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;;;BOSTON CITY COUNCIL
;;;11/16/2017

THE CHAIRMAN OF WAYS AN MEANS
AND THE ALSTON BRIGHTEN CITY
COUNCILLOR, TODAY IS MONDAY MAY
22nd.

WE WOULD LIKE TO WELCOME OUR
TEAM FROM BOSTON PUBLIC SCHOOLS,
WE ARE HERE TO REVIEW THE BOSTON
PUBLIC SCHOOL BUDGET AS IT
PERTAINS TO SPECIAL EDUCATION,
ED ENGLISH LANGUAGE LEARNERS AND
OPPORTUNITY IN THE ACHIEVEMENT
GAP.

SHOULD THESE PETITIONS PASS IF
WILL STREAM LINE THE PROCESS,
DECREASE COSTS WILE STILL PAIN
TAINING A REGULATORY PROCESS.
THE BHA FOR THE RECORD, FOR MY
COLLEAGUES EDIFICATION HAVE
FILED SIMILAR LEGISLATIVE
EFFORTS FOR WITTIER STREET,
MISSION MAIN, ORCHARD GARDENS,
MAVERICK GARDENS, WEST BROADWAY
HOMES, WASHINGTON BEACH AND
FRANKLIN HILL DEVELOPMENT.

SO WITH THAT I WILL TURN IT OVER
TO WHOEVER CHOOSES TO TEAK THE
LEAD ON BEHALF OF THE BHA.

>> FOR THE HOUSING AUTHORITY, I
VERY MUCH APPRECIATE THIS
OPPORTUNITY TO COME HERE TODAY
AND TESTIFY REGARDING THE
CRITICAL IMPORTANCE OF THIS
LEGISLATION TO BHA AND MORE
IMPORTANTLY TO THE RESIDENTS OF
THE PUBLIC HOUSING SITE IN JP
AND ROXBURY.

THEY'RE BHA WILL NOT BE ABLE
TO REDEVELOP OR PROVIDE
SUBSTANTIAL CAPITAL UPGRADES TO
THESE SITES IN A COST EFFECTIVE
WAY WITHOUT THE PASSAGE OF THIS
LEGISLATION.

AS THE CHAIRMAN MENTIONED WE
FILED SIMILAR LEGISLATION IN THE
PAST, AT MANY SITES INCLUDING
MISSION MAIN, ELECTRIC GARDENS,
MAVERICK GARDENS, FRANKLIN HILL,
WASHINGTON BEACH, WARREN

HEIGHTS.

THOSE PROJECTS, THESE PROPOSALS WERE PROJECT SPECIFIC AND SPECIFICALLY THESE BEFORE YOU TODAY ARE FOR THE MODERNIZATION OF THE AM ORE STREET ELDERLY DISABLED DEVELOPMENT IN JP AND LENOX CAMDEN FAMILY DEVELOPMENT IN LOWER ROXBURY.

ALTHOUGH THERE HAVE BEEN REFORMS TO THE STATE STATUTES REGARDING SUB BIDS UNDER CHAPTER 149 THE CHANGES ARE INSUFFICIENT TO ALLOW BHA TO MOVE FORWARD IN MODERNIZATION EFFORTS OF THIS KIND.

WITHOUT PASSAGE THE PROJECTS MUST ADHERE TO AN EXTREMELY STRUCTURED PROCESS WITH SEPARATE GENERAL CONTRACTOR AND SUBCONTRACTOR SELECTION.

THE GC HAS NO CONTROL IN CHOOSING ITS SUBS.

THE BHA AND ITS DEVELOPER HAVE NO ABILITY TO VALUE ENGINEER OR REDESIGN SHOULD COSTS INCREASE BEYOND THE FUNDING AVAILABILITY WHICH IS FREQUENTLY WHAT HAPPENS IN REDEVELOPMENT.

THE VALUE ENGINEERING IS WHERE SIGNIFICANT SAVINGS CAN BE MADE BY ALLOWING THE DEVELOPERS TO NEGOTIATE PRICING WITH VARIOUS SUBCONTRACTORS.

UNDER EXISTING STATUTES CHANGES IN DESIGNS MADE TO REDUCE COSTS MAY REQUIRE THAT THE BID PROCESS BEGIN ALL OVER AGAIN, PUTTING PROJECTS AND FUNDING AT RISK. BOTH AM ORE AND LENOX CAMDEN PROPERTIES ARE DISTRESSED, IN NEED OF MODERNIZATION.

OUR RESIDENTS WHO LIVE THERE MANY OF WHOM ARE CHILDREN AND ELDERLY DESERVE TO HAVE ADEQUATE HOUSING.

THE PLAN FOR AM ORE INCLUDES PRESERVATION OF THE EXISTING PUBLIC HOUSING UNIT AND GENERATION OF UP TO THREE MILLION IN COST SUBSIDIES FOR NEW MIXED INCOME UNITS THAT WILL BE ADDED TO THE SITE. THIS WILL MAKE WAY FOR A MORE

COMPREHENSIVE REHAB OF THE
EXISTING 199 UNIT AM ORE
BUILDING WITHOUT DEM
ANYTHINGS-- DEMOLITION AND
WITHOUT DISPLACING THE CURRENT
RESIDENT POPULATION THE FINAL
WILL INCLUDE A TOTAL OF 558
UNITS OF WHICH 215 WILL BE
MARKETED, AND THIS IS A PROJECT
WHERE WE'RE ACTUAL LEIGH NET
AFFORDABLE UNITS TO THE SITE IN
ADDITION TO MARKET UNITS TO MAKE
THE PROJECT WORK.

AND OUR DEVELOPER PARTNERS WHO
ARE HERE TODAY AS WELL,
COMMUNITY BUILDERS, JAMAICA
PLAIN MBC AND URBAN EDGE ARE
WORKING CLOSELY WITH THE
RESIDENTS ON THIS.

AND THE RESIDENTS WILL REMAIN
ONSITE DURING THE RENOVATION.
AT LENOX CAMDEN, IT IS A FAMILY
PUBLIC HOUSING DEVELOPMENT THAT
INCLUDES 285 UNITS OF FEDERALLY
SUBSIDIZED HOUSING AND 72 UNITS
OF STATE SUBSIDIZED HOUSING
ADJACENT TO EACH OTHER.
UPGRADES TO THE SITE WILL TAKE
PLACE WITHOUT THE NEED, WE HOPE,
FOR OFF SITE RELOCATIONS.
THIS IS ALSO AN UPGRATE IN
PLACE.

THERE WON'T BE ANY DEMOLITION.
THE UNITS WILL BE FULLY UPDATED
WITH NEW KITCHENS AND BATHS.
THE PLUMING AND MANY OTHER
FEATURES.

A SENSE OF COMMUNITY AND BETTER
CONNECTION WITH THE REST OF THE
NEIGHBORHOOD IS A PRIMARY GOAL,
AS WELL AS SECURITY ENHANCEMENTS
AT THE SITE AND OUR PARTNER AT
THE SITE REPRESENTED BY-- HERE
TODAY IS SEEKING COMMUNITY
DEVELOPMENT LLC.

ULTIMATELY THE CHANGES WILL
PROVIDE FOR AN UPDATED SAFER AND
MORE ENERGY EFFICIENT COMMUNITY
THAT IS ALSO ACCESSIBLE TO THOSE
WITH DISABILITIES.

WE DON'T HAVE VERY MANY
ACCESSIBLE UNITS AT THE SITE
TODAY.

WE WILL CONTINUE TO OWN THE LAND

AT BOTH SIDES -- SITES AND WE SAID TO OUR DEVELOPMENT PARTNERS THAT GIVES US ASSURANCE AND THE RESIDENTS ASSURANCE FOR THE LONG-TERM THAT THE AFFORDABILITY OF THE BUILDINGS AND UNITS WILL BE PROTECTED.

THE RESIDENTS OF BOTH AM ORE AND LENOX CAMDEN HAVE BEEN WAITING FOR THIS OPPORTUNITY TO REVITALIZE THEIR COMMUNITY FOR MANY YEARS.

OUR RESIDENTS DESERVE TO LIVE IN SUITABLE HOUSING AND FEEL THEY ARE PART OF THE NEIGHBORHOOD AROUND THEM.

WE ASK FOR YOUR SUPPORT OF THIS LEGISLATION SO WE ARE ABLE TO REALIZE THIS VISION.

THANK YOU.

>> AND THANK YOU VERY MUCH. ANYTHING ELSE ADDITIONAL TO ADD AT THIS TIME?

JUST WANT TO TOUCH BASE, THERE IS AN INTERESTING COMMENT TO THIS WHICH IS THE PROPOSAL TO STREAMLINE THE PROCESS, HOW DOES THAT BENEFIT SORT OF BOSTON-BASED COMPANIES AS WELL AS WOMEN-OWNED AND MINE ORDER-OWNED BUSINESSES TO BE ABLE TO COMPETE FOR THAT WORK. IT IS REALLY IMPORTANT TO US, WHETHER IT IS GETTING FUNDING FROM THE FEDERAL GOVERNMENT WHICH IS GREAT NEWS ESPECIALLY FOR THE BHA, THE PRIVATE PUBLIC PARTNERSHIPS THAT CAN HELP PLAN THE FUTURE OF BHA PROPERTIES. AND ON TOP OF THAT, WE'RE MAKING SURE WE'RE PROVIDING SUFFICIENT AFFORDABLE HOUSING.

FOLKS LIKE NOTHING BETTER THAN FOLKS FROM THE COMMUNITY BEING ABLE TO WALK TO THAT JOB SITE, TO WORK AND GET A GOOD WAGE AND BENEFITS AND REALLY PARTICIPATE IN BUILDING THE COMMUNITY. HOPEFULLY THE STREAMLINING PROCESS SPEAKS TO THE POLICY AS WELL AS LOCAL BUSINESSES BEING ABLE TO PARTICIPATE.

>> YES, ABSOLUTELY. THERE'S THE CITY JOBS POLICY BUT

THERE IS ALSO A NUMBER OF BHA REGULATORY AND POLICY PROVISIONS IN OUR REQUEST FOR PROPOSAL. AND THAT WE TRANSFER TO OUR, AS REQUIREMENTS TO OUR DEVELOPER TEAMS AS THEY SELECT CONTRACTORS AND AS THEIR CONTRACTORS SELECT STUFF.

