

From: Gary Murad [garymurad@gmail.com]

Sent: Friday, July 15, 2016 10:11 AM

To: Raul Duverge; Mark McGonagle; Joseph Hassell; noracityside@aol.com; Gary Murad

Subject: 55 West 5th Street comments

Dear Raul and Mark,

After further discussions with 55 West 5th Street proponent Joe Hassle, who is cc'd here, along with my counterpart Noreen Rosher of the Cityside Neighborhood Association, the duly elected Presidents of our respective civic organizations, we have come to an agreement regarding a portion of community benefits aside from whatever discussions you are having with Joe regarding support for the Condon Community Center.

In exchange for support of his sought after variances, which requires supporting a change in zoning to allow residential use for his site, Joe has also made the following changes to his project:

1. Reduced the unit count from 36 to 32. This was achieved by removing a stack of 3 units on the left side on the B St. Elevation allowing for a 13' x19 +/- setback, and by combining two top floor units to make one larger unit.
2. Reduced FAR from 3.6 to 3.4
3. Maintaining 36 parking spaces.
4. Balconies and material changes have been tweaked to break up the facade as requested.

Although we were seeking a greater reduction in FAR, we feel the proponent has made a good faith effort in responding to our concerns and we appreciate the design changes he has made.

Additionally, in support of the community and our civic associations, Joe has agreed to provide a total of fifteen thousand dollars (\$15,000) in community benefits to the following:

- Ten thousand dollars (\$10,000) donation to the Friends of Second Street Park. A registered 501 (C) (3) Not for Profit and therefore a tax deductible donation.
- Two thousand-five hundred dollars (\$2500) donation to the Cityside Neighborhood Association
- Two thousand-five hundred dollars (\$2500) donation to the Saint Vincent Lower End Neighborhood Association, a registered 501 (C) (4) Not for Profit.

It is not unusual for civic associations to receive donations from developers as part of community benefits, or donations by 3rd parties, which are used for member engagement, programming and communication.

We reserve the right to oppose this project if the agreement is not executed in accordance with the above and the proponent reserves the right to void this agreement absent support from our organizations.

Raul, we would request that you include the above in your formal agreement drafted between the

BRA and the proponent.

Respectfully submitted by:

Gary Murad on behalf of the Saint Vincent Lower End Neighborhood Association
Noreen Rosher on behalf of the Cityside Neighborhood Association

From: Gary Murad [garymurad@gmail.com]
Sent: Wednesday, July 13, 2016 12:17 PM
To: Raul Duverge; Mark McGonagle; Joseph Hassell
Subject: 55 West 5th street

Hello Raul and Mark.

Unfortunately I was unable to attend the meeting Monday night regarding 55 West 5th St. Myself, Brian Mahony, Noreen Rosher and Jack Keefe did have the opportunity to meet with proponent Joe Hassell, who I have cc'd here, last week to discuss the project and had continued dialogue with him right up to the meeting when he met with Brian.

Our position with Joe was that since they claim they are in the proposed Dot Ave corridor growth zone that they should be able to avail themselves to greater height and specifically density. We expressed our position that the dot ave proposal is just a draft but if they were indeed going to attempt to take advantage of that then they would have to abide by any community benefit triggers associated with "bonus" height and/or density. After further discussion, particularly with Brian Mahony just prior to the start of the meeting Monday, we agreed, in recognition of our support of a 50' bldg with an FAR of 3.4 consisting of the # of units and parking spaces provided in his most recent presentation to accept community support via a \$25,000 donation by the proponent to be divided up between support for the Friends of West Second Street Park and the Cityside and Saint Vincent Lower End Neighborhood Assn (15k, 5k, 5k respectively), as well as the commitment the proponent is making to the Condon Community Center in ongoing discussions with the BRA. This financial commitment by the proponent will assist in establishing the park and providing civic engagement opportunities on behalf of our neighborhood groups as well as supporting our local community center!

We would like the above incorporated into any agreement drafted between the BRA and the proponent and I will be sure to include it in my comment letter being drafted on behalf of Cityside and Saint Vinnys which I will submit tomorrow.

