

GREENWAY

BID

A BETTER CITY



2022 ANNUAL MEETING

NOV 16, 2022



STEVE FABER

BID BOARD CHAIR

RICK DIMINO

BID EXECUTIVE DIRECTOR

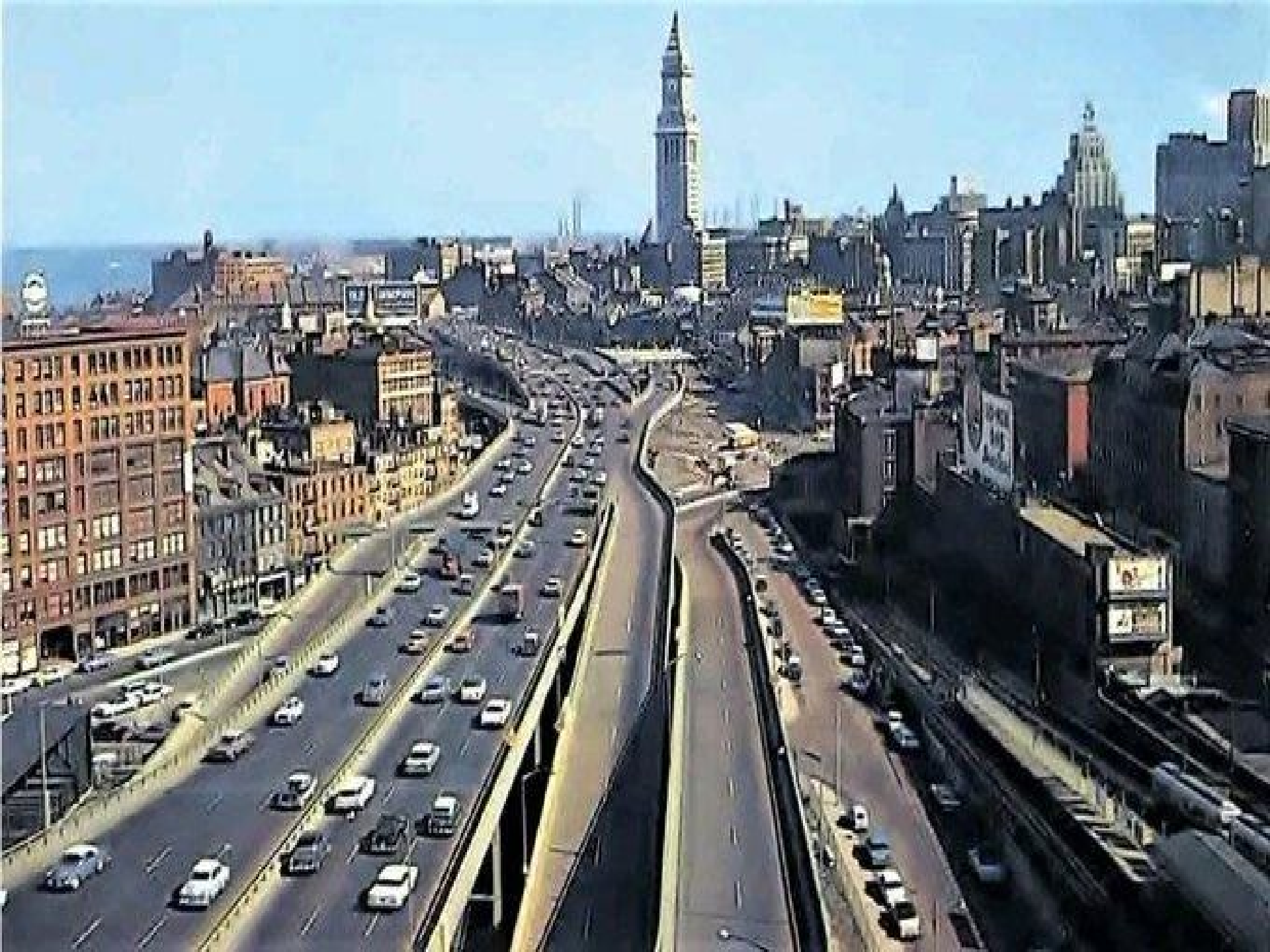
WELCOME & INTRODUCTIONS

An aerial photograph of a city, likely Boston, featuring a prominent clock tower (the City Hall tower) in the center. The city is densely packed with buildings of various architectural styles, including modern glass-fronted structures and older brick buildings. A large body of water is visible in the upper right corner. The text is overlaid on the image in three colored boxes: a red box at the top right, a green box below it, and a blue box at the bottom center.