SO LOCAL HIRING, HIRING OF WOMEN AND MINORITIES, BOTH WORKFORCE, WITHIN THE SUBS BUT ALSO WOMEN AND MINORITY-OWNED BUSINESSES IS A BIG PART OF THE REQUIREMENTS THAT GET TRANSLATED FROM BHA TO THE DEVELOPER TO THE CONTRACTOR. REALLY ALL THIS ALLOWS IS THERE TO BE A SELECTION BY THE GC OF ITS SUBS.

AND THEY CAN THEREFORE CHOOSE SUBS THAT ARE GOING TO RESPOND TO THOSE REQUIREMENTS AS WELL. SO I THINK WE SEE THIS AS SERVING THAT PURPOSE AS WELL.

>> AND THEN NOT TO STRAI TOO FAR BECAUSE WE ARE DEAL OFFING WITH TWO SPECIFIC DOCK ETS BUT I WOULD LIKE TO USE THESE HEARINGS TO DO A POST AUDIT OVERSITE WITH RESPECT TO, WE HAD MENTIONED WHITTIER STREET, ORION HEIGHTS, ORCHARD, MAVERICK, OAK KOL ONEE, FRANKLIN, CAN YOU MAYBE GIVE US A SNAP SHOT, UPDATE TO THE STATUS AND HOW THOSE PROJECTS ARE COMING ALONG IF NOT ALREADY COMPLETED WHILE I HAVE YOU HERE.

>> SURE, SO WE HAVE FULLY REDEVELOPED ROUGHLY 2500 UNITS OF PUBLIC HOUSING ACROSS SEVERAL NEIGHBORHOODS IN THE CITY. ALL OF WHICH HAVE RELIED ON THIS LEGISLATIVE EXEMPTION.

IT IS A MODEL WHERE WE-- WHERE WE PARTNER WITH PRIVATE DEVELOPERS THAT CAN ACCESS FUNDING THAT BHA CAN'T ACCESS, TO REVITALIZE NOT ONLY THE SITE BUT THEY HAVE HAD SIGNIFICANT IMPACTS TO THE NEIGHBORHOODS SURROUNDING THEM.

ONE OF THE BIGGEST IMPACTS WE'VE SEEN IS THE REDUCTION IN CRIME AT THE SITES WHERE WE HAVE BEEN ABLE TO, SUCH AS WASHINGTON

BEACH, MISSION MAIN, PLACES THAT WERE SORT OF HOT SPOTS BEFORE REDEVELOPMENT.

PARTLY FRANKLY BY DEALING WITH DESIGN DEFISH SEES THAT WE CURRENTLY HAVE LIKE YOU KNOW, 12 FAMILIES ON A HALLWAY.

THAT IS THE SITUATION THAT WE'RE DEALING WITH.

AND SO BEING ABLE TO BRING IN EITHER DESIGN CHANGES OR ENHANCED SECURITY AS PART OF THESE PROJECTS MAKES A HUGE DIFFERENCE.

>> I KNOW THE CAMERAS.

>> ABSOLUTELY.

>> THAT IS INTEGRAL TO HELPING NOT ONLY JUST THE REDUCTION BUT IN THE EVENT THERE IS A CRIME, IT HELPS OUR POLICE RESPOND PROPERLY BUT ALSO INSTALL FURTHER CONFLICT.

SO THANK YOU, CHAIR RECOGNIZES.

>> THANK YOU ALL FOR BEING HERE. CAN YOU GO OVER THE UNITS FOR LENOX CAMDEN, THE CHANGES AND TO THE EL.

>> SURE, THERE SHOULDN'T BE CHANGES TO THE TOTALS BEFORE AND AFTER, MAYBE THERE IS A.

>> YOU MENTIONED 72 WERE SUBSIDIZED.

>> SO THERE IS 285 THAT ARE FEDERALLY SUBSIDIZED AN 72 STATE SUBSIDIZED.

AND THAT WILL BE ONE FOR ONE REPLACEMENT, BEFORE AND AFTER.

>> OKAY.

AND THEN ON THE AM ORE STREET DEVELOPMENT YOU WILL GO UP STUB STANDINGSLY.

>> YES.

>> WILL ANY OF THE RESIDENTS, WHETHER THEY CHANGE OVER TIME, WILL ANY OF THOSE UNITS CHANGE THE CHARACTERISTIC OF TENANTS?

>> NO, THAT BUILDING WILL REMAIN AN ELDERLY DISABLED BUILDING FUNDED THROUGH WHAT WE ARE CALLING THE RAD PROGRAM WHICH IS SIMILAR TO A SECTION 8 SORT OF SUBSIDY ATTACHED TO THE UNIT. RIGHT NOW OUR RESIDENTS TAKE 30% OF THEIR ADJUSTED INCOME AND

THAT IS WHAT THEY WILL PAY
AFTERWORDS.
WE DIDN'T EXPECT PROT FILE OF
THAT BUILDING TO CHANGE VERY
MUCH. ESSENTIALLY IT IS SERVING
EXTREMELY LOW INCOME HE
WOULD-- ELDERS AND DISABLED
FOLKS AND THAT IS THE INTENT
GOING FORWARD.
>> SO THAT BUILDING AS IT STANDS
NOW, THE 199 UNITS, WILL THAT
GET A FULL RENOVATION AS WELL.
>> YES.
>> AND THEN WHAT YOU WILL DO IS
BUILD AROUND IT.
>> EXACTLY.
>> THE WORKFORCE AND AFFORDABLE
AND MARKET.
>> EXACTLY.
>> AND THEN ARE THERE, WOULD
THERE OR COULD THERE BE ANY
SPECIAL CONSIDERATIONS, BECAUSE
WE HEAR IT ACROSS MOST OF THESE
DEVELOPMENTS TO HAVE A
SENIOR-SPECIFIC BUILDING AS
OPPOSED TO SENIOR AND DISABLED.
>> SO WE LOOKED AT THAT AND MANY
OF YOU HAVE SPOKEN TO OUR
DIRECTOR OVER TIME AROUND THIS
ISSUE.
AND HE WOULD LOVE TO SEE MORE
SENIOR-ONLY BUILDINGS.
YOU KNOW, I THINK UNDER THE
PUBLIC HOUSING SYSTEM IT'S VERY
CLEAR THAT ALTHOUGH WE PUSHED
THE PERCENTAGE TO 80-20, WE
CAN'T REALLY GO FURTHER THAN
THAT.
WHETHER WE COULD DO THAT UNDER
RAD, I THINK IS A GOOD QUESTION
AND I'M HAPPY TO TAKE THAT BACK.
>> WELL, I JUST WONDER WITH THIS
DEVELOPMENT, YOU DON'T
NECESSARILY CHANGE THE
PERCENTAGES, BUT THROUGH THE
REDESIGN AND RECONFIGURATION OF
EXISTING BUILDING PLUS THE NEW
BUILDING, THAT YOU COULD REALLY
MOVE FOLKS AROUND SO THAT THEY
DO HAVE THEIR OWN.
>> SORT OF CLUSTER POPULATION.
>> YEAH.
>> OKAY.
WE'LL TAKE THAT BACK, THANK YOU.

>> THAT'S IT FOR ME.

THANK YOU.

>> THAT IS A GREAT QUESTION.

AND I WAS ABLE TO SUPPORT IN TERMS OF THAT RAD-- WE'VE SEEN IT ACROSS THE CITY, YOUNG ADULTS THAT MIGHT BE DIAGNOSED AS BIPOLAR OR DRUG ADDICTED, THEY CAN TURN A BUILDING UPSIDE DOWN AND THEN WE GET ELDERLY RESIDENTS AFRAID TO LEAVE, AFRAID TO BE IN THE HALLWAYS, OR IN THE COMMON AREAS.

NO ONE SHOULD HAVE TO LIVE UNDER THOSE SITUATIONS, SO SENIOR BUILDINGS FOR SENIORS ONLY, REALLY HAVE TO MAKE ACCOMMODATIONS FOR THOSE THAT HAVE DISABILITIES.

BUT I THINK IT KIND OF WENT FAR ASTRAY.

THE LATE SENATOR TED KENNEDY WAS THE ONE THAT PUT THIS POINT FORWARD AT THE TIME, 60-40, 70-30, IT'S BEEN REDUCED BECAUSE IT'S PROBLEMATIC, YOU DEAL WITH PROBLEMS ACROSS THE CITY SO IF THERE IS AN OPPORTUNITY TO PUT A FOOT IN THE DOOR, TO REALLY PUT A STAKE IN THE GROUND FOR SENIOR BUILDINGS FOR SENIORS ONLY, I THINK SENIORS ACROSS THE CITY WOULD WELCOME THAT.

SO IF THERE IS AN OPPORTUNITY TO PUSH BACK ON THAT, SEE IF THERE IS AN OPPORTUNITY TO INCREASE THE SENIOR ONLY PERCENTAGES, THE DIFFERENCE OF HAVING AN ADULT SPEG NEEDS CHILD, THERE WAS ONE IN A BUILDING IN MY NEIGHBORHOOD ARE THE MOTHER PASSED AWAY, AN ADULT SPECIAL NEEDS BUT HE INSTANTLY HAD FIVE OR SIX NEW MOTHERS THAT TOOK CARE OF HIM UNTIL HE PASSED AWAY, STAYING IN THE SAME SETUP, THAT HE INITIALLY HAD.

BUT THAT IS A DIFFERENT SCENARIO THAN A YOUNG ADULT COMING TOO A SENIOR BUILDING.

WE HAVE SEEN THE DRUG ACTIVITY, PROSTITUTION, ALL THE COMINGS AND BUILDINGS IT CAN BE TERRIFYING FOR OUR ELDERLY.

>> AS THE COUNCILLOR SUGGESTS,
IN THIS CASE WE WILL LIKELY BE
MOVING PEOPLE AROUND A LITTLE
BIT.

>> THAT WOULD BE GREAT.

