

East Boston PierPAC

February 20, 2018

Attendance :

Mary Berninger

Fran Carbone

Marie Deneumoustier

Bernardine Joslin

Rose Petraglia

Melissa Tyler

Karen Buttiglieri

Peter Cardinale

David Halbert

Sal LaMattina

Frances Piantedosi

Connie Carbone

Jerry Deneumoustier

Mary Hanlon

Karen Maddalena

Bob Strelitz

Excused:

Adrian Madaro

Associate Members Present:

Michael Bruno

Alex DeFronzo

Lucille Reed

Tom Bruno

Louise Montanino

Mary Cole

Lucille Monuteaux

Attendance taken. (David Halbert arrived after attendance was taken.)

Mary Berninger - Minutes from January's meeting. Changes, deletions, additions to last month's minutes?

Louise Montanino - Correction page 9; Lucille Monuteaux, change to Louise Montanino.

Bernardine Joslin - Motion to accept minutes.

Connie Carbone - Second.

Mary Berninger - Received a thank you card from Florence and Edie. Also, we (the PAC) talked last month about the need for a debit card and the Treasurer's report

Fran Carbone - We now do have a debit card.

Mary Berninger - Treasurer's report.

Fran Carbone - As of 12/3/2017:

Checking account balance - \$20,651.92

Money Market - \$147,188.15

Mary Berninger - Will enter that into the minutes. I sent Mr. Glynn a copy of the agenda and going forward we will do that as often as possible. He did respond very positively. The Cathy Leonard McLean event has been moved to April 7, here in this room. (Noddle Island Community Room.) March date not working, Joey Cuzzi and myself were going to an event on one of the days. Invitations will be going out from Anthony and his staff for April 7, 10:00/10:30, around 45 minutes to 1 hour, refreshments afterwards. Anything else under old business.

Karen Buttiglieri - Recently on social media there was a posting about John Nucci. He has polycystic disease and he needs a kidney transplant. If anyone is interested I can send the link and you can share it. Just make sure you share it just to become a donor, not the entire posting. Want to get it out to as much social media as we can.

Mary Berninger - Nominations for 2 openings on the Board. Before we can nominate someone we have to have a motion on the floor to accept the resignations of Edie DeAngelis and Florence D'Avella.

Karen Maddalena - Motion to accept resignation of Edie and Florence.
Fran Carbone - Second.
Voted and passed.

Mary Berninger - Need a motion to open nominations for 2 Board members.
Karen Buttiglieri- Motion to open nominations.
Bob Strelitz - Second.

Mary Berninger - We have 2 spots, we will vote on them next month and you have to be present tonight to accept the nomination. With great pleasure would like to nominate Alex DeFronzo. Thinks he will do a great job because he is a presence on the harbor and in the park. He has been here to so many meetings and has a good understanding of the workings of this group. Asking if he would accept.
Jerry Deneumoustier - Seconded
Alex DeFronzo - Would be honored to accept.

Mary Berninger - One more opening.
Rose Petraglia - Nominates Lulu Montanino.
Mary Hanlon - Second.
Louise (Lulu) Montanino - Accepts nomination.

Karen Maddalena - Nominates Mary Cole.
Mary Berninger - Second.
Mary Cole - Accepts.

Bernardine Joslin - Nominates Lucille Monuteaux.
Bob Strelitz - Seconds.
Lucille Monuteaux - Accepts.

Mary Berninger - Any other nominations? Hearing none, motion too close.
Karen Buttiglieri - Motion to close nominations.
Jerry Deneumoustier - Second.
Voted and passed.

Mary Berninger - Next month there will be a ballot. (Repeated the slate of nominations.) We are not going into executive session tonight. Primarily because we have a limited amount of information. This revolves around the operations, security and maintenance (OSM) and the month's worth of conversations/discussions back and forth with Massport that Richie and I endured. I know last month we explained they dropped the ball and did not give us the draft OSM that was due in advance of the January meeting. The back and forth with all of the elected in a meeting with Massport, conference calls, etc. We did not get it until after closing hours on Friday. We had no time to markup it up and give it to this group or have a discussion on it from Richie and my point of view. And then to show it to you and you would have a month to look at it and come back in March to vote on it. We will not be going to vote on it in March because you do not have the information. There are some things that were also concerning to us. In our conversations they, Liz and Antony, told us that the following week, which would have been a week and a half ago, the RFP (Request for Proposal) for Phase III was going to be released to the public. But they did it in advance and because of that they did not give us the OSM, they released the RFP at the same time that they told us they had no time line for Phase II. That's where we stand right now. It has been very difficult dealing with them. They have put up walls. They have shut the PAC out to a great extent, especially around Phase III. There is a brief mention in the RFP of the PAC. Told them we are going to be a partner in this process or not and you have to follow the mandate of legislation. You cannot just say you are not going to engage with us. We are making a very good faith effort to constantly talk with them. We have had more phone calls and emails but we do not seem to be

