



# 10 Brookline Place Committee

**Public Meeting Minutes  
10 Brookline Place Committee Meeting  
June 22, 2022  
7 – 9 PM via Zoom**

*Committee members (attendance noted a Yes or No (Y/N)):*

Neil Wishinsky, Chair	Y	Alan Christ	Y	Brian Kane	N	Donelle O’Neil	N
Deborah Brown	N	George Cole	Y	Liz Linder	Y	Paul Saner	Y
Shelly Chipimo	Y	Matthew Hyatt	Y	Tom Nally	Y		
Diane Sokal	Y	Anne Trecker	Y				

*Staff & Consultants present:* Meredith Mooney, Sandy Tierney (McCall & Almy)

*Meeting Attendees:* Jennifer Dopazo Gilbert, Stephen Burrington, Michael Weintraub, and Charles Osborne

*Public Meeting Materials:* 6/22/2022 meeting agenda, 4/4/2022 draft meeting minutes. Materials shared as part of the public meeting portion of this meeting can be found via this [link](#).

*Meeting Recording Available at:*

[https://brooklinema.zoomgov.com/rec/play/3pGqA72mG\\_6huh1vh8rB5h6ACyvsFiDOmJYv0najK6wU7SulTysjgFFiFairSlzqK2QX5yq1Q9-9MPAA.XMS17Y0WzQWPaw3\\_?continueMode=true](https://brooklinema.zoomgov.com/rec/play/3pGqA72mG_6huh1vh8rB5h6ACyvsFiDOmJYv0najK6wU7SulTysjgFFiFairSlzqK2QX5yq1Q9-9MPAA.XMS17Y0WzQWPaw3_?continueMode=true)

## **Chair’s Opening Remarks**

Committee Chair Neil Wishinsky opened the meeting and reviewed the agenda structure: before entering Executive Session to discuss the committee’s negotiation strategy, the chair would provide a status update on the 10 Brookline Place Committee process, followed by a committee vote on the 4/6/2022 draft meeting minutes.

## **Committee Process Update**

“To date, the 10 Brookline Place Committee process has gone through some stops and starts which has pushed the timeline back. We are now looking at a goal for a potential proposal for the May 2023 Annual Town Meeting and the public engagement phase to analyze impacts to include traffic, infrastructure, shadow, massing, and other visual impacts occurring this fall.

Where we last left off at our meeting in April, the committee had fully recognized the unique nature of the 10 Brookline Place redevelopment proposal due to the project’s uncertain but longer-term time

horizon. Despite the challenges presented by this unusual project timeline, the committee deemed it worthwhile to continue engaging with the developer regarding 10 Brookline Place's future redevelopment given the possibility of significant potential strategic benefits to the Town, including the opportunity to secure a tax certainty agreement for the Town's largest taxpaying property whether or not the property is redeveloped.

In light of this, committee staff was then tasked with developing a strategy and revised timeline for the 10 Brookline Place committee process. After this evening's executive session we hope to spend the remainder of the summer fleshing out staff's revised strategy proposal, which will be reviewed by the committee later this evening in executive session, to lay the groundwork for robust and productive public engagement and committee discussions come September.

Because the proposed strategy includes an interest in real estate regarding the negotiation of an easement as a vehicle for tax certainty, that presentation and discussion, along with a preliminary hearing from our consultant about the financial feasibility based on the developer's confidential pro forma, will be held during Executive Session.

But before considering a vote to enter Executive Session, I wanted to provide a few key updates and high-level overview of the updated strategy and timeline for this project.

### **Overview of Potential Benefits, Protections, and Impacts of a 10 Brookline Place Redevelopment Project:**

- Potential Benefits and Protections to the Town from a change in zoning and the future redevelopment of 10 Brookline Place identified to date include:
  - o Secure tax certainty effective upon passage and acceptance by the Attorney General, regardless of whether the site is redeveloped, from Brookline's largest commercial tax property – even if the property is sold to a tax-exempt non-profit. (Cautionary tale: 850 Boylston Street's sale to Brigham and Women's which led to an increase in taxes for all Brookline taxpayers.) This would be the most immediate benefit to the Town and protects a yearly income stream currently set at over \$2.4 million with increases pursuant to Proposition 2 ½ each year.
  - o Public infrastructure and affordable housing mitigation payments.
  - o Resources to support the development and implementation of new regulatory oversight to support life science laboratory uses, as well as the expansion of the Town's commercial real estate sphere to include the burgeoning life science research industry.
  - o Potential redevelopment and remediation of an aging commercial property prominently located at a key site which serves as a gateway to Brookline Village and the Town from neighboring Boston.
  - o Reimagining the public realm around the site including its relationship and connection to Brookline Village.
  
- Potential Impacts include: Traffic, infrastructure, shadow, massing, and visual impacts, which will be addressed in a set of design guidelines developed by the committee.

### **Anticipated Process & Timeline:**

Bulfinch has proposed a large building concept whose impacts will need to be carefully considered and massing analyzed. This analysis will be done in public sessions and the schedule will be announced and publicized as we further flesh out the process. If the committee - after carefully weighing the impacts, benefits, and protections to the Town – decides to move forward with proposing new zoning and life science lab use for 10 Brookline Place, that proposed rezoning would require two-thirds Town Meeting approval.

Should Town Meeting grant that rezoning approval, there is no certainty that the site will be redeveloped. If a project is proposed under revised zoning, there would be several years of final design and Town and MEPA permitting before the project could proceed.

Although this committee originally set out to present a rezoning recommendation to Town Meeting for this fall, given the time it's taken to identify a path forward, as well as continued staff constraints within the Economic Development and Long-Term Planning Division, the timeline for this committee's warrant article deliverables has been pushed out to Spring 2023 Town Meeting.

As I mentioned earlier, we hope to spend the remainder of the summer refining and fleshing out the revised strategy for the redevelopment of 10 Brookline Place, to lay the groundwork to fully engage the 10 Brookline Place committee and the public in robust and productive committee discussions come September. Once the committee is fully engaged this fall, there will be ample opportunity for public comment and input during regular public committee meetings."

### **Review and approval of the 4/6/2022 draft meeting minutes**

***The 4/6/2022 meeting minutes were unanimously approved via roll call vote.***

### **Executive Session**

***By a unanimous vote taken by roll call, the 10 Brookline Place Committee entered into executive session for the purposes of discussing a real estate interest.*** Conducting such a discussion in open session would have a detrimental effect on the Committee's negotiating positions regarding the proposed redevelopment of 10 Brookline Place.

The Committee did not reconvene in open session after the conclusion of its executive session.