



**MINUTES OF ELLIS BOARD MEETING MARCH 28, 2017
1 Chandler Street**

Directors present: Emily Aaronson, John Alekna, Patty Brennan, Gretchen Chauncey, Ross Bundy, Dave Crowley, Paul Duffy, Jack Fitzgerald, Bill Gregor, Betsy Hall, Michael Hall, Marie Schappert, Roberta Sydney, Jane Siegel and Mike Worhach

Also Present: Stacy Koepfel, Executive Director, Matt Rhoades, Ellis Member and Member of the DLZ Committee, Representatives of Boston Properties: Henry Cohen, Susan Tracey, Melissa Schrock, George Needs

Directors excused: Bob Berstein, Chris Block, Gordon Holmes, Tony Gordon, Yvonne Lee, Ed MacLean, Regina Pyle, Toby Rodman, Ellen Sheets

Directors absent: Ken Tutunjian, Jason Nardella, Carol Trust

John Alekna called the meeting to order at 6:33pm and introduced the Boston Properties' guests. Special recognition was given to Jack Fitzgerald for all his efforts participating in the CAC – Back Bay/South End Gateway project

Guest Speaker: Melissa Schrock - Senior Project Manager, Boston Properties. Melissa presented an overview of the Back Bay/South End Gateway project. BP purchased 200 Clarendon Street in 2010. Developers approached Mass Dot wanting to redevelop garages with office and residential buildings. Negotiation was with MBTA and DOT. BP will renovate the station and will take over the property management of concourse level and retail tenants. Project will have 4 components – office building, 2 residential buildings totaling 600 units and retail expansion over the station. BP has received feedback from CAC, which included 85 comment letters, 1100 individual comment letters. Common themes were the desire for open space, preserve architectural integrity of Back Bay Station, and a desire to see more detail on public realm design. In addition, Ellis board concerns were increased congestion and wind and the rerouting of the 39 bus.

Chairman's report: John asked that all committee chairs follow new reporting format by sending their executive summary to Stacy to distribute prior to board meetings. John announced the annual fundraiser will be held on June 11th and he will be hosting the Ellis Chair cocktail reception for those that donated \$1000 or more to this year's fundraiser. \$22,000 was raised last year and John's goal is to increase that to \$25,000.

Treasurer's report: Gretchen Chauncey presented the financial report. Ellis' P & L is available to anyone who would like to review it.

Executive Director's report: Stacy reported on the status of fundraiser on June 11th. Committee is working on securing sponsorships, program book ads and auction items.

President's report: Betsy reported the Wine Riot is in agreement to sell to another wine store and Sam will have new owner reach out to us. Spring clean up is on May 5th & 6th this year. Betsy informed the Board that elected officials want to come to our meetings though we historically do not invite them. She asked if Board was interested in allowing them to speak at future board meetings. Board seemed interested and agreed we should allow them to attend. Michelle Wu has agreed to be the guest speaker for our annual meeting on May 10th. Stacy will be looking for a venue as CMCB is not available. Betsy announced that Paul Duffy is this year's Arthur Howe recipient.

Betsy asked to approve February's board minutes. Minutes were unanimously approved.

Committee Reports

John asked Board if anyone had any comments/concerns with any of the submitted committee reports. None reported. John thanked committee chairs for sending the reports out in advance.

New Business:

Berkeley Cleaners closing April 1st. Landlord hasn't reached out to City for any permitting yet. Dunkin Donuts is rumored to be going in as owner is franchisee.

40 Berkeley will be meeting with neighborhood to discuss project – Boutique hostel, no condos. D4 not happy with a restaurant going in there.

Love Your Block – Dave would like to see membership visible during clean up. Would like to see Ellis do a project during clean up, i.e., painting tree pits or have face painting to make it a family event.

The meeting was adjourned at 7:42pm.

Respectfully Submitted,

Stacy Koeppe