

**Economic Development Advisory Board
Lab & Bio/Life Sciences Subcommittee
Minutes**

February 16, 2021

8:30-10 AM held remotely via Zoom

EDAB Board members in attendance (noted by Y/N)

Cliff Brown	Y
Marilyn Newman	Y
Carol Levin	Y
Paul Saner	Y

Staff present: Kara Brewton, Meredith Mooney

Guests included: Jennifer Gilbert, John VanScoyoc

Materials provided ahead of time to the Board & via links in the agenda included: 2/16/2021 agenda, information packet from Bullfinch regarding lab use and 10 Brookline Place (2/10/21).

Powerpoint presentation made during the meeting: none

Paul Saner opened the meeting remotely via Zoom due to COVID, ensured all members were able to participate with audio and video, and Carol Levin announced that the meeting would be recorded via Word transcript.

At this organizational meeting, Subcommittee members had a wide-ranging discussion of objectives, resources, and next steps, as summarized below:

1. Understand the market for lab space in the Boston metro market.
 - a. Speak with brokers
 - b. Experienced developers
 - c. Potential end users, both industry and academic (LMA, BU)
2. Understand what, if any, demand there will be for lab space in Brookline.
 - a. Type of user:
 - i. academic, biotech, start-up
 - ii. research vs manufacturing
 - b. Space and location requirements
 - c. How much space
 - d. What do Biolab one and two uses generally look like
 - e. Identify potential sites, including:
 - i. U-Haul & Old Lincoln
 - ii. 10 Brookline Place
 - iii. Chestnut Hill/Route 9
 - iv. Comm Ave and BU area including potential Turnpike air space
3. Let's understand what other small municipalities that are peers to Brookline have done regarding
 - a. Zoning
 - b. Regulatory process
 - c. Public engagement and education

- d. Inducements
- 4. Identify potential barriers in Brookline to this type of use.
 - a. Are there applicable elements of “Platinum” in Mass Biotech Council Ratings: <https://www.massbio.org/initiatives/bioready-communities/>
 - b. Public Health & Safety regulations
- 5. Coordinate and integrate with other Brookline Planning activities.
 - a. Committee’s planning horizon: 5 – 10 years while maintaining sight of longer term considerations.
 - b. Look at Comprehensive Plan
- 6. Committee timetable.
 - a. Initial thoughts by late May
 - b. Potential WA for fall 2021 TM in conjunction with Lower Boylston Street Corridor Study.
- 7. Meeting schedule: 1st and 3rd Tuesdays of the month, alternating 4:00 pm on the 1st Tuesday and 8:30 am on the 3rd.
- 8. Organize a list of contacts.

Meeting adjourned at approximately 9:55 am.