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GOOD MORNING MY NAME IS MICHELLE  
WU AND CHAIR TOO MUCH CITY  
COUNCIL'S COMMITTEE ON PLANNING,  
DEVELOPMENT AND TRANSPORTATION,  
I AM A JOINED BY MY COLLEAGUES  
IN ORDER OF THEIR ARRIVAL 0 --  
WHO ARRIVED FIRST?

IN ORDER OF THEIR ARRIVAL, STATE  
COUNCILOR ED FLYNN AND CITY  
COUNCILOR MICHAEL FLAHERTY AND  
WE ARE HERE FOR 0 A TALK HEARING  
ON DOCKET NUMBER 0101, THROUGH  
0103 AND 504 THROUGH 0508, THESE  
ARE NOMINATIONS FOR THE BOARD OF  
DIRECTORS OF THE BOSTON  
INDUSTRIAL DEVELOPMENT FINANCE  
AUTHORITY, AS WELL AS FOR THE  
ZONING COMMISSION.

SO THERE ARE LOTS OF GREAT  
CANDIDATE WHO, TO SPEAK WITH AND  
TO ENGAGE WITH THE COUNCILORS, I  
AM GOING TO THE READ OFF THE  
NAMES THAT IN THE ORDER IN WHICH  
WE WILL BE GOING FOR THE FIRST  
CHUNK, AND THEN WE ARE ACTUALLY  
TECHNICALLY THEN -- RECESSING  
AND MOVING TO A SEPARATE HEARING  
AT 11:00 A.M. WHICH WILL BE FOR  
THE STONING BOARD OF APPEAL AND  
AUDIT COMMITTEE, JUST SO YOU  
WANT TO SHOW UP AT 10:00 A.M.  
BEFORE I DO THAT THIS 0 PUBLIC  
HEARING IS BEING RECORDED AND  
BROADCAST LIVE, COMCAST 8, RCN  
1962, AND STREAMING ON THE CITY  
OF BOSTON WEBSITE.

SO PLEASE SILENCE YOUR  
CELLPHONES AND OTHER DEVICES.  
WE WILL ALSO TAKE PUBLIC  
TESTIMONY THROUGHOUT THE HEARING  
FROM THE VERY LARGE CROWD THAT  
IS HERE TO PARTICIPATE.

SO IF ANYONE DOES WISH TO  
TESTIFY, PLEASE MARK THE  
APPROPRIATE BOX ON THE SIGN-IN  
SHEET AND WE WILL TAKE YOU IN  
THE ORDER THAT YOU SIGN UP.

OKAY.

SO FORMALLY THESE MATTERS ARE

SPONSORED BY THEIR AND REFERRED TO THE COMMITTEE ON PLANNING, DEVELOPMENT AND TRANSPORTATION, THE SUBJECT IS CONFIRMATIONS OF THE APPOINTMENTS OR REAPPOINTMENTS TO THE BOARD OF DIRECTORS OF THE BOSTON INDUSTRIAL FINANCE AUTHORITY AND THE BOSTON STONING COMMISSION AND AGAIN HERE ARE THE NAMES IN THE ORDER IN WHICH WE WILL ADDRESS THEM.

DOCTOR NUMBER 0101, REAPPOINTMENT OF KATHERINE KOTTARIDIS TO THE BOARD OF DIRECTORS OF THE BOSTON INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY FOR A TERM ENDING APRIL 1ST, 2023.

DOCKET NUMBER 0102, APPOINTMENTS OF GERARDO ESPINOSA TO THE BOARD OF DIRECTORS OF THE BOSTON INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY, FOR A TERM ENDING APRIL 1ST, 2021.

AND DOCKET NUMBER 0103, APPOINTMENT OF SAMMY NABULSI TO THE BOARD OF DIRECTORS OF THE BOSTON INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY FOR A TERM ENDING APRIL 1ST, 2022.

THIS IS BEFORE US RIGHT NOW AND MOVE THEN TO DOCKET 0504, REAPPOINTMENT OF MICHAEL DIMELLA AS A MEMBER OF THE ZONING COMMISSION FOR A TERM ENDING NOVEMBER 1, 2020, DOCTOR 0505, REAPPOINTMENT OF MICHAEL NICHOLS AS A MEMBER OF THE ZONING COMMISSION FOR A TERM END OKAY, TERM ONLYING ENDING OCTOBER 1, 2021.

>> DOCKET 0506, REAPPOINTMENT OF ANNAISE, FOUREAU AS A MEMBER OF THE ZONING COMMISSION FOR A TERM ENDING THAT HE 1, 2021.

DOCKET 0507, REAPPOINTMENTING OF JILL HATTON AS A MEMBER OF THE ZONING COMMISSION.

WITH MY COLLEAGUES LIKE TO OFFER ANY STATEMENTS BEFORE WE DIVE IN?

OKAY.

GREAT, THEN WE WILL GO STRAIGHT

IN.

AND LET'S SEE.

STARTING WITH -- OKAY.

SO PLEASE, TO GIVE AN OVERVIEW  
OF THE -- ANYTHING RELEVANT THAT  
THE COUNCILORS NEED TO KNOW.

>> SURE.

GOOD MORNING TO YOU, PRESIDENT  
WU, COUNCILORS FLAHERTY AND  
FLYNN, I AM SENIOR FINANCE  
MANAGER AT THE BPDA AND ALSO THE  
EXECUTIVE DIRECTOR OF THE BOSTON  
INDUSTRIAL FINANCING AUTHORITY,  
BI DFA THANK YOU VERY MUCH FOR  
THE OPPORTUNITY TO APPEAR BEFORE  
YOUR COMMITTEE.

BEFORE I INTRODUCE THE NOMINEES,  
I WOULD LIKE TO JUST TELL YOU A  
LITTLE BIT ABOUT THEIR HISTORY.  
TO PROMOTE ECONOMIC GROWTH IN  
CITY OF BOSTON BY SERVING AS  
CONDUIT ISSUER OF BONDS, THE  
FINANCE, THE CAPITAL NEEDS FOR  
CITY BUSINESSES AND  
INSTITUTIONS.

THE AUTHORITY IS STAFFED BY MY  
OFFICE THROUGH THE BPDA.

THE FINANCING AVAILABLE INCLUDES  
TAX-EXEMPT BONDS FOR NONPROFITS  
AND QUALIFIED MANUFACTURERS.

AMEND BY UTILIZING BID FOR  
QUALIFIED BORROWERS CAN GET  
TAX-EXEMPT DEBT AND RESULTS IN  
SIGNIFICANT SAVINGS OVER  
STANDARD COMMERCIAL DEBT.

AND TO CLARIFY THE TACTICS THAT  
ARE EXEMPT IN THIS CONCEPT THE  
PURCHASER OF THE BOND DOESN'T  
PAY TAXINGS ON THE BOND REVENUE.  
THAT IS PASSED BACK TO A LOWER  
INTEREST RATE REFLECTIVE OF THAT  
SAVINGS TO THE -- ON THE ISSUER  
WHO IS THE BORROWER, AND IN MORE  
SIMPLE TERMS.

AND WHILE IT ALLOW CASH FLOW  
HAPPEN IS REALLY THE DIFFERENCE.  
I MEAN, IF IT WASN'T IN PLACE,  
IT WOULD REQUIRE GOING OUT AND  
RAISING MORE EQUITY, OR IT  
WOULD, YOU KNOW, SOMEHOW SHOW  
MORE REVENUES OR SUBORDINATED  
DEBT OR WHATEVER IT MAY BE TO  
GIVE A COMFORT FACTOR TO THAT  
LENDER THAT THE CASH FLOW IS

SUFFICIENT.

I MEAN, THERE ARE A, IT FACILITATED A NUMBER OF PROJECTS OVER THE YEARS AND COUPLED BY THE POINT, THE CREDITOR, THE BORROWER, IN THE CITY OF BOSTON -- TO PAY THESE BONDS, AND THE AUTHORITY TO MAKE THESE BOARD APPOINTMENTS UNDER CHAPTER 43, SECTION THREE OF MASS GENERAL LAW, AND ONE OTHER THING.

THIS IS FEDERAL TAXES.

THIS IS NOT A WAY ON PROPERTY TAXES OR ANY TAXES TO THE CITY OF BOSTON. THIS IS ON FEDERAL INCOME TAXES.

AND JUST TO GIVE YOU SOME NUMBERS.

SINCE ITS INCEPTION IN 1972, BID FOR SERVICE CON DOUBT ISSUER FOR \$572 MILLION IN BONDS AND WE ESTIMATE THAT CREATED OR RETAINED OVER 20,300 JOBS IN THE CITY OF BOSTON.

GENERATED .. JUST TO FINISH TO MENTION OUR MOST RECENT BOND WE PARTICIPATED IN WAS FOR THE NEW PIPEFITTERS UNION TRAINING BUILDING FUND, IT WAS A \$25 MILLION BOND, TO REDO THEIR BUILDING OVER IN DORCHESTER ON ENTERPRISE STREET AND THEIR MEMBERSHIP, I HAD SOME STATISTICS GOING BACK TO 2010 TO 2016 WHEN WE WERE WORKING ON IT, I MEAN, THEIR MEMBERSHIP, THEY HAVE GOT OPEN 1,000 PEOPLE OVER THAT TERM AND CONTINUES TO GROW, AND SPECIFICALLY IN IS FOR THE TRAINING LOCATION.

SO THIS CAN HAVE A REAL IMPACT ON JOB CREATION IN THE CITY, AND PEOPLE BEING DRAWN IN AS JOURNEYMEN.

AND THAT IS WHAT THIS DOES.

THAT'S WHAT BID FA DOES.

>> I WOULD LIKE TO INTRODUCE --

>> BEFORE WE GO THROUGH THE SPECIFIC NOMINEES, I WANT TO RECOGNIZE THAT COUNCILOR O'MALLEY HAS JOINED US.

>> OH, I APOLOGIZE.

>> OH, NO.

AND I HAD ONE CLARIFYING

QUESTION, I DIDN'T KNOW IF ANY OF MY COLLEAGUES HAD ANY CLARIFYING QUESTIONS, ON THE AUTHORITY ITSELF OR ANY OF THE CRITERIA, BUT THE STATUTE OR THE -- ANY INTERNAL POLICIES REQUIRE ANY SPECIFIC TYPE OF QUALIFICATIONS OR BACKGROUND FOR THE NOMINEES.

>> WELL, THERE ARE THREE CATEGORIES THAT THE RULES UNDER CHAPTER 40 D 1 REPRESENTED WHICH IS FINANCE, LEGAL AND GOVERNMENT.

AND SO THAT IS I CAN'T -- WE ARE VERY AWARE OF THAT IN PUTTING TOGETHER THE MAKE-UP OF THE BOARD.

>> OKAY.

AND CAN YOU REMIND ME, HOW MANY SEATS IN EACH OR EACH PERSON JUST HAS TO BE ONE OF THOSE THREE OR HOW DOES THAT --

>> NO, THEY ARE NOT SPECIFIED CHAIRS, EACH CHAIR -- THIS THE BYLAWS, IT IS JUST THAT THERE BE REPRESENTATION OF SOMETHING WITH THOSE UNDERSTANDINGS. YOU KNOW, BROADLY STATED, WHEN WE HAVE PEOPLE, LEGAL EXPERTISE, PEOPLE UNDERSTAND FINANCING AND PEOPLE UNDERSTAND DEVELOPMENT, AND, YOU KNOW, ALL OF THOSE INPUTS INTO THE PROCESS AND WE HAVE VERY STRONG GROUP OF PEOPLE IN ALL OF THOSE CATEGORIES HERE TODAY.

>> OKAY.

THANK YOU. DO MY COLLEAGUES HAVE ANY QUESTIONS FOR BILL, JUST GENERALLY ABOUT THIS BEFORE WE GET INTO THE NOMINEES?

OKAY.

GREAT.

THANK YOU.

FOR IF YOU COULD INTRODUCE THE NOMINEES FIRST I WOULD LIKE TO INTRODUCE JOANNA ESPINOSA THE GERARDO ESPINOSA, PROMOTES HUMAN AND ECONOMIC DEVELOPMENT, AND SPECIFICALLY, I CAN SAY ON THE OTHER PROGRAM I MANAGE, THE BOSTON LOCAL DEVELOPMENT CORPORATION SMALL BUSINESS FUND, THEY HAVE DONE SO MUCH WORK WITH

ORGANIZATIONS IN HELPING TO FACILITATE SMALL BUSINESS LOANS TO WOMEN, MINORITY, AND CITY BUSINESSES, THAT THEY GIVE A REAL STEP UP, BUT I WILL LET YOU, I WILL LET GERARDO TELL YOU MORE ABOUT THIS.

