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;;;BOSTON CITY COUNCIL  
;;;3/5/2018

BROADCAST LIVE ON COMCAST 8, RCN 2 AND VERIZON 1946 AS WELL AS STREAMING ON THE BOSTON WEBSITE. WE WILL TAKE PUBLIC TESTIMONY AT THE END SHOULD NIP WISH TO OFFER SOME.

AND WITHOUT FURTHER ADUE THEN I'LL HAND IT OVER TO OUR ADMINISTRATION REPRESENTATIVE.

>> GOOD AFTERNOON, JAMES WITH DEVELOPMENT COUNCIL.

>> DONALD WRIGHT.

>> ASSISTANT DIRECTOR FROM THE CITY OF BOSTON NEIGHBORHOOD AMOUNT DEVELOPMENT.

COUNCILOR I'M HERE BEFORE YOU TO REQUEST THREE PARCELS IN THE BOSTON NEIGHBORHOOD DISTRICT ON ONE.

THESE THREE PARCELS ARE BPDA PARCELS THAT ARE ACQUIRED BY THAT AGENCY.

THEY WERE TRANSFERRED TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT IN AUGUST OF 2015 FOR DEVELOPMENT AS AFFORDABLE HOUSING AS THEE PARCELS WERE ORIGINALLY ACQUIRED USING INCLUSIONARY DEVELOPMENT FUNDING.

IN JANUARY OF 2017, IN OFFICIATED COMMUNITY PROCESS COORDINATION WITH THE EQUAL HILLS CIVIC TO DISCUSS DEVELOPMENT OF THESE PARCELS WITH STRONG COMMUNITY SUPPORT WE RELEASED RFP FOR THE SITE IN MAY OF 2017 FOR MIXED INCOME DEVELOPMENT THAT INCORPORATED ARTIST WORKSPACE.

WE RECEIVED FOUR PROPOSALS THAT WE TOOK TO THE COMMUNITY FOR PRESENTATION IN OCTOBER OF 2017.

AND WE INTEND TO PRESENT A RECOMMENDATION FOR TENTATIVE DEVELOPER DESIGNATION AT THE MARCH 14 PUBLIC FACILITIES COMMISSION JUST AROUND THE

CORNER.

THESE THREE PARCELS IN TOTAL ARE  
26,250 SQUARE FEET.

THEY ARE ACROSS THE STREET FROM  
THE FORMER HESS OIL SITE AT THE  
BPDA HAS DESIGNATED EAST BOSTON  
FOR REDEVELOPMENT.

THEY HAVE COMBINED ASSESSED  
VALUE OF JUST UNDER \$560,000  
HAVE APPRAISED VALUE OF 720,000.  
AND SHOULD THEY BE VOTED SURPLUS  
AGAIN WE PLAN TO MAKE THE  
RECOMMENDATION OF THE NEXT  
PUBLIC COMMISSION.

FOR DEVELOPMENT PROPOSAL THAT  
INCORPORATES OWNERSHIP AND  
RENTAL, GOOD MIXTURE OF  
AFFORDABILITY WITH TWO-THIRD  
AFFORD WOBBLE ON-THIRD.  
AND COMMUNITY ARTIST WORKSPACE.

>> GREAT.

EITHER HAVE ANYTHING?

JUST A FEW QUESTIONS FOR CONTEXT  
AS I PRESENT THIS BACK TO THE  
COUNCIL.

HOW MANY UNITS DO YOU  
ANTICIPATE?

>> THE CURRENT PLAN HAS 41 UN  
UNITS.

>> TWO-THIRDS ARE AFFORDABLE ONE  
THIRD IS MARKET RATE.

>> AND BY AFFORDABLE, WHICH --  
S A STRONG AFFORDABILITY IF  
YOU'RE INTERESTED I CAN READ TO  
YOU THE MIX.

I'LL DETAIL THE MIX OF OPENER  
SHIP VERSUS RENTAL.

TOTAL OF 41 UNITS IN TWO  
BUILDINGS, THERE WILL BE EIGHT  
SALE AND 33 RENTAL  
OPPORTUNITIES.

TWO OF THE SALES WILL BE  
MODERATE INCOME AT 80% OF AREA  
MEDIAN INCOME.

THREE WILL BE LITTLE INCOME  
SELLS AT 100% OF AMI THREE WILL  
BE MARKET RATE SALES.

