THROUGH IT BUT
DIRECTIONALLY WHERE WE WANT TO
GO AND ON YOUR QUESTION ON
CONDOS IT'S A GREAT POINT.
WE SPEND A LOT OF TIME THINKING
ABOUT HOME OWNERSHIP
OPPORTUNITIES AND WE SHOULD
THINK OF BUSINESS OWNERSHIP
OPPORTUNITIES AND WE HEARD THAT
LOUD AND CLEAR AND THAT WAS A
FIRM REQUIREMENT AND WE SAID ALL

PROPOSALS FOR THIS AT THIS PROPERTY MUST BE OWNERSHIP OPPORTUNITIES FOR BOTH THE RESIDENTIAL COMPONENT AND THE COMMERCIAL COMPONENT.

>> EXACTLY.

THAT'S IMPORTANT.

I AM HAPPY TO SEE THAT.

I KNOW WE'RE RUNNING SHORT ON TIME.

I APPRECIATE THE WORK FOLKS ARE DOING.

I DO WANT TO FOLLOW-UP ON THESE EQUITY INCLUSION QUESTIONS WITH SOME FIRM CONCRETE, THIS IS HOW WE'RE GOING TO MOVE FORWARD TO SOLVE THESE ISSUES.

I DON'T WANT TO KEEP COMING BACK BUDGET SEASON AFTER BUDGET SEASON OR HEARING AFTER HEARING HAVING THE SAME CONVERSATION. HAPPY TO WORK AND FOLLOW-UP WITH WHOMEVER ON THE TEAM.

>> THANK YOU, MADAME PRESIDENT. NEXT UP IS COUNCILLOR EDWARDS. COUNCILLOR EDWARDS YOU HAVE THE FLOOR.

I KNOW WE WERE IN A SOMEWHAT HEATED EXCHANGE WITH THE DIRECT IN THE LAST ROUND AND I ASK WE TAKE THIS IN A DIFFERENT DIRECTION. COUNCILLOR EDWARDS.

>> THANK YOU VERY MUCH. SO WE SPECIFICALLY TALKED ABOUT THE LAWSUIT AND THERE WAS A WIRE RETAINED AND THE CITY RETAINED A LAWYER TO DEFEND ITSELF. IN THIS SUIT, THE CITY RETAINED OUTSIDE COUNCIL AND THE BPDA

DIDN'T KNOW HOW MUCH IT COSTS IS THAT BECAUSE THE BPDA ISN'T PAYING FOR IT? PAYING FOR THE OUTSIDE COUNSEL?

>> MARK, ARE YOU MORE FAMILIAR WITH IT?

>> NO, I WAS GOING TO NOTE THIS IS AN ONGOING MATTER RIGHT NOW BEFORE HUD AND IT'S NOT REALLY APPROPRIATE TO ASK ANYBODY HERE TODAY TO SPEAK FORMALLY ON THE DETAILS BECAUSE TO BE TRUTHFUL WE'RE NOT IN THE WEEDS ON THIS AND WE CERTAINLY CAN'T TALK ABOUT ONGOING PROCESSES.

>> WE DO SOMETIMES OBTAIN OUR OWN OUTSIDE COUNSEL SO IT IS POSSIBLE IF THERE ARE EXPENSES INCURRED IT COMES BACK TO US. I'M JUST NOT SURE ABOUT THAT AT THIS TIME AND WOULD BE HAPPY TO

FOLLOW-UP WITH YOU AT THE CONCLUSION.

>> MY CONCERN IS IT'S THE BPDA PROCESS AND MONITORING AND LEADERSHIP AND AS A RESULT WE GOT SUED BUT IT'S OUR TAX DOLLARS DEFENDING THE BPDA. I WANT TO MAKE SURE WE'RE NOT STUCK PAYING THE BILL FOR THE BPDA'S MISHANDLING AND EXCLUSION OF FOLKS WHO DO NOT SPEAK ENGLISH.

THAT'S ONE THING.

I WOULD LOVE ULTIMATELY TO KNOW NOT THE DETAILS AND WHAT BPDA IS DOING BUT WHO IS PAYING FOR OUTSIDE COUNSEL.

I'M ALSO CURIOUS IN TERMS OF FOLLOWING UP WITH THE QUESTIONS FROM COUNCILLOR JANEY, WHILE THERE'S NO WRITTEN FORMAL REQUIREMENTS, GUIDELINES, ANYTHING TOWARDS LOOKING TOWARDS EQUITY THOUGH THERE SEEMS TO BE A COMMITMENT TO ONE DAY HAVE THEM I'M CURIOUS ON THE RECORDS YOU KEEP AND THE MITIGATION GIVEN UP AND WHEN YOU GIVE UP THE MITIGATION, DO YOU GIVE UP BY -- DO YOU KEEP RECORDS FOR THE ORGANIZATION, THE DEMOGRAPHICS OF THE INDIVIDUALS, HOW MUCH IS GIVEN ON A REGULAR BASIS?