>> THANK YOU FOR CONSIDERING THIS APPOINTMENT.

MY NAME GERARDO ESPINOSA -- LOCAL ENTERPRISE ASSISTANCE FUND.

GHOARMLY GO BY -- THE COMMUNITY DEVELOPMENT INSTITUTIONS CERTIFIED BY THE U.S. TREASURY AS FINANCIAL INSTITUTION AND FUNDING COMES FROM THE U.S. TREASURY FROM FOUNDATIONS, FROM FAITH ORGANIZATIONS AND TOO WE USE THESE FUNDS TO MAKE LOANS AND LOANS THAT HAVE SOME TYPE OF SPECIFIC TYPE OF SOCIAL IMPACT. I THINK THAT PARTICULARLY THE RELEVANT TO THE CONVERSATION TODAY IS TO MENTION THAT THIS PROVIDES TWO TYPES OF PROGRAMS IN BOSTON, MASS, ONE IS TECHNICAL ASSISTANCE TO SMALL BUSINESSES, AND THE OTHER ONE IS LENDING TO A SMALL BUSINESS BUT PARTICULARLY WITH A FOCUS ON WOMEN OWNED OR MINORITY OWNED BUSINESSES, THAT IS ONE PART OF OUR ACTIVITY, AND THAT IS PRETTY MUCH WHERE WE INTERSECT WITH THE ACTIVITIES.

AND THE OTHER ELEMENT OF OUR ACTIVITIES MORE RECENTLY, THE ORGANIZATION WAS SELECTED TO BE THE LEAD ADMINISTRATOR OF STATE INITIATIVE CALLED THE MASSACHUSETTS -- PROGRAM, A INITIATIVE IN THE STATE OF MASSACHUSETTS, SO THAT PROGRAM WILL PROVIDE FINANCING TO GROCERY STORES, FARMERS MARKET AND ALL OF THE OTHER ESTABLISHMENTS TO FACILITATE THE ACCESS OF FOOD, PARTICULARLY IN LOWER INCOME NEIGHBORHOODS, AND SO THESE ARE SOME OF THE ACTIVITIES OF LEAF, AND BEFORE LEAF MY PERSONAL BACKGROUND WOULD BE IN FINANCE, BOTH IN

BANKING, AS WELL AS IN BANKING  
MANAGEMENT.

AND I WILL STOP THERE, BECAUSE I  
THINK THIS IS JUST A BRIEF BIO.

>>

>> WE WILL GO TO QUESTIONS.

I THINK IT MIGHT BE BETTER TO GO  
ONE BY ONE SO WE CAN GET AS MUCH  
DEPTH AT FOLKS WISH.

ANY QUESTIONS FOR MR. ESPINOSA?

>> I REVIEWED YOUR RESUME AND I  
THINK YOU HAVE EXCELLENT WORK  
EXPERIENCE AND I AM GLAD YOU  
HAVE DEDICATED AND COMMITTED TO  
HELPING MINORITY COMPANIES,  
MINORITY OWNED COMPANIES, WOMEN  
OWNED COMPANIES.

S JUST WANT TO SAY THANK YOU FOR  
YOUR WORK FOR SO MANY YEARS ON  
THIS IMPORTANT ISSUE.

I DON'T HAVE ANY QUESTIONS.

I JUST WANTED TO THANK YOU.

>> THANK YOU.

COUNCILOR FLAHERTY.

>> OIL CONCUR.

THERE IS OVER 40 YEARS OF  
ANALYTICAL INVESTMENT,  
MANAGEMENT AND ASSET MANAGEMENT  
EXPERIENCE, ALONG WITH YOUR  
EDUCATION AND CREDENTIALS,  
COUPLED WITH TREMENDOUS  
NONPROFIT EXPERIENCE I THINK IT  
MAKES YOU A PERFECT FIT FOR THIS  
SO I AM HAPPY TO SUPPORT YOUR  
CANDIDACY AND JUST QUICKLY, THE  
BILL THAT THEY ARE BUILDING IS  
ACTUALLY BEAUTIFUL, THE FIRST OF  
ITS KIND, FIRST CLASS TRAINING  
FACILITY.

I HAD A KHAN TO GET OVER THERE  
WITH COUNCILOR FLYNN OVER THERE  
RECENTLY FOR AN OPENING AND TOUR  
AND IT MAKES YOU WANT TO BE A  
PIPE FITTER.

SO, INSTEAD OF A POLITICIAN BUT  
I KNOW IT IS A GREAT ASSET FOR  
OUR CITY AND TO YOUR POINT IT IS  
GOING TO TURN A LOT OF FOLKS ON  
TO THAT TRADE AND ALSO GOING TO  
BE ENVY OF THE OTHER TRADES  
WHICH IS GOING TO FORCE THEM TO  
STEP UP THEIR GAME AS WELL AND  
HOPEFULLY WE WILL HAVE --

>> I HOPE THEY DO THAT AND I CAN

GET BOND.

>> THAT WOULD BE GREAT.

>> AND WE ALSO DID THE  
CARPENTERS UNION TRAINING --

>> THAT IS GREAT.

THANK YOU FOR THE WORK YOU DO,  
BILL, ON BEHALF OF BID FA AND  
REACHING OUT TO THE BUILDING  
TRADES AND PROVIDING AS MUCH  
OPPORTUNITY AS THE SKYLINE  
CONTINUES TO GROW AND THE  
ECONOMIC OPPORTUNITY CONTINUES  
TO COME TO OUR CITY.

IT IS IMPORTANT FOR US TO MAKE  
SURE THAT OUR RESIDENTS AND OUR  
CITIZENS ARE PREPARED TO TAP  
INTO THAT OPEN THE OPPORTUNITY  
THAT IS OUT THERE.

SO I APPRECIATE YOUR EFFORTS.

>> THANK YOU.

>> COUNCILOR O'MALLEY?

>> THANK YOU, MADAM CHAIR.

THANK YOU, LADIES AND GENTLEMEN.  
FOR YOUR DEDICATION TO PUBLIC  
SERVICE AND ALL RESUMES ARE VERY  
IMPRESSIVE AND I CONTINUE TO  
WORK WITH YOU AND NEW FOLKS.

I HAVE NO QUESTIONS AT THIS TIME  
OTHER THAN I AM REALLY IMPRESSED  
WITH THE DEPTH OF EXPERIENCE YOU  
ALL BRING TO THE TABLE.

THANK YOU, MADAM CHAIR.

>> THANK YOU, COUNCILOR OL'  
MALI.

>> HOW WOULD YOU INTERPRET THE  
MISSION OF BID FA.

>> IT IS TO BID AT THAT IS TO  
IMPROVE THE BI DFA IS TO IMPROVE  
THE -- OF BOSTON AND THE TUB OF  
ACTIVITIES THAT HELP THE  
COMMUNITY.

IT COULD BE DEVELOP, IT COULD BE  
REAL ESTATE, IT COULD BE  
PROGRESS HE MENTIONED IN THE  
INITIATIVES.

I THINK WE INTERSECT IN SOME OF  
THOSE, AND SO WE WOULD BE HAPPY  
TO CONTINUE TO CONTRIBUTE TO THE  
IN ADDITION OF THIS  
ORGANIZATION.

>> COULD YOU, AND I AM GOING ASK  
THIS OF ALL OF THE NOMINEES, SO  
-- COULD YOU DESCRIBE ONE THING  
THAT -- WHAT AREA OR SPECIFIC



ACCOMPLISHMENT, BASICALLY ONE THING THAT HAS BEEN GOING REALLY WELL FOR BID FA AND MAYBE SOMETHING THAT THE AUTHORITY IS NOT DOING NOW YOU WOULD LIKE TO MOVE INTO DOING?

>> YES.

THE AREA OF BID FA ACTIVITIES IS WHAT WE DO WITH THE SMALL BUSINESSES.

AND I SHOULD ADD AS WELL, THAT WE PROVIDE TECHNICAL ASSISTANCE FOR SMALL BUSINESS THROUGH THE MAIN STREET PROGRAM OF THE CITY OF BOSTON, AND IN THAT CAPACITY, WE HAVE IDENTIFIED BUSINESSES THAT HAVE THE NEED FOR TRAINING ASSISTANCE AND THOSE ARE AREAS WHERE WE HAVE COLLABORATED VERY WELL AND I THINK SOME AREA WHERE WE HAVE A LOT OF EXPERTISE AND THE AGENCY IS DOING VERY WELL.

>> GREAT.

>> THE AREA WHERE I THINK -- WHERE I THINK THE ORGANIZATION WOULD LIKE TO SEE MORE IS THE IS IN THE ISSUANCE OF BONDS, WHICH MORE RECENTLY I THINK HAS BEEN MORE IN THE HANDS OF THE MASS DEVELOPMENT AUTHORITY, BUT TO THE EXTENT THAT THEY CAN DEVELOP MORE IN THAT FIELD, I THINK IT WILL HELP THE ORGANIZATION AND THE RESOURCES OF THE ORGANIZATION.

>> GREAT.

THANK YOU.

AND FINALLY, HOW DO YOU SEE THE ROLE OF BID FA IN TERMS OF COMMUNITY ENGAGEMENT AND WHAT WOULD YOU BRING TO THE TABLE?

>> MY IMPRESSION IS THAT BID FA REACHES OUT TO DIFFERENT PLAYERS THAT ARE INVOLVED IN THIS ASPECT OF COMMUNITY DEVELOPMENT, AND I THINK THAT THIS IS HOW WE INITIALLY LINK WITH THEM, AND I THINK BOSTON IS BLESSED TO HAVE A NUMBER OF ORGANIZATIONS THAT CARE ABOUT THIS ASPECT OF COMMUNITY DEVELOPMENT, AND MY IMPRESSION IS THAT HE IS EXPERIENCED AND HIS ATTITUDE HELPS VERY MUCH TO REACH OUT TO

VARIOUS PLAYERS IN DIFFERENT  
AREAS.

>> OKAY.

THANK YOU.

AND I WANT TO RECOGNIZE  
COUNCILOR JOSH ZAKIM HAS JOINED  
US AS WELL, JOSH ZAKIM FOR THIS  
BID FA WE ARE GOING NOMINEE BY  
NOMINEE.

IT LOOKS LIKE IT MAY NOT BE  
POSSIBLE GIVEN THE NUMBER FOR  
THE OTHERS BUT DO YOU HAVE ANY  
QUESTIONS SPECIFICALLY FOR  
GERARDO?

>> NOT RIGHT NOW.

>> THANK YOU.

>> I WANT TO THANK YOU FOR YOUR  
SPANISH.

>> I LIKE THAT MY NAME IS WELL  
PRONOUNCED, THANK YOU.

>> THANK YOU.

THANK YOU, BILL, FEEL FREE TO  
PROCEED.

>> NEXT I WOULD LIKE TO  
INTRODUCE SAMMY NABULSI.  
SAMMY USED TO BE WITH THE CITY  
OF BOSTON AS IN-HOUSE COUNSEL,  
BUT HE MOST RECENTLY IS AT ROSE  
SHINITZ AND ROSE LAW FIRM, HE  
REPRESENTS VARIOUS UNIVERSITIES,  
MUNICIPALITIES AND EMPLOYERS IN  
LITIGATION AND ADMINISTRATIVE  
APPEALS AND JUST BEFORE I PASS  
IT OVER TO HIM, WE HAVE HAD A  
COUPLE OF CONVERSATIONS IN WE  
ARE JUST GETTING TO KNOW EACH  
OTHER.

HIS EXPERIENCE WITH THE  
UNIVERSITIES IS GOING TO BRING  
AN ENORMOUS VOICE TO THE BI DFA  
BOARD, ESPECIALLY IN SOME OF THE  
NEWER INITIATIVES WE ARE TRYING  
TO MOVE TO IN THE ENERGY SPACE,  
AND REMEDIATION SPACE SPARSE THE  
RISING ISSUES, RISING WATER  
LEVELS.

WE ARE LOOKING AT DEVELOPING NEW  
PRODUCTS TO HELP SUPPORT THE  
ISSUES THERE.

AND I THINK HE BRINGS JUST FROM  
OUR CONVERSATIONS HE IS GOING TO  
BRING A LOT TO THE TABLE IN THAT  
WORLD.

>>

>> THANK YOU, BILL.