THERE WILL BE FOUR VOUCHER  
ASSISTED RENTAL UNITS RESTRICTED  
AT OR BELOW 30% AMI THERE WILL  
BE THREE AFFORDABLE RENT TALL  
UNITS BELOW 60% AMI THERE WILL  
BE 17 ARTIST RENTAL UNITS  
RESTRICTED AT OR BELOW AMI AND

NINE MARKET RATE RENTAL UNITS.  
THOSE MARKET RATE RENTAL AND  
OWNERSHIP ARE BEING USED TO  
CROSS SUBSIDIZE THE DEVELOPMENT  
FOR CITY HAS TO CONTRIBUTE FURY  
SOURCE FOR THOSE AFFORDABLE  
HOUSING UNITS.

>> IN TERMS OF THE ARTIST  
HOUSING, IT'S A LIVE-WORK TYPE.  
>> ALL OF THE UNITS ARE  
IDENTICAL.

THERE'S NO DIFFERENTIATION  
BETWEEN THE UNITS, CERTAIN  
PORTION OF THOSE ARE BEING SET  
ASIDE FOR THE ARTISTS THEN DOWN  
BELOW THERE'S COMMUNITY ARTIST  
WORKSPACE AND THEN THE  
DEVELOPMENT THAT WE'RE  
RECOMMENDING ALSO INCORPORATE  
PUBLIC GALLERY SPACE.  
GOING TO BE PUBLIC CAN COME IN  
AND ACTUALLY SEE WORK DISPLAYED  
BY THE ARTIST, IS THAT LIVE AND  
WORK THERE.

>> SO BY DESIGNATING AS ARTIST  
UNIT IT'S THE SAME THAT YOU HAVE  
TO HAVE THAT CERTIFICATION TO  
APPLY FOR IT?

>> CORRECT.

>> THEN ARE THERE ANY -- IS  
THERE ANY POTENTIAL, I HAD HEARD  
THAT SAN FRANCISCO INCREASING  
THEIR FEDERALLY SUBSIDIZED  
AFFORDABLE UNITS WERE ABLE TO  
WORK WITH THE AGENCIES TO HAVE  
SOME SORT OF PREFERENCE FOR  
VERY, VERY LOCAL RESIDENTS BY  
CENSUS TRACK OR SOMETHING LIKE  
THAT.

HAS BOSTON EVER -- THIS IS NOT  
NECESSARILY RELEVANT.

>> RIGHT.

THAT'S BEEN A BIT OF A CAMMING  
FOR US AND WE'VE BEEN WORKING  
EXTENSIVELY WITH THE OFFICE OF  
FAIR HOUSING LOCALLY TO TRY TO  
GET THAT.

WE HAVE COME UP WITH SOME RECENT  
NEW LANGUAGE, WE'RE CALLING IT  
ANTI-DISPLACEMENT LANGUAGE WHICH  
PUTS PRIORITY ON TO THE LOCAL  
NEIGHBORHOODS.

THAT'S VERY KNEW, WE'VE USED IT  
I THINK ON COUPLE OF OTHER

OFFERINGS WE TRY TO INCORPORATE  
WHENEVER WE CAN.  
>> OKAY.  
WILL IT BE A PLACE HERE?  
>> IT'S POSSIBLE.  
>> AND WHAT WILL THAT --  
FTER THE TENTATIVE  
DESIGNATION AFTER WE SELECTED A  
DEVELOPER WE HAVE ONE-YEAR DILL  
LENS PERIOD WHERE WE WORK OUT  
ALL OF THE ENTITLEMENTS,  
PERMITTING, VARIANCES, IT WOULD  
BE DURING THAT TIME WHEN ALL  
THAT HAVE GETS WORKED OUT.  
ONCE WE HAVE A DEVELOPER  
DESIGNATED THAT'S WHEN WE CREATE  
FAIR HOUSING PLAN.  
IT WOULD BE PART OF THE FAIR  
HOUSING PLAN.  
>> GREAT.  
GENERALLY, NOT SPECIFIC TO THIS  
SITUATION, GENERALLY WHAT DOES  
THE DISPLACEMENT LANGUAGE DO?  
>> BASICALLY PUTS A PREFERENCE  
FOR THAT AREA AS BEING --  
>> BY NEIGHBORHOOD?  
>> THAT NEIGHBORHOOD.  
THAT EXACT NEIGHBORHOOD TRYING  
TO GET FOLKS WITHIN THAT  
NEIGHBORHOOD WHO WOULD BE MOST  
IMPACTED BY THAT DEVELOPMENT TO  
HAVE AN OPPORTUNITY TO LIVE IN  
THAT SPACE.  
AS A MEANS OF TRYING TO PREVENT  
FURTHER GENTRIFICATION IN ALL OF  
THE NEIGHBORHOODS.  
>> OKAY.  
THEN IN TERMS OF THE ACTUAL  
DISPOSITION, IS THERE A CONTRACT  
THAT HAPPENS, IS IT ALREADY --  
IS IT KIND OF RENEGOTIATED  
THROUGH THE DILIGENCE PETTED?  
>> FOLKS HAVE ALREADY BEEN.  
IT IS RENEGOTIATED DURING THAT,  
THIS PROJECT WILL BE HEAVILY  
SUBSIDIZED OUR FOCUS WILL BE ON  
KEEPING THE PUBLIC SUBSIDY AS  
ITS LOWEST AS OPPOSED TO TRYING  
TO GET REVENUES.  
ANY ADDITIONAL REVENUE RECEIVE  
FROM NEGOTIATION, INCREASE IN  
THE PURCHASE PRICE WOULD BE  
OFFSET BY INCREASE IN THE  
SUBSIDY.