STEVE FABER

BID BOARD CHAIR

OPENING REMARKS





JUNE 2017: GREENWAY AGREEMENT

- The BID secured a funding plan through 2023 between:

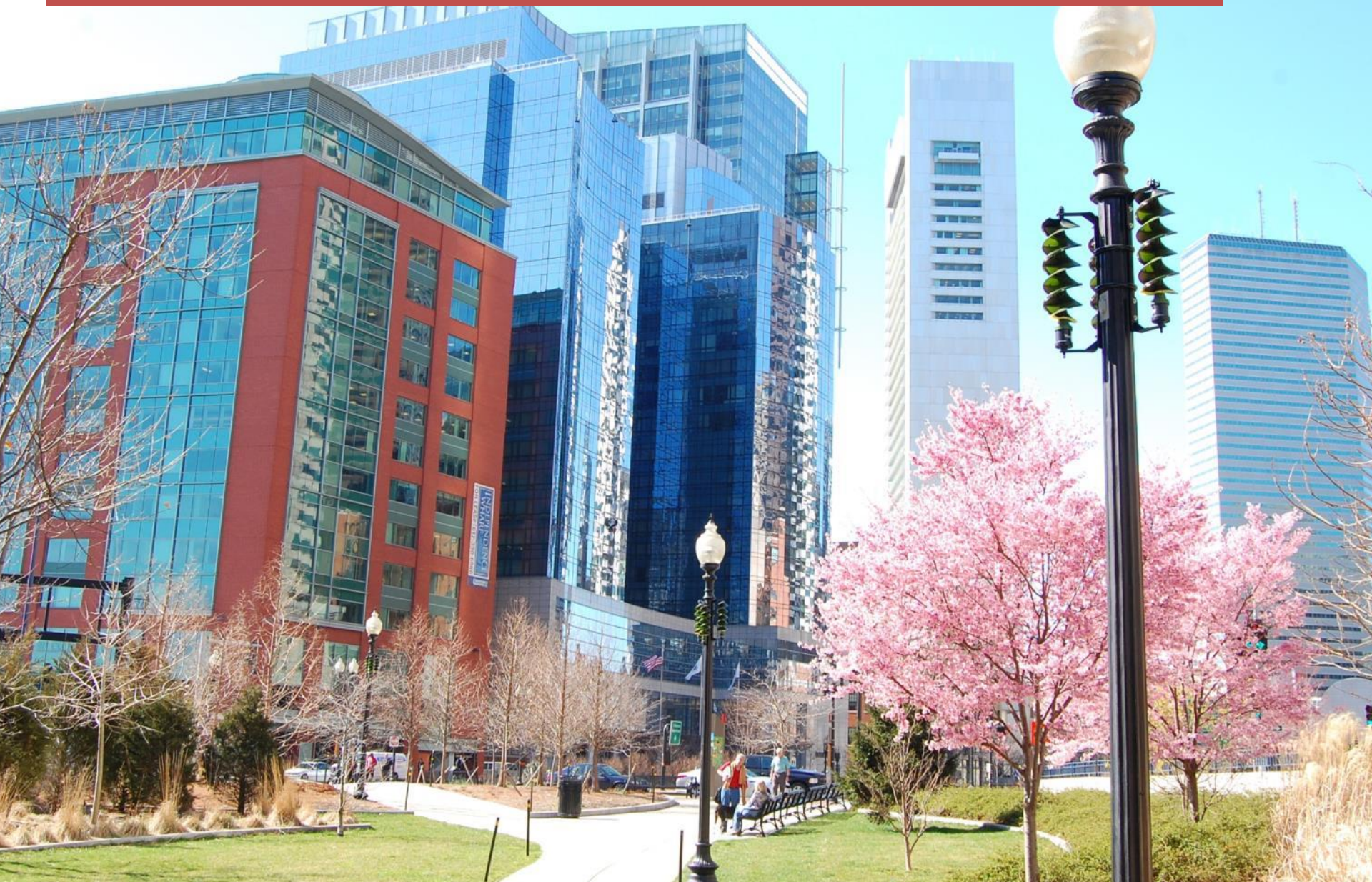


- This partnership ends 13 years of uncertainty over how to fund the Greenway costs.

The Boston Globe

A deal to fund the Greenway for years to come is reached

MAY 2018: GREENWAY BID APPROVED



KEY SUPPORT

- **82% of Property Owners** in the district endorsed the Greenway BID effort
 - They represent **89% of the total asset value** in the district
- **Unanimous** support from Boston City Council
- Supported by Governor Baker, MassDOT, and State elected officials
- Signed into law by Mayor Walsh on **May 4th, 2018**

MISSION OF THE BID

- **Ensure Greenway Remains a First-Class Park (by assisting the Conservancy)**
- **Support an Attractive Experience in District for Workers, Residents, and Visitors**
- **Enhance and Improve the Parks Throughout District**



NEW BUILDINGS

- Canopy Hotel opened in 2022



- Construction underway at Government Center Garage & South Station Air Rights
- Many other projects planned or in development review





**\$5.5 MILLION TO SUPPORT GREENWAY
OPERATIONS, MAINTENANCE & HORTICULTURE**



\$2 MILLION OF ENHANCEMENT FUNDS

SGR ASSESSMENT





PARCEL 2



PARCEL 2

NEW PARK OPENED JULY 2022