CAN YOU DO AN EQUITY ANALYSIS OF THE MONEY YOU'VE HELP MONITOR GO BACK TO THE COMMUNITIES.

DO YOU HAVE THE RECORDS TO DO THAT?

>> COUNCILLOR, WE HAVE EXTENSIVE RECORDS⁷ ALL MITIGATION WE HAVE RECEIVED OVER THE PAST. I WOULD HAVE TO GO TO THAT DEPARTMENT AND GET YOU ANSWERS ON THE LEVEL OF DETAIL FOR EACH INDIVIDUAL.

AS YOU CAN IMAGINE THE MITIGATION ARE WIDE IN A VARIETY OF TYPES.

WE CAN EASILY GET YOU THE ANSWER ON WHAT LEVEL OF DETAILED ANALYSIS.

>> WE WORK WITH THE ORGANIZATION TO MAKE SURE WE'RE MEETING THAT AND SOME CHALLENGES ARE AROUND TIMING AND KNOWING WHEN THOSE THINGS COME.

AND SOMETIMES THEY NO LONGER

EXIST AND THERE'S A GROUP THAT COMES TOGETHER AND WE CAN SEE WHAT REPORTING WE CAN PULL TOGETHER FOR YOU ON THAT.

>> PARTICULARLY I WANT IN TERMS OF BREAKDOWN OF DEMOGRAPHICS AND THE INDIVIDUALS IF THERE WAS NO LONGER THE OR THE USE IS NO LONGER APPLICABLE WHAT OTHER USE IT WENT TO.

I THINK IT'S IMPORTANT BECAUSE WHO DRIVES WHERE MITIGATION GOES DRIVES A LOT OF MONEY.

ALREADY WE KNOW THERE ARE EQUITY THAT DOESN'T HAPPEN BUT IF YOU HAVE THE RECORDS IT WOULD MAKE SENSE TO GO BACK AND LOOK AT THEM.

SPEAK OF -- SPEAKING OF MONEY, AN EMPLOYEE WAS CAUGHT UP IN A CORRECTION SCANDAL AND HAS ULTIMATELY BEEN FOUND GUILTY. I'M CURIOUS HOW YOUR BUDGET REFLECTS EITHER TRAINING OR ANTI-CORRUPTION SAFEGUARDS GOING FORWARD.

HOW YOUR BUDGET REFLECTS THAT. NOT IF THERE'S BEEN CONVERSATION OR A CULTURE, A DOLLAR SIGN FOR HOW YOU'RE GOING TO PROTECT THE FUNDING.

>> I THINK THAT WORK LIVES INSIDE OUR HUMAN RESOURCES DEPARTMENT. THEY ADMINISTER ALL THE REQUIRED TRAININGS BOTH UPON HIRING AS WELL AS THE INTERMITTENT REQUIRED UPDATES AND SO THEY ARE IN CHARGE OF ADMINISTERING THAT. FROM THERE THAT WOULD AN UNFORTUNATE SITUATION.

>> COUNCILLOR, THERE WAS AN AGENCY WIDE ADDITIONAL ETHICS TRAINING PROVIDED FOR ALL STAFF AS A REQUIREMENT OF EMPLOYMENT IN ADDITION TO THE REGULAR STATE ETHICS TRAINING.

ARE THERE ADDITIONAL FUNDS SET ASIDE FOR AN INDEPENDENT PRESENCE OR AUDIT.

>> AUDIT OF WHAT?

>> AUDIT OF FUNDS, EMPLOYEE ACTIONS, I'M NOT SURE, JUST MAKING SURE YOU PAY SO WE DON'T PAY.

>> I'M NOT SURE I UNDERSTAND THE QUESTION RESPECTFULLY, COUNCILLOR.

>> BEYOND THE REGULAR H.R. AND SOUNDS LIKE THERE WAS ONE ADDITIONAL TRAINING IN ETHICS, HAVE THERE BEEN FUNDS ALLOCATED TO AN INTERNAL AUDIT AT ALL AT THE BPDA?

>> AN INTERNAL AUDIT OF WHAT, COUNCILLOR.

>> FUNDS, NEGOTIATIONS, MITIGATIONS, ANYTHING SUBJECT TO CORRUPTION.

