

July 18, 2012

Regular Meeting  
Cambridge Redevelopment Authority

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## MINUTES

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### Call

The Chair called the meeting to order at 5:50 p.m. Present were: Kathleen Born, Christopher Bator, Conrad Crawford, Margaret Drury, Barry Zevin and Joseph F. Tulimieri, Executive Director and Secretary. Also attending were Authority Counsel Jeffrey Mullan and Sandra Shapiro, Brian Murphy, Assistant City Manager; Michael Cantalupa and Kevin Sheehan, representing Boston Properties; and Larry Bluestone, Authority Urban Design Consultant. There were also several members of the general public (approximately 15) in attendance.

### Minutes and Reports

On a motion by Mr. Bator, it was unanimously:

Voted: To approve the Minutes, as amended, of the previous Authority meeting as presented to the Members of the Authority: June 20, 2012.

### Communications

Correspondence, dated June 22, 2012, received from Mr. Stephen Kaiser addressed to Authority Counsel was noted.

Correspondence, dated June 22, 2012, received from Mr. Tom Stohlman was noted.

Correspondence, dated June 26, 2012, received from Mr. James Williamson to Mr. Conrad Crawford was noted.

Correspondence, dated July 16, 2012, received from Ms. Virginia Savage was noted.

### Public Comment

The Chair opened the meeting for public comment noting that a sign-up sheet for the general public had been provided. The attached materials were entered into the record.

### Administrative Actions

A report on the status of the RFP for Annual Audit proposals due no later than July 15, 2012 and the receipt of two proposals was received.

A report on Trial Balance as of June 30, 2012; CD Schedule/All Cash; and Cash Flow 2012 was received.

On a motion by Mr. Zevin, it was unanimously:

Voted: To receive Finance Committee Report on Trial Balance as of June 30, 2012; CD Schedule/All Cash; and Cash Flow 2012.

A report on the status of developing a staffing plan, and description of current and proposed development activities was noted.

The Finance Committee indicated that it would report back for the September meeting its recommendations respecting third party contracts; the potential need for outside guidance on managing and investments; and the need to draft an investment policy.

On a motion by Mr. Crawford, it was unanimously:

Voted: To receive the Report of the Finance Committee.

Mr. Mullan reported on the request to Authority Counsel for a look back of Authority actions during the last two year period and indicated that a full report will be given at the next meeting of the Authority.

The report was placed on file.

### Kendall Square Urban Renewal Area / MXD District

Mr. Bluestone reported on an inventory of public and private signs in the Kendall Square Renewal Area and sought Authority reaction to a Memorandum, dated July 20, 2012 from Authority staff and Bluestone. That memorandum described current objectives and design review criteria and identified issues to be considered in Authority review of signage proposals. Several other issues and questions were posed and Authority Members were asked to forward their reaction.

The report was placed on file.

### Kendall Square Urban Renewal Area / Parcel 4

A report on the conditional approval letter, dated June 29, 2012, regarding the Schematic Design Phase Submission, dated April 19, 2012, including Authority Member comments was given by Mr. Tulimieri who then introduced the Boston Properties team, who made a presentation of the Schematic Design Phase Submission responses to Authority comments. Mr. Sheehan traced the history of public reviews of this project starting in February of this year with the Cambridge City Council; meetings with the East Cambridge Planning Team; the Kendall Square Association; and the Kendall Square and Central Square

Advisory Committee. Mr. Sheehan described the agreement between Boston Properties and the City Council. In exchange for Council acceptance of the open space covenants, Boston Properties agreed to: (a) pay \$2-million for improvements to the 50,000 sf Binney Street land upon the transfer of the land to the City; (b) pay \$250,000 for design and construction of open space at Point Park; (c) advancement of the 200,000 sf residential project within one (1) year of occupancy of the Three, Four and Five connecting space; and (d) the public programming of the Plaza. Mr. Sheehan indicated that Boston Properties will submit the Design Development Phase Submission soon and is planning to start initial site work in mid- to late- August.

Mr. Dube of Elkus/Manfredi reviewed the schematic plans indicating that there were no changes to the existing and proposed rooftops; showed some modifications to the ground floor including revisions to the layout of retail space and access to Main Street frontage, some windows on Three Cambridge Center were removed, and indicated that the rooftop rendering remains the same and further that Boston Properties was exploring having a corridor at the edges of any proposed auditorium space. A discussion followed which focused on overall submission, key features and reaction by Authority Members.

#### Executive Session

On a roll call vote of the Members it was voted unanimously to go into Executive Session at 9:20 p.m. The Chair indicated that no further business would be transacted after the Executive Session.

On a motion by Ms. Drury it was voted to adjourn at 10:45 p.m.

Next Meeting: August 22, 2012, location to be determined.  
September 19, 2012 Marriott, Endeavor Room, 3rd Floor, Cambridge Center