Thank you. Gary

From: Gary Murad [garymurad@gmail.com]
Sent: Friday, July 15, 2016 11:12 AM
To: Joe Hassell
CC: Raul Duverge; Mark McGonagle; noracityside@aol.com
Subject: Re: 55 West 5th Street comments

Thanks Joe.

On Fri, Jul 15, 2016 at 12:08 PM, Joe Hassell <bostonrealestatecapital@gmail.com> wrote:
Agreed, glad we could work it out and I look forward to a successful process moving forward.
Have a great weekend all!

On Jul 15, 2016, at 11:10 AM, Gary Murad <garymurad@gmail.com> wrote:

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From: Gary Murad [garymurad@gmail.com]
Sent: Wednesday, July 13, 2016 4:55 PM
To: Joe Hassell
CC: Mark McGonagle; Raul Duverge
Subject: Re: 55 West 5th street

Sorry Joe but i spoke to Brian today. He briefed me and what i wrote was per my conversation with him. If this was not agreed to, then it was miscommunicated to me. And where you and i left it was 15k NOT 13k. So based on this email, it seems to me, with what appears to be some kind of fish tale, perhaps we should all meet in person later this week or early next week. As for my email, not inappropriate whatsoever based on what i was told by Brian so if you have an issue with what I wrote then your issue is with him. And i welcome hearing who has issues with our 501 c4 receiving money.

On Jul 13, 2016 1:57 PM, "Joe Hassell" <bostonrealestatecapital@gmail.com> wrote:

This has not been agreed to and I have expressed that \$25,000 is too high several times. Gary please stop speaking for people without their express permission as it makes this process a lot more difficult than it already is. You were not at the meeting on Tuesday so maybe you're not aware of my conversation with Brian, I said we can work it out and come to an agreement closer to our previous emails where I offered \$13,000, all of those emails have all been forwarded to the appropriate parties for review, also just so you are aware several people have huge issues with the civic associations collecting money from developers and have expressed concern. To be clear whatever dollar amount we agree on will not change but you may need to rethink the direction in which it goes. If you'd like to have a further discussion with me regarding the amount please call me instead of sending out false emails, your behavior is simply inappropriate Gary. Raul and Mark we will both let you know when we have reached an agreement and of course at that time we will be happy to have it in our board memo.

> On Jul 13, 2016, at 1:17 PM, Gary Murad <garymurad@gmail.com> wrote:

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> Hello Raul and Mark.

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> Unfortunately I was unable to attend the meeting Monday night regarding 55 West 5th St. Myself , Brian Mahony, Noreen Rosher and Jack Keefe did have the opportunity to meet with proponent joe hassle, who I have cc'd here, last week to discuss the project and had continued dialogue with him right up to the meeting when he met with Brian.

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Sent: Wednesday, July 13, 2016 5:05 PM
To: Joe Hassell
CC: Mark McGonagle; Raul Duverge
Subject: Re: 55 West 5th street

But again, that came directly from Brian so I can't say it was misinformed but rather the two of you concluded your conversation with 2 very different perceptions of where you left it. I look forward to speaking with you tomorrow.

On Jul 13, 2016 5:59 PM, "Joe Hassell" <bostonrealestatecapital@gmail.com> wrote:

The point is your email was misinformed and premature, we don't need to meet a phone call will do fine at this point. I am sure we can straighten this out and come to an agreement and then share it with the city officials together. I await your call

On Wed, Jul 13, 2016 at 5:54 PM, Gary Murad <garymurad@gmail.com> wrote:

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Joe Hassell
Managing Partner
Boston Real Estate Capital

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Fax | [617-209-7626](tel:617-209-7626)
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Perhaps i should have called you first to verify but based on my conversation with Brian this morning, he made it sound like you had come to a meeting of the minds. Based on your email, apparently that was NOT the case. I will call you tomorrow morning to discuss.

On Jul 13, 2016 5:59 PM, "Joe Hassell" <bostonrealestatecapital@gmail.com> wrote:

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