>> MICHELLE MAY BE ABLE TO SPEAK TO THIS BETTER AND WE CAN ASK OUR CFO BUT WE HAVE AN ANNUAL AUDIT WHICH IS SOMETHING WE PAY FOR TO HAPPEN AND THE OBJECTIVE IS FOR FRAUD AND ABUSE AND TO YOUR QUESTION AROUND TRAINING

BUDGETS, THAT IS SOMETHING THAT WE HAVE INCREASED OVER THE PAST YEAR AND MADE CLEARLY AVAILABLE TO STAFF AND BROADER THAN THE ETHICS QUESTION.

I WANT TO TAKE THE OPPORTUNITY TO SAY THAT IS SOMETHING WE ARE INVESTING IN OUR STAFF'S PROFESSIONAL DEVELOPMENT AND COMPETENCY AND ABILITY TO DO THEIR JOBS UNDER THE LAW IS SOMETHING WE CARE A LOT ABOUT. IN MY PRACTICE WHAT'S IMPORTANT IS STAFF UNDERSTAND CONSTRUCTION LAW AND WE SPENT THE TIME AND MONEY TO SEND ALL OF OUR STAFF MEMBERS INVOLVED IN THOSE AREAS OF OUR BUSINESS TO THE APPROPRIATE STATE LAW TRAININGS IN ORDER TO GIVE THEM THAT EXPERTISE OR IF THEY ALREADY HAD IT, WE SAY YOU SHOULD PROBABLY GO AGAIN BECAUSE WE WANT TO MAKE SURE YOU'RE ON TOP OF THIS.

>> THERE'S AN ANNUAL AUDIT AND TRAININGS THAT GO ON. I'M ASSUMING THEY'RE HAPPENING EVEN WHEN THE BPDA EMPLOYEE COMMIT THE CRIME?

>> TO PUT A FINER POINT, AS A RESULT OF THE ENFORCEMENT INCIDENT WE WENT THROUGH TRAINING PROVIDED BY THE STATE FOR EVERY EMPLOYEE ON TOP OF REGULAR TRAININGS THAT HAPPEN FOR ALL MUNICIPAL EMPLOYEES.

>> DO I STILL HAVE TIME?

>> I'M AFRAID IT'S ELAPSED.

I'M GOING NEXT AND I'LL DO THIRD
ROUNDS FOR FOLKS WHO WANT THEM
SO PUT A BLUE HAND UP IF YOU
HAVE THIRD-ROUND QUESTIONS.
THAT'D BE GREAT.

MICHELLE, I HAVE A FEW QUICK
FOLLOW-UP QUESTIONS ABOUT THE
FY20 THIRD QUARTER REPORT.
WONDERING IF YOU CAN SPEAK TO
WHY RENTAL LEASES WERE DOWN AAND
AT FIRST I THOUGHT COVID BUT
IT'S A LITTLE EARLY TO BE COVID
AND SALE, EQUITY AND
PARTICIPATION ARE UP.
WONDERING IF YOU CAN SPEAK TO
THAT ON THE REVENUE SIDE.

>> THE RENTAL AND LEASES
CATEGORY ALSO CARRIES PARKING.
SO THIS IS THE SPACE WHERE WE
SAW AN IMMEDIATE IMPACT EVEN IN
THE THIRD QUARTER AND WE EXPECT
THAT IMPACT TO CARRY.
WE ALSO SOMETIMES RUN INTO
TIMING WHERE FOLKS WILL PAY
QUARTERLY.

WE'VE BEEN WORKING HARD TO GET
SEASONALITY IRONED OUT SO WHEN
WE START TO CHOP QUARTERS, WE
DON'T HAVE AS MUCH AS OF THAT
VARIANCE.

IN OUR SALE OF REAL ESTATE
CATEGORY, I'D MENTIONED BEFORE
THAT'S A SPACE WHERE WE
SOMETIMES HAVE UNEXPECTED
TRANSACTIONS AND REVENUE.
THERE WERE A COUPLE
ORGANIZATIONS THAT SAT DOWN AND
LOOKED AT THEIR LEASE AND
DECIDED FOR A REWRITE WHICH
RESULTS IN PROCEEDS FOR US
BEYOND EXPECTED.

IF YOU GO BACK TO THE OLDER

BUDGETS, WE'VE BEEN TRYING TO BE A LITTLE BIT MORE MINDFUL ABOUT THE ONE-TIME ITEMS AND WHAT THEY EXISTS OVER A LONG PERIOD OF TIME.

WHEN IT IS APPROPRIATE FOR US TO ANTICIPATE REVENUE.