>> I WOULD WELCOME AND WOULD
SUPPORT MY COLLEAGUES CALL FOR
THAT.

COUNCILLOR MATT O'MALLEY.

>> THANK YOU PLRKS CHAIRMAN, AND
THANK YOU ALL FOR THE GREAT WORK
YOU DO EACH AND EVERY DAY.

I AM LESS FAMILIAR WITH LENOX
CAMDEN, OBVIOUSLY 125 IS AM ORE
-- AM ORE IS IN MY DISTRICT I
THINK IT WOULD BE TRANSFORM
TIFF, 125 IS SITUATED ON A
PARTICULARLY LARGE PARCEL OF
LAND.

THERE IS PROBABLY THE ONLY, NOT
EVEN HALFWAY FILLED PARKING LOT
IN THE CITY OF BOSTON SO I KNOW
THERE IS AN OPPORTUNITY TO BUILD
MORE.

AND PERSONALLY I COULD TELL YOU
MY MOTHER GREW UP IN THE, WHAT
WAS REFERRED TO AS THE BEAT
PLANT STREET DEVELOPMENT,
WASHINGTON BEACH AND THAT IS OUT
OF MY DISTRICT BUT I'M FAMILIAR
WITH HOW THAT HAS BEEN A
SUCCESSFUL MODEL OF WHAT WE HOPE
TO DO.

REAL MIXED INCOME, REAL
PROTECTING AFFORDABLE UNITS AND
MAKING SURE PARTICULARLY OUR
ELDERLY HAVE SAFE, CLEAN,
WONDERFUL PLACES TO LIVE.
SO I DON'T HAVE A QUESTION OTHER
THAN AGAIN, MY SUPPORT OF 125,
PARTICULARLY.

AND I KNOW THAT THERE IS,
ANOTHER EXAMPLE OF A PUBLIC
PRIVATE PARTNERSHIP, YOU
MENTIONED TTB.

THE URBAN EDGE, AND JPND
PARTNERS AS WELL.

>> YEAH.

>> SO WE COULD MAKE THREE.

>> THE BIG THREE.

>> THAT'S GREAT.

AND WHAT IS THE TIME LINE ON.

>> WE HOPE TO BREAK GROUND
TOWARDS THE END OF 2018.

RENOVATING 125 AMORY FIRST.
THE NEW CONSTRUCTION WILL COME
IN 2019 AT THE CURRENT SCHEDULE.
>> JUST SO MY COLLEAGUES
UNDERSTAND AND I HAVE A BETTER
UNDERSTANDING.
IT IS A RELATIVELY OLD BUILDING.
IT DEFINITELY NEEDS SOME REHAB
BUT NO ONE WILL BE MOVED, IF I
HAVE THIS CORRECTLY, NO RESIDENT
OF 125, CURRENT RES DNT WILL BE
MOVED OFF SITE DURING THE
RENOVATION.
>> EXACTLY.
I MEAN WHAT IT IS LOOKING LIKE
IS THAT WE'LL NEED TO CREATE A
BANK OF SORT OF HOTEL UNITES
WITHIN THE BUILDING BEFORE WE
START RENOVATION.
BECAUSE SOME OF THE PHYSICAL
WORK IS JUST GOING TO BE TOO
DISRUPTIVE TO DO WITH PEOPLE IN
PLACE.
SO WE MAY ON A ROTATING BASIS,
FOR SOME AREAS OF THE BUILDING
NEED TO MOVE PEOPLE TEMPORARILY
FOR, YOU KNOW, A PERIOD OF WEEKS
INTO THESE HOTEL UNITS.
BUT WITHIN THE BUILDING.
>> DOWN THE HALL OR.
>> EXACTLY.
AND THE TOTAL WILL BE AN
ADDITIONAL 343 UNITS ON TOP OF
THE 199, NEW UNITS BEING BUILT?
>> DOES THAT SOUND RIGHT?
>> THERE ABOUTS.
>> YES.
>> AND THAT WOULD BE A MIX OF,
MOST ACCESSIBLE AFFORDABILITY,
SORT OF THE WORKING POOR FOR
LACK OF A BETTER WORD AND ALL
THE WAY UP TO MARKET RATE AS
WELL.
>> THAT'S RIGHT.
>> TERRIFIC.
WELL, I THINK IT WAS MY FIRST
MONTH ON THE JOB WHERE 125 WENT
COMPLETELY SMOKEFREE AND IT WAS
A TUMULTUOUS TIME WITH MY DEAR
FRIENDS AND CONSTITUENT YENT.
>> BUT WE WEATHERED THAT, SO
THANK YOU ALL FOR YOUR WORK.
I THINK IT'S A REALLY EXCITING
PROJECT NOT ONLY FOR MY DISTRICT

BUT FOR THE CITY AT LARGE AND
HOPEFULLY WE CAN REPLICATE THE
SUCCESS IN EVERY NEIGHBORHOOD.

>> THANKS SO MUCH.

THANK YOU, WHEN YOU DO THAT, I
WOULD LIKE TO TAKE A LOOK AT HOW
YOU'RE GOING TO DO THAT.

BECAUSE THAT COULD BE THE MODEL
IN TERMS OF NOT JUST LOCALLY BUT
ACROSS THE COUNTRY IN HOW YOU
CAN RENOVATE, REFURBISH AND
RECONSTRUCT AND KEEP PEOPLE
ONSITE, UNLESS THERE IS LIKE A
MODULAR COMPONENT TO IT.

I WOULD BE CURIOUS TO SEE HOW
YOU WILL BE ABLE TO PULL THAT
OFF AND OBVIOUSLY SHARE THAT
WITH OTHER MUNICIPALITIES, SORT
OF DEALING WITH SAME ISSUES.

HOW DO YOU TAKE OLDER HOUSING
STOCK AND RENOVATING, WITH A
DEFINITELY OF DIGNITY AND
RESPECT, WITH RESPECT TO THEIR
HOME AND NOT DISPLACING.

I CAN'T EVEN-- WHEN YOU GUYS
WERE ENGAGED IN THAT I CAN'T
FIGURE OUT HOW YOU PULL THAT
OFF.

SO WHEN YOU DO, I'M SURE YOU
WILL, I WOULD LIKE TO SEE THAT.

>> THANK YOU.

>> SO NOW IS THE PUBLIC
TESTIMONY PHASE, IF THERE ARE
FOLKS HERE, ANYONE WISHING TO
OFFER PUBLIC SYSTEM, YOU MAY DO
SO NOW.

OR FOREVER HOLD YOUR PEACE.
THERE IS A SIGN IN SHEET OPEN TO
MY LEFT AND COULD YOU COME
FORWARD AT THIS TIME.

SO NO DESIRE FOR PUBLIC
TESTIMONY THAT WILL CONCLUDE
THIS HEARING WITH RESPECT TO
DOCK ET 0751 AND 0752.

WE WILL OBVIOUSLY HAVE A
COMMUNITY REPORT PUT TOGETHER
AND HAVE THIS BEFORE THE CITY
COUNCIL AT NEXT COUNCIL MEETING.

>> HAVE I ONE MORE QUESTION, SO
FAR, COUNSEL ILLER O'MALLEY.

>> JUST BEFORE, I KNOW IT IS MY
UNDERSTANDING SOME OF THE
FEDERAL FUNDS WERE LEVEL FUNDED
FROM LAST YEAR.

IS THERE A CONCERN THAT IF THE HUD MONEY IS CUT SIGNIFICANTLY THAT IT COULD JEOPARDIZE ONE OR BOTH OF THESE PROJECTS?

>> OR ARE WE ALREADY FAR ENOUGH IN THE PROCESS THAT YOU FEEL REASONABLY CONFIDENT?

>> THE HOPE IS THAT WE'RE MOVING AMORY STREET ON TO A DIFFERENT PLATFORM.

SO WE'RE TAKING IT OUT OF THE PUBLIC HOUSING SYSTEM AND PUTTING IT INTO A PROGRAM WHERE THOSE CUTS ARE NOT, YOU KNOW, GOING TO TAKE EFFECT.

YOU KNOW, HOW, HOW THE CUTS ACTUALLY GET ADMINISTERED AND LEGISLATED, I MEAN WE'LL SEE.

YOU KNOW, THERE ARE VARIOUS SCENARIOS UNDER WHICH IT COULD IMPACT THIS SCENARIO BUT OUR BEST HOPE IS THAT WE'RE GOING TO MOVE OUT OF THE PUBLIC HOUSING SYSTEM, OVER TO THE RAD PROGRAM. THAT'S A GUARANTEE 20 YEAR CONTRACT.

>> RIGHT.

>> AND SO IDEALLY NOT BUT PREDICTING THINGS AT THE FEDERAL LEVEL RIGHT NOW.

>> OKAY, THANK YOU.

AND DO WE KNOW HOW MANY PEOPLE ARE CURRENTLY ON THE WAITING LIST FOR BHA?

>> IN THE VICINITY OF 40,000 FAMILIES.

>> ACROSS PUBLIC HOUSING AND SECTION EIGHT.

>> AND IS THAT THE WAITING LIST STILL OPEN, YOU CAN SIGN UP, 40,000 ON ONE, 40,000 TWO.

>> THE PUBLIC HOUSING WAIT LIST IS OPEN.

I THINK SECTION EIGHT IS ONLY OPEN FOR PRIORITY ONE APPLICANTS WHICH IS THE MOST EMERGENT, YOU KNOW, APPLICANTS.

>> OKAY.

ALL RIGHT, WITH RESPECT TO DOCKET 0751 AND 0752, WE WILL BE MOVING FORWARD FOR A VOTE OF THE COUNCIL AT THE NEXT COUNCIL MEETING.

APPRECIATE YOUR TIME AND

ATTENTION.

IF THERE IS NOTHING ELSE TO ADD
WE WILL CONDITION CLUED THIS
HEARING AT THIS TIME.

THANK YOU FOR YOUR TIME AND
ATTENTION, THIS HEARING IS
ADJOURNED.

WE ARE HERE TO DOES DOCK ET
0430, A HOME LOAN PETITION TO
THE GENERAL COURT ENTITLED
PETITION FOR A SPECIAL LAW
REGARDING AN ACT AUTHORIZING THE
ECONOMIC DEVELOPMENT AND
INDUSTRIAL CORPORATION OF BOSTON
KNOWN AS EDIC.