>> I GUESS WITH THAT MULTIPLE  
BIDDERS BEFORE DESIGNATION MAYBE  
YOU DON'T HAVE ALL THE DETAILS,  
WHAT IS THE SUBSIDY ABOUT?

>> I DON'T HAVE THAT EXACT  
INFORMATION THAT WOULD BE  
AVAILABLE ONCE WE DO HAVE A  
DEVELOPER DESIGNATION WHICH  
AGAIN WOULD HOPEFULLY BE MARCH  
14th.

>> OKAY.

IN TERMS OF WHAT WERE CONVEYED  
TO A DEVELOPER IT WOULD BE THE  
LAND FOR SOMEWHERE BETWEEN 560,  
7 TOE,000 RANGE OF VALUE PLUS AN  
ADDITIONAL SUBSIDY TO BUILD THE  
AFFORDABLE UNITS WITH THE  
MARKET.

>> YES.

JUST FOR CLARITY, THE VALUE  
BETWEEN 560 AND 720 BUT MOST  
LIKELY WILL BE CONVEYED AT NO  
COST AT NOMINAL FEE.

LIKELY \$300, \$100 PER PARCEL  
GIVEN THAT THE CITY IS PUTTING  
IN SUCH SIGNIFICANT RESOURCE TO  
THE PROJECT.

>> THAT'S WHAT I MEANT.

GIVING THEM THAT VALUE PLUS  
WHATEVER SUBSIDY HAPPENED.

>> LET ME SEE IF I HAVE ANY  
OTHER QUESTIONS BEFORE I TURN  
OVER TO COUNCILOR EDWARD.

IS THE PROCESS THAT YOU WENT  
THROUGH FOR THIS PARCEL IN TERMS  
OF GOING OUT TO NEIGHBORHOOD  
ASSOCIATION, HAVING A FIVE-MONTH  
PERIOD THERE BEFORE THE RFP THEN  
PRESENTATION AND OTHER FOUR  
MONTHS AFTER THAT, IS THAT ABOUT  
TYPICAL TIMEFRAME?

>> TYPICAL, YEAH.

WE OFTEN WILL ALLOW TIME FOR THE  
COMMUNITY TO PROVIDE INPUT AND  
THEN WE ALWAYS LIKE TO FULLY VET  
THE PROPOSALS THAT WE HAVE  
RECEIVED PRIOR TO TAKING THEM  
OUT TO THE COMMUNITY TO GET  
ADDITIONAL COMMUNITY INPUT.

YES, IT WAS VERY TYPICAL.

>> COUNCILOR EDWARDS?

ANY QUESTIONS?

>> GOOD AFTERNOON.

I JUST HAVE HA -- SERIES OF

QUESTIONS ON THE PROCESS HERE.  
WHICH -- EAGLE HILL CIVIC  
ASSOCIATION THEN BY -- IS THIS A  
RESULT OF IDP FUNDING FROM  
ANOTHER PROJECT IN EAST BOSTON  
124.