ONE OF THOSE EXAMPLES WOULD BE THE SOUTH STATION [INDISCERNIBLE].

THAT WAS ON THE RADAR FOR A WHILE.

WE WEREN'T SURE WHEN IT WAS GOING TO CLOSE BUT IN PREPARATION FOR FY20 WE FELT CONFIDENT IT WAS GOING TO CLOSE SO WE INCLUDED IT IN OUR BUDGET. WE SCHEDULED FOR THE NEXT CYCLE. DOES THAT ANSWER YOUR QUESTION DIRECTLY AS FAR AS THE FLUCTUATION?

>> SOMEWHAT.

YEAH, ON THE EXPENSES SIDE I'M CURIOUS ABOUT THE PROPERTY MANAGEMENT

[TECHNICAL DIFFICULTIES]

WE'RE FINDING SOME OF OUR PROJECTS ARE NOT ELIGIBLE TO BE FUNDED THROUGH OUR CAPITAL BUDGET.

SO WITH PROPERTY MANAGEMENT WE INCLUDED TWO LARGE PROJECTS FOR THE CHARLES TOWN NAVY YARD FILLING IN THE CULVERT AND SINKHOLE AND DEMOLITION AND REMEDIATION.

THOSE TWO PROJECTS DON'T INCREASE THE VALUE OF OUR ASSETS THEY'RE NOTHING THAT WOULD APPRECIATE OVERTIME SO IT'S AN EXPENSIVE MAINTENANCE PROJECT. WE'RE GETTING INTO A SPACE WHERE

SOMETIMES WE HAVE TO BUDGET FOR THE LARGE ITEMS.

A BUDGET FOR 108 TAKE YEARS TO GET READY TO GO AND WE GOT IT OUT TO BID AT THE SHUTDOWN HAPPENED.P t

WE'RE PUSHING FOR THOSE TO BE INCLUDED IN NEXT YEAR'S BUDGET AND THOSE ARE LEANING TO THE LARGE FLUCTUATIONS WE SEE THIS YEAR.

>> ALL RIGHT.

AND THEN I HAD MOVING OFF THE Q3 QUESTIONS, CAN YOU TALK A LITTLE BIT MORE WHAT THE EXPOSURE LOOKS LIKE IN THE YEAR AHEAD AND THIS MAY BE FOR DEVIN, WHEN YOU CAME TO THE OTHER HEARING YOU WERE SAYING LEASE IN COMMON IS LIKE 75% OR SOMETHING IN THAT NECK OF THE WOODS IN TERMS OF BPDA OVERALL REVENUE.

>> IT'S STILL EARLY DAYS TO BE HONEST.

THERE ARE TENANTS NOT PAYING THEIR RENT AND SOME WE'RE WORKING WITH TO NEGOTIATE AN AGREEMENT DUE TO COVID-19 AND SOME CANT GET IN THE OFFICE WHICH IS A DIFFERENT ISSUE AND ARE QUICKLY RESOLVING AS THINGS GO ON.

IT'S HARD TO SAY PRECISELY WHAT THE FUTURE HOLDS THERE.

MICHELLE AND I DID THINKING ON THIS AND LOOKED AT OUR EXPOSURE TO INDUSTRY AND THE HOTEL LEASES WE HAVE AND THE TOURISM AND PARKING IS A CHUNK FROM CRUISE SHIP PARKING.

WE CAN BE CONFIDENT THOSE

REBOUND BACKED UP.
THE LONG-TERM GROUND LEASE FOR
COMMERCIAL DEVELOPMENT ARE
PROBABLY FINE.
RETAIL-ORIENTED BUSINESS WE'RE
WILLING TO HELP THEM OUT AND
FORGO THE RENT.
IT'S 70%, 75% OF NORMAL MAY BE A
GOOD ESTIMATE.
IT COULD BE WORSE MAYBE BETTER.
THAT'S OUR MOSTLY FORECAST AT
THIS POINT.

>> THANK YOU VERY MUCH.
AND THIS MAY BE A QUESTION FOR

LAURA, I'M NOT SURE.
IT WAS IN THE QUESTIONS
SUBMITTED.
YOU MENTIONED EARLIER HOW LONG
IT SOMETIMES TAKES US TO GET
PLANNING STUDIES INTO ZONING.
IT'S DEFINITELY BEEN A
FRUSTRATION OF MINE AND WE FIRST
MET ON A PROJECT RELATED TO THE
STEWART STREET CORRIDOR AND HAD
A PLANNING STUDY THAT TOOK A
LONG TIME I'M NOT SURE GOT TO
ZONING.