getting anywhere. Right now Richie has the draft of the OSM and he is leaving tomorrow morning. He timed his flight so that we would have all of the information for tonight and we don't have it. In talking with the elected and the principals involved with Massport it seemed there was a big push for Phase III which was fine. Some of us knew it was coming down the road. It was the way they rolled it out that was disturbing. It got on social media and there are a lot of people in the community who follow the publications of RFP's. It wasn't done in a very nice way for the PAC. I had people ask me, on social media, for information. I am not going on social media about PAC business to slam anybody. It was unfortunate for the way Massport did it and all of the blame for this is Massport. We have been very specific telling them that we are equal partners at the table with them and the fact that the community process for Phase II has not even begun. We asked them last month if the contracts had been signed yet with Kleinfelder. Was told they did not know and would have to check with legal or Ned. No response but they are going full stream ahead with Phase III.

Karen Buttiglieri - Questioning what Phase III is.
Sal LaMattina - It's the piers that are falling down.

Mary Berninger - The Trustees, and this is my opinion, are the driving force for this and their associates, who are paid to promote their side of it, leaving off people at the table who should be there from the community standpoint. That's the part that I am upset about. The Trustees might be a huge entity. Their lobbyist might have a big portfolio. We speak for the community and we look at documents for the best interest in the community. That's what our purview is and when Massport takes it upon themselves to block us out of that process, this group has a right to be upset. We do not go to these meetings at your (Massport's) offices for nothing and then you just say that whatever the lobbyists or whatever the Trustees want. I also told them that I happen to think that the RFP is a joke because you want to find an interested tenant. You have your interested tenant and you know it. This is just to say they dotted the i's and crossed the t's. The Trustees will most likely come and build Phase III and that's fine for the community. Allegedly we are involved in the design phase of that. But we should not lose sight of the fact that Phase II is now mired in the bureaucracy that is Massport. They have heard us loudly and clearly in the last 2 weeks, every chance we got, and the electives has told them in no uncertain terms, they need to get the information to the PAC or we cannot do our job as stewards of the park. As Fran read in the Treasurer's report; we have a fiduciary responsibility to this community. To make sure everything is done for East Boston. That is my report. There are 2 meetings this coming Friday and there is a scoping meeting for Phase III. We do not have a working agreement for Phase II, or right now for Phase I because we have not signed the OSM. We do not have the neighborhood agreement yet, that is backed up by the 5000 spaces and Terminal E. They are doing a scoping session on Friday followed by a sight visit for anyone who is interested in putting in a response to the RFP. I will be going to both of those meetings so I can find out where the community meshes with this whole thing.

Karen Maddalena - Also, this isn't the only spot they (the Trustees) are interested in unless that has changed; 4 other locations around the city.

Sal LaMattina - They want to build a park on the waterfront somewhere in the city. East Boston is one location. Charlestown, South Boston might be another one.

Karen Buttiglieri - Questioning if this is the area we were supposed to put the housing.

Sal LaMattina - The end of pier that is near the Sailing Program.

Karen Buttiglieri - But they won't even fund the Sailing Program.

Karen Maddalena - The dilapidated pier.

Mary Berninger - It is an interested tenant and the tenant, I believe, by that language, would be building the structure and maintaining it. A lot of the things around Massport property are a 99 year lease. I don't know because I do not have those particulars. I just know that Richie and I have spent so much time on

this, since it expired last April. And we have been given the runaround. I go back to when I asked Anthony if Mr. Glynn even know about all these delays and his response was yes and no. I will make sure he is aware and he will know about all the delays because he will get an email from me if that is the only way you get things done because of the way they are treating the purview of this organization. Sorry I do not have more to share with you but that is what happened.

Mary Hanlon - Just want Sal to explain to me about looking at other areas, surrounding areas, etc.

Sal LaMattina - East Boston, Charlestown, Southie. They want to do something in Boston.

Karen Maddalena - But it is not necessarily going to be those. They are interested in other locations.

Alex DeFronzo - They announced they are going to do the 4 Point Channel but that's 30 different land holders, and it will take a long time. The other site that has been in the Globe is the dry dock that is in front of the Blue Hills Bank.

Mary Hanlon - I am not on Facebook but I heard it has been on Facebook that there are other communities that also want parks maintained by Massport. Is this something that they will drop out of and try to go somewhere else?