THANK YOU, COUNCILOR FLAHERTY,  
COUNCILOR FLYNN, COUNCILOR  
O'MALLEY AND COUNCILOR ZAKIM, IT  
IS TRULY AN HONOR AND PLEASURE  
TO BE HERE THIS MORNING.

MY NAME IS SAMUEL NABULSI, A  
RESIDENT OF ROXBURY, HERE IN  
BOSTON.

AS BILL SAID, I AM CURRENTLY AN  
ATTORNEY WITH THE LAW FIRM OF  
ROSE, SHINITZ AND ROSE, I AM AN  
ATTORNEY THERE AND REPRESENT  
MUNICIPALITIES, COLLEGES,  
UNIVERSITIES AND OTHER ENTITIES  
IN VARIOUS TYPES OF LITIGATION,  
ALSO DO FAIR AMOUNT OF  
CONVECTIONAL WORK, MORE  
IMPORTANTLY AND WHY I AM WHERE I  
AM TODAY IS FROM MY EXPERIENCE  
HERE WITH THE CITY OF BOSTON,  
MORE RECENTLY I WAS AN ATTORNEY  
IN THE STATE OF BOSTON LAW  
DEPARTMENT FOR A LITTLE OVER I  
THINK THREE YEARS, I SERVED AS  
THE PRIMARY LEGAL COUNSEL TO THE  
OFFICE OF ENVIRONMENT, ENERGY  
AND OPEN SPACE, OFFICE OF  
WOMEN'S ADVANCEMENT, OFFICE FOR  
IMMIGRANT ADVANCEMENT,  
SECTIONAL, COMMUNITY  
PRESERVATION COMMITTEE, AND A  
FEW OTHERS, AND IN THAT ROLE I  
ALSO REPRESENTED AND COUNSELED  
OVER A DOZEN WORDS AND  
COMMISSIONS OF THE CITY OF  
BOSTON.

I THINK THE TOUGHEST PART ABOUT  
LEAVING THAT POSITION IS LIKE  
YOU ALL HERE, AND THE OTHER  
MEMBERS ON THIS PANEL, PUBLIC  
SERVICE IS IN MY BLOOD, AND SO  
IF -- I CAN REALLY BEGIN WITH  
WHY I AM HERE TODAY, I THINK  
FIRST AND FOREMOST, I WANT TO  
FIND WAYS TO CONTINUE TO GIVE  
BACK TO MY COMMUNITY HERE IN  
BOSTON, THROUGH VARIOUS WAYS AND  
I THINK JUST BEING A PART OF A  
BOARD COMMISSION IS AN EXCELLENT  
OPPORTUNITY TO DO SO.

IN ADDITION TO SERVING AS  
ATTORNEY WITH THE LAW FIRM OF  
ROSE, SHNITZ ROSE AND ADJUTANT

PROFESSOR AT THE LAW SCHOOL AND  
VERY MUCH LOOKING FORWARD TO  
WORKING WITH THIS TEAM AND  
WORKING WITH ALL OF YOU TO  
PROMOTE ECONOMIC DEVELOPMENT IN  
BOSTON THROUGH THE BI DFA.  
THANK YOU.

>> THANK YOU, SAMMY.  
COUNCILOR FLYNN?

>> THANK YOU, MADAM CHAIR.

>> -- ASSISTANT CORPORATION SO I  
CAN ATTEST WE HAVE WORKED  
TOGETHER AND WORKED WITH THIS  
COUNSEL AND VERY WELL VERSED IN  
MANY DIFFERENT ASPECTS OF  
MUNICIPAL GOVERNMENT,  
PARTICULARLY AS IT PERTAINS TO  
FINANCE, PROCUREMENT, LICENSING,  
SERVICE CONTRACTS, AND GRANTS,  
SO RESUME IS VERY IMPRESSIVE  
WITH SOME INTERN STINTS AT THE  
U.S. DISTRICT COURT AS WELL AND  
AFFILIATED WITH SOME VERY  
REPUTABLE LAW FIRMS IN BOSTON AS  
WELL AS ACADEMIC INSTITUTIONS,  
SO FOR HIS GREAT WORK IN PUBLIC  
SERVICE IN THE PRIVATE SECTOR I  
FULLY ENDORSE SAMMY'S  
APPOINTMENT TO THIS POSITION.

>> THANK YOU, COUNCIL FLOOR  
FLAHERTY, COUNCILOR ZAKIM, ANY  
QUESTIONS FOR MR. NABULSI?

>> I DON'T KNOW IF -- HOW WOULD  
YOU INTERPRET THE MISSION OF BI  
DFA?

>> SURE.

NUMBER ONE I WOULD SAY I THINK  
SIMPLY IT IS THE MISSION OF BID  
FA IS TO PROMOTE ECONOMIC  
DEVELOPMENT.

THE TYPES OF THIS IS OBVIOUSLY  
CREATED FOR A SPECIAL PURPOSE,  
THE TYPES OF FINANCING THAT IT  
OFFERS ARE FOR ENTITIES AND  
PROJECTS THAT ORDINARILY WOULD  
NOT RECEIVE ORDINARY FINANCING,  
SO NUMBER ONE I THINK IT IS  
ECONOMIC DEVELOPMENT BUT I THINK  
IT ALSO COMES WITH A COMPONENT  
WHICH IS EQUITY.

THE, AGAIN, IT IS PAID TO  
PROMOTE MANUFACTURING JOBS, IT  
IS MADE TO PROMOTE NONPROFIT, IN  
THE CITY OF BOSTON AND I THINK

IN ADDITION TO JUST ECONOMIC DEVELOPMENT, IT CREATES AN EQUITABLE MISSION WHICH IS TO PROMOTE KIND OF THESE EDUCATIONAL, CHARITABLE MISSIONS IN ADDITION TO CORPORATE, CORPORATE MISSIONS IN THE CITY OF BOSTON.

>> GREAT.

AND SO ALONG THOSE LINES, WHAT IS BID FA DOING REALLY WELL RIGHT NOW ANDREA CAMPBELL ANYTHING BI DFA IS NOT DOING RIGHT NOW THAT YOU WOULD LIKE TO SEE THE AUTHORITY MOVE INTO?

>> SURE.

I THINK WHAT BID FA IS DOING WELL, I THINK BILL HIT IT RIGHT ON THE HEAD, IS SINCE ITS CREATION, IT HAS CREATED AND SUSTAINED OVER 20,000 JOBS IN THE CITY OF BOSTON.

I THINK THAT IS REALLY IMPORTANT MISSION, THAT IS GREAT.

I THINK THERE ARE TWO ISSUES THAT BID FA THAT I LOOK FORWARD TO WORKING WITH EVERYONE HERE ON.

AS WE MOVE FORWARD, YOU KNOW, NUMBER ONE, WHILE BID FA HAS BILL AND BILL IS WONDERFUL HE IS.

JUGGLING VARIOUS THINGS I THINK THE BOARD CAN DO MORE TO MAKE SURE PEOPLE KNOW ABOUT BID FA, I THINK THE WITH WEBSITE IS GREAT AND BILL DOES A GREAT JOB OF MEETING WITH NONPROFITS AND BANKS AROUND THE CITY OF BOSTON, BUT WHAT CAN OTHER MEMBERS OF THIS BOARD DO TO MAKE SURE THAT NONPROFIT ORGANIZATIONS, OTHER ENTITIES I, EITHER THINK ABOUT COMING TO BOSTON OR ALREADY IN BOSTON, DO THEY KNOW ABOUT BID FA AND KNOW ABOUT THE FINANCING OPPORTUNITIES THAT ARE PROVIDED BY BID FA AND I THINK WE CAN DO MORE IN THE SPACE OF JUST LETTING PEOPLE KNOW THAT IT EXISTS. AND THEN NUMBER 2, I DO THINK THAT BID FA WAS CREATED TO SERVE A 20TH CENTURY IN ADDITION.

CAN WE BRING THAT UNIQUE FINANCING INTO 21ST CENTURY PROBLEMS, RIGHT?

SO AS BILL SAID, AND I SHARED THIS WITH HIM AND I WORKED ON A LOT OF THESE AND I AM SURE THE CITY, CAN WE USE THIS AS AN OPPORTUNITY TO WORK ON PROJECTS RELATED TO ENERGY AND ENERGY RETROFITS?

CAN WE USE THIS TO WORK ON PROJECTS RELATED TO RESILIENCY? THESE ARE THINGS THAT ARE DIFFICULT TO FINANCE, AND I THINK WITH THESE CHEAPER FORMS OF FINANCING WE MIGHT BE ABLE TO FIND VERY INNOVATIVE PATHWAYS TO PRO NOTE NECESSARY RETROFITS WE NEED IN THE CITY OF BOSTON AND THE NECESSARY WATERFRONT DEVELOPMENT OR CHANGES TO PROMOTE A RESILIENT BOSTON AS WE MOVE FORWARD INTO THE FUTURE.

>> AND HOW WILL YOU FACILITATE COMMUNITY ENGAGEMENT AS A BOARD MEMBER?

>> SURE.

I THINK THERE ARE SEVERAL WAYS. NUMBER ONE, I THINK AS A BOARD, WE ARE A BOARD OF DIRECTORS, I DON'T THINK IT IS ENOUGH TO JUST ATTEND THE MEETINGS THAT ARE NOTICED AND TO BE THERE AND PARTICIPATE, I THINK WE ALWAYS SHARE A DUTY TO THE ORGANIZATION AND THAT COMES WITH CONSTANTLY THINKING ABOUT AND PROMOTING IT, AND SO I THINK BETWEEN MEETINGS THERE ARE A LOT OF THINGS THE BOARD CAN DO IN REACHING OUT TO OUR NETWORK SO I THINK WE ALL COME FROM VERY DIVERSE BACKGROUNDS, WE ALL KNOW PLAYERS IN THE NONPROFIT WORLD, MAKING SURE WE ARE ON OUR OWN NETWORKS, BUT ALSO LEVERAGE ALL OF THE SERVICES AND OPPORTUNITIES HERE WITH THE CITY OF BOSTON. YOU KNOW, I HAVE HAD PLEASURE OF WORKING WITH THE OFFICE OF ECONOMIC DEVELOPMENT, CHIEF BARROWS AND ALSO THE OFFICE OF NEIGHBORHOOD SERVICES, WITH CHIEF SMITH, AND I THINK THERE

ARE A LOT OF AVENUES THERE WHERE WE CAN WORK WITH THEM TO MAKE SURE THAT THEY ARE HELPING US GET THE WORD OUT ABOUT WHAT BID AT THAT IS AND WHAT BID FA DOES AND WHAT THEY CAN DO FOR VARIOUS MEMBERS AND ENTITIES IN THE COMMUNITY.

LAST BUT CERTAINLY NOT LEAST, I WOULD LIKE TO INTRODUCE KATHERINE KOTTARIDIS.

THIS IS CATHY IS UP FOR REAPPOINTMENTS, REAPPOINTMENT, SHE HAS BEEN ON THE BOARD FOR A NUMBER OF YEARS.

AFTER RUNNING THE MAIN STREET PROGRAM AND SERVING AS ECONOMIC DIRECTOR AT THEN THE BRA, BEFORE WE WERE BPDA, CATHY MOVED ON TO HER POSITION SHE HOLDS NOW AS THE EXECUTIVE DIRECTOR OF HISTORIC BOSTON.

WE REHABILITATE ENDANGERED HISTORIC BUILDINGS THAT THE MARKET HAS OVERLOOKED AND -- I WILL ASK KATHERINE KOTTARIDIS TO TELL YOU A LITTLE MORE.

>> THANK YOU, BILL, GOOD MORNING, COUNCILORS, BUT THANK YOU, CHAIRMAN WU FOR, CHAIRPERSON WU, PARDON ME FOR CONVENING US AND HEARING OR CONVENING THIS HEARING ALL ABOUT THE BOSTON INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY.

FIRST OF ALL, I WANT TO APOLOGIZE FOR BEING LATE. THAT WAS NOT MY INTENTION TODAY BUT WE DO HAVE AN EVENT TOMORROW AT HISTORIC BOSTON THAT IS A LITTLE DISTRACTING AT THE MOMENT, SO I INVITE YOU ALL TO BE AT ROXBURY AT 50 CEDAR STREET, THE ST. JAMES ORTHODOX AFRICAN CHURCH AT 11:30, IF YOU.

THANK YOU.

IT IS A PLEASURE TO BE HERE.