>> IT DOES.

>> AND WE WERE WORKING THROUGH A
LARGE BPDA IN THE AREA.
SO BECAUSE OF THAT I'M
INTERESTED IN WHAT'S GOING ON
WITH THE COASTAL FLOOD PLAIN AND
WHAT THE TIME LINE TO GETTING
THAT TO ZONING WILL BE.

>> THERE WAS A LENGTHY PROCESS
AND GOT IT TO OUR BOARD I WANT
TO SAY LAST FALL.

WE'VE HIRED SOMEONE TO HELP
WRITE THE ZONING TEXT.
WE WERE GETTING READY TO GO OUT
AND RE-START THE PUBLIC PROCESS
IN ADVANCE OF BRINGING THAT TO
THE COMMISSION BEFORE COVID
BECAME AN ISSUE.
FRONT OF MIND, WHEN WE CAN
FIGURE OUT HOW TO HAVE PUBLIC
PROCESSES VIRTUALLY FOR THE NEXT
COUPLE OF MONTHS, IF NOT LONGER,
WE'LL BE MOVING FORWARD.

>> THANKS SO MUCH.
THAT'S MY TIME.
COUNCILLOR BREADON.

>> THE INTEREST RATE DEVELOPMENT
POLICY WITH THE THREE TIERS OF
LEVELS HASN'T REALLY WORKED WELL
FOR ALLSTON BRIGHTON BECAUSE OUR
TREASURY DEVELOPMENT UNITS ARE
PEGGED AT 70% OF OUR AREA MEDIAN
INCOME.
THAT'S NOT THE MEDIAN INCOME IN
THE NEIGHBORHOOD AND CITY IN
GENERAL.
IS THERE ANY PLAN, I KNOW TIM
WAS LOOKING AT REVISING THAT
POLICY.
WHERE ARE WE REVISING THE
POLICY?

>> I'LL DO MY BEST.
THE CITY HAS -- THERE'S BEEN A
WORK GROUP LOOKING AT THAT ISSUE
FOR A LITTLE WHILE NOW.
I THINK ONE OF THE THINGS I WANT
TO REITERATE IS 70% OF AMI IS A
MAXIMUM.
[INDISCERNIBLE]

>> NOT TOO MANY.

>> I THINK WE'VE TRIED TO LOOK AT THE POLICY AND PROVIDE OPPORTUNITIES FOR INCOME LEVELS THAT ARE CAPPED BELOW 70%. THAT'S A LIVE CONVERSATION. AND OTHER ISSUES INCLUDE ABOUT TRYING TO MAKE SURE IEP CAN GET INTO ZONES AS WELL SO IT'S NOT JUST SOMETHING REQUIRING VARIANCES. AND THAT COULD BE A DEEPER DIVE WITH FOLKS. WE HAD STAFF AND TIM DAVIS IS ACTUALLY RIGHT BEFORE THIS CURRENT PUBLIC HEALTH CRISIS, TIM DID MAKE THE SWITCH TO D & D IN A POLICY ROLE BUT STILL INVOLVED WITH THE AGENCY AND DAND ON THE ISSUE. -- BPDA ON THE ISSUE. WE'D BE HAPPY TO PROVIDE A DEEPER DIVE LIVE BUT WE [TECHNICAL DIFFICULTIES] THERE'S PROBABLY SCENARIOS IN TRYING TO OPTIMIZE THE PROGRAM AND PROVIDE AS MANY BENEFITS FOR AS MANY PEOPLE AS POSSIBLE.

>> HOPEFULLY WE CAN GET THAT SOON.

>> I'D BE HAPPY WITH A DEVELOPER CHEAT SHEET. THE FOLKS REVIEWING THE PROJECTS AND FRAs AND NUMBER OF ONE BEDROOMS AND IT TAKES HOURS TO FIND THAT INFORMATION. IT'S NOT USER-FRIENDLY FOR FOLKS TRYING TO MONITOR PROJECTS IN THE AREA.

>> WE LOVE THAT AREA.

I THINK IT'S SOMETHING WE'LL TRY TO FIND AN A WAY TO GET RIGHT ON.

THE WATER AND SEWER COMMISSION IS A BODY INDEPENDENT FROM THE CITY BUT MY CONCERN IS WE'RE SEEING A HUGE AMOUNT OF DEVELOPMENT AND ALSO FACING SEA LEVEL RISE AND THOSE IN THE HARBOR HAVE TO BE VULNERABLE. AND I WONDER IF THAT ISSUE IS BEING THOUGHT ABOUT AND CONFIGURED TO HELP THAT ESSENTIAL INFRASTRUCTURE.