CHIN PARK / MARY SOO HOO PARK



REMOVAL OF GRANITE HILLS



PLAYCUBE SURFACE



Chin Park Lighting Project - BID & MassDOT Funded





Mary Soo Hoo Park
-Catenary Lights

Plaza
-Light Poles

Serpentine Path
-Light Poles

Essex St. Corner
-Sail Strip Lights

Triangle Plant Bed
-Replace 6 Uplights

 Chin Park Lighting Budget
 MassDOT Capital Budget



GREENWAY ACTIVATION EFFORTS



FUNDED PROJECTS – IN PROCESS

- **New park benches**
- **Winter lighting**
- **Design plans to bring electricity and new pathways in park areas between Wharf District & Dewey Square**
- **Dewey Square mural lighting**

\$172K OF CREDITS

RETURNED TO PROPERTY OWNERS



TODAY'S MEETING AGENDA

- **Approve minutes from last meeting**
- **Vote for new BID Board members**
- **Hear from the BID Treasurer**
- **Vote for technical changes to BID Improvement Plan**
- **Vote to renew the BID for five years**
- **Hear from Chris Cook on the future of the Greenway**



APPROVAL OF SEPT 15, 2021 MINUTES

An aerial photograph of a city street intersection. In the center is a green park area with trees and a curved path. Surrounding the park are several tall buildings, including a prominent curved skyscraper on the left and a modern glass skyscraper on the right. The street is filled with cars and a few pedestrians.