IT IS ALWAYS A PLEASURE TO TALK ABOUT THE CITY'S ACTUAL TOOLS FOR FINANCING AND FOR ME, HAVING WORKED BOTH DIRECTLY AS A MANAGER OF THE PROGRAMS AT THE BPDA, AS WELL AS THROUGH THE MAIN STREET PROGRAM OVER THE

YEARS, I HAVE LEARNED A LOT ABOUT THE INTERSECTION OF SMALL BUSINESS, REAL ESTATE DEVELOPMENT, NONPROFIT, HEALTH AND DEVELOPMENT AND THE VARIOUS TOOLS FOR FINANCING PIECES OF THEIR STRENGTH, AND I REALLY FIND THAT IT IS IMPORTANT FOR US ALL TO UNDERSTAND THAT BIDFA IS -- I AM PROBABLY -- COUNCILOR WU I AM JUMPING RIGHT TO YOUR QUESTION.

>> PLEASE. THAT IS GREAT.

>> BECAUSE IN A WAY, BILL HAS TALKED ABOUT MY INTERESTING CAREER AND IN MY CAPACITY AS EXECUTIVE DIRECTOR OF A NONPROFIT PARTICIPATE IN HELPING HISTORIC BUILDINGS AND TRYING TO ATTRACT BUSINESSES AND NONPROFITS TO THOSE, I HAVE FREQUENT CONVERSATIONS WITH BILL ABOUT WHETHER OR NOT BIDFA'S TAX TAX-EXEMPT BONDS OR SOME OF THE OTHER INSTRUMENTS ARE ACTUALLY USEFUL TO THOSE KIND OF PROPERTIES WHICH YOU KNOW ARE LOCATED THROUGHOUT THE CITY OF BOSTON.

AND NEED ATTENTION, BECAUSE THEY AREN'T THE EASY ONES TO UNDERTAKE.

YES, THEY CAN PLAY A VERY IMPORTANT ROLE.

SO I THINK THE ROLE THAT INSTRUMENTS LIKE TAX-EXEMPT BONDS CAN PLAY IN ADDRESSING THE CHARACTER OF OUR NEIGHBORHOODS, FOR SURE, BUT ALSO THE REPOSITIONING OF WELL, HISTORIC BUILDINGS A AND MAYBE OTHER TYPES OF STRUCTURES FOR REUSE AND BROADER ECONOMIC HEALTH, INCLUDING THINGS LIKE NATURALLY JOBS, BUT ALSO INVESTMENT AND CONFIDENCE IS REALLY, REALLY IMPORTANT, SO TAX-EXEMPT BONDS PLAY THAT ROLE.

THEY PROVIDE A COST-EFFECTIVE WAY FOR PROPERTY OWNERS, BUSINESS OWNERS, DEVELOPMENTS, DEVELOPERS TO UNDERTAKE THOSE ACTIVITIES IN A WAY THAT .. HELPS THEM BOTH SURVIVE BUT ALSO



THRIVE.

AND I THINK FOR US TOO WE OFTEN TALK ABOUT SMALL BUSINESS, BUT IT IS A TOUGH GAME IN SMALL BUSINESS.

IT TAKES A LOT FOR ENTERPRISES TO SUCCEED, AND IT IS IMPORTANT FOR US TO BE ABLE TO HAVE TOOLS IN CITY HALL TO STEP UP AND SUPPORT SMALL ENTERPRISES AND I AM TALKING BUSINESSES WITH 200 JOBS OR LESS.

NOT JUST -- MOM AND POPS DON'T REALLY PLAY HERE, WE ARE REALLY TALKING ABOUT THAT GROUP OF BUSINESSES.

THAT PROVIDE REALLY GOOD OFTEN MANUFACTURING OR PROCESSING JOBS.

OR NONPROFIT ORGANIZATIONS THAT COME TOGETHER IN A VERY IMPORTANT SECTOR IN THE CITY. SO I THINK THAT THESE ARE REALLY IMPORTANT INSTRUMENTS FOR US TO HAVE IN OUR ECONOMIC DEVELOPMENT TOLL BAG, IF I WERE TO TELL YOU WHAT I THINK WE COULD BE DOING BETTER I WOULD ECHO MY FUTURE COLLEAGUES, I HOPE, SENTIMENT THAT WE COULD BE MORE STRATEGIC IN THINKING ABOUT WHAT IS COMING AND WHAT WE NEED TO BE FOSTERING AND SUPPORTING.

BUT I ALSO THINK THAT THE BPDA COULD ALSO BE REDIRECTING OR TRAINING PROJECT MANAGERS TO KNOW THIS INSTRUMENT REALLY, REALLY WELL SO THEY CAN REFER PROPERTIES THAT COMING THROUGH THE DEVELOPMENT PIPELINE TO BILL AND TO ALL OF US.

I THINK THAT THE MORE THAT ALL OF THE FOLKS AROUND ECONOMIC DEVELOPMENT IN THE CITY HALL ARE WALKING AND TALKING ALL OF THESE MORE INSTRUMENTS CAN BE FROM A MANAGEMENT STANDPOINT.

THE MORE EFFECT THEY CAN BE. I THINK AS A BOARD WE ALSO CAN BE -- AND I DO THINK WE TO THIS, BUT WE CAN REALLY BE GOOD ABOUT REACHING OUT TO OUR CONSTITUENCIES AND I THINK WE HAVE SOME FOLKS HERE WITH WHO DO

IMMEDIATELY TOUCH BASE WITH A DIVERSE RANGE OF PEOPLE AND ENTERPRISES. EVERY DAY. AND WE CAN BE MAKING THOSE REFERRALS AS WELL. OUTSIDE AND IN. YOU KNOW, I THINK TO THE NOTION OF HAVING AS MANY TOOLS IN OUR TOOLKIT IS PROBABLY THE MOST IMPORTANT THING, THOUGH, THAT WE CAN BE OFFERING LOW COST FINANCING TO ENTERPRISES TO BE -- AND NONPROFIT ORGANIZATIONS TO BE ABLE TO STAY IN THE CITY, TO IMPROVE OUR NEIGHBORHOODS AND TO PROVIDE ONGOING EMPLOYMENT FOR PEOPLE.

I WILL STOP THERE.

>> THANK YOU.

COUNCILOR FLYNN?

>> THANK YOU, COUNCILOR WU AND THANK YOU, CATHERINE.

YOU HAVE AN EXCELLENT BACKGROUND, EXCELLENT EDUCATION, AND LOOKING FORWARD TO SUPPORTING YOUR NOMINATION AS I AM FOR SAMMY AND I ALREADY TALKED ABOUT MR. ESPINOSA.

I WAS JUST WONDERING, CATHERINE, I KNOW YOU HIGHLIGHTED IN YOUR OPENING STATEMENT OUT 0 REACH TO THE COMMUNITY, I HAD A FEELING YESTERDAY AT THE CITY COUNCIL ON LANGUAGE ACCESS I HAD A HEARING, MAKING IS TOUR CITY DEPARTMENTS, CITY COUNCIL IS ABLE TO COMMUNITY WITH RESIDENTS OF THE CITY IN THE LANGUAGES OTHER THAN ENGLISH AS WELL.

DO YOU HAVE ANY PLANS TO, YOU KNOW, REACH OUT TO VARIOUS CONSTITUENCIES THAT MAY NOT SPEAK ENGLISH?

>> IT IS A REALLY, REALLY IMPORTANT POINT.

I AM PROBABLY THE WORST PERSON PERSONALLY TO SPEAK TO THIS, SINCE BY LANGUAGE SKILLS ARE PRETTY LIMITED BUT I THINK THAT ALONE SPEAKS TO THE NEED.

I THINK, THOUGH, I WOULD LIKE TO BELIEVE WE HAVE NETWORKS AMONGST OURSELVES.

I KNOW IN MY OWN BUSINESS, IF --  
HISTORIC BOSTON, IF WE WERE TO  
NEED TO REACH INTO A  
CONSTITUENCY THAT DOESN'T  
PREDOMINANTLY SPEAK ENGLISH WE  
WOULD BE SPEAKING OUT OUR  
FRIENDS, PEERS OR EVEN  
PROFESSIONALS AND I WOULD LIKE  
TO THINK THAT WOULD BE A SET OF  
APPROACHES TO TAKE IN KNOWING  
THAT WE ARE ENTERING AND BEING,  
ENTERING CERTAIN COMMUNITIES  
THAT DO NOT SPEAK PRIMARILY  
ENGLISH.

>> THANK YOU.

AND THANK YOU FOR YOUR EXCELLENT  
WORK ON MANY ISSUES IN THE CITY  
FOR SO MANY YEARS, AND MY FINAL  
QUESTION OR COMMENT IS, MAYBE TO  
BILL OR TO YOU AS WELL,  
KATHERINE COULD WE TAKE A LOOK  
IN GOING FORWARD AS LOOKING AT  
SOME OF THE VERY SMALL  
BUSINESSES THAT WE SEE IN OUR  
NEIGHBORHOODS THAT MAYBE ONLY  
ARE TWO OR THREE PEOPLE, THEY  
ARE STRUGGLING TO PAY TO THE  
RENTS ON -- TO STAY IN THEIR  
LOCATION.

I HAD A HAIRDRESSER IN CHINATOWN  
AND HE WAS STRUGGLING TO AFFORD  
TO -- AFFORD HIS BILLS, AND  
THERE WAS THESE ELDERLY WOMEN  
COMING OUT OF THEIR HOMES TO PAY  
\$2 OR \$3 SO THAT THIS SMALL  
BUSINESS OWNER COULD HIRE A  
LAWYER SO HE COULD PAY HIS  
BILLS.

BUT CAN WE ALSO CONSIDER THE  
SMALL BUSINESS OWNER IN THE  
INCREDIBLE, AND THE INCREDIBLE  
ROLE THEY PLAY IN OUR CITY  
WHETHER IT IS THROUGH SERVICES  
OR EDUCATION, JOB TRAINING AND  
EMPLOYMENT AS WELL?

>>

>> COULD I SPEAK TO THAT,  
COUNCILOR?

>> OH, SURE.

YES.

>> THE PURPOSE OF BIDFA IS  
SPECIFICALLY TO FINANCE LARGER  
SCALE PROJECTS.

THE ENTRY POINT IS ABOUT

\$2 MILLION BEFORE THE SAVINGS  
CAN BE REALIZED BY DOING A  
TAX-EXEMPT BOND.

AND IT IS LIMITED BY FEDERAL TAX  
CODE TO 501 C -- AND QUALIFIED  
MANUFACTURERS.

HOWEVER, THE OTHER PROGRAM, THE  
SISTER PROGRAMS ARE THE -- THAT  
I MANAGED THE BOSTON MANAGEMENT  
CORPORATION IS THAT IT TARGETS  
EXACTLY WHAT YOU ARE DESCRIBING.  
WE MAKE SMALL BUSINESS LOANS  
THROUGH THAT FUND.

THAT PROGRAM HAS ITS OWN FUNDS  
IN THERE.

IT IS OVER -- IS ITSELF A 501 C  
3 WITH A BOARD OF TRUSTEES,  
BANKERS, ATTORNEYS, COMMUNITY  
DEVELOPMENT PEOPLE, SIT ON THAT  
BOARD.

AND WE MAKE SMALL BUSINESS  
LOANS.

AND EXACTLY WHAT YOU ARE TALKING  
ABOUT, I IS A 2 ARTICLE THE  
GENTLEMAN YOU ARE TALKING ABOUT,  
AND I KNOW SPECIFICALLY THAT  
CASE, AN WAS LOOKING TO SEE IF  
WE COULD GET SOME OUTREACH.  
AND DO YOU HAVE A CONTACT TO  
CONNECT ME WITH HIM THAT WOULD  
BE AWESOME.

>> I DO.

>> AND ALSO I AM ALWAYS LOOKING,  
ANYBODY WHO IS SMALL BUSINESS,  
TO PUT THEM IN MY DIRECTION,  
BECAUSE WE ARE ALWAYS LOOKING,  
ONE OF THE HARDEST THINGS FOR  
PEOPLE TO DO IS FIND OUT THAT WE  
EXIST.

>> RIGHT.