Mary Berninger - I would think not. Not if this group has anything to say about it. They can't get around the legislation. I guess they would have to go to their representatives and have them craft the same kind of legislation that Mr. Serra and his group did many years ago. Absent that legislation we wouldn't even have what we have now, in terms of the tug and pull. I keep saying to them that they continue to disappoint this community. We went into this in good faith and as an equal partner. They are not abiding by that and it is not right. We do have it (the OSM) now but, they knew Richie's timeline. Richie, as our council, needs to mark it up and make sure we have everything in it. Richie and I went to a meeting in December with them, told them everything that we wanted in it, then the 2 groups would go back and forth. They dropped the ball. That is exactly what happened with the RFP. They did that late on a Friday afternoon when everybody is done with work because they think that everybody else has the ability to show up at these meetings. They have been told to give us this for months. Richie will get to it as soon as he can. I think he will be working on it while he is away.

Lucille Monuteaux - What are we going to do about it?

Mary Berninger - We are doing the most we can right now. We are constantly telling them that they have a legislative mandate. You cannot ignore this group.

Bernardine Joslin - He thinks he is above any of that and he thought that way since day one, when he became the director of Massport.

Mary Berninger - I think they are getting the message loudly and clearly that it would not be tolerated. I have said to them and to this group that it is all well and good to be friendly with them when you see them at an event in the community but, then, when it comes down to the business of this group interacting with Massport, you can't be friends when it gets down to negotiating. I think over time, from what I have seen even before I was on this group, sometimes chumminess can get in the way of business for the community. And that is what we have to remember. We volunteer for the community. So, I am sorry to have to report that. I do not know what is on social media because I have taken a hiatus from it.

Bob Strelitz - It is a shame and it has been going on for a long time but, the fact that we are used to it, doesn't mean that it is right.

Mary Berninger - Good luck to whoever is doing the RFP submission. I am happy Phase III is being done but it should not get a bump in attention without looking at Phase I's Security, Operations and Maintenance Agreement, the Communities Benefits Agreement and Phase II. That's the thing that sticks with me. That is what they did. I would be shocked if the Trustees did not get the winning submission.

Fran Carbone - Invite the Trustees to our meeting.

Sal LaMattina - I think we should invite the Trustees to our meeting. They are not bad people, they have a lot of money and if we can get them to do something good for the community, we should take advantage of that.

Karen Maddalena - They also own community gardens; Joseph Ciampa Community Garden and the one on Border St. At one time they worked with the Greenway when it was the Boston Natural Areas Network and the Trustees. They merged into one and they said they would carry on the mission of the Boston Natural Area network, which they haven't done.

Karen Buttiglieri - I think since they do want to do work in the community and along the harbor then what better facility do we have besides the sailing program. So I think when we get there we want to talk to them about the sailing program.

Karen Maddalena - Also, there is that woman.

Sal LaMattina - Laura Jazinsky.

Karen Maddalena - She is with the Trustees, their contact.

Mary Berninger - She met us in New York.

Sal LaMattina - You should not be negative.

Mary Berninger - We are not being negative. I am trying to impress upon people the impression that was given to us when Mr. Glynn first approached me about it on Saratoga St. at the flower beds near the approach field. They had a big ceremony there. The entire flower bed, both sections, are in Boston property. Massport was there and I happened to drive by. He was there to dedicate this stuff. Not one person from East Boston was invited. The only people there were representatives, DeLeo and others from Winthrop. Winthrop activists were there to dedicate a Massport buffer that was in our city. It is right at the approach to the FAA field on Saratoga St. I questioned Anthony why any of them in his office did not let East Boston know they built another buffer. That is not an amenity for Winthrop. It is an amenity for East Boston. That started it, but that day he said the Trustees put in the thing for Phase II. He asked me what I thought about Phase III. Told him I did not have a problem with them doing Phase III. I think it is wonderful. This process, the way they rolled this out, is not the way to roll it out for this community. I do not have a problem working with them, but I know that even on our trip to New York, one of their representatives giving the talk made it clear what they could have done and he was not happy they did not get it.

Sal LaMattina - This is positive so you can work together.

Mary Berninger - It should be positive. But Massport clearly does not want to do it that way. They would rather make us wait. This is a hurry up and wait for this organization. It is not fair.

Alex DeFronzo - I met twice with the people that brought us around in New York, Nick Black and Laura Jazinsky, to talk about the Sailing Center when the Phase II process was opened. The Trustees of Reservations has more than \$100 million dollars of an endowment. The RFP is written so that whoever would be selected to build the park on the dilapidated pier will have to pay for it by themselves. It would be tens of millions of dollars.

Mary Berninger - And they would have a lease agreement with Massport.

Alex DeFronzo - That pier is falling apart and has been for decades. Every day at high tide pieces float out into the harbor. Something has to happen. If they were to come in and spend the tens of millions of dollars of their own money to turn it into a waterfront park it would be great for East Boston and they would work with the people that designed the Brooklyn Bridge Park. Maybe, if we have the opportunity, we should think about them as an ally and help figure out some of the issues that are going on with Phase II.