NOMINATING COMMITTEE REPORT

JIM TIERNEY

NOMINATING COMMITTEE CHAIR

BID BOARD MEMBER VOTE

Name	BID Property	Region
Dana Warren	Federal Reserve Bank of Boston	South Region
Jenny Morse	Faneuil Hall	North Region
Nate Hamilton	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large

Names Shown Are Recommended By BID Board and will serve through Fall 2025

BID BOARD MEMBERS

Name	BID Property	Region
Dana Warren	Federal Reserve Bank of Boston	South Region
Jenny Morse	Faneuil Hall	North Region
Nate Hamilton	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large
Don Chiofaro Jr	Harbor Garage & International Place	Central Region
Jack Clark	225 State Street	At-Large
Steve Faber	The Beverly / Courtyard Marriott	North Region
Ron Druker	2+24 Edinboro Street	At-Large
Jessica Hughes	125 High Street	Central Region



JACK CLARK

BID TREASURER

TREASURER'S REPORT

	Revised FY22 Budget	FY22 Preliminary Actual	Variance Budget v Prelim. Actual
BID Assessment	1,839,558	1,834,987	4,571
Less Property Owner Refund	4,621	4,621	-
Less Prior Year Excess Revenue Credit	133,637	133,637	-
Plus Assessment Accounts Receivable		4,571	(4,571)
Net BID Assessment	1,701,300	1,701,300	-
Conservancy Transfer			
Operations and Maintenance	1,000,000	1,000,000	-
Enhancements	500,000	500,000	-
BID Management	193,936	193,800	136
Remaining BID Funds	7,364	7,500	(136)
Allowable Surplus (9% of approved budget)		152,454	
Prior Year Surplus Account		151,098	
Plus Additional Allowable Surplus		1,356	
Total Allowable Surplus Account		152,454	
Excess Revenue		6,144	

BID FINANCIAL COMPLIANCE

- **FY19 – FY22 Clean Audits**
- **Federal Form 990s Timely Filed**



PROPOSED

BID IMPROVEMENT PLAN CHANGES

JOHN RATTIGAN

DLA PIPER

GREENWAY

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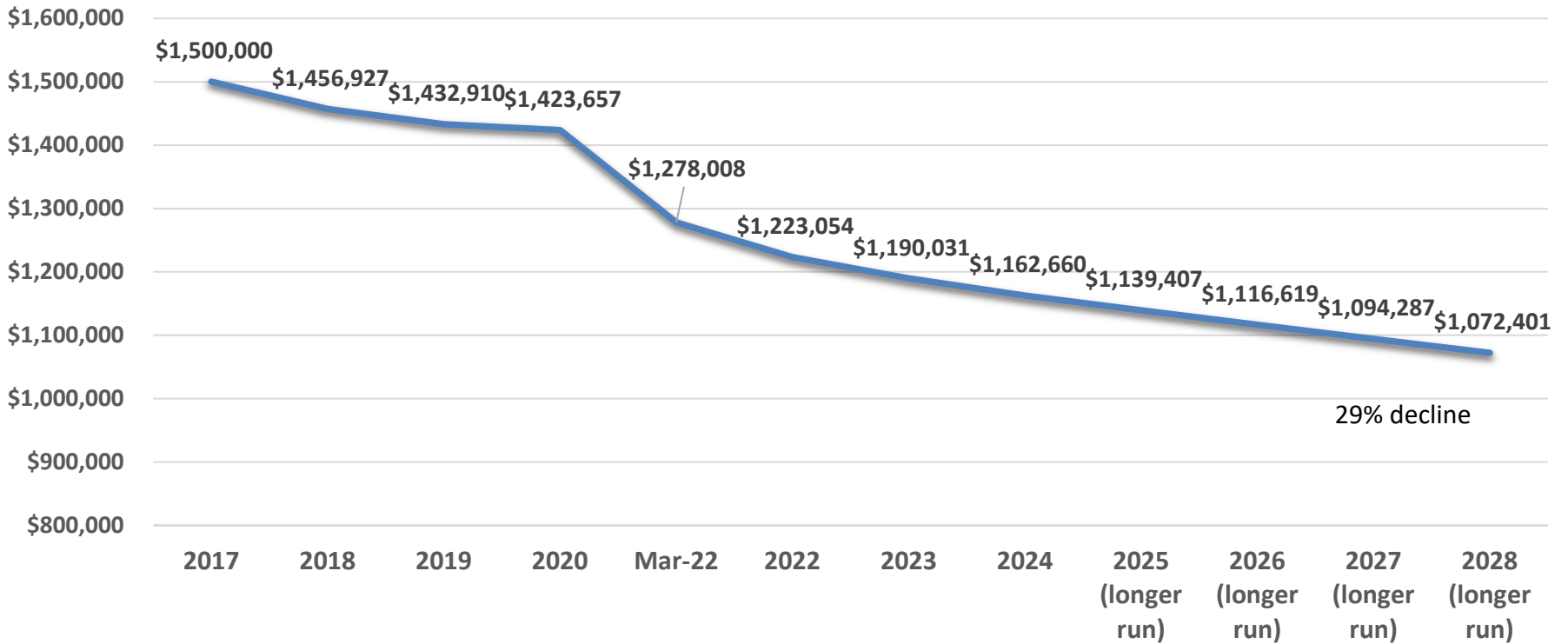
NEW 4-PARTY AGREEMENT