>> THAT'S WHERE THESE CAME FROM.  
THEY WERE FORMER BPDA PARCELS  
ACQUIRED IN 2007 WITHISH  
COLLUSIONARY DEVELOPMENT FUNDING  
THEN THOSE PARCELS ARE ROUTED  
WITH THE ADP PROGRAM AND 2015.  
BUT IS THERE A PROJECT IN EAST  
BOSTON, SOME SORT OF ONE OF  
THE -- SPECIFICALLY PAID FOR  
THIS.

>> I WOULDN'T KNOW THAT.  
THE BPDA ACQUIRED BACK IN 2007 I  
DON'T KNOW IF THEY HAD ANY  
PARTICULAR PROJECT THAT THEY  
USED TO ROUTE THE FUNDS TO THE  
ACQUISITION THAT I'M NOT AWARE  
OF.

>> IS THIS ONE OF THE CDCs OR  
--

>> WE WILL BE RECOMMENDING THE  
14th OF PUBLIC SERVICE  
COMMISSION THAT NOA IS THE  
DEVELOPER THAT'S PENDING  
APPROVAL BY THE COMMISSION.

>> HOW MANY UNION SNITS.

>> 41 UNITS.

>> ALL AFFORDABLE?

>> TWO-THIRDS AFFORDABLE  
COUNCILOR WU RECEIVED A BREAK  
DOWN IF YOU WANT TO SHARE THAT  
OR GO OVER THAT AGAIN.

>> THEN I THINK ONE OF THE  
RECURRING QUESTIONS I'M GETTING  
WHEN IT COMES TO MASS PROJECTS  
IN EAST BOSTON SINCE WE'RE  
DEALING WITH A LARGE  
DISPLACEMENT ISSUE, HOW DO WE  
MAKE SURE, COULD YOU WALK  
THROUGH THROUGH THE PROCESS HOW  
FOLKS GET ACCESS TO THE LOTTERY.

>> COUNCILOR WU TOUCHED ON THAT  
AS WELL.

>> SORRY ABOUT THAT.

>> NO WORRIES.

ONCE WE HAVE THE TENTATIVE  
DEVELOPER DESIGNATION ON THE  
BOOKS, ABSOLUTELY.

THEN WE WOULD BEGIN ONE YEAR

DILIGENCE PERIOD THAT CAN CAN EX  
FENDED DURING THAT TIME WE'LL  
WORK TO FINALIZE FUNDING, THE  
FINANCING FOR THE PROJECT ALL OF  
THE VARIANCE, IS THAT ARE  
REQUIRED.

ALL OF THE PERMITTING, IT'S AT  
THAT TIME WE'LL ENGAGE OFFICE OF  
FAIR HOUSING AND GET THEM TO  
APPROVE THE FAIR HOUSING PLAN  
AND ALL OF THOSE MATTERS ARE  
WORKED OUT.

WE DO HAVE A NEW  
ANTI-DISPLACEMENT PROGRAM AT THE  
DEPARTMENT THAT IS VERY NEW.  
THAT WE ARE PUSHING EVERY TIME  
WE GET THE OPPORTUNITY AND THAT  
IS COLLABORATED AND COORDINATED  
THROUGH FAIR HOUSING.

ONCE WE ACTUALLY DESIGNATED A  
DEVELOPER WE CAN BEGIN PROCESS  
OF WORKING FAIR HOUSING AND  
DETERMINE WHAT PREFERENCE  
LANGUAGE IS GOING TO BE ALLOWED  
FOR THE PROJECT.

>> IS IT PLANNED VAILING NOW?

>> WE CAN FORWARD THAT TO YOU.

>> THANK YOU.

AND THEN IN TERMS OF THE -- I'M  
SURE YOU PROBABLY WALKED THROUGH  
THE SCHEDULE, WHEN IS SHOVELS  
GOING IN THE GROUND?

>> LIKELY NO TIME SOON TO BE  
HONEST WITH YOU.

WE'LL DO DESIGNATION ON MARCH  
14th, THAT STARTS ONE-YEAR  
PERIOD IN THESE CASE OF HEAVILY  
SUBSIDIZED PROJECTS THEY USUALLY  
HAVE TO GO AFTER MANY SOURCE  
OFTEN THROUGH THE STATE AS WELL.  
THOSE HAVE PROCESS THAT USUALLY  
TAKES SEVERAL YEARS TO GET ALL  
THE FINANCING TOGETHER.

THAT IS JUST AN ESTIMATE,  
THOUGH, BASED ON COMMON PRACTICE  
AND COMMON EXPERIENCE.