TO QUALIFY FOR A SINGLE ENERGY
SERVICES COMPANY FOR THE DESIGN,
CONSTRUCTION, OPERATION,
MAINTENANCE AND FINANCING OF A
DISTRICT ENERGY MICROGRID
PROJECT AND RELATED ENERGY
SERVICES PERFORMANCE CONTRACTS
TO SERVE THE PUBLIC AND PRIVATE
OWNERS AND TENANTS IN THE
RAYMOND L FLIN MARINE INDUSTRIAL
PARK.

THIS MATTER WAS SPONSORED BY
MAYOR WALSH ON MARCH 1, 2017.
DOCK ET 0340 IS A PETITION AND
IT WOULD AUTHORIZE EDEC TO
QUALIFY AS A SINGLE ENERGY
SERVICES COMPANY FOR A DISTRICT
ENERGY MICROGRID PROJECT.
DISTRICT ENERGY IS A SYSTEM THAT
SUPPLIES THERMAL ENERGY TO
MULTIPLE BUILDINGS VIA
UNDERGROUND PIPES CARRYING
STEAM, HOT WATER AND COLD WATER.
A MICROBRID IS AN ELECTRICAL
DISTRIBUTION NETWORK THAT CAN
SERVE MULTIPLE BUILDINGS IN A
LOCAL AREA AND THAT CAN ENTER
INTO AN ISLAND MODE BY
SEPARATING FROM THE LARGER
ELECTRICAL GRID WHEN THERE IS A
MAJOR OUTAGE, SELF-SUPPLYING THE
MICROGRID NETWORK WITH LOCALLY
GENERATED ELECTRICITY.
DISTRICT ENERGY AND MICROGRID
PROJECTS PROVIDE ADDED
RESILIENCY, REDUCE GREEN HOUSE
GAS EMISSIONS AND LOWER ENERGY
COSTS FOR THEIR CUSTOMERS.
AS WE ALL KNOW, THE RAYMOND L

FLIN MARINA INDUSTRIAL PARK IS A
191 ACRE FORMER MILITARY BASE
OWNED BY THE EDIC.

AND ITS PRIME LOCATION FOR
DISTRICT ENERGY AND MICROGRID
PROJECT BECAUSE OF ITS LOCATION,
THE SOUTH BOSTON WATERFRONT AND
DUBS WITH THE COMMITMENT TO
SERVE ITS TABTS INCLUDING LARGE
INDUSTRIAL ENERGY USERS.

SO JOINING US TODAY IS BRAD
SWING, DIRECTOR OF ENERGY POLICY
AND PROGRAMS FOR THE CITY OF
BOSTON, ALSO JOINED BY MANUEL
ESQIVAL SENIOR INTRASTRUCTURE
AND ENERGY PLANNING FELLOW HERE
ALSO TO OBSERVE AND TO ADD ANY
VALUE IF NECESSARY.

WE'RE JOINED HERE BY MY
COLLEAGUES.

IF ANYONE DOESN'T HAVE ANY
INTROA DUCTORY COMNTS WE CAN GET
RIGHT THAT IT, WHICH CASE BRAD I
WILL TURN IT OVER TO YOU ON
BEHALF THE OF OF THE CITY,
WELCOME.

>> THANK YOU, IT IS GOOD TO BE
BACK HERE, THE COUNCIL CHAMBERS
LOOK BEAUTIFUL.

>> THANK YOU.

>> THIS PETITION IS NECESSARY
BECAUSE WE DO NOT HAVE GENERAL
AUTHORITY UNDER STATE LAW TO
PROCURE A PUBLIC PRIVATE
PARTNERSHIP 6789 IT IS NECESSARY
FOR PUBLIC-PRIVATE PARTNERSHIPS
TO SEEK PETITION AND SPECIFIC
PROJECT PERMISSION FROM THE
STATE LEGISLATURE TO ENTER INTO
A PUBLIC PRIVATE PARTNERSHIP.
AND BY PUBLIC PRIVATE
PARTNERSHIP I MEAN THE
ALTERNATIVE DELIVERY STRUCTURE
OF A MAJOR ASSESS USING A
PRIVATE PARTNER.

A DESIGN BUILD OPERATE OF A
MAJOR ASSET THAT IS AT THE END
OF ITS FNSZ PERIOD,
CAP-- FINANCE PERIOD CAPABLE OF
REVERTING BACK TO PUBLIC
OWNERSHIP.

IT'S AN IMPORTANT TOOL THAT WE
NEED TO DEVELOP IN ORDER TO
FINANCE A CLIMATE-READY BOSTON.

THIS PARTICULAR PUBLIC PRIVATE PARTNERSHIP WOULD ALLOW US TO QUALIFY AN ENERGY SERVICES COMPANY TO SERVICE OUR PRIVATE PARTNER AND PROVIDE US WITH AN DEVELOPMENT GRADE DESIGN, A PLAN TO BUILD AND OPERATE AND FINANCE A DISTRICT ENERGY MICROGRID AS YOU ABLY OUTLINED FOR US IN THE RAYMOND L FLIN MARINE PARK.

WE HAVE BEEN LOOKING AT THIS TECHNOLOGY AND THE CHALLENGES WE HAVE TO BUILDING A MULTIOWNER DISTRICT ENERGY MICROGRID FOR FOUR YEARS.

DISTRICT ENERGY MICROGRIDS ARE A WELL PROVEN TECHNOLOGY.

THERE ARE MANY EXAMPLES THROUGHOUT BOSTON.

THEY ARE PREVALENT WHEN YOU'RE DEALING WITH A SINGLE OWNER CAMPUS SITUATION WHERE THE DISTRICT OF BUILDINGS ARE OWNED BY A SINGLE OWNER.

>> CAN YOU GIVE US SOME EXAMPLES OF WHERE WE WOULD SEE A MICROGRID.

>> -- BIOGEN IN CAMBRIDGE, HARVARD UNIVERSITY HAS A DISTRICT ENERGY MICROGRID.

WE ARE VERY HIGHLY VALUE THE TECHNOLOGY, COST EFFECTIVENESS AND GREEN HOUSE GAS EMISSIONS REDUCTION THAT COME WITH THIS EFFICIENT USE OF A ENERGY PLANT THAT'S CALLED A COMBINED HEAT AND POWER UNIT.

IT IS AN APPROACH TOWARDS GENERATING ELECTRICITY ONSITE. IN THIS INSTANCE WE WOULD USE NATURAL GAS AS AN INPUT FUEL. IT WOULD GENERATE ELECTRICITY AND INSTEAD OF THE HEAT THAT IS USUALLY SIMPLY WASTED FROM ANY ELECTRICITY GENERATION PROCESS, A COMBINED HEAT AND POWER UNIT CAPTURES THAT WASTE HEAT AND CREATES HOT WATER AND CHILLED WATER THAT IS THEN PIPED THROUGH THERMAL ENERGY PIPES.

SO THE FULL BLOWN DISTRICT ENERGY MICROGRID IS AN ELECTRICITY GENERATION SYSTEM WHERE THE WASTE HEAT IS USED FOR

THERMAL SPACE HEATING AND COOLING NEEDS. THAT ELECTRICITY IS THEN ORGANIZED IN A WAY THAT CAN SERVE THE GRID DURING NORMAL OPERATIONS BUT IF THERE IS ANY KIND OF INCIDENT WHERE THE MAJOR, LARGER GRID GOES DOWN, EITHER A STORM LIKE WE'VE SEEN SO MANY THIS MONTH OR GOD FORBID SOME KIND OF NATIONAL SECURITY SITUATION, THE ONSITE ELECTRICITY GENERATION CAN CONTINUE TO FLOW TO THOSE BUILDINGS THAT ARE WITHIN THE DISTRICT.

THERE IS A FAMOUS PICTURE OF MANHATTAN DURING THE HEART OF THE SANDY CRISIS.

AND BELOW 34th STREET THERE WAS A BLACKOUT THAT LASTED MANY, MANY DAYS.

THERE ARE POCKETS OF ELECTRICITY GENERATION WITHIN THAT PART OF MANHATTAN.

AND THOSE ARE THE ONES THAT WERE SERVED BY A MICROGRID.

THEY'RE EXTREMELY IMPORTANT TO OUR RESILIENCE STRATEGY AS WE MOVE FORWARD AND PREPARE THE CITY FOR THE KNOWN AFFECTS OF CLIMATE CHANGE.

>> AND WILL THERE BE A FACILITY OR BRICKS AND MORTAR?

THERE WILL BE AN ACTUAL SITE AND IF SO WHERE IN THE PARK DO YOU ENVISION THAT?

>> SO YES, THERE IS THE NEED FOR A SPECIFIC SITE FOR THE ENERGY PLANT.

WE ARE NOT CERTAIN WHERE THAT IS GOING TO BE.

>> LET ME ASK YOU, JUST A ROUGH ESTIMATE OF DIMENSIONS OF THAT, YOU KNOW, LIKE THE VENT SHAFT ACROSS FROM THE CONVENTION CENTER, ARE WE TALKING SOMETHING LIKE THAT SIZE AND SCALE, OR ARE WE TALKING SOMETHING SMALLER?

>> WE ACTUALLY HAVE DONE SOME PRELIMINARY SIZING OF WHAT THESE UNIT WAS LOOK LIKE AND CAN I LEAVE THE COUNSELORS WITH A SLIDE DECK THAT WAS ACTUALLY

PREPARED INTERNALLY WHEN
DIRECTOR GODEN AT THE BOSTON
PLANNING AND DEVELOPMENT AGENCY
ASKED US TO EXPLAIN THE SIZING
OF THESE VARIOUS ENERGY PLANT
UNITS AM BUT BASICALLY WE'RE
TALKING ABOUT 10 FEET BY 49 FEET
FOR-- THEY CAN BE IN MOD ALLS.
SO YOU COULD EITHER HAVE LIKE
ONE LOCATION WHERE THE CENTRAL
ENERGY PLANT SERVING AN ENTIRE
DISTRICT COULD BE.
BUT YOU COULD ALSO MODULARIZE
IT.

