



April 08, 2025

RECEIVED

By City Clerk at 2:52 pm, Apr 08, 2025

Mr. Alex Geourntas, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Sir:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Meeting of the Economic Development and Industrial Corporation of Boston d/b/a Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, April 10, 2025, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and televised on Boston City TV (Xfinity Channel 26, RCN Channel 13, and Verizon Fios Channel 962), and livestreamed on [boston.gov](https://www.boston.gov).

**ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION OF BOSTON
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
APRIL 10, 2025, SCHEDULED AT 3:30 P.M.**

MINUTES

1. Request authorization for the approval of the Minutes of the March 13, 2025, Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

2. Request authorization to extend the License Agreement with BCP-CG27 Property LLC, also known as Beacon Capital, for continued use of 28 parking spaces on Lot 9 adjacent to Black Falcon Avenue and adjacent to 27 Drydock Avenue in the Raymond L. Flynn Marine Park for 12 months, commencing June 1, 2025, and expiring May 31, 2026, with two 1-year term renewal options.
3. Request authorization to enter into a License Agreement with the City of Boston Office of Emergency Management for Suite #902 at 12 Channel Street in the Raymond L. Flynn Marine Park, commencing August 1, 2025, and expiring December 31, 2026, with one 1-year term renewal option.
4. Request authorization to enter into a License Agreement with Lyft Bikes and Scooters, LLC, for the installation of bike stations and bicycles at locations within the Raymond L. Flynn Marine Park for a period of 1 year commencing May 1, 2025, and expiring April 30, 2026, with one 1-year term renewal option.
5. Request authorization to enter into License Agreements with Deacon Transportation, Inc. d/b/a Old Town Trolley Tours of Boston, and Uptown Transportation, Inc. d/b/a/ Boston Sight Seeing, for a Trolley Stop Program within the Raymond L. Flynn Marine Park, in the amounts of \$22,500 and \$20,000 respectively, commencing April 1, 2025, and expiring December 31, 2025, with two 1-year seasonal term renewal options.
6. Request authorization to amend the Lease Agreement with Magellan Distribution Corporation for the continued use of approximately 4,415 square feet within Suite #803 at 12 Channel Street in the Raymond L. Flynn Marine Park, and extend the current lease term to a total of 9 years, expiring May 31, 2034, with one 5-year term renewal option.

7. Request authorization to amend the Lease Agreement with Kerwin Group Inc. for the continued use of Suite #101 at 12 Channel Street in the Raymond L. Flynn Marine Park and extend the current lease by 4 years, expiring March 31, 2031, with one 5-year term renewal option.
8. Request authorization to amend the Lease Agreement with Payette Associates, Inc. Inc. for the continued use of Suite #506 at 12 Channel Street in the Raymond L. Flynn Marine Park and extend the current lease by 6 years, commencing June 1, 2025, and expiring May 31, 2031, with one 5-year term renewal option.
9. Request authorization to execute a Memorandum of Agreement with the City of Boston, acting through its Department of Public Works, for services provided by its Fleet Maintenance Unit in an amount not to exceed \$250,000 for Fiscal Year 2026, or until June 30, 2026.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

10. Request authorization to extend the Tentative Designation Status of The Cronin Group, LLC by 6 months through October 31, 2025, and continue lease negotiations with The Cronin Group, LLC, to facilitate the long-term lease and redevelopment of the EDIC-owned 24 Drydock Avenue site in the Raymond L. Flynn Marine Park.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

11. Request authorization to execute a contract with Randall Wilson Consulting in the amount of \$100,000 to conduct a Healthcare Labor and Workforce Needs Analysis as a part of the Life Sciences Workforce Development Initiative.

ADMINISTRATION AND FINANCE

12. Request authorization to transfer funds in the amount of up to \$46,278,973 to the City of Boston to reimburse the City for the costs of staff and services transferred to the City Planning Department and fund the operations of the Planning Department for Fiscal Year 2026.

13. Personnel

Very truly yours,
Teresa Polhemus, Clerk