IN THE PAST YEAR WE HAD A  
STAND-ALONE WEBSITE AND THAT IS  
HELPING US SOME, BUT PEOPLE  
JUST -- YOU KNOW, WHEN THEY TRY  
TO MANEUVER THE CITY SERVICES I  
WOULD LOVE IT IF ANYONE RELATED  
TO THE COUNCIL, STAFF, WOULD AIM  
PEOPLE IN MY DIRECTION, THAT'S  
WHAT SMALL BUSINESS FUND IS FOR.  
AND WE ALSO WORK WITH OTHER  
NONPROFITS LIKE -- ORGANIZATION  
TO PUT TOGETHER PACKAGES TO  
SHARE THE RISK OR TO PROVIDE  
DIFFERENT SERVICES, LIKE

TECHNICAL ASSISTANCE THROUGH LEAF AND A SMALL BUSINESS LOAN THROUGH US AND WE WORK WITH BANKS TO PROVIDE SUBORDINATED DEBT THROUGH THAT LOAN FUND TO HELP FACILITATE TO GETTING A BANK TO THE TABLE FOR A PROJECT. SO THAT IS -- WHAT IS THE PLACE FOR THAT ASSISTANCE, IS IN THAT PROGRAM.

AND WE ARE JUST -- IN THE PAST YEAR, WE HAVE GOT ABOUT A MILLION DOLLARS IN LOANS THROUGH PROGRAM, AND ONE SNAPSHOT WHERE ALL OF THE BUSINESSES WERE WOMAN OWNED OR WOMAN COOWNED AND THE MAJORITY OF THEM ARE MINORITY OWNED AND THEY ARE THE SMALL BUSINESSES YOU ARE DESCRIBING.

>> RIGHT.

>> THE LOCAL JOB CREATORS, THE HAIR SALONS, ET CETERA.

>> THANK YOU, BILL.

I APPRECIATE THAT.

I JUST WANTED TO PROVIDE A LITTLE BIT OF BACKGROUND, YOU KNOW, DURING DIFFICULT TIMES IN BOSTON OVER THE LAST 30 OR 40 YEARS THESE SMALL BUSINESS OWNERS HERE WERE STRUGGLING TO PAY THEIR RENT AND NOW THE CITY IS BOOMING, IT IS DOING WELL, AND WE WANT TO MAKE SURE THAT DURING THE GOOD TIMES THAT THERE IS AN OPPORTUNITY FOR THESE WOMEN OWNED AND MINORITY OWNED BUSINESSES THAT HELPED BUILD THE CITY, HELPED BUILD OUR NEIGHBORHOODS THAT THEY ARE, THERE IS STILL AN OPPORTUNITY FOR THEM TO PROVIDE THEIR -- PROVIDE THEIR SKILLS HERE IN THE CITY.

SO I DO APPRECIATE THE HARD WORK THAT YOUR STAFF IS DOING ON THESE MANY ISSUES.

>> THANK YOU.

>> THANK YOU FOR THE OPPORTUNITY TO GIVE A PLUG TO THE LOAN FUND.

>> OKAY.

>> THANK YOU, COUNCILOR.

CAN I JUST SAY ONE THING AS IT RELATES DIRECTLY TO BIDFA, THAT IF IT IS POSSIBLE TO HELP LARGER

SCALE DEVELOPMENT OR THE TYPES OF PROPERTIES THAT ARE BEING DEVELOPED HERE TO REDUCE THE COST OF DOING WHAT THEY WANT TO DO, IT IS POSSIBLE, THEORETICALLY AND MAYBE EVEN ACTUALLY TO REDUCE WHAT IT COSTS TO OCCUPY THOSE BUILDINGS AS WELL, IN THE CASE WHERE THERE MAY BE SMALL BUSINESSES, THAT'S NOT ONLY NECESSARILY THE CASE BUT I GUESS IT IS INSTRUMENTS LIKE THESE THAT HELP TO KEEP ALL OF THE COSTS DOWN THAT ULTIMATELY DRILL DOWN TO THE LITTLE GUY WHO OCCUPIES THE STOREFRONTS, SO IT IS IMPORTANT TO LOOK AT THE WHOLE PROJECT, BECAUSE IT IS THAT DEVELOPMENT THAT YOU ARE TALKING ABOUT THAT IS BOOMING THAT IS SETTING A PRETTY HIGH BAR FOR THE LITTLE GUY TO PAY, BECAUSE SUDDENLY OUR MARKET PRICING FOR RETAIL OR FOR, YOU KNOW, HAIRDRESSING IS A LOT HIGHER, NOT THE COST OF DOING IT NECESSARILY BUT, WELL, YES, BUT THE COST OF OCCUPY CITY OF THAT SPACE, JUST WENT UP BECAUSE EVERYTHING IS GOING WELL, SO IT IS A WEIRD SPIRAL, AND SO HAVING THESE TOOLS IS REALLY IMPORTANT FOR US TO HELP MAKE THINGS MORE COST EFFECTIVE.

>> THANK YOU, COUNCILOR FLYNN, COUNCILOR FLAHERTY, THANK YOU, MADAM CHAIR, I AM EXCITED TO SUPPORT YOUR REAPPOINTMENT, CATHY.

>> THANK YOU.

>> OBVIOUSLY A TWO AT A RESUME IS IMPRESSIVE, I MET YOU RIGHT IN THE ALL OF THE GREAT WORK WHEN YOU WERE DIRECTOR OF THE BOSTON MAIN STREET PROGRAM BACK IN 1995.

>> GREAT.

I REMEMBER IT WELL, YOU IMPORTANT TO BOSTON, AND OUR NEIGHBORHOODS, YOUR COMMUNITY INVOLVEMENT, YOUR PASSION FOR BOSTON AND FOR MAKING OUR CITY GREAT.

IT IS IMPORTANT TO ME IN TERMS

OF HAVING A GREAT QUALITY, SO I KNOW THAT THE WORK YOU HAVE DONE ON THE MAIN STREETS PROGRAM HELPED REVITALIZE OUR SMALL BUSINESS LOCAL AREAS WHICH PAID DIVIDENDS AND STILL IN EXISTENCE TODAY.

YOU ALSO DO, NOT -- YOU DO A LOT OF THINGS BEHIND THE SCENES, YOU KNOW, YOU CHAMPION DIFFERENT CAUSES YOU HAVE A GREAT WAY OF CONNECTING PEOPLE AND ORGANIZATIONS TOGETHER THAT MAY NOT EVEN SORT OF KNOW THEY HAVE ANY SYNERGY SO THAT COG IN THE WHEEL THAT MAKES IT HAPPEN, WE SAW THE CPA, COMMUNITY PRESERVATION ACT, YOU ARE RIGHT IN THE MIDDLE OF THAT AND JUST CONNECTING PEOPLE AND ORGANIZATIONS WITH OPPORTUNITY THAT IS THERE.

SO THAT IS A VERY IMPORTANT AND IMPRESSIVE QUALITY TO ME, FROM A COMMUNITY ACTIVISM STANDPOINT BUT YOUR RESUME AND PROFESSIONAL EXPERIENCES, HAVE YOU WELL SUITED TO BE REAPPOINTED TO THE BOARD TO HAPPY TO CALL YOU A FRIEND AND HAPPY TO SUPPORT YOUR CANDIDACY.

>> THANK YOU, MADAM CHAIR.

>> THANK YOU, COUNCILOR FLAHERTY, COUNCILOR ZAKIM?

>> SO MY -- YOU ADDRESSED ALL OF MY EARLIER QUESTIONS, AS A BONUS, BECAUSE YOU, BECAUSE OF YOUR REAPPOINTMENT, COULD YOU CHARACTERIZE BRIEFLY BECAUSE I KNOW WE ARE RUNNING BEHIND A BRIEF STATEMENT ON WHAT GENERALLY YOUR CRICKS TO THE BOARD HAVE BEEN, AND JUST A CATEGORY, NOT AN INDIVIDUAL, AND THEN HOW WOULD YOU APPROACH ANOTHER TERM DIFFERENTLY?

>> THAT IS A REALLY GREAT QUESTION.

I THINK THE PERSPECTIVE WE BRING IS PROBABLY A LITTLE BIT OF WHAT I JUST SAID, AND THAT IS THAT WE ARE OFTEN TALKING -- WE AS A BOARD FREQUENTLY ARE TALKING WITH, YES, THE DEVELOPER THAT

MIGHT BE BRINGING IN OR REPRESENTATIVE OF AN INSTITUTION BRINGING IN THEIR PROJECT.

BUT WE ARE ALSO FREQUENTLY TALKING TO THE LAWYERS, AND ALL OF THE OTHERS WHO ARE DOTTING THE I'S AND CROSSING THE T'S AND FIGURING OUT HOW THE ACTUAL FINANCING INSTRUMENT WILL BE EFFECTUATED, AND, YOU KNOW, WE ARE NEEDING AT THAT POINT TO REALLY BE KEEPING FRONT AND CENTER THE REASON WHY WE EVEN HAVE THIS TO BEGIN WITH, AND THAT IS, ARE WE GETTING THE JOBS?

ARE WE GETTING THE BENEFIT TO THE NEIGHBORHOOD IN WHICH A PROMISE IS LOCATED?

ARE ALL OF THE OTHER THINGS THAT PROBABLY ARE A PART OF OTHER TYPES OF REVIEWS OF THE BPDA ACTUALLY BEING ADDRESSED AND REALLY FRONT AND CENTER WHILE WE ARE LOOKING THROUGH ALL OF THE TECHNICALITIES OF THE ACTUAL APPLICATION AND THE BOND ITSELF. SO, YOU KNOW, I THINK THOSE ARE THE THINGS THAT I FEEL LIKE I AM ALWAYS LISTENING FOR, AND IF THERE ARE QUESTION MARKS ABOUT THAT, REALLY ADVOCATING FOR ECONOMIC DEVELOPMENT AS THE PRIMARY PURPOSE FOR THIS.

>> HOW WOULD YOU APPROACH IT DIFFERENTLY?

>> I AM REALLY INTRIGUED ABOUT HOW TO MAKE -- HOW TO SUPPORT OUTREACH THAT RELATES TO SOME KIND OF STRATEGIC PRIORITY OR SET OF STRATEGY A GENETIC PRIORITIES, STRATEGIC PRIORITIES, WE WILL ALWAYS HELP TO MAINTAIN VARIOUS KEY SECTORS IN THE CITY, INDUSTRY, PROCESSING, WHATEVER IT MAY BE. BUT IF WHAT WE CAN DO IS FIGURE OUT HOW TO BE CREATIVE IN SOME OF THE THINGS THAT WE KNOW TO BE COMING, WHETHER IT IS ENERGY RELATED, WHETHER IT IS RESILIENCY RELATED, WE SHOULD BE PRESSING AS A BOARD AND AS INDIVIDUALS TO TRY TO SEE HOW WE



CAN MAKE OURSELVES MOST  
INNOVATIVE AND CREATIVE.

>>

>> WELL, THANK YOU SO MUCH, I  
THINK THAT IS ALL FOR THIS  
PANEL.

THANK YOU, GERARDO, KATHY AND  
SAMMY AND FEEL FREE TO STAY IF  
YOU WOULD LIKE TO WATCH THE  
OTHERS BUT DONE WITH THIS  
PORTION AND DO A SWITCHOVER TO  
THE ZONING COMMISSION NOMINEES.

>> THANK YOU VERY MUCH.

>>

>> THANK YOU.

>>

THANK  
YOU TO THE NOMINEES, ONE, TWO,  
THREE, FOUR, FOUR OUT OF FIVE  
WERE ABLE TO JOIN US, I KNOW  
THAT ONE, MICHAEL NICHOLS DID  
SEND IN A LETTER THAT SHE  
TRAVELING OUT OF STATE AND HAS  
SENT IN SOME MATERIALS SO WE  
CAN -- I WILL MADE SURE THE  
COUNCILORS RECEIVE ALL OF THAT  
BUT FOR THOSE WHO JOINED US,  
THANK YOU FOR YOUR TIME AND  
PATIENCE, COULD YOU KICK US OFF  
WITH A INTRODUCTION AND ANY  
OTHER COMMENTS YOU WOULD LIKE TO  
MAKE, JEFF.

>> THANK YOU, THANK YOU FOR  
ENTERTAINING US HERE THIS  
MORNING.

MY NAME IS JEFF HAMPTON THE  
SENIOR ZONING PLANNER FOR THE  
BPDA AND ALSO THE EXECUTIVE  
SECTOR OF THE BOSTON ZONING  
COMMISSION.

THE ZONING COMMISSION IS TASKED  
WITH ENACTING ALL OF THE ZONING  
LAWS FOR THE CITY OF BOSTON --  
WHETHER THEY WORK THROUGH TEXT  
OR THROUGH MAPS, ONE OF THEIR  
PRIMARY OBJECTIVES IS ALSO TO  
HAVE FINAL APPROVALS ON LARGE  
SCALE DEVELOPMENTS, MOST NOTABLY  
KNOWN AS PLANNED DEVELOPMENT  
AREAS, EXAMPLES OF THAT WOULD BE  
THE NEW BALANCE CAMPUS OVER  
ALONG THE PIKE, THE NEW  
DEVELOPMENT IN THE SOUTH BAY,  
THE SHOPPING CENTER, THEY ARE

ALSO TASKED WITH IMPROVING INSTITUTIONAL MASTER PLANS FOR COLLEGES AND HOSPITALS, FOR 0 A PERIOD RANGING ANYWHERE FROM FOUR TO TEN YEARS, SOME OF THE RECENT EXAMPLES OF THAT WOULD BE THE DEVELOPMENT OF BOSTON COLLEGE.