ONCE WE HAVE THEM FULLY  
DESIGNATED WE CAN GO THROUGH THE  
FULL FUNDING PROCESS MAKE FINAL  
DETERMINATIONS OF WHERE THOSE  
SOURCES OF FUNDING ARE GOING TO  
COME FROM.

THERE ARE FEW PROJECTS THAT THE  
CITY IS SOLE FUNDER ON.

THOSE MOVE QUICKER.  
WHEN WE HAVE TO GO TO THE STATE  
TO GET FUNDING USUALLY A  
PIPELINE, CUE, THEY'VE TO GO  
BACK TO THE STATE NUMBER OF  
TIMES BEFORE THEY CAN GET THEIR  
AWARD.  
>> IS THIS GOING TO BE DONE IN  
PHASES IN TERMS OF THE -- SOME  
OF THE LARGER PROJECTS IS PHASED  
AND FUNDED, PHASED AND FUNDED?  
>> NO.  
ONE PHASE PROJECT.  
>> WHAT'S THE COST?  
>> ACTUALLY HAVE TOTAL  
DEVELOPMENT COST WILL BE  
\$12,700,000 AND CHANGE.  
THAT IS PRELIMINARY BUDGET  
THAT'S BEEN PROPOSED BY THE  
DEVELOPER THAT WE ANTICIPATE  
RECOMMENDING FOR TENTATIVE  
DESIGNATION.  
SUBJECT TO CHANGE BASED ON THE  
DEVELOPER THAT ULTIMATELY IS  
SELECTED AND THEIR FINAL  
BUDGETS.  
BUT THAT'S CURRENT COST.  
>> THEY WERE OWNERSHIP  
OPPORTUNITIES?  
>> SOME OWNERSHIP, SOME RENTALS.  
>> I'D LOVE TO FOLLOW UP TO  
DISCUSS OWNERSHIP OPPORTUNITIES  
IN GENERAL ESPECIALLY IN  
AFFORDABLE BUILDINGS OR PROJECTS  
THAT OUR CDCs ARE RUNNING, I'M  
CURIOUS IS THERE ANY ROOM TO  
REALLY HAVE A ROBUST DISCUSSION  
AND HOW FOLKS CAN REALLY GET ON  
PATHWAY TO OWNERSHIP IN AN  
ALTERNATIVE WAY.  
NOT BEING DISCUSSED ENOUGH.  
I JUST FEEL THERE IS SPECIAL  
MISSION THAT CDCs HAVE WHEN IT  
COMES TO DEVELOPING NEIGHBORHOOD  
AND ECONOMIC EQUITY.  
TRADITIONALLY DEVELOPERS DON'T  
HAVE.  
ALSO WE'VE SEEN MANY STUDIES IN  
THE RACIAL WEALTH GAP AND I  
THINK OWNERSHIP IS DIRECTLY  
CONNECTED TO THE ABILITY TO  
ACCESS WEALTH AND TO PASS IT  
DOWN GENERATIONALLY.  
A LOT OF PEOPLE CANNOT STILL



EVEN IN AFFORDABLE UNITS COME UP WITH THE DOWN PAYMENT. MANY PEOPLE CAN RENT FOR SOME TIME, I'M WONDERING IF THERE'S -- I WOULD LIKE TO SEE ROBUST ANALYSIS ON RENT TO OWN IN THE NEAR FUTURE OR MAYBE WE CAN HAVE FURTHER DISCUSSION HOW THAT CAN BE INCORPORATE.

>> WE COULD CERTAINLY HAVE FURTHER DISCUSSION, ONE WE HAVE DEVELOPER MARCH 14 AT THAT TIME WE CAN BEGIN MORE INDEPTH CONVERSATIONS ABOUT FINANCING AND OPENER SHIP STRUCTURES WE'D LIKE TO CONSIDER.

>> EXCELLENT, THANK YOU.

>> I JUST HAVE ONE FINAL SET OF QUESTIONS ON SORT OF CLIMATE RESILIENCY AND PREPAREDNESS. I KNOW NOAH IS DOING LOT HERE BUT PARTICULAR GIVEN WHAT WE'VE SEEN, WHAT ARE PROVISIONS OR IS THERE ANY STANDARD LANGUAGE THAT THE BPDA WILL BE THINKING ABOUT ADDING JUST REQUIRE CERTAIN LEVELS OF RESILIENCY.