>> I DON'T HAVE A PRECISE ANSWER FOR THAT.

I DO THINK WE SHOULD HAVE THEM AND HAVE BEEN WORKING WITH THEM ON PROPERTY WE ACTUALLY OWN IN MEETING WATER AND SEWER INFRASTRUCTURE CLIMATES AND MAKE THEM MORE CLIMATE RESISTANT. IT'S A TOPIC WE SHOULD PROBABLY CONVENE WITH EXPERTS.

>> AND WITH THE EXPANSION IN RELATION TO HARVARD AND THE HARVARD ALLSTON TFRS -- TASK FORCE HAS BEEN STOOD UP AND MANY WERE ON 20 YEARS AND IT'S UNDER POPULATED AND NEEDS INJECTION OF NEW ENERGY AND PEOPLE AND A LOT OF RECOGNITION OF THE GREAT WORK THEY'RE DOING.

IT'S SOMETHING WITH COMMUNITY PARTICIPATION AND PROCESS TO GET GOOD PROJECTS OUT OF THE BOX AND UP AND READY TO GO.

IS THERE ANY PLANS WITHIN THE BPDA TO CULTIVATE SUCH A TASK FORCE AND PUT RESOURCES INTO SUPPORTING AND MENTORING NEW

PEOPLE AND PUTTING RESOURCES INTO BASIC HUMAN NEEDS AND STUFF LIKE THAT?

>> COUNCILLOR, THE SHORT ANSWER IS YES.

AWAY AGREE THE HARVARD -- WE AGREE THE HARVARD TASK FORCE IS LIGHT AT THE MOMENT.

THE TASK FORCE HASN'T HAD MANY TO CONSIDER IN THE LAST COUPLE YEARS SO IT'S BEEN A SLOWER PERIOD NOR GROUP WE JUST -- FOR THE GROUP.

WE JUST ADD AN INTERNAL MEETING ON THIS TO PRESENT TO DIRECTOR GOLDEN AND I THINK THIS IS ONE OF THE MAIN ISSUES I THINK WE WE HAVE TO WORK TO EXPAND MEMBERSHIP ON THE TASK FORCE AND THINK WITH THE ROLE OF THE TASK FORCE TO TALK THROUGH THAT AND I THINK WE VIEW THAT AS A PARTNERSHIP YOU ASKED THE QUESTION EARLIER AND I THINK IT'S ONE THAT'S BEEN TOUCHED ON HOW TO EXPAND.

SHORT ANSWER IS YES AND LONGER ANSWER IS WE CAN'T WAIT TO.

>> AND THE OTHER ISSUE IS I90 REALIGNMENT AND THE WHOLE ISSUE -- I'M OUT OF TIME.

YOU AND I HAVE TALKED ABOUT THIS SINCE THE PLANNING STUDY AND PEOPLE FROM TRANSPORTATION WERE AT THE TABLE IT'S ABSOLUTELY ESSENTIAL IN ALLSTON BRIGHTON. THAT'S ALL, THANK YOU.

>> THANK YOU, COUNCILLOR BREADON.

IF COUNCILLORS FLYNN,

ESSAIBI-GEORGE, OR MEJIA HAVE A QUESTION RAISE YOUR BLUE HANDS SO I KNOW.

OR RAISE YOUR REAL HANDS. GREAT.

I HAVE A COUPLE MORE.

THE MAIN ONE I ALLUDED TO IN MY QUESTIONS AND CAME UP IN THE

LANDMARKS HEARING.

I THINK YOU OR SOMEONE OR MAYBE MICHELLE IN HER OPENING PRESENTATION SAID PRESERVATION WAS FRONT AND CENTER.

WE DON'T HAVE THE KIND OF EXPERTISE IN HISTORIC PRESERVATION NECESSARILY ON STAFF AT THE BPDA AND IN OTHER CITIES THE HISTORIC PRESERVATION PIECE THE EXPERTISE THAT SITS AT LANDMARKS WOULD BE MORE FULLY INTEGRATED INTO OUR PLANNING SITE AND I'M WORRIED SO I'D LOVE TO HEAR WHAT KIND OF CONCRETE RESOURCES YOU FEEL THE TEAM HAS ON THAT FRONT.

>> WITHIN URBAN DESIGN AND THAT DEPARTMENT AND THE PLANNING DIVISION THERE'S A NUMBER OF INDIVIDUALS TRAINED IN HISTORIC PRESERVATION.