AND THE COMMITTEE, THE COMMISSION, RATHER IS MADE UP OF 11 MEMBERS REPRESENTING NEIGHBORHOOD GROUPS, TRADES, EVEN HOMEOWNERS, AND IT IS MY PRIVILEGE TO INTRODUCE THE FOUR CANDIDATES HERE FOR REAPPOINTMENT.

I THINK THEY ARE A VERY INTELLIGENT AND VERY GOOD REPRESENTATIVE OF WHAT THE CITY COMMISSION SHOULD BE.

THEY ASK VERY DETAILED QUESTIONS.

THEY ASK FOR EVERYTHING THAT GOES ON IN THE COMMUNITY, NOT JUST A RUBBER STAMP KNOWING THAT THEY ARE THE LAST ONES TO APPROVE ANY SORT OF LEGISLATION OR APPROVE THE PROPOSED PROJECTS.

SO WITH RESPECT TO TIME, I WOULD LIKE TO DISBURSE WITH THE FORMAL INTRODUCTIONS OF THE FOUR CANDIDATES BEFORE YOU TODAY AND I WOULD ASK FOR THE COMMITTEE'S RECOMMENDATION FOR APPROVAL OF MIKE DIMELLA, ANNAISE FOUREAU, JOANNE KEITH AND JILL HATTON.

THANK YOU.

>> GREAT.

THE LAST QUESTION I WILL HAVE FOR YOU, JEFF, AND I DON'T KNOW IF COUNCILORS HAVE ANY OTHER QUESTIONS ON THE COMMISSION IN GENERAL, BUT COULD YOU SPECIFY WHICH CATEGORIES EACH OF OUR NOMINEES --

>> SURE.

I BELIEVE ANNAISE IS A HOMEOWNER THAT LIVES IN MATTAPAN, JOANNE KEITH REPRESENTS THE MOUNT PLEASANT NEIGHBORHOOD GROUP. MIKE, GREATER BOSTON REAL ESTATE BOARD, AND JILL HATTON IS THE AT LARGE REPRESENTATIVE.

>> OKAY.

GOOD.

SO ANY QUESTIONS FROM COLLEAGUES  
FOR JEFF IN PARTICULAR ABOUT --  
GREAT.

SO THEN, WHY DON'T WE DO THIS.  
IF EACH OF THE MEMBERS COULD  
JUST VERY BRIEFLY INTRODUCE  
YOURSELF AND KIND OF GIVE A VIEW  
OF WHY YOU WANT TO BE  
REAPPOINTED TO THIS PARTICULAR  
INSTITUTION.

>>

>> THANK YOU FOR THE TIME AND  
THE OPPORTUNITY HERE TODAY,  
CHAIR WU AND COUNCILOR FLAHERTY,  
FLYNN AND ZAKIM, I APPRECIATE  
THE OPPORTUNITY AND I AM MIKE  
DIMELLA, A BROKERAGE AND  
MANAGEMENT FIRM IN BOSTON, ALSO  
MOST RECENTLY BEEN CHAIR OF THE  
GREATER BOSTON REAL ESTATE  
BOARD.

I THINK THE ZONING COMMISSION,  
TO ANSWER YOUR QUESTION, WE HAVE  
A REALLY UNIQUE OPPORTUNITY TO  
HELP ENABLE THE CITY SORT OF  
GROW IN SOME CASES MODERNIZE THE  
ZONING CODE AS NEEDED TO ALLOW  
FOR ECONOMIC GROWTH AND  
DEVELOPMENT THROUGH THE CITY,  
BUT DOING SO IN A RESPONSIBLE  
WAY THAT SORT OF RECOGNIZES THE  
IMPORTANCE OF OUR NEIGHBORHOODS  
AND THE HISTORY A IN THE CITY  
ITSELF AN DOING SORT OF ALLOWING  
THE CITY TO GROW IN AN EQUITABLE  
AND FAIR MANNER AND SOMETHING  
THAT IS IMPORTANT TO ME, AS  
BOSTON CONTINUES TO THE DEVELOP  
TO INTO A WORLD CLASS CITY BUT  
MAINTAINING THE FABRIC OF  
BOSTON, THE FABRIC OF THE  
COMMUNITY THAT IS SO IMPORTANT  
TO MAKE IT SUCH A GREAT PLACE TO  
LIVE AND WORK, AS THE CITY IS  
DEVELOPING AND IS  
DEVELOPING ASK GROWING.

THAT'S A KEY COMPONENT TO ME I  
APPRECIATE VERY MUCH AS PART OF  
THE COMMISSION.

>> GOOD MORNING.

THANK YOU FOR THE CHANCE TO  
SPEAK HERE TODAY.

I HAVE LIVED IN BOSTON FOR 36 YEARS.

CAME FROM THE UNIVERSITY OF WISCONSIN UNDERGRADUATE AND GRADUATE REAL ESTATE PROGRAMS. REAL ESTATE AND REAL ESTATE INVESTMENT HAS ALWAYS BEEN MY BACKGROUND.

I HAVE SPENT THE LAST 11 YEARS WORKING WITH VARIOUS OTHER REAL ESTATE BOARDS.

INCLUDING THE MASS PRIM, TEACHERS, UNIVERSITY OF WISCONSIN ENDOWMENT PRIVATE INVESTMENTS GROUP.

I AM A TRUSTEE OF THE URBAN LAND INSTITUTE I KNOW HAS A LOT OF MATTERS WITH BOSTON.

I HAVE ALWAYS BEEN INTERESTED IN REAL ESTATE.

ONE OF THE REASONS I HAVE BEEN EXCITED TO BE PART OF THE ZONING COMMITTEE IS TO GET INVOLVED IN LARGE PROJECTS OF THE EVOLUTION OF OUR CITY.

THESE BUILDINGS WILL BE HERE A LONG TIME.

I HAVE DEALT WITH A LOT OF LARGE INVESTMENTS ACROSS THE COUNTRY. THERE ARE BEST PRACTICES AND INNOVATIVE IDEAS I THINK I CAN BRING TO THE CITY.

I ENJOY THE OPPORTUNITY TO PARTICIPATE.

I THINK IT'S A COMPLIMENT TO MY FELLOW COMMISSIONERS WHO HAVE A LOT OF BOOTS ON THE GROUND KNOWLEDGE.

I BRING A SLIGHTLY MORE DIFFERENT AND STRATEGIC VIEW.

I HOPE TO CONTINUE TO WORK WITH THE CITY.

I BELIEVE IT'S A WAY TO GIVE BACK.

>> GOOD MORNING, CHAIR AND COUNSELORS.

MY NAME IS JOANNE KEITH.

I HAVE LIVED IN ROXBURY THE PAST SIX YEARS.

IMMEDIATELY PRESIDING I JOINED THE ASSOCIATION WHERE I USE MY DEGREE IN POLITICAL SCIENCE TO WORK WITH VARIOUS DEPARTMENTS AROUND THE CITY I THURPG THE

WORK WE HAVE DONE ON THE SMALL SCALE IN MY NEIGHBORHOOD HAS HELPED SHAPE MY PERSPECTIVE HERE ON A LARGER SCALE WITH THE CITY AND DIFFERENT PROJECTS THAT WE SEE.

I HAVE GROWN UP IN BOSTON ALMOST MY ENTIRE LIFE WITH THE EXCEPTION OF EIGHT YEARS WHEN I WAS IN WASHINGTON DC.

ANOTHER CITY IN THE UNITED STATES THAT IS EXPERIENCING AMAZING GROWTH.

I THINK HAVING THE PERSPECTIVE OF WHAT IT LOOKS LIKE THIS AND WHAT IT LOOKS LIKE HERE HAS HELPED TO MAKE ME A VITAL PART OF THIS COMMISSION.

THANK YOU.

>> THANK YOU, JOANNE.

>> DON'T WORRY ABOUT PRESSING ANY BUTTON.

IT MAY TAKE A SECOND BUT YOU DON'T HAVE TO --

>> GREAT.

GOOD MORNING CHAIRPERSON WU AND OTHER COMMITTEE MEMBERS WHO HAVE JOINED US.

I SERVE ON THE COMMISSION FOR TWO YEARS.

AS JACK MENTIONED I LIVED IN PAD MADDIPAN FOR EIGHT YEARS.

-- EVER SINCE I HAVE WORKED IN STATE GOVERNMENT.

I HAVE WORKED IN THE CITY GOVERNMENT.

I'M CURRENTLY WITH THE ATTORNEY GENERAL'S OFFICE.

I THINK IT'S BEEN A MEASURE SERVING ON THE BOARD AND GETTING A SENSE HOW BOSTON IS EVOLVING AND THE DIFFERENT DEVELOPMENTS THAT ARE CHANGING THE SOCIAL FABRIC.

AS MY COLLEAGUES HAVE MENTIONED IT'S INTERESTING HOW THE DEVELOPMENTS AND COMMITTEE HEEDS ARE MET WITH EVERYONE ONBOARD WITH THE LANDSCAPE OF WHERE THE CITY IS HEADED.

IT'S BEEN INSIGHTFUL UNDERSTANDING THE TOUCH POINT AND HOW ALL OF IT INTERFACES. HOW IT, HOW IT LOOKS LIKE WHEN A

COMMITTEE IS EVOLVING AND THE NEEDS OF EVERYONE BEING MET. SO, ONE OF MY HONORS OF BEING IN THE COMMUNITY IS THE INCREASING COMMUNITIES COMING IN TO THE ZONING COMMISSION MEETINGS AND EXPRESSING THE APPROVAL AND DISAPPROVAL OF THE NEW PROJECTS AND THE BOARD MEMBERS PAYING CLOSE ATTENTION TO THE NEEDS AND THAT THEY'RE RESPECTED IN THE PROJECTS COMING IN.

I'M EXCITED TO SERVE ANOTHER THREE YEARS.

I LOOK FORWARD TO STAYING ON A TEAM THAT BRINGS IN EXPERIENCE AND LOOKING FORWARD TO SEE WHAT IT LOOKS LIKE MOVING FORWARD.

>> GREAT.

THANK YOU, ALL.

WE WILL GO TO COLLEAGUES FOR QUESTIONS.

DIRECT YOUR QUESTIONS TO THE ENTIRE PANEL OR NOMINEES AS WELL MANY.

>> COUNCIL I REMEMBER FLYNN.

>> THANK YOU I DON'T HAVE ANY QUESTIONS OTHER THAN A BRIEF COMMENT.

I REVIEWED ALL OF THE RESUMES.

I KNOW AWFUL YOU ARE WELL QUALIFIED OF EXCELLENT

EDUCATION, BACKGROUND SKILLS, I WAS ALSO IMPRESSED WITH THE LEVEL OF COMMUNITY INVOLVEMENT ACROSS THE NEIGHBORHOODS OF BOSTON.

I KNOW YOU WILL CONTINUE TO DO A GOOD JOB FOR THE RESIDENTS OF BOSTON.

YOU KNOW, I'M HAPPY TO SUPPORT YOUR NOMINATIONS WHEN IT COMES UP.

I WANT TO SAY THANK YOU FOR ALL OF YOUR SUPPORT HELPING GROW THIS CITY, HELPING MOVE BOSTON MOVE FORWARD.

WE APPRECIATE ALL THAT YOU ARE DOING -RPL I COUNCIL FLAHERTY.

>> I WANT TO THANK YOU ALL FOR YOUR WILLINGNESS TO SERVE AND THE WORK YOU'RE CURRENTLY DOING ON THE BOSTON ZONING COMMISSION. I KNOW FIRST HAND MY FATHER

SERVICED ON THE ZONING  
COMMISSION.

I KNOW THE ROLL YOU PLAY FOR  
CITY AND THE FUTURE OF THE CITY  
AND THE EVOLUTION OF BOSTON THAT  
TAKES PLACE IN FRONT OF YOU ON A  
WEEKLY BASIS AS PEOPLE MAKE  
PRESENTATIONS AND PLANS, WORKING  
WITH ELECTED LEADERS, AND UNDER  
THE LEADERSHIP OF JEFF HAMPTON  
WHO DOES A IF HE KNOWLEDGE  
SIGNAL JOB THERE.