Mary Berninger - In my opinion it is not a matter of being an ally or not with the Trustees. It's the fact that Massport took, and this is my interpretation, took their lead from others outside of Massport, outside the PAC and truthfully outside the Trustees. They just happen to receive a paycheck from the Trustees. That is the part that is galling. A third party would say to just get this done and then say that they are not even done with the preliminary things for Phase II and you have not finished Phase I for this year.

Alex DeFronzo - The Sailing Center is in the same situation, we do not have our license agreement, haven't heard anything and it has expired.

Mary Berninger - That is wrong.

Karen Buttiglieri - If we do have them come here what would be the point?

Mary Berninger - Do not think you can do it until the RFP's have been sent in and should they be chosen, and I bet my last penny they will be chosen. Then invite them here to reiterate that we are the design function for the community for the amenities and whatever will be out there, but recognizing it is the structural engineering piece of it. The climate change, all resilience pieces, etc. They did put a line in the RFP that East Boston PierPAC is the group that would do it. But they went ahead and did it out of the sequence you (Massport) told us you were going to do and we never got our paperwork.

Fran Carbone - Remember what Anthony said at the last meeting. Not to entertain anything until next September. To put all of our thoughts together.

Mary Berninger - Fran is reminding us that Anthony said not to do anything about more trips to go and view other things. But he also said too, that it would have given the Little League and softball league a chance to finish the season and be able to come to us with some ideas of what they wanted. It wasn't a very community driven process.

Karen Buttiglieri - I would entertain that we should wait before they come. I think to have them come here and for us to either just say because our agreement for Phase I has not been completed, nothing signed, no documents. And then to say Phase II hasn't started yet, and we are still waiting, etc. I think we should pull back a little before we do that. Wait until we get more information and then we can ask them for everything.

Karen Maddalena - Mary Cole taught me a very good lesson. I had heard something about the contemporary art down at the shipyard and what they were doing. I jumped to conclusion. Mary went to the contact person at the institute and we cleared up that misinformation. So there is no reason why we couldn't have the Trustees come just for informational purposes.

Sal LaMattina - If they win the bid.

Mary Berninger - We are jumping the gun. The same thing happened the last time. Laura came to a meeting and I remember asking why she was here. She wanted to explain what they do. That was inappropriate because the RFP was out and it had not been determined. It would have been unfair for her to have time in front of this group to present her case without the other applicants be afforded the same opportunity. It is just unfortunate Massport has done this. Richie and I will continue and you should receive a hard copy in the mail or an email version of the markup. And then next month we will talk about it. Next month I am hoping to have the representatives for Little League and softball league to come here in advance of the season. Hopefully there will not be anymore misunderstanding between the groups. We can talk about the security side of Festa Field and how all parties, this group, Massport and all the leagues, have to work together to preserve that venue. Massport made it very clear that they keep repairing things that get broken the same way. We have to have the coaches understand it is a great venue and an amenity for the community but it needs to be taken care of. Will invite them next month.

Anything else anybody wants to address next month? Be prepared to vote for the new members. Hopefully you will get the copies of the OSM. If you could come to the meeting with some ideas and the other thing will be the Little League and softball.

Bob Strelitz - The voting will be by written ballots.

Karen Buttiglieri - Since we are going to be talking about different programs I think we need to include the sailing program in that. Are they looking for money?"

Mary Berninger - This one is because Festa will be opening. Last year when we talked there was a lot of friction between the 2 groups and a lot of things were broken. I went down there and outlined what was broken. Talked to Anthony and the park supervisor. They were not wrong in that they fix them all the time. I spoke to Mr. Gilbride and Chucky. I told them you need to tell the coaches to stop those kid from hanging on the poles outside the dugouts. They pulled away the poles and bees nests formed inside. There was broken latches on the fence going into the field, it was fixed and then it was broken again. How do we expect Massport to keep repairing? If it is done by a storm or totally out of control of the kids and coaches, that's one thing. We should have enough pride, the kids and the parents, to say we are going to preserve that.

Karen Buttiglieri - So who are we going to have. The people that are in charge, the coaches?

Mary Berninger - There are 2 leagues and softball also had 2. We talked about that last year. When I went down there I was told by Mr. Gilbride that it has nothing to do with the PAC and to stay out of it. It has a lot to do with the PAC. We advocate for this park. That is what our job is; to make sure the Port does what it is supposed to do and that is part of the park system. We have an advisory role and he told me we have nothing to do with it.

Karen Buttiglieri - I wonder if they should make them collect money or something as a deposit.

Sal LaMattina - There are other issues. The girls softball always have to wait until the boys are finished. They want more time.

Mary Berninger - Maybe it's about time there is accountability besides the way it is run right now.

Fran Carbone - Motion to adjourn.

Sal LaMattina - Second.

Voted and passed.