A NUMBER IN FACT CAME FROM THE LAND MARKS COMMISSION AND WORK WITH US AND HAVE BEEN THERE A LONG TIME.

IT'S FRONT OF OUR MIND ESPECIALLY WITH A PLAN DOWNTOWN WHICH YOU WERE LOOKING FOR SOME MORE INFO ON AND PRESERVING DOWNTOWN AND FINDING PLACES WE CAN GROW.

ONE THING I CAN SAY IS WHILE WE

HAVE PEOPLE TRAINED IN PRESERVATION AND FAZE -- IT'S FRONT OF OUR MIND WE WORK CLOSELY WITH THE LANDMARK COMMISSION STAFF AND HAVE REGULAR COORDINATION MEETINGS WITH THEM.

THE QUESTION YOU'RE TRYING TO GET AT MAY BE BETTER HANDLED IF WE WERE TO HAVE A CONVERSATION WITH THE ENVIRONMENT DEPARTMENT TOGETHER.

I DON'T NECESSARILY SEE IT AS SOMETHING THAT WE'RE LACKING ESPECIALLY WITH PLAN DOWNTOWN. WE'RE DOING OUR BEST TO ELEVATE THE INVENTORY THERE BECAUSE WE KNOW IT'S OUTDATED AND IT'S A CRITICAL PART OF MOVING FORWARD.

>> YEAH, NO.

I THINK THE CHALLENGES AND THE PLACES AND THE PROCESS WHERE'S THE LANDMARKS COMMISSION FORMALLY COME IN ARE ALL AT THE END.

>> THEY'VE BEEN THERE SINCE THE BEGINNING.

>> AND THE PLAN DOWNTOWN I SEE THAT AND THERE'S A LOT OF OPPORTUNITY THERE AND OUR SYSTEM.

I'D LOVE TO BE PART OF THAT CONVERSATION HOW WE INTEGRATE BETTER ESPECIALLY BECAUSE THERE'S A DIFFERENCE BETWEEN PRESERVATION PLANNING AND THINKING ABOUT HOW YOU PRESERVE THE NATURE OF A NEIGHBORHOOD VERSUS DEALING WITH HEY, THIS BUILDING THAT MIGHT COME DOWN

HAS A PART I THINK WE SHOULD PRESERVE IT.
ONCE YOU ADD THAT IN A PIECEMEAL WAY AND THE SAME WAY YOU WANT TO PLAN FOR AFFORDABILITY AND MOVING IT UPSTREAM.

>> I THINK THE ANSWER IS MORE COLLABORATION SO --

>> AND I'M NOT SURE IF THIS IS YOU OR JOHN BUT I ASKED A QUESTION ABOUT PLAN DOWNTOWN DOES SEEM AT LEAST IN THEORY A MOVE TOWARDS MAYBE HAVING MITIGATION TIED TO BONUSES AND IS BUILT IN WITHOUT NEEDING A VARIANCE TO HANG IT ON.
I DON'T KNOW IF SOMEONE CAN SPEAK TO THAT AND THE PROCESS OF THAT BEING A MODEL ELSEWHERE TO

RATIONALIZE PLANNING IN THE CITY.

>> WE DON'T HAVE INCLUSIONARY ZONING IN THE ZONING CODE. ABSENT THAT THE WAY TO MOVE THESE THINGS FORWARD AND BE ABLE TO GET LINKAGE AND IDP UNITS IS PLANNING BUT WAY ROBUST PROCESS LIKE PLAN DOWNTOWN, COMING UP WITH A FRAMEWORK THAT IS STRICT IN WHAT CAN GO IN THE PLAN DEVELOPMENT AREAS I FEEL WITHIN THE FRAMEWORK WE'RE OKAY BUT CROSSING FINGERS WE CAN MOVE THE IDP PROCESS AND THE ZONING CODE FORWARD TO MOVE AWAY FROM THAT. WE'LL CONTINUE TO WORK WITH YOU.

>> OKAY.
I THINK THOSE ARE ALL OF MINE.

I JUST WANT TO CHECK.
I HAVE A COUPLE PEOPLE IN THE
WAITING ROOM FOR PUBLIC
TESTIMONY POTENTIALLY.
IF SARAH OR TONY, IF YOU'RE HERE
TO TESTIFY IF YOU CAN PUT UP
YOUR BLUE HAND OR SOMETHING IN
THE CHAT TO LET ME KNOW.
SARAH IS.
I'M NOW GOING TO RECOGNIZE SARAH
McCANNANT.
PLEASE IDENTIFY YOURSELF.
YOU'RE RESIDENCE OR WHO YOU
REPRESENT AND SPEAK FOR A COUPLE
MINUTES, THAT'D BE GREAT.