I THINK WE'RE IN A INTERESTING  
TIME OF THE CITY.

AS IT PERTAINS TO THE MARIJUANA  
BONANZA.

OUR OFFICES, OUR PHONES, IT'S A  
TOTAL DIVISION SET UP FOR NEW  
EMERGING INDUSTRIES.

THIS COUNCIL WORKING WITH THE  
MAYOR AND THE BRA AND ZONING  
COMMISSION WE PUT A HALF MILE  
BUFFER IN TO MAKE SURE WE'RE  
PROTECTING NEIGHBOR HODS SO NO  
ONE NEIGHBORHOOD IS OVER RUN.

YOU KNOW BY THE BONANZA, AS I'M  
CALLING IT IT'S A FEEDING FRENZY  
TO GET OPEN, BE THERE, BE FIRST.

WE KNOW PEOPLE IN OTHER  
BUSINESSES AND INDUSTRIES ARE  
CASHING IN AND RETIRING.

THEY ARE TAKING THEIR 401K AND  
DUMPING IT INTO THIS.

I HOPE THAT THEY DON'T LOSE  
THEIR SORT OF LIFE SAVINGS AND  
YOU KNOW THEIR BUSINESSES  
BECAUSE AT SOME POINT I THINK  
THE FEDERAL GOVERNMENT WILL  
RECLASSIFY MARIJUANA AND ALLOW  
FOLKS TO GET IT AT CVS AND WALL  
JONES.

-- THE ROLL OF THE BUFFER THAT  
IS MADE TO PROTECT NEIGHBORHOODS  
WAY LEVEL MAYING FIELD AND  
RESTORING ORDER TO THE FEEDING  
FRENZY THAT IS TAKING PLACE IN  
THE CITY FOR EVERYONE TO BE THE  
FIRST POT SHOT AND CANNABIS CAFE  
AND NEW TWIST ON IT I APPRECIATE  
THE TIME AND ATTENTION YOU GIVE  
TO THE BUFFER AND HOPE YOU  
CONTINUE TO RESPECT THE BUFFER  
AS WE ROLL OUT.

IF AT SOME POINT IN TIME THE

BUFFER, WE HAVE MET THE CEILING  
BASED ON REQUIREMENT AND STATE  
LEGISLATION AND THEN AT THAT  
POINT WE NEED TO HAVE A  
CONVERSATION OF MAKING  
ADJUSTMENTS AND TWEAKS TO THE  
BUFFER.

I WOULD ARGUE THAT SHOULDN'T  
HAPPEN UNTIL THIS IS ROLLED OUT  
AND WE REACH THE CEILING.  
IF THERE IS AN ADDITIONAL DEMAND  
WE CAN TALK IF THE HALF MILE  
BUFFER IS TOO RESTRICTIVE.

I WANT TO ASK THAT WE MAINTAIN  
AND RESPECT THE BUFFER UNTIL  
THIS FLUSH IT'S SELF OUT.

WE DON'T KNOW WHERE IT'S GOING.

I HATE TO SEE THAT TRAMPLED IN  
THE INFANCY STAGES AS WE'RE  
MAKING SENSE OF OUR  
NEIGHBORHOODS.

THAT'S MY FOOTNOTE.

I'M HAPPY TO SUPPORT YOUR  
REAPPOINT HADN'T AND LOCK  
FORWARD TO WORKING WITH YOU.

>> THANK YOU, COUNCIL FLAHERTY.  
BEFORE I GO TO COUNCIL ZAKIM MY  
TWO COLLEAGUES HAVE BEEN IN THE  
CHAMBER AND I DIDN'T PUBLICLY  
ACKNOWLEDGE COUNSELOR BAKER AND  
COUNSELOR ESSAIBI-GEORGE.  
COUNSELOR ZAKIM.

>> THANK YOU, MADAM CHAIR.  
THANK YOU FOR YOUR SERVICE.

I LOOK TO A SORTING THE  
REAPPOINTMENT.

CONGRATULATIONS ON THE BIRTH OF  
YOUR DAUGHTER.

YOU LOOK REMARKABLY AWAKE AND  
ALERT.

CONGRATULATIONS FOR THAT AND  
THANK YOU FOR YOUR SERVICES ON  
THE ZONING COMMISSION.

>> COUNSELOR BAKER.

>> THANK YOU, MADAM CHAIR.

I WANT TO ECHO THE COMMENTS OF  
MY COLLEAGUES.

I WILL BE SUPPORTIVE.

I HAVE ONE QUESTION -- YOU SAID  
THAT PEOPLE COMING INTO VOICE  
OPPOSITION AND SUPPORT.

HOW OFTEN DO THEY COME IN TO  
VOICE SUPPORT?

>> MUCH MORE OFTEN THEN



DISAPPROVING OF IT.  
I HAVE ONLY -- TWO YEARS.  
I THINK WHEN THERE WAS  
OPPOSITION IT WAS CLEAR OF THE  
OPPOSITION.  
YOU KNOW, I HAVE BEEN HEARING A  
LOT OF APPROVAL.  
I GUESS THE DEVELOPERS HAVE  
WORKED A LOT WITH THE COMMUNITY  
TO MAKE SURE THEY'RE INCLUDED IN  
THE PROCESS, EARLY ON IN THE  
PROCESS THEN WHAT WE HAVE DONE  
IN THE PAST.  
WE HAVE HAD A LOT OF APPROVAL.  
>> WE HAVE COME A LONG WAY.  
THANK YOU FOR YOUR SERVICE.  
>> THANK YOU, COUNSELOR BAKER.  
>> COUNSELOR ESSAIBI-GEORGE.  
>> THANK YOU, ALL.  
THAT'S IT FOR ME.  
THANK YOU.  
>> THANK YOU.  
I WANT TO FOLLOW-UP ON COUNSELOR  
FLAHERTY'S POINT ON THE BUFFER  
RULE.  
THE HALF MILE RADIUS.  
SO, WOULD THE POSITION -- IT  
SAYS NOW SPECIFICALLY HAS COME  
UP AND DEFERRED UNTIL JULY WITH  
THE EAST BOSTON SITUATION WITH  
THE TWO POTENTIAL LOCATIONS  
BEING .4 MILES APART.  
IS YOUR PERSPECTIVE THE LANGUAGE  
IN THE ZONING CODE MEANS THOSE  
TWO ESTABLISHMENTS SHOULDN'T BE  
PERMITTED OR CURIOUS TO HEAR  
YOUR THOUGHTS?  
>> MY UNDERSTANDING IS THE WAY  
THE ZONING CODE IS INTACTED --  
[INAUDIBLE]  
>> -- THERE HAS BEEN A HE HAD  
HAOUGS FROM THE MEDICAL  
MARIJUANA TO THE RESTALE.  
PART OF WHAT WE DO AS A  
COMMISSION IS ALL KINDS OF USES.  
ALSO I THINK THIS IS A GREAT  
EXAMPLE HOW THE CODE IS NOT  
STAGNANT.  
IT'S A LIVING CODE.  
WE HAVE TO HAVE IT ADDRESSED  
OVERTIME.  
IT REFLECTS NEW AND EMERGING  
USES.  
IT'S OUR WHOLE INTENT WHAT THAT

CAME TO US.  
THIS IS A HOT OF PROCESS  
OCCURRING BEFORE MATTERS COME TO  
US PARTICULARLY IN THIS CASE.  
I THINK THAT WE FELT THAT, THAT  
LANGUAGE IS VERY CLEAR THAT IT  
PROVIDED ENOUGH OPPORTUNITY THAT  
IT DIDN'T CREATE AN INABILITY  
FOR THESE PUBLICLY REQUESTED  
SERVES TO BE PROVIDED.  
WE WANTED, I THINK THE POINT OF  
LEARNING FROM IT IS THE I TEPT.  
THINK THE LANGUAGE WAS VERY  
CLEAR THAT IF YOU ARE WITHIN A  
CERTAIN AMOUNT OF DIFFERENT AS  
FROM ANOTHER HO CATION THIS WAS  
ALSO THE SCHOOL.  
THERE IS A LOT OF STATE  
REGULATIONS TOO.  
THE PATCH WORK OF THAT WAS UP  
STEPPED TO SPREAD THESE OUT.  
IF THEY'RE WITHIN A DISTANCE  
THAT IS NOT A HALF MILE --  
>> THE TWO PROPOSALS ARE NOT  
PERMITTED?  
>> THAT WAS THE IN TEPT WHEN WE  
FIRST PASS IT DID.  
>> DO YOU A GROW WITH THIS  
POSITION?  
>> THE AGREEMENT THAT THOSE ONE  
SHOULD BE PERMIT AND ONE SHOULD  
NOT.  
MY CONCERN OF COURSE AND  
SPEAKING TO COUNSELOR FLAHERTY  
HAS SAID, WE WANT TO INSURE THAT  
THERE ISN'T AN OVER RUN ON ONE  
PARTICULAR COMMUNITY.  
THIS HAPPENED IN EAST BOSTON WHY  
NOT HERE.  
>> I HAD JUST A FEW OTHER QUICK  
QUESTIONS.  
THANK YOU FOR YOUR PATIENTS  
WE'RE RUNNING BEHIND.  
SO, WE HEAR ALL THE TIME THAT  
BOSTON HAS THE MOST COMPLICATED  
ZONING CODE.  
IS THAT WHERE WE ARE OR DO YOU  
HAVE IN AWE PERFECT WORLD MAYBE  
NOT NEXT YEAR THE YEAR AFTER IF  
YOU THINK ABOUT MAJOR CHANGES TO  
THE ZONING CODE WHAT, WHAT WOULD  
SOME OF DIRECTION BE?  
OR ARE WE TWEAKING UNDER THIS  
COMPLICATED VERSION.

>> SO ONE THING I WOULD RECOMMEND IS WE LOOK AT THE INSTITUTIONAL MASTER PLANS AND THE DOCUMENTS THAT ARE SET PLACE FOR THE NEIGHBORHOODS AND WHAT THE NEIGHBORHOODS LOOK LIKE. I THINK SOMETIMES A LOT OF THOSE DOCUMENTS HAVE COME TO THE NOTED END OF A TERM SET UPON.

EVERYTHING IS COMPLICATED YOU KNOW.

THINK IF WE'RE ACTIVELY LOOKING AT THE DOCUMENTS AND MAKING SURE THEY FIT WITHIN -- THEY FIT WITHIN LIKE WHAT BOSTON AND THE MAYOR WOULD LIKE TO SEE GOING FORWARD FOR THE CITY I THINK THAT WOULD BE THE RIGHT THING TO DO IN ORDER TO KEEP THE, KEEP THE LAWS AND ZONING FROM GETTING TOO COMPLICATED.

>> I WILL SAY I THINK THE CODE IS, IT IS COMPLICATED BUT OUR CITY IS VERY DIVERSE.

IT HAS A LOT OF DIFFERENT CHARACTERISTICS AND NEIGHBORHOODS, FEATURES.

I THINK THAT IS PART OF WHY WE HAVE A EXTENSIVE ZONING CODE. THERE ARE OTHER CITIES LIKE SAN FRANCISCO THAT ARE ALSO EXTENSIVE.

WHAT I THINK IS MOST IMPORTANT IS THAT WE HAVE CLARITY IN THE CODE, UPDATE IT CONTINUALLY.

I THINK THE NEIGHBORHOOD MASTER PLANNING THAT GOES ON OVERTIME IS VERY IMPORTANT TO MODERNIZE AND KEEP OUR CODE CURRENT.

I THINK THAT WHAT THE BENEFIT OF HAVING A COMPREHENSIVE CODE LIKE WE HAVE IS THAT THIS IS A GREAT PUBLIC PROCESS.

GIVEN THE HISTORIC NATURE AND THE VIBE RANT SEE OF THE CITY I THINK OUR CODE IS COMPLICATED BUT WORKING.

>> I WANT TO ECHO TO THAT AND SAY IN ADDITION TO WHAT HAS BEEN SAID HAVING IT COMPLICATED BRINGS CONVERSATION.

IT BRINGS CONVERSATION AT EVERY MOMENT AT ANY PROCESS.

HOWEVER MUNDANE IT MAY SOUND WE

NEED AN AMENDMENT IT DOES AFFECT  
ABUTTERS.

THINK IT FORCES FOLKS TO COME  
TOGETHER TO HAVE A CONVERSATION  
TO SEE IF IT FITS THE NEEDS FOR  
THE MOMENT.