I SHOULD MAKE CLEAR THAT THE
STAGE WE'RE AT WITH THIS, WE
NEED THE PERMISSION FROM THE
COUNCIL AND THEN FROM THE STATE
LEGISLATURE.

AND THEN WE HAVE A LONG ROAD
AHEAD OF US BEFORE WE'RE EVEN
CLOSE TO BREAKING GROUND.
WE ARE ANTICIPATING THAT WITH
THE AUTHORITY TO QUALIFY THE
PUBLIC PRIVATE PARTNERSHIP WITH
THE ESCO, WE WOULD NEED TO
CREATE A SPECIAL PURPOSE VEHICLE
THAT WOULD BE A LEGAL UNIT
WITHIN THE ECONOMIC DEVELOPMENT,
INDUSTRIAL CORPORATION.
IT WOULD BE THAT SPV THAT WOULD
LEGALLY ISSUE THE REQUEST FOR
QUALIFICATION.

ONCE WE ARE WORKING WITH A
PRIVATE PARTNER, THE UPFRONT
INVESTMENT GRADE DESIGN AND PLAN
TO BUILD AND OPERATE IS NOT
SOMETHING THAT'S ON OUR DIME.
THAT'S THE PERFORMANCE
CONTRACTING APPROACH THAT WE'RE
ACTUALLY WELL IN THE MIDDLE OF
WITH THE RENEWED BOSTON TRUST, I
KNOW THAT COUNSELORS ARE AWARE
OF.

WE WOULD HAVE MANY OPPORTUNITIES
TO ASSESS WHETHER THE
TECHNOLOGY, THE SPACE LOCATION
ISSUES AND EVEN THE EXACT SCOPE
OF EXACTLY WHO WITHIN THE PARK
ENDS UP PARTICIPATING IN THE
DISTRICT, WE WOULD HAVE THAT
SPECIAL PURPOSE VEHICLE QUALIFY
THE ENERGY SERVICE COMPANY.
AND IF WE DID MOVE AHEAD WITH A

PROJECT WE WOULD EXPECT THAT ENERGY SERVICE COMPANY WOULD PROBABLY CREATE ITS OWN SORT OF LLC ENTERPRISE TO OPERATE WITHIN THAT SPECIAL PURPOSE VEHICLE.

SO IT'S A LONG ROAD AHEAD.

>> SO YOU HAVE AN RSQ THAT WENT OUT IN 2016 BASED ON SOME OF THE-- BUT DO THE PROCUREMENT PROCEDURES REGARDING PRICE NEGOTIATIONS AND NOTIFICATIONS, RSQ'S DO THEY ALIGN WITH SORT OF THE CURRENT PROCUREMENT LAWS. BECAUSE SO YOU GUYS DID AN RFQ IN 2016T IS NOW 2017, THE CON IL PASSES IT, THE MAYOR SIGNS, IT, UP TO BEACON HILL, THAT COULD BE SOME WHAT OF A LENGTHY PROCESS, RIGHT.

SO WE'RE ANTICIPATING IN 2018ISH, MAYBE 2019 BEFORE WE GET THE GREEN LIGHT.

SO ARE ALL OF THE WERE CUREMENT PROCEDURES CURRENTLY SORT OF.

>> I DO NEED TO MAKE A CORRECTION.

WE HAVE NOT ISSUED AN RFQ.

>> YOU HAVE NOT.

>> WHAT.

>> JUST FOR THE RECORD IT WAS IN THE-- IT WAS IN THE WEIR AD EDIC AND AUTHORIZED AN RFQ BACK IN 2016.

>> THAT'S CORRECT.

EDIC BOARD ABSOLUTELY AUTHORIZED US TO ISSUE AN RFQ.

>> BUT ONE HAS NOT BEEN.

>> AND THE REASON FOR THAT IS WE THOUGHT WE HAD AUTHORITY TO PROCEED WITH THE RFQ WHEN WE ASKED THE BOARD TO GIVE US THE AUTHORIZATION TO DO SO.

I HAVEN'T PRACTICED LAW IN 22 YEARS SO I'M ALLOWED TO SAY THIS.

BUT THOSE LAWYERS GOT IN THE WAY

>> JUST LIKE LIQUOR LICENSES, YOU THINK YOU CAN CONTROL IT AND BELIEVE IT OR NOT IN 2017 WE'RE SO DEPEND ENT ON GETTING PERMISSION, NEEDING PERMISSION FROM THE STATE LEGISLATURE ON THINGS LIKE ENERGY CONSERVATION OR MICROGRIDS AS WELL AS BEER

AND WINE LICENSES, SO SOME OF THE STUFF IS SO ARCHAIC AND PROBABLY IS A TIME FOR A BROADER DISCUSSION AND ANOTHER HEARING. BUT NONE THE LESS, SO THIS ISN'T THE FIRST TIME WE'VE HIT THE WALL WHERE WE CAN ACTUALLY DO SOMETHING TO BETTER OUR CITY, AND AT THE SAME TIME WE HIT THE WALL AND HAVE TO GO WITH HAT IN HAND AND ASK FOR PERMISSION.

>> IF I MIGHT SUGGEST TO THE COUNCIL, I THINK THE GENERAL ISSUE OF THE LACK OF AUTHORITY FOR ANY POLITICAL SUB DIVISION TO QUALIFY A PUBLIC PRIVATE PARTNERSHIP FOR ANY REASON IS-- IS AN ISSUE.

WE'RE HEADING TOO AN ERA WHERE WE ARE GOING TO NEED TO WORK WITH PRIVATE SECTOR PARTNERS. AND THE ABILITY TO FIND BANKABLE RISK CAPITAL ATTRACTING INVESTMENT WHERE THE CASH FLOW OF THE ENTERPRISE ULTIMATELY PAYS FOR THE ASSETS ITSELF. WE ARE GOING TO NEED THAT IF WE'RE GOING TO BUILD A CLIMATE-READY CITY.

IT IS ONE OF THE REASONS I'M PUSHING FOR THIS PIE LO PROJECT IT IS NOT JUST THE PILOT ENERGY MICROGRID PROJECT WHICH THE DIRECTOR OF ENERGY I CARE DEEPLY ABOUT, I CARE AS MUCH ABOUT THE PILOT PROCESSMENT BECAUSE WE REALLY NEED TO SOLVE THIS PROBLEM.

THERE IS EXISTING STATUTORY AUTHORITY FOR THE CITY TO QUALIFY AN ENERGY SERVICE COMPANY TO DO AN ENERGY SAVING PERFORMANCE CONTRACT ON MEUNS PLEE OWNED FACILITIES.

BUT BECAUSE WE'RE LOOKING TO HAVE MEUNS PLEE-- EDIC OWNED AND PRIVATE OWNED AND TENANTED PORTS WITHIN THE MARINE PARK, WE DID NOT HAVE THE AUTHORITY TO USE THAT EXISTING STATUTORY PROVISION.

>> SO IF WE GET PERMISSION TO DO THIS THEN YOU MIGHT SEE OTHER ENTITIES HYPOTHETICALLY LIKE THE

MASSPORT AUTHORITY BE ABLE TO SORT OF ON THEIR OWN SITES, OR MAYBE EVEN OVER AT THE AIRPORT OR SOME OF THE PROPERTIES THEY OWN IN EAST BOSTON AND CHARLESTOWN, BE ABLE TO SORT OF DO THESE MICROGRIDS ON THEIR INDUSTRIAL PROPERTIES.

>> WELL YES, IF WE ARE ABLE TO DO THIS TECHNOLOGY.

WE SEE IT AS A MARKET-MAKING PILOT PROJECT.

>> IF YOU THINK OF THE USES DOWN THERE, SEA FOOD PROCESSING, COLDER STORAGE, THAT STUFF IS, HUGELY DEPEND ENT ON, AND THEY DRAW A SIGNIFICANT AMOUNT OF ENERGY.

SO IF IT WORKS HERE T WILL WORK ON LOCAL COLLEGE CAMPUSES, IT WILL WORK IN OTHER SMALLER SITES.

>> EXACTLY.

>> VERY GOOD.

>> SO THE-- WE IN ESSENCE HAVE THE INGREDIENTS OF THE PUBLIC PRIVATE PARTNERSHIP, WE ARE CURRENTLY AS YOU KNOW UNDER WAY WITH AN ESCO ON RENEWED BOSTON TRUST, 266 MUNICIPAL FACILITIES THAT WE ARE WORKING ON WITH A PERFORMANCE CONTRACT.

I LAID OUT THAT THE STATUTORY PROVISION THAT ALLOWS US TO DO THAT IT REQUIRES AN INVESTMENT GRADE AUDIT IT REQUIRES A GUARANTEED MAXIMUM PRIZE T REQUIRES GUARANTEED MINIMUM SAVINGS AND GUARANTEES A MINIMUM GENERATION IT REQUIRES ANNUAL MONITORING AND VERIFICATION OF THOSE ENERGY AND WATER SAVINGS. APP IT REQUIRES SHORT FALL PAYMENTS IF SAVINGS ARE IN THE MET, THAT BUNDLE SPELLED OUT IN THE STATUTE AND REGULATIONS, THE ONE LITTLE EXCEPTION IN MASSACHUSETTS GENERAL LAWS FOR PROJECT FINANCING, WHICH.

>> WHICH ARE IMPORTANT PIECES WE HAVE A FIDUCIARY RESPONSIBILITY TO THE RES DNTS AND LEGISLATIVE AND YOU AS A GOVERNMENT INIT TIT HAVE TO LOOK OUT FOR THE

BOTTOMLINE.

THE FACT YOU HAVE THAT CAV YET IN THERE IS, OBVIOUSLY I APPLAUD YOU, HOPEFULLY THAT WON'T DETER FOLKS FROM PARTICIPATING BUT MY SENSE IS THAT IT WON'T.

WE'LL BE ABLE TO MEET THOSE GUIDE LINES.