RICK DIMINO

JANE O'HERN



Value of \$1.5 Million By 2028



— CPI-U All US Cities through 3/22; Federal Reserve Open Market Committee 3/16/22 PCE projection (median) 2022-2028

STATE/CITY/BID/FUNDING AGREEMENT

- Will be effective 7-1-23 to 6-30-28

New Funding Agreement Summary				
	FY22	FY28	Difference	% Change
State Funding	1,250,000	1,450,000	200,000	16%
State In-Kind	300,000	350,000	50,000	17%
City of Boston Funding	250,000	400,000	150,000	60%
BID Funding	1,500,000	1,600,000	100,000	7%

- MassDOT also funding construction of new maintenance facility for Conservancy – expected to cost \$9.6 million and be completed in 2024

OTHER GREENWAY FUNDING AGREEMENTS

Each agreement must be completed by 6-30-23

- **Conservancy/BID Funding and Services Agreement**
 - Five-year agreement governing the relationship between the BID and the Conservancy
 - Establishes quality standards and reporting requirements
 - Establishes BID seats on Conservancy Board
- **MassDOT/Conservancy Subsidy Agreement**
 - Five-year agreement implementing MassDOT's operating, capital, and in-kind funding commitments to the Greenway
- **City of Boston/Greenway Funding Agreement**
 - Five-year agreement implementing City's funding commitments to the Greenway

TWO VOTES FOR FUTURE OF BID

- 1. To Adopt Proposed BID Improvement Plan Changes**
- 2. To Renew the Greenway BID for an additional term of five years**

**Greenway BID and the
Conservancy
Growing the park into 2023**





Attractions

- TD Garden
- Boston Public Market
- Faneuil Hall
- City Hall Plaza
- New England Aquarium
- Boston Children's Museum
- Boston Tea Party Ships & Museum
- Downtown Crossing
- Chinatown
- Freedom Trail

Hotels

- Hotel Indigo Boston Garden
- Onyx Boston Downtown
- Canopy by Hilton
- The Bostonian
- Bricco Suites
- Harborside Inn
- Boston Marriott Long Wharf
- Hilton Boston Downtown
- Boston Harbor Hotel
- Intercontinental
- Envoy Hotel
- YOTEL
- Hyatt Regency
- The Ritz Carlton
- Moxy