>> THANK YOU, COUNCILLOR BOK I'M
WITH THE HARBOR FRONT
NEIGHBORHOOD ALLIANCE AND MY
REMARKS FOCUS ON THE FUTURE OF
COMMUNITY ENGAGEMENT AND THE
BPDA PUBLIC MEETINGS AND THE NEW
NORMAL.

IN THIS HEARING WE HEARD THAT
THERE WILL BE A ROLLOUT OF SOFT
ENGAGEMENT PLANNING.
THIS MONTH WE ALSO SAW THE BPDA
BOARD MEETING INCLUDED A VIRTUAL
COMPONENT AND ZPA ALSO GOING
VIRTUAL.

JUST WANTED TO RECOGNIZE THE
IMPORTANCE THAT PUBLIC
COMMUNICATION ABOUT THESE
VIRTUAL MEETINGS AND THE
COMMUNICATION OF POLICY AND
PROCEDURAL CHANGES NEED TO BE
MADE WELL IN ADVANCE SO THE
PUBLIC ISN'T CAUGHT OFF GUARD BY
THE RE-ENGAGEMENT OF PUBLIC
MEETINGS AND POSTING OF MEETING
POLICY AND THE ADVENT OF SUMMER
AND GIVEN THE PANDEMIC IS
CHANGING THE WAY WE INTERACT,

VERY INTERESTED UNDERSTANDING HOW VIRTUAL ENGAGEMENT WILL BE INFORMATIVE, EQUITABLE AND SOLICIT FEEDBACK IN A WAY THAT'S MEANINGFUL.

HOW BPDA WILL MEET RESIDENTS WITHOUT DEVICES AND CONNECTIVITY AND TRAINING PEOPLE ON THE DEVICES AND NEW TECHNOLOGIES. LANGUAGE ACCESS AND BROADENING THE AVENUE OF COMMUNICATION TO MAKE PEOPLE MORE AWARE OF OPPORTUNITIES FOR ENGAGEMENT AND FINALLY WHAT RESOURCES THE BPDA IS LOOKING TO PUT TOWARDS A NEW NORMAL PUBLIC ENGAGEMENT PROCESS?

IS THERE IN-HOUSE TALENT RUNNING VIRTUAL PUBLIC ENGAGEMENT WITH THE COMBINATION OF SMALLER MEETINGS IN PERSON?

IS THIS GOING TO BE SOMETHING THAT IN-HOUSE CONSULTANTS AND WE ENCOURAGE IF THERE COULD BE AN ALLEGATION OF FUNDS FOR THIS PROCESS.

WITH THE PUBLIC ENGAGEMENT AND MEETINGS, IT APPEARS THERE COULD BE AN OPPORTUNITY WHERE REPRESENTATION BY NEIGHBORHOOD ASSOCIATIONS AND CIVIC GROUPS IN THAT WORK GROUP WOULD BE BENEFICIAL IN ASSISTING THE FORMATION OF AN ACCESSIBLE AND EQUITABLE MEETING FOR MAT AND WE'D BE HAPPY TO OFFER ASSISTANCE IN THAT ENDEAVOR.

AND QUICKLY, ALSO ENCOURAGED TO HEAR ABOUT A COMMUNITY-DRIVEN PLANNING APPROACH UTILIZING BPDA OWNED REAL ESTATE.

WOULD LIKE TO LEARN MORE ABOUT THE BPDA-OWNED PROPERTY AND THE

PERSON TO INITIATIVE FOR THE
COMMUNITY-DRIVEN PROGRAMS.
THANK YOU VERY MUCH.

>> GREAT, THANK YOU FOR THOSE
COMMENTS.

I THINK THAT'S IT FROM THE
PUBLIC.

I JUST WANT TO THANK THE BPDA
TEAM AGAIN FOR COMING ON AGAIN
TODAY.

ALL THE COUNCILLORS FOR
PARTICIPATING AND ALSO NOTE FOR
THE PUBLIC WATCHING AT HOME AT
6:00 WE'LL HAVE A PUBLIC
TESTIMONY DEDICATED HEARING.
WE'D LOVE TO HAVE YOU JOIN US
AND GIVE TESTIMONY FOR THAT.
THANK YOU SO MUCH.
THANK YOU TO MICHELLE GOLDBERG
AND THE WHOLE TEAM.

>> THANK YOU.

>> AND WITH THAT.
[GAVEL]

>> THE WAYS AND MEANS COMMITTEE
MEETING IS NOW ADJOURNED.

>> THANK YOU ALL.