>> WHEN WE FOLLOW THAT IT ALLOWS US TO DO SELF-FUNDED IMPROVEMENT IF WE ESSENTIALLY HAVE THOSE SAME INGREDIENTS, THE INVESTMENT GRADE AUDIT ALL THE WAY TO THE SHORT FALL PAYMENT, THAT BUNDLE OF ELEMENTS IS WHAT MAKES A BANKABLE, PRIVATE RISK CAPITAL ATTRACTING PROJECT.

A PRIVATE MARKET, EXCUSE ME, WE FIND THOSE KINDS OF CONTRACTS VERY ATTRACTIVE.

AND IT IS IN ESSENCE WHAT WE WANT FOR DISTRICT ENERGY MICROGRID.

WE'RE GOING TO WANT-- WE'RE NOT GOING TO BE ASKING YOU TO AUTHORIZE CAPITAL BUDGET FOR THIS.

WE'RE GOING TO BE EXPECTING THE ENTERPRISE REVENUES TO PAY FOR THE FINANCING.

>> THE SITUATION WHERE BOTH SIDES CAN MANAGE THE RISK, THAT IS A WIN-WIN.

>> EXACTLY IT IS ESSENTIALLY A RISK MANAGEMENT ISSUE.

>> ANY QUESTIONS AT THIS TIME BNS CHAIR RECOGNIZES MATT O'MALLEY.

>> THANK YOU MR. CHAIRMAN, GOOD AFTERNOON GENTLEMEN, AND OBVIOUSLY IT GOES WITHOUT SAYING ANYTHING WE CAN DO TO LESSEN OUR RELIANCE ON TRADITIONAL FOSSIL FUELS WE OUGHT TO BE DOING SO THIS IS SOMETHING I'M VERY, VERY POSITIVE ON AND EXCITED FOR THIS, HOPEFULLY FIRST IN MANY, MANY MICROGRIDS IN THE FUTURE. A COUPLE, LOGISTICAL QUESTIONS. ONE IS IT TRUE THAT THE BBTA IS NOW-- NOT URGING, COMPELLING ALL ONE MILLION SQUARE FOOT BUILDINGS, DEVELOPMENTS TO COME IN WITH THEIR OWN MICROGRID AS

WELL?

>> THE BOARD HAS NOT FORMALLY
ACTED ON THAT.

WE'RE PREPARING FOR DEVELOPMENT
REVIEW GUIDE LINES TO INCLUDE
1.5 MILLION.

>> 1.5 MILLION.

>> SO OKAY.

>> PLANNED DEVELOPMENT AREAS OF
1.5 MILLION SQUARE FEET.

>> IF 1 MILLION MAKES SENSE I'M
GLAD YOU ARE TALKING ABOUT IT
AND THEN WE HAVE TO GO THROUGH
THE SAME PROCESS OF THE PETITION
IF THAT IS PASSED.

>> NO, BECAUSE THERE WILL BE
PRIVATE DEVELOPERS.

THIS IS A SITUATION
WHERE-- WE'RE ANCHORED IN
GOVERNMENT HERE.

>> UNDERSTOOD.

>> AND THIS WILL BE PRIMARILY
FED BY NATURAL GAS TO THEN
CREATE THE STEAM TO CREATE
THE.

>> YES.

AND IF I MIGHT, COUNSEL ILLER, I
DRN DRCH I AM DEEPLY INVOLVED IN
THE CITY WIDE DISCUSSIONS ABOUT
THE USE OF NATURAL GAS.

AND OUR RELIANCE ON NATURAL GAS
MOVING FORWARD.

THE USE OF NATURAL GAS FOR
COMBINED HEAT AND POWER UNIT
NOW, WE SIMPLY DON'T HAVE THE
TECHNOLOGY FOR A NONFOSSIL FUEL
INPUT TO GENERATE THE
ELECTRICITY THAT THEN USES THE
HEAT BIPRODUCT FOR THE
THERMAL-- BIPRODUCT FOR THE
THERMAL THAT IS CERTAIN AND SURE
ENOUGH.

WE'RE NOT THERE WITH RENEWABLE
BATTERY STORAGE.

WHAT I SEE AS SO PROMISING ABOUT
NATURAL GAS COMBINED HEAT AND
POWER AND THESE ENERGY DISTRICTS
IS THAT THE COST EFFECTIVENESS
OF THE ENTERPRISE IS QUITE
COMPELLING.

WE THINK THAT THE PAYBACK COULD
BE UNDER TEN YEARS.

AND THAT WOULD INCLUDE THE COST
OF TRENCHING THE THERMAL PIPING

WHICH IS, OF COURSE, QUITE LABOR INTENSIVE AND EXPENSIVE.

IF YOU BUILD A DISTRICT NOW WITH A SINGLE COMBINED HEAT AND POWER UNIT FED BY NATURAL GAS AND HAVE THERMAL PIPING AND THE ISLANDABLE MICROGRID, WHEN THE VERY SMART PEOPLE AT THE FINE UNIVERSITIES IN BOSTON AND THIS REGION FIGURE OUT WHAT ENERGY PLANT CAN BE-- PROVIDE THE SURE, CERTAIN ELECTRICITY THAT WE DEPEND UPON TO LIVE, BUT WITH A PURELY RENEWABLE INPUT THAT IS PART OF THE ELECTRIFIED GRID, WE SWITCH OUT ONE ENERGY PLANT AND INSTALL WHATEVER THAT NEW TECHNOLOGY IS.

THEN YOU HAVE THE THERMAL PIPING ALREADY BUILT.

YOU HAVE AN ENERGY DISTRICT THAT'S READY TO BE NET ZERO.

SO IT IS PART OF THE ARGUMENT THAT NATURAL GAS IS AN IMPORTANT PART OF OUR BRIDGE.

AND I WILL FULLY ADMIT THAT THAT IS A SUBTLE POINT TO MAKE WITH MANY OF MY FRIENDS IN TOWN WHO ARE PROTESTING ANY NEW NATURAL GAS INFRASTRUCTURE.

I REALLY, WITH ALL SINCERITY TRY TO ASK FOR FIVE MINUTES OF THEIR TIME TO DISCUSS WHAT I SINCERELY BELIEVE IS A REALLY POSITIVE USE OF NATURAL GAS FOR THIS BRIDGE, WHERE THE ENTERPRISE PAYMENTS OF THE ENERGY UNIT CAN PAY FOR THE THERMAL PIPING.

YOU WILL HAVE, WHEN ARE YOU ABLE TO SWITCH OUT THAT SINGLE ENERGY UNIT FOR SOMETHING THAT IS CONNECTED TO, YOU KNOW, AN ELECTRIFIED GRID THAT IS RENEWABLE AND BATTERY, WHATEVER TECHNOLOGIES ARE ALLOWED TO MAKE SURE WE HAVE THAT SURE, RELIABLE POWER.

BECAUSE AS YOU KNOW, RENEWABLES HAVE THAT INTERMITTENCE ISSUE THAT BATTERIES ARE TRYING TO ADDRESS.

AND IT CAN'T BE SOON ENOUGH FOR ME.

I COME TO WORK TO ADDRESS

CLIMATE CHANGE.

IT IS THE CAUSE OF MY
PROFESSIONAL LIFE.
AND PERSONAL LIFE.

>> CAN YOU GET THE LIGHTS ON OUR
SIDE OF THE BUILDING TO GO OFF
AT NIGHT.

>> ACTUALLY, WE HAVE, THE
DIRECTOR OF THE MUNICIPAL ENERGY
UNIT OBSERVING THE HEARING,
DAVID MUSCLEMAN WHO JUST STARTED
IN OUR ENERGY OFFICE.

>> STRANGELY ENOUGH THE LIGHTS
ON CITY COUNCIL OFFICES DON'T GO
UP.

>> SO MY.

>> I PLOOSHT THAT.

I TRULY DO AND YOU AND I HAVE
HAD MANY CONVERSATIONS ON AND
OFF THE RECORD.

I RECOGNIZE YOUR PASSION,
OBVIOUSLY SHARE IT.

ALSO UNDERSTAND THAT IT'S NOT AS
THOUGH WE CAN SWITCH TO 100%
RENEWABLE TOMORROW.

AND THIS IS SORT OF THE-- I
WON'T SAY A FAUSTIAN BAR BEGAN
BUT THIS IS WHAT WE HAVE TO DO
TO EVENTUALLY GET THERE.

I AM CONCERNED IS THISES HOT
TILLITY.

>> .

>> THAT IS JUST SOMETHING THAT
I, AM VERY DISAPPOINTED AND SOME
OF OUR PUBLIC UTILITIES THAT
THEY HAVE THAT ARE PARTER INS.
BUT HAVING SAID THAT, THAT IS A
LITTLE BIT OFF TOPIC FROM WHAT
WE ARE TALKING ABOUT TODAY.

SO I APPRECIATE YOUR COMMENTS.
OBVIOUSLY SHARED.

YOU KNOW, HOW WOULD THIS, WOULD
THIS FACTOR INTO THE COMMUNITY
CHOICE AGGREGATE THAT THIS CITY,
THAT THIS COUNCIL JUST PASSED
AND THE MAYOR SIGNED INTO LAW
GOING FORWARD.

WOULD THIS BE.

IT WOULD BE A SIMILAR MODEL
WHERE THE UTILITY WOULD BE
DELIVERING SERVICES AND THE
BUSINESSES AND EVENTUAL
RESIDENTS THAT WOULD PAY INTO
THIS WOULD BE PAYING THEIR

UTILITIES SO WITH THIS COME
UNDER OUR PORTFOLIO FOR CCA OR
CCE?

I THINK IT'S OPERATE-- SEPARATE,
I DO THINK IT'S SEPARATE THE
TENANTS WITHIN THE PARK THE EDIC
BUILDING AND TENANTS WOULD BE
LOOKING TO THE, IT WOULD BE
ESSENTIALLY LIKE GETTING A
PRIVATE SUPPLIER OF ELECTRICITY.
AS YOU KNOW LIKE MANY OF THE
LARGE BUSINESSES IN BOSTON
ALREADY, IN THE CITY OF BOSTON
ITSELF ALREADY USED AS A BROKER
AND PROCURED THE SUPPLY.
SO IT'S KIND OF IN THAT CATEGORY
AS OPPOSED TO ON THIS SIDE.

>> I UNDERSTAND.