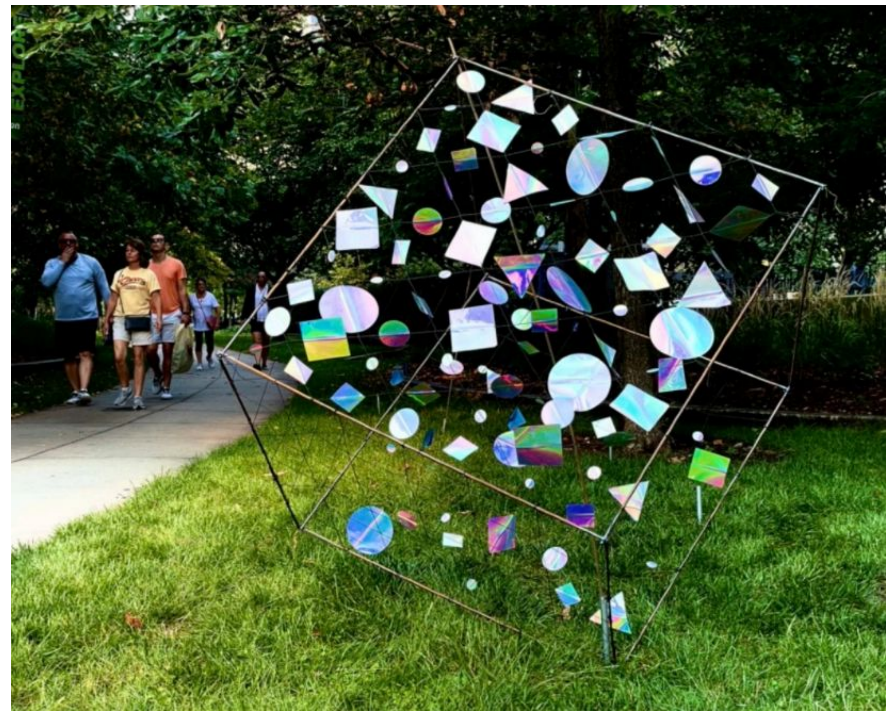


5 Minute Walk



Winter Lights 2023

Illustrative renderings



Winter Lights 2023 will be a pilot for an annual, high-quality, lighting installation that will draw visitors and residents to enjoy The Greenway during the dark winter months, providing four seasons of activation, day and night.

Public Art: Jordan Weber “if by land”

Sample of Weber’s previous work

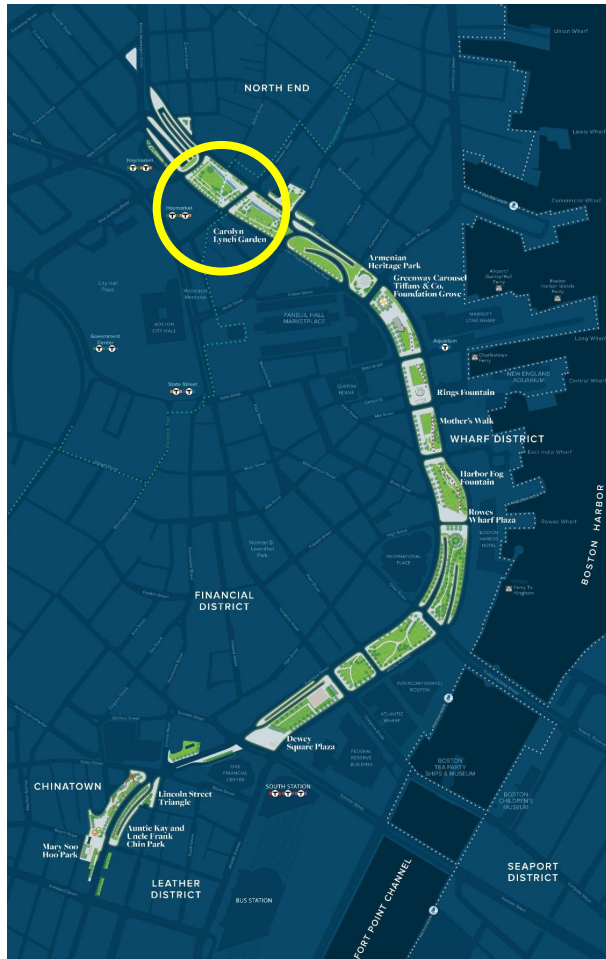


Jordan Weber, *Prototype for poetry vs rhetoric (deep roots)*, 2021. Photo: Teddy Grimes.

Jordan Weber highlights alternative, non-white histories of a place and reconciles them with an element of healing, such as gardens, greenspaces, or structures built for reflection and contemplation. The forms and concepts touched upon in his work often create visual and cultural links for communities of color, like this garden’s visual references to a basketball court. Weber has begun to think about how to create similar visual beacons and cultural links through his project on The Greenway.