MAYBE I'M BIAS BECAUSE I'M A  
COMMISSIONER ON THAT SIDE HAVING  
TO HEAR IT I THINK IT FORCES  
EVERYONE TO COME AROUND.

IT IT'S JUDICIOUS OF WHAT  
THEY'RE PROPOSING AND WHY.

>> THE ONLY THING I WOULD ADD  
THERE.

CERTAINLY I AGREE WITH THE  
COMMENTS MADE IN TERMS OF THE  
COMPLEXITY OF THE CODE DUE TO  
THE NEIGHBORHOODS STRENGTH AND  
STRUCTURE IN THE CITY.

THAT GIVES BOSTON IT'S BEAUTY.  
THAT'S ABSOLUTELY IMPORTANT TO  
MAINTAIN.

HOWEVER THE COMPLEXITY AND LACK  
OF MODERNIZATION ADS TO SOME  
CONFUSION.

PREVENTS, YOU KNOW, A PROCESS  
FROM BEING STREAMLINE TO REDUCE  
COSTS OVER ALL AND REDUCE THE  
END USER.

THE RENT FOR A RETAIL SHOP OR A  
HOMEOWNER OR A RENTER.

I THINK THERE IS OPPORTUNITY TO  
MODERNIZE AND SIMPLIFY, SET  
CLEARER EXPECTATIONS ON WHAT IS  
EXPECTED FROM A DEVELOPER GOING  
THROUGH THE PROCESS AND PREVENT  
THE HIGH COSTS INVOLVED THROUGH  
THE DEVELOPMENT CYCLE AND ALLOW  
MORA FORDABLE HOUSING AND MORA  
FORDABLE STUDENTS FOR PEOPLE.

I WOULD URGE A LITTLE MORE OF A  
LOOK FOR US TO FIND WAYS TO  
SIMPLIFY THE CODE AND CERTAIN  
ASPECTS FOR SHOWER.

>> OKAY LAST QUESTION FROM ME.  
IF FOLKS.

THERE IS ANOTHER ROUND.

WHEN WE THINK ABOUT DEVELOPMENT  
ACROSS THE CITY AND ZONING AND A  
RELATIONSHIP A HEARTBREAKING,  
FROM EVERY NEIGHBORHOOD, IS THE  
STORIES OF DISPLACEMENT AND  
GENDERFICATION.

ARE THEIR CHANGES FOR A SCALE.

>> I WOULD ST. CODA DON'TED  
THERE ARE HEIGHT AND DENSITY  
RESTRICTIONS PHAEPT TO PRESERVE  
AREAS THAT ARE LARGELY  
NEIGHBORHOOD AREAS WHERE WE  
WOULD HAVE LOWER DENSITY AND  
LOWER HEIGHT.

IN ORDER TO PIERCE THOSE ARE  
CHANGE THAT THERE IS A HUGE  
PUBLIC PROCESS TO GO THROUGH.  
THINK THOSE TOOLS HELP US  
PRESERVE THE CHARACTERS AND  
OPPORTUNITIES IN THE  
NEIGHBORHOOD.

TO AVOID DISPLACEMENT.  
IT CAN ALSO BE A TOOL TO  
ENCOURAGE THE CREATION OF  
AFFORDABLE UNITS IN A PROJECT.  
PART OF THE ZONING CODE OF  
INCLUSION AIRY DEVELOPMENT WE  
HAVE IMPACT FEES, ETCETERA, THE  
CODE IS A WAY FOR THE COMMISSION  
TO ENFORCE THAT FOR DEVELOPERS  
COMING THROUGH.

SOME IS LEGISLATED OUTSIDE OF  
OUR GROUP.

THE ABILITY TO ADD MORA FORDABLE  
COMPONENTS OR CHANGE SOME OF  
THAT WOULD HAVE TO COME FROM  
SOMEWHERE ELSE.

WE'RE OBVIOUSLY COGNIZANT OF THE  
MINIMUM REQUIREMENTS AS WELL.

>> I WOULD ECHO WHAT WAS JUST  
SAID.

I THINK IT'S IMPORTANT WITH THE  
ZONING CODE STRUCTURE TO PROTECT  
THE NEIGHBORHOODS AND HISTORIC  
PARTS OF THE NEIGHBORHOODS  
ESPECIALLY.

THINK THERE NEEDS TO BE A  
OPPORTUNITY AND WAY, A MECHANISM  
TO ADD DENSITY AROUND TRANSIT OR  
OTHER OPPORTUNITIES NOT WITHIN  
THE AREAS OF SOME OF THE  
NEIGHBORHOODS BUT THE OUTSKIRTS  
AND TO BUILD HIGHER DENSITY.  
DENSITY FOR THAT TO ENCOURAGE  
AFFORDABLE BUILDING.  
MORE SUPPLY TO MEET THE DEMAND  
OUT THERE.

I THINK THAT'S A IMPORTANT  
ASPECT FOR THE CITY TO LOOK TO  
MOVING FORWARD HERE.

>> I THINK A REVIEW OF

DEVELOPERS COMING BEFORE THE ZONING COMMISSION AND WHAT THE PRACTICES HAVE BEEN IN THE PAST AS FAR AS WHETHER OR NOT THEY ACCEPT THE IMPACT FEE OR INCLUSIONAIRY HOUSING THAT SHOULD BE PART OF OUR PROCESS.

I THINK IF WE LOOK CLOSER AT WHAT THE DEVELOPERS ARE DOING WE CAN, FROM OUR POINT OF SRAOURBGS I GUESS THIS HAS HAPPENED BEFORE COMING TO ZONING OF COURSE. WE CAN KIND OF ROOT OUT SOME OF THIS PUSHING OUT THAT IS HAPPENING.

PEOPLE HAPPEN TO PAY A FEE OPPOSED TO INCLUDING THE INCLUSION AIRY HOUSING COMPONENT IN THEIR DEVELOPMENT.

>> THANK YOU.

>> ONE THING I HAVE SEEN IN MY PERSONAL EXPERIENCE I'M A HOMEOWNER OF NEW DEVELOPMENT. SO, I HAVE HAD A INTERESTING PERSPECTIVE OF SEEING A DEVELOPER OFFER TO NEW HOME OWNERSHIP AND RENTALS AROUND AND TALKING TO COMMUNITY ADVISORY GROUP CREATED TO OVERSEE THE PROJECT.

THE COMMUNITY BENEFITS THAT COME WITH THAT AND HOW THE KPHOUP T IS INTEGRATED WITH THAT AND GOING TO THE ZONING COMMISSION AND HEARING THE PROJECT IN A MORE TECHNICAL WAY.

THINK WHAT HAS BEEN GOOD IS THE DEVELOPERS OFFERING COMMUNITY BENEFITS THAT ARE NOT NECESSARILY FINANCIAL AND MONETARY BUT WHAT BUILDINGS ARE WE CREATING WE FEEL THE COMMITTEE WOULD BENEFIT FROM, THE INCLUSIONAIRY OF ADDITIONAL HOUSING, AFFORDABLE HOUSING THAT SOMETIMES ARE REQUIREMENTS TO MAKE SURE PEOPLE ARE NOT DISPLACED.

THERE IS ROOM FOR IMPROVEMENT, I DO SEE A POSITIVE PROGRESS HEADD THAT WAY.

YOU KNOW, I HAVE SEEN IT PERSONALLY.

I HAVE JOINED THE ADVISORY

COMMITTEE MEETINGS WHERE I HEAR  
THE DEVELOPER PRESENT TO GET  
COMMUNITY ARE BEFORE COME TO GET  
ZONING COMMISSION.

>> THANK YOU.

>> COUNSELOR BAKER.

>> THANK YOU, MADAM CHAIR.

CAN SOMEONE SPEAK TO, DO WE HAVE  
OPPORTUNITIES ON YOUR COMMISSION  
TO LOOK AT AS OF RIGHT PROJECTS  
I HAVE SEEN SOME OF RIGHT  
PROJECTS.

YOU DON'T COME IN FRONT OF THE  
NEIGHBOR HOD.

YOU END UP WITH A WORST PRODUCT  
IN SOME OCCASIONS.

I HAVE ONE IN MY HEAD WE WON'T  
GET INTO.

IS THERE OPPORTUNITIES TO, TO  
GET THEM IN FRONT OF US.

YOU THE COMMUNITY AT SOME POINT?  
THROUGH THE ZONING COMMISSION.

IT'S NO OPINIONS --

>> AS OF RIGHT.

THINK NO IS THE QUICK ANSWER.

I THINK IT'S A IMPORTANT  
QUESTION.

A LOT OF TIMES MATTERS THAT COME  
TO US ARE A RESULT OF A AS OF  
RIGHT DEVELOPMENT THAT NOBODY  
INTENDED TO OCCUR.

THE TOOLS WHERE WE GET INVOLVED  
IS IF FOR EXAMPLE SOMEONE COULD  
KNOCK DOWN A HISTORIC VICTORIAN  
AND BUILD A BOX.

AS OF RIGHT.

WE CAN'T STOP THAT IF THE CODE  
PERMITS IT.

AN APPEALS PROBABLY COULDN'T  
STOP IT EITHER.

WHAT CAN HAPPEN IS WE CAN AMEND  
THE ZONING CODE WHICH WE OFTEN  
DO.

THE CODE IS VERY COMPLICATED.  
ONCE IN A WHILE THERE ARE ERRORS  
AND THEY PICK UP A PIECE OF LAND  
THAT SHOULD BE RESIDENTIAL.  
IT WAS MARKED CONVERSATION OR  
VICE VERSA.

WE DO GET INVOLVED IN TECHNICAL  
ADJUSTMENTS.

ALSO CAN MAKE CHANGES TO THE  
CODE TO GOING FORWARD TRY TO  
PREVENT AN UNINTENTIONAL

NEGATIVE TYPE OF MOVE.

>> YES.

I MEAN SOMETIMES YOU COME ACROSS  
PEOPLE THEY'RE LOOKING FOR THAT,  
WHAT CAN I DO AS OF RIGHTS.

STICK IT ALL IN THIS BOX, THE  
COMMUNITY IS ON THE SHORED END  
OF THE STICK ON THAT ONE.

I APPRECIATE THE COMMENTS ABOUT  
THE ZONING CODE BEING AND I HAD  
INDICATED FOR A REASON.

THANK YOU.

THANK YOU, MADAM CHAIR.

>> THANK YOU, COUNSELOR BAKER.  
ANY OTHER COMMENTS?

OKAY.

I THINK THAT'S GOOD FOR US.

THANK YOU FOR YOUR TIME.

THANK YOU, WE APPRECIATE IT  
AGAIN FEEL FREE TO STAY IF YOU  
LIKE.

WE WILL DO THE SWITCH OVER.

OH, THANK YOU.

COUNCIL FLAHERTY FOR THE  
REMINDER.

THE LAST THING AS IT PERTAINS TO  
THE ZONING COMMISSION I WANTED  
TO READ THE LETTER FROM MICHAEL  
NICHOLS EXPLAINING HIS ABSENCE.  
HE SAYS COUNSELOR WU, THANK YOU  
FOR THE OPPORTUNITY TO BE BEFORE  
THE COMMITTEE REGARDING MY  
REAPPOINTMENT TO THE ZONING  
COMMISSION.

THE ZONING COMMISSION IS A  
TERRIFIC OPPORTUNITY FOR ME TO  
REPRESENT THE INTEREST OF MY  
COMMUNITY, THE CITY AT LARGE.  
I'M HONORED TO BE REAPPOINTED BY  
MAYOR WALSH.

UNFORTUNATELY I'M TRAVELING OUT  
OF STATE ON MAY 31.

I WOULD BE HAPPY TO COME ON AN  
ALTERNATE DATE.

THANK YOU FOR YOUR CONSIDER OF  
MY INTERESTING OF RETURNING TO  
THE BOSTON ZONING COMMISSION.  
I WANTED TO MAKE SURE THAT WAS  
IN THE RECORD.

THANK YOU, I APPRECIATE YOUR  
TIME.

I AM TOLD BY OUR RESEARCH  
DIRECTOR THAT NO ONE HAS SIGNED  
UP FOR PUBLIC TESTIMONY.



AT THIS TIME THIS CON CLOUDS THE  
FIRST HEARING, THE HEARING ON  
DOCKET NUMBERS 0101- 0103,  
0504-0508.

APPOINTMENTS AND REAPPOINTMENTS  
FOR THE FINANCE AUTHORITY AND  
ZONING COMMISSION.

THIS HEARING IS ADJOURNED.

>> THANK YOU.