SO IF ARE YOU IN THE-- IF YOU
ARE A TENANT OR OWNER OF THE
MARINE INDUSTRIAL PLANT, YOU
HAVE ACCESS TO PLUG IN DOWN HERE
OR ARE YOU GOING TO BE REQUIRED
TO PLUG IN.

>> GOING TO BE COMPLETELY VOLUME
TEAR WHETHER ANY PRIVATE
SECRETARIER TENANT WANTS TO
PARTICIPATE IN THE DISTRICT.

>> THEY'RE PROBABLY CURRENTLY
WOULD BE PART OF ANY CCE UNLESS
THEY ALREADY HAVE A BROKER THAT
THEY USE TO SUPPLY THEIR
ELECTRICITY.

WHICH.

>> MOST OF THEM DO, FOR THE VERY
REASON THE CITY DOESN'T AND IT
IS PROVEN THAT IT MORE OFTEN
THAN NOT ADVANTAGEOUS FOR
PARTICULARLY BUSINESSES, AND
INDUSTRIAL ORGANIZATIONS.

>> YEAH.

>> ALL RIGHT SO WHAT IS SORT INDUSTRIALORGANIZATIONS.
ALL RIGHT.

SO HAVE YOU HAD, YOU HAVEN'T PUT
UP THE RFC OR RFQ.

>> I NEED THE AUTHORITY.

>> YOU NEED THE AUTHORITY TO DO
THAT.

IS THERE ANY REASON WHY THIS
WOULDN'T SAIL BUT THE STATE
LEGISLATURE AND SIGNED BY THE
GOVERNOR.

>> I THINK IT'S A VERY FOCUSED
PROJECT SPECIFIC REQUEST FOR

PERMISSION.
BUT IT RAISES A BIG GENERAL
ISSUE WHICH IS THE ISSUE OF THE
AUTHORITY OF GOVERNMENT TO ENTER
INTO PUBLIC PRIVATE
PARTNERSHIPS.

THERE ARE OTHER STATES IN THE
NATION THAT HAVE MORE GENERAL
AUTHORITY WHERE I WOULDN'T NEED
THIS PROCEDURE TO BE ABLE TO
ISSUE THE REQUEST FOR
QUALIFICATIONS AND TO PROCEED
WITH THE PROJECT AND SEE IF IT
MAKES SENSE WITHIN OUR OWN
CONSIDERATION OF THE EDIC.

I DON'T EXPECT IT TO GARNER THAT
AMOUNT OF ATTENTION BECAUSE THE
TITLE IS SO FULL OF A LOT OF
WORDS THAT DON'T NECESSARILY
SCREAM HEADLINE ISSUES.

BUT YOU KNOW, IT IS RAISING THE
QUESTION OF THE LACK OF
AUTHORITY FOR PUBLIC PRIVATE
PARTNERSHIPS.

>> HAVE ANY ON OF THE UTILITIES
COMPANIES WEIGHED IN ON THIS ONE
WAY OR ANOTHER.

>> SO I'VE WORKED VERY CLOSELY
WITH EVERSOURCE ON THE PLANNING
THAT WE'VE DONE FOR THE ISSUE OF
WHAT IT WOULD TAKE TO BUILD A
MULTIOWNER MICRO GRID.

AS I SAID THE CAMPUS MODEL IS
WELL PROVEN.

WE'RE TRYING TO PROVE A NEW
BUSINESS MODEL WITH THIS
PROJECT.

WE'VE BEEN VERY COOPERATIVE AND
AT OUR TABLE.

I WILL SAY THIS IS A LITTLE ONE
KEY SO FORGIVE ME BUT I HAVE, IN
A NUMBER OF WORKSHOPS, WE HAD
THREE FOUR HOUR WORKSHOPS AT
DISTRICT HALL IN 2014, AND THEY
WERE JOINED BY THE THEN CHAIR OF
THE DPU, THE OTHER
COMMISSIONERS, THE GENERAL
COUNCIL.

THESE WERE VERY HIGH ENGAGED
STAKEHOLDER SESSIONS ON THIS
ISSUE.

AT THOSE SESSIONS, WE SAID THAT
WE WANT THIS MICRO GRID TO BE
ONE WHERE THE DISTRIBUTION

COMPANY WOULD OWN THE WIRES.
THERE ARE OTHER MODELS WHERE YOU
COULD SORT OF SEPARATE REALLY
DEFECT FROM THE GRID.
WE'RE NOT INTERESTED IN THAT
MODEL.

WE THINK THAT WE NEED TO FIGURE
OUT HOW TO WORK WITH 9 UTILITIES
AND THE DPU IN ORDER TO GET ONE
OF THESE SYSTEMS IN PLACE
WITHOUT TRYING ANYTHING THAT'S
TOO AGGRESSIVE, FRANKLY.

SO THAT'S BEEN SOMETHING THAT
THE EVERSOURCE UTILITY, THEY'RE
AWARE THAT'S OUR APPROACH.
THEY APPRECIATE THAT'S OUR
APPROACH.

I WILL SAY THAT ONE OF THE NEXT
STEPS FOR THIS, WE ARE EXPECTING
A \$75,000 FEASIBILITY ASSESSMENT
GRANT FROM THE MASSACHUSETTS
CLEAN ENERGY CENTER.

THEY ARE ABOUT TO GIVE TEN PLUS
\$75,000 FEASIBILITY ASSESSMENT
GRANTS SPECIFICALLY FOR
MULTIOWNER, MULTIUSER MICRO
GRIDS OF THIS KIND.

THIS IS THE MOMENT IN THE
COMMONWEALTH WHERE ALL THE
UTILITIES INCLUDING EVERSOURCE
AND NATIONAL GRID RECOGNIZING
THAT.

THERE'S A -- ASSESSMENTS THAT
ARE ABOUT TO HAPPEN AT THE SAME
TIME NEXT YEAR INCLUDING OURS.
THAT THEY ARE NEEDING TO REALLY
PREPARE THEMSELVES TO BE ABLE TO
WORK WITH US TO MAKE SURE THAT
THESE FIT IN WITH THEIR SYSTEM.

>> OKAY, THANK YOU.

THANK YOU, MR. CHAIRMAN.

>> THANK YOU.

COUNCILORMAN BAKER.

>> THANK YOU, MR. CHAIR.

GOOD AFTERNOON.

CAN YOU EXPLAIN TO ME WHAT THE
RANGE OF THIS MICRO GRID WILL
BE.

LIKE HOW CLOSE TO THE BUILDINGS
NEED TO BE TO BE ABLE TO BUY
INTO THIS?

>> SO WE NEED THE FEASIBILITY
ASSESSMENT TO DETERMINE EXACTLY
WHAT BUILDINGS TO BE INCLUDED IN

THE DISTRICT.
WE DO EXPECT THE BUILDINGS TO BE
PRETTY MUCH IN A CONTIGUOUS
GROUPING.

>> RIGHT.

IT WOULD ONLY MAKE SENSE TO PUT
SOMETHING IN THE COURTYARD AND
YOU WOULD FEED THAT CORRIDOR.

>> SOMETHING LIKE THAT.

>> IN THE BUILDING YOU'RE
TARGETING THE DESIGN CENTER.

>> WE ARE TALKING ABOUT A MAJOR
TALENT AT THE DESIGN CENTER, YES
WE ARE.

>> WHAT DOES THE AFTER YOU
INSTALL THE MAIN MODULE, WHAT
DOES THE INFRASTRUCTURE LOOK
LIKE, TURNING ALL THESE
BUILDINGS, YOU HAVE TO ENVISION
YOU GOT YOUR MODULE TO EVERY
BUILDING.

IS THAT ON THE GROUP THAT IS
THE, THAT OWNS THIS NOW OR WILL
BE IN THE PARTNERSHIP?

>> YES.

WE WOULD EXPECT THE COMPANY, THE
PRIVATE SECTOR ENERGY COMPANY
THAT WE WOULD WORK WITH TO
PROVIDE US WITH AN INVESTMENT
GRADE DESIGN PLANNED TO BUILD
AND OPERATE THE ENERGY ASSET.
WE WOULD EXPECT THEM TO INDICATE
A LEGAL LLC-TYPE CORPORATION TO
BE ABLE TO COLLECT THE REVENUES
THAT FLOW FROM THE PROVISION OF
THE ENERGY SERVICES.
AND YES, WE WOULD EXPECT THEM TO
SERVICE SOMETHING LIKE A
CONSTRUCTION MANAGER AT RISK FOR
THE OVERALL EFFORT OF BUILDING
IT.

>> THEN GOING INTO THE BUILDING,
WHAT DOES IT LOOK LIKE INSIDE
THE BUILDING?

YOU'RE JUST COMING IN WITH A
THEME PIPE, THEME WATER.

>> PROBABLY HOT WATER, CHILLED
WATER.

IT ENTERS THE BUILDING AND THEN
WHATEVER FEEDING SYSTEM IT HAS
THAT CAN CONNECT TO, THE
ELECTRICITY, THE FLOWS OVER THE
SAME WIRES, THE SAME
UTILITY-OWNED WIRES.

>> WE'RE DOING HEAT WATER AND ELECTRICITY.

>> YES.

WE'RE HOPING TO HAVE ISLANDABLE MICRO GRIDS WHICH ARE LOCAL DISTRIBUTIONS OF ELECTRICITY THAT WHEN THE MACRO GRID GOES OUT THE GENERATION OF ELECTRICITY CAN CONTINUE TO SERVE THE BUILDINGS THAT ARE WITHIN THE DISTRICT EVEN THOUGH THE REST OF THE CITY MIGHT BE SUFFERING FROM A BLACKOUT. THAT THIS DISTRICT WOULD HAVE ITS LIGHTS SAY ON.

>> SO THE COMPANY AGAIN, THE PARTNER WOULD PAY THE GAS COMPANY THE DELIVERY OF SERVICES.

THEN ALL THE UTILITIES WOULD BE PAID TO THEM.

>> YEAH.