Public Art: Jordan Weber “if by land”

Celebrating Black history on The Greenway in the North End

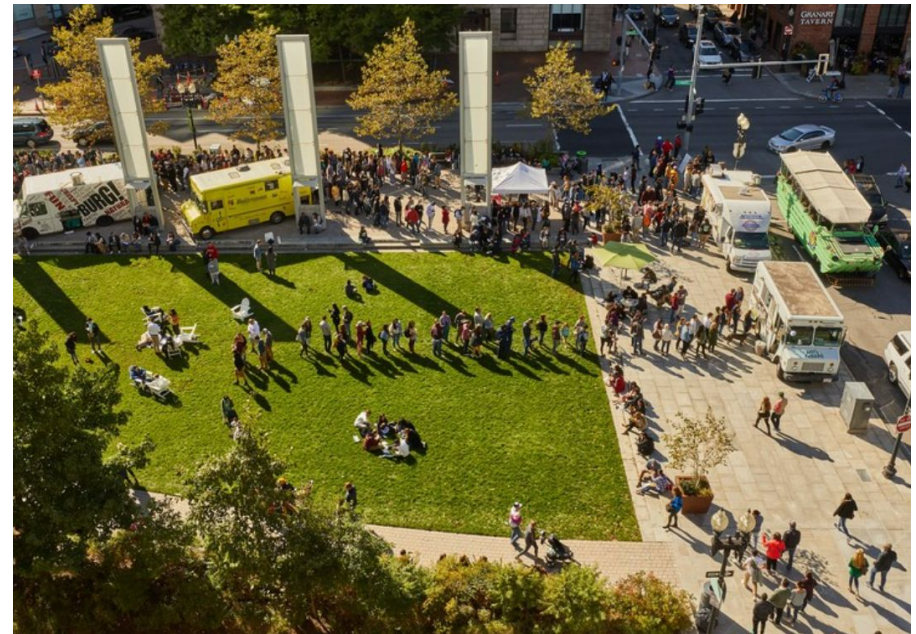


“if by land” will activate the northernmost portion of The Greenway, where Zipporah Potter Atkins’ house once stood. Pictured above, former Gov. Deval Patrick helps Dr. Vivian Johnson unveil a plaque during a ceremony to honor Zipporah Potter Atkins, the first Black homeowner in Boston, who purchased property sited on land that is now The Greenway in 1670. Jordan Weber’s project will critically reflect upon and engage with this particular site history. *Photo: Stephan Savoia/AP.*

Programming



Each year, the Conservancy works with community partners to present a robust season of 300+ programs ranging from cultural festivals like My Caribbean One World Expo (above) and the Chinatown Main Street Festival (top right) to the Boston Food Truck Festival (bottom right).



Dance Series 2023



Waterway/Lightway/Greenway, 2019 choreographed by Peter DiMuro, performed by Public Displays of Motion

Led by Boston-based choreographer/director Peter DiMuro, Dance Series 2023 will develop, present, and document four site-specific dance works by local choreographers of diverse ages, races, ethnicities, and dance genres. Each 15-30 minute dance piece will be performed twice in one day over the course of four weekends during the fall of 2023, creating a lot of buzz leading up to a festival day during which all four dances will be performed.

Current lighting projects moving forward



Mary Soo Hoo Park
-Catenary Lights

Plaza
-Light Poles

Serpentine Path
-Light Poles

Essex St. Corner
-Sail Strip Lights

Triangle Plant Bed
-Replace 6 Uplights

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2023 Gala on The Greenway

June 8th 7PM



Co-chaired by the GBCVB's Executive Vice President, Hilina D. Ajakaiye and Matt O'Malley, Chief Sustainability Officer of Vicinity, the 2023 Gala will be the Conservancy's biggest fundraising event of the year. Funds raised through the Gala support the Conservancy's work to connect neighborhoods and people through nature, public art, and community-led programming in ways that are sustainable, equitable, and welcoming.

Thank you!

**THE
GREEN
WAY**



THANK YOU