THERE'S SOME OTHER CITIES THAT HAVE GONE SO FAR AS TO WRITER AFFORDABLE HOUSING TO BE PASSIVE -- THERE'S LOTS OF MUTUAL BENEFITS OF MAKING SURE OUR AFFORDABLE HOUSING STOCK IS UP TO THE STANDARDS NOT JUST FOR LONGEVITY AND PROTECTION AND RESIDENTS NOT HAVING THE FUNDS TO AFFORD MITIGATION AND AM THE CLEAN THAT YOU COULD HAPPEN FROM DAMAGE FROM CLIMATE CHANGE BUT ALSO UTILITY, LESS COST OF UTILITIES AND NOT HAVING TO SPRING FOR HEAT AND AIR CONDITIONING.

>> STANDARD POLICY FOR THE DEPARTMENT OF DEVELOPMENT IS FOR ALL OF OUR PROJECTS TO LEED CERTIFIABLE WE DON'T REQUIRE THEY GO THROUGH CERTIFICATION PROCESS BECAUSE THAT'S ADDITIONAL AMOUNT OF MONEY, THAT DOESN'T REALLY CAKE WHAT IS BEING BUILT JUST BUYS A PLAQUE. WE DO MAKE SURE THAT THEY ARE BUILT TO THE SAME CERTIFIABLE STANDARDS.

>> WHICH LEVEL.  
>> LEED SILVER FOR THIS TYPE OF PROJECT.  
THIS WOULD VERY LIKELY REQUIRE ZONING RELIEF IT WOULD GO THROUGH THE BPDA AND I'M NOT EXACTLY SURE WHAT MEASURES THEY WOULD WANT TO IMPLEMENT OR HOW THEY ARE THINKING ABOUT.  
>> IS THERE ANY OPPORTUNITY, I WOULD BE CURIOUS DONE ANY COST BENEFIT ANALYSIS OF BUMPING UP THE STANDARDS THERE, AGAIN, I'M JUST LEARNING MORE, NOW TWO MONTHS INTO MY CHAIRMANSHIP OF THIS COMMITTEE, BUT I'M TOLD THAT LEED IS ACTUALLY NOT MOST RIGOROUS ANYWAY, WE HAVE TO HAVE SOME WAY OF JUDGING, BUT IF THERE ARE MORE AGGRESSIVE, MORE PROTECTION STANDARDS WE CAN REACH FOR.  
>> US MENTIONED IT'S A COST BENEFIT ANALYSIS, TRYING TO MAKE SURE THAT YOU ARE CREATING HOUSING AS WE NEED AT THE SAME TIME BEING RESPECTFUL TO THE ENVIRONMENT AND TAKING THE FUTURE INTO CONSIDERATION. RIGHT NOW DEPARTMENT HAS SETTLED ON THE LEED SILVER.  
NOT TO SAY --  
>> HOW LONG HAS IT BEEN THAT STANDARD?  
>> PROBABLY A FEW YEARS.  
CLEARLY UNDERSTOOD.  
WE'RE HAPPY TO FOLLOW UP ON THAT WE COULD BRING TOGETHER SOME FOLKS FROM THE BPDA TO HAVE A LARGER DISCUSSION.  
>> HEARING ORDER IN OUR COMMITTEE THIS IDEA OF TRYING TO FIND THAT SYNERGY BETWEEN CITY OWNED OR CITY FUNDED DEVELOPMENT, REDEVELOPMENT AND RESILIENCY.  
WE'LL MAKE SURE THAT IS OUTLINED.  
>> A GREAT FOLLOW UP.  
>> IS THERE ANYTHING ELSE THAT YOU THINK WE SHOULD KNOW ABOUT THAT WE HAVEN'T ASKED ABOUT?  
>> I BELIEVE WE'VE COVERED EVERYTHING.

THANK YOU SO MUCH.

WE WILL BE PRESENTING THIS TO  
THE COUNSEL AT OUR MEETING ON  
WEDNESDAY.

AND I'M NOT SEEING ANYONE WHO  
MIGHT BE INTERESTED IN PUBLIC  
TESTIMONY.

THEN THIS CONCLUDES DOCKET  
NUMBER 0286 MESSAGE AND ORDER  
DECLARE SURPLUS CITY OWNED  
PARCELS IN EAST BOSTON DISTRICT,  
WARD ONE.

AND THE HEARING ON DOCKET 02 6  
IS ADJOURNED.