WE ACTUALLY DID A LOT OF WORK, THERE'S A PRETTY INTERESTING SUMMARY OF THIS WORK ON COMMUNITY ENERGY STUDY, COMMUNITY ENERGY PLANNING PAGE ON THE BOSTON PLANNING AND DEVELOPMENT AGENCY WEB PAGE. WE WORKED, TO HAVE ONE OF THESE ENERGY SYSTEMS THAT'S MULTIPLY OWNED WHERE IT'S A SINGLE OWNER CAMPUS AND YOU STEPPED IN AFTER WE HAD ALREADY COVERED THIS POINT SO I'LL REPEAT IT.

>> I WAS ACTUALLY HEAR.

MAYBE I WAS ASLEEP DURING THAT.

>> OKAY.

BUT JUST THAT WE ALREADY HAVE THE TECHNOLOGY BENEFITS PROVEN IN THIS AREA BUT WE'RE TRYING TO DO IT IN A WAY THAT SERVES MULTIPLE OWNERS AND THAT'S A BIG POLICY PUSH THAT WE THINK IS VERY IMPORTANT TO SOLVE.

WE'RE GOING TO HAVE THESE RESILIENCE BENEFITS OCCURRING IN ANY PART OF THE CITY THAT'S NOT SERVED BY A SINGLE CAMPUS OWNER WHICH IS MOST OF THE CITY.

SO YES, WE WOULD, WE WOULD WORK WITH THE ENERGY SERVICE COMPANY TO SORT OUT EXACTLY WHAT BUSINESS ARRANGEMENTS NEED TO BE

MADE AND THE FLOW OF PAYMENTS
AND HOW THE FINANCE WOULD BE
PAID BACK.

IT'S THAT SAME BASIC PRINCIPLE,
THOUGH, THAT THE ENERGY SAVINGS
THAT COMES FROM MAKING THE
BUILDINGS MORE EFFICIENT WHICH
BY THE WAY IS AN IMPORTANT FIRST
STEP.

YOU NEED TO MAKE THE BUILDINGS
AS EFFICIENT AS POSSIBLE FIRST
IN ORDER FOR THE SIZING OF THE
INNER SYSTEM THAT SERVES THOSE
EFFICIENT BUILDINGS ACCURATELY.
BUT MAKING BUILDINGS ENERGY
EFFICIENT ACTUALLY RESULTS IN A
CASH FLOW WHICH IS EXACTLY THE
PRINCIPLE THAT WE'RE MAKING
HAPPEN IN THE RENEWED BOSTON
TRUST AND THE ENERGY SAVINGS
PERFORMANCE CONTRACT THAT'S
UNDER WAY RIGHT NOW FOR 266
MUNICIPAL UNIT FACILITIES.
THAT SAME PRINCIPLE APPLIES
HERE.

THAT CASH FLOW PAYS BACK THE
FINANCING FOR THOSE
IMPROVEMENTS.

WE EXPECT THE CASH FLOW FROM THE
PROVISION OF ENERGY SERVICES TO
PAY BACK THE FINANCING.

>> YOU KIND OF ANSWERED.

I WROTE DOWN HERE 266 MUNICIPAL
OPPORTUNITIES.

THAT'S JUST MAKING 266 ACTUAL
BUILDINGS MORE EFFICIENT, HAS
NOTHING TO DO WITH THIS TOPIC.

>> IT'S A SEPARATE PROJECT.

I ONLY MENTION IT BECAUSE THE
PRINCIPLE BEHIND THE RENEWED
BEHIND THE BOSTON TRUST
MUNICIPAL SAVINGS CONTRACT IS
SIMILAR.

INDEED THE STATUTORY PROVISION
THAT ALLOWS US TO MOVE AHEAD
WITH THE ENERGY SAVINGS
PERFORMANCE CONTRACT IS MODEL
FOR THIS HOME RULE PETITION.
WE'RE JUST TAKING THE EXISTING
STATUTORY PROVISION AND HAVING
IT APPLIED TO PUBLIC AND
PRIVATELY OWNED BUILDINGS.

>> SO NOW IF WE HERE WANTED TO
BUILD A MICRO GRID FOR SAY CITY

HALL, WOULD WE NEED PERMISSION FROM THE STATE FOR THAT OR JUST EDIT?

THE CITY OF BOSTON, IF WE WANTED TO DO ONE HALF FOR CITY HALL ALSO SAY MADISON PARK HIGH SCHOOL WOULD WE LIKE CITY BOSTON HAVE TO GO TO STATE APPROVAL ALSO FOR PUBLIC PRIVATE.

>> NOT NECESSARILY BECAUSE IT WOULD BE AN ENERGY MEASURE ON A MUNICIPALLY OWNED FACILITY SO EDIC HAS NOTHING TO DO WITH IT. THERE'S SOME REASONS WHY --

>> -- USE IS OVER THERE.

>> WELL YES.

WE'RE LOOKING AT THE MARINE PARK BECAUSE THE EDIC IS THE UNDERLYING LAND OWNERSHIP IN THE 99 YEAR TENANCY FOR THE PROPERTY.

WE'RE LOOKING AT A COMBINATION OF ED IC-OWNED FACILITIES AND THEIR TENANTS.

>> IS IT BECAUSE THE TENANTS AMOUNT MUNICIPAL --

>> IT'S BECAUSE WE WERE BUILDING THE MICROGRID AND ONLY SERVING EDIC-OWNED FACILITIES.

I THINK I WOULD HAVE THE AUTHORITY.

THAT IS THE DIVIDING LINE. BUT FOR MADISON PARK, THAT WOULD BE A GREAT LOCATION TO LOOK AT. WE ACTUALLY HAVE DONE SOME THINKING ABOUT THE OPPORTUNITY --

>> MADISON PARK AND THEN --

>> -THE POLICE STATION.

WE'VE ACTUALLY DONE A FAIR AMOUNT OF EXAMINATION IN THAT AREA COURTROOM.

>> I JUST PICKED THAT OFF THE TOP OF MY HEAD.

>> LET ME THANK YOU YOUR INSTINCTS.

THAT INCLUDED BOSTON 2030. THE POTENTIAL FOR ROXBURY AS A RESILIENCE DIRECT IS SOMETHING THAT AS WE PROVE OUT THIS, THAT SITUATION COULD BE COMPLICATED. TO THE EXTENT THAT ANY KIND OF SYSTEM IN MADISON PARK AREA THAT SERVES MORE THAN MUNICIPAL

FACILITIES THEN WE'RE BACK TO A SECOND HOME RULE PETITION.
>> IT SEEMS LIKE SOMETHING THAT, I DON'T KNOW, IT WOULD BE THE MAYOR'S OFFICE OR THIS SIDE ON THE HOUSE SHOULD BE WORKING ON WAYS FOR US TO JUST DO THIS AND NOT HAVE TO GO TO THE STATE FOR PERMISSION.
JUST TWO MORE POINTS.
UMASS, THEY HAVE THEIR OWN MICRO GRID, DO THEY, DO YOU KNOW.
>> COLUMBIA POINT, I DON'T KNOW. I'M SORRY.
>> I LIKE THE WAY YOU KALE IT COLUMBIA POINT TOO.
MY LAST THING, IF THIS WERE ALL APPROVED YOU HAVE ALL THE LAWYERS OUT OF THE WAY WE START CONSTRUCTION.
HOW LONG WILL IT TAKE?
YOU HAVE A MODULE AND HAVE EVERYBODY CONNECTED AND UP AND RUNNING.
>> I NEED TO EXPLAIN AT THE SAME TIME I'M GETTING THIS AUTHORITY, I'M EXPECTING TO CONDUCT AN ENERGY FUNDED FEASIBILITY ASSESSMENT.
THEN I NEED TO CREATE A SPECIAL PURCHASE VEHICLE THAT WOULD ISSUE.
>> ALL THAT STUFF IS DONE. WE'RE GETTING READY TO PUT THE SHOVELS IN THE GROUND.
>> WONDERFUL, I LOVE THAT STAIMG OF IT.
WE'VE BROKEN GROUND.
PROBABLY 18 MONTHS.
>> THANK YOU.
THANK YOU MR. CHAIR.
>> THANK YOU.
CITY COUNCILOR TIM MCCARTHY.
>> THANK YOU, MR. CHAIR.
I'M JUST LISTENING AND LEARNING T IT'S NOT IN MY AREA -- PUT SOLAR ON THERE.
THAT USED TO BE THE STEP CHILD OF THE EXAMINE SCHOOL SO I WANTED TO MAKE SURE --
>> NOT TO THE INNER -- ENERGY FOLKS.
>> ALL RIGHT.
>> THANK YOU COUNCILOR, NOW IS

THE TIME FOR PUBLIC TESTIMONY.
IF THERE'S ANYONE HERE WISHING
TO OFFER PUBLIC TESTIMONY MAY DO
SO NOW OR FOREVER HOLD YOUR
PEACE.

SEEING AND HEARING NO DESIRE FOR
ANY ADDITIONAL PUBLIC TESTIMONY,
WITH RESPECT TO DOCKET 0340 MY
INTENTION WOULD BE TO DRAFT A
COMMITTEE REPORT, GET IT OUT TO
MY COLLEAGUES BY A VOTE AND THEN
GET THE MAYOR'S SIGNATURE AND
GET TO BEACON HILL AND OUR JOB
IS DONE, YOU HAVE TO WORK THE
HALLS UP THERE TO GET THAT THING
FAST TRACKED TO GET YOU WHERE
YOU NEED TO BE.

>> THANK YOU SO MUCH COUNCILOR.

>> I APPRECIATE YOUR TIME AND
EFFORT ALSO.

I APPRECIATE THE GREAT WORK YOU
DO ON BEHALF OF THE CITY.

YOU HAVE A SPECIAL SKILL SET
WE'RE DEPENDENT ON MOVING
FORWARD AND KEEPING OUR CITY AS
EFFICIENT AS POSSIBLE.

SO THANK YOU.

>> THANK YOU VERY MUCH FOR YOUR
KIND WORDS.

>> DOCKET 0340 THE COMMITTEE ON
GOVERNMENT OPERATIONS WITH
RESPECT TO THE HOME RULE
PETITION REGARDING DISTRICT
ENERGY AND MICRO GRID PROJECT
WILL BE ADJOURNED.

THANK YOU. 2