

December 15, 2020

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CITY CLERK'S OFFICE

Maureen Feeney, City Clerk  
City Hall, Room 601  
Boston, MA 02201

2020 DEC 15 P 2: 10

BOSTON, MA

Dear Madam:

Notice is hereby given in accordance with Sections 20 (b) and (c), as amended, of the General Laws, that the Meeting of the Economic Development and Industrial Corporation of Boston d/b/a the Boston Planning & Development Agency, will be held at 3:30 p.m. on Thursday, December 17, 2020 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on [boston.gov](http://boston.gov).

**ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
DECEMBER 17, 2020 SCHEDULED AT 3:30 P.M.**

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**MINUTES**

1. Request authorization for the approval of the Minutes of the November 12, 2020 Meeting.

**ADMINISTRATION AND FINANCE**

2. Request authorization to amend the Lease Agreement with Gentex Corporation and to remove approximately 225 square feet from the Gentex lease area at 12 Channel Street, Suite #901 within the Raymond L. Flynn Marine Park.
3. Request authorization to enter into a License Agreement with Mass. Bay Brewing Company Inc. a/k/a Harpoon, for temporary use of Parcel S-3, otherwise known as Parcel "C" of the Harpoon leasehold area, within the Raymond L. Flynn Marine Park to continue the operation of an outdoor hospitality space.
4. Request authorization to approve a Consent to the Assignment and Amendment of the Lease Agreement with Liteboxer Technologies, Inc's. to

Spectrode Technologies, Inc., for approximately 2,928 square feet of 12 Channel Street, Suite #805 within the Raymond L. Flynn Marine Park.

5. Request authorization to amend and extend the Lease Agreement with Omnipoint Communications M B Operations LLC a/k/a T-Mobile, for the continued use of roof space at 12 Channel Street within the Raymond L. Flynn Marine Park.
6. Request authorization to extend the Lease Agreement with Suffolk Construction Company, for the continued use of approximately 1,238 square feet of space at 22 Drydock Avenue, Suite #304 within the Raymond L. Flynn Marine Park.
7. Request further authorization for Director to enter into rent deferment agreements with tenants severely impacted by COVID-19.
8. Request authorization to consent to the assignment of the ground lease with Boston Ship Repair, Inc. to North Atlantic Ship Repair, LLC at 32A Drydock Avenue within the Raymond L. Flynn Marine Park; and, to enter into an amended and restated ground lease with Cronin Group, LLC.
9. Request authorization to amend the ground lease with Coastal Cement Corporation for 36 Drydock Avenue within the Raymond L. Marine Park to extend the term expiration date and the deadline to exercise the third option term.
10. Request authorization to consent to the assignment of the Phase II Lease Agreement with respect to 2 Harbor Street within the Raymond L. Flynn Marine Park with ICCNE, LLC to BCP-CG HARBOR PROPERTY LLC, a Delaware limited liability company, an affiliate of Beacon Capital Partners; and, to execute and deliver an Estoppel Certificate and all necessary documents in connection therewith.
11. Request authorization to consent to the assignment of the Lease Agreement with Jamestown 21-23-25, Drydock, L.P. with respect to 21-23-25 Drydock Avenue to IDB 21-25 Drydock Limited Partnership, a newly formed joint venture partnership between Related Beal and Jamestown Properties.
12. Request authorization to advertise and issue a Request for Proposals from qualified respondents for the air rights lease to install and operate a solar

photovoltaic canopy above the Marine Industrial Park Garage within the Raymond L. Flynn Marine Park.

13. Personnel

Very truly yours,  
Teresa Polhemus, Clerk