



SMART GROWTH AND REGIONAL COLLABORATION

## Annual Council Meeting

### Draft Minutes

Wednesday, May 27, 2020

9:00 AM - 11:30 AM

The Annual meeting of the MAPC Council was conducted remotely via Zoom video conference consistent with Governor Baker's Executive Order of March 12, 2020. To provide public access to the meeting while limiting the potential for abuse of videoconferencing technology (i.e. Zoom Bombing) members of the public were able to view the proceedings at <https://www.youtube.com/user/MAPCMetroBoston>.

President Erin Wortman welcomed everyone to the 2020 Annual Council meeting and called the meeting to order at 9:35 AM. She reviewed the meeting technology, norms for participating in the meeting, and voting. The meeting, caucuses, and all votes will be recorded, retained, and available upon request.

### Roll Call

Ms. Wortman called on Heidi Anderson, MAPC Operations Manager to call roll.

ATTENDING: Officers: Erin Wortman, President (Stoneham); Adam Chapdelaine, Vice President (Arlington Alt); Sam Seidel, Treasurer (Gubernatorial); and Sandra Hackman, Secretary (Bedford).

Towns: David Alschuler (Hingham); Rachel Benson (Wrentham); Keith Bergman (Littleton); Henry Betts (Rockport); James Boudreau (Scituate); Carolyn Britt (Ipswich); Emilie Cademartori (Lynnfield Alt); Richard Canale (Lexington); Jennifer Constable (Rockland); William Delay (Westwood Alt); Chris Dilorio (Hull); Paige Duncan (Foxborough); Les Fox (Boxborough); James Freas (Natick); Yolanda Greaves (Ashland); Paul Halkiotis (Norwood Alt); Maurice Handel (Needham); Aaron Henry (Danvers); Margaret Hoffman (Wenham); Kristina Johnson (Hudson Alt); Taber Keally (Milton); Jim Kupfer (Bellingham); Elaine C. Lazarus (Hopkinton Alt); Steve Leverone (Marblehead); Lauren Lind (Cohasset); Valerie Massard (Duxbury); Pamela McCarthy (Stoughton Alt), Danielle McKnight (North Reading); Marian Neutra (Sherborn); Steve Olanoff (Westwood); Katrina O'Leary (Middleton Alt), Joshua Ostroff (Natick Alt); Susan Price (Sharon); Jennifer Raitt (Arlington); Paul Revis

(Wakefield Alt); Donna Rich (Topsfield Alt); Jeremy Rosenberger (Dedham); Barbara J. Saint Andre (Medway); Andrew J. Sheehan (Middleton); Laura Smead (Canton); Alison Steinfeld (Brookline); Brian Szekely (Winchester); and Michelle Tyler (Randolph).

Cities: Curt Bellavance (Peabody); Catherine Cagle (Waltham); Mayor Timothy Cahill (Beverly); Tina Cassidy (Woburn); Tom Daniel (Salem); John DePriest (Chelsea); Austin Faison (Winthrop); Denise Gaffey (Melrose); Meredith Harris (Marlborough); Alicia Hunt (Medford); Zachery LeMel (Newton Alt); Techrosette Leng (Revere); James Marsh (Lynn); Kaitlin Passafaro (Boston Alt); George Proakis (Somerville Alt); Jeff Roberts (Cambridge); Mayor Yvonne Spicer (Framingham); Christine Stickney (Braintree Alt); and Frank Tramontozzi (Quincy).

Gubernatorial: Shirronda Almeida, Lisa F. Braude, Karen Canfield, Robert N. Cohen, Jon A. Fetherston, Jarred Johnson, Angie Liou, Mathilda S. McGee-Tubb, Richard L. Pilla, Stephen J. Silveira, Monica Tibbets-Nutt, William J. Tinti, and Samuel Wong.

Ex Officio: Kathyne Banesh (MBTA); John Bechard (MassDOT Highway); Jim Montgomery (DCR); Haye Morrison (Massport); Courtney Rainey (DEP); Vandana M. Rao (MWRA); Juan R. Vega (EOHED); Elaine Wijnja (DHCD).

#### Charles W. Eliot II Scholarship Award

President Wortman called on Harriet Davis to present the 2021 Eliot Scholarship. Ms. Davis announced that this year's recipient is Joanna Setow, a senior at North Quincy High School. Ms. Setow will be attending American University in the fall. Ms. Setow thanked Ms. Davis, the Eliot Scholarship Committee, and MAPC for the award.

#### Approval of Minutes of the Annual Meeting of May 29, 2019 and the Fall Meeting of November 6, 2019 Fall Meeting

Ms. Wortman asked if there were any questions or comments. There being no questions or comments, Ms. Wortman asked for a joint motion to approve the minutes of the Annual Meeting of May 29, 2019 and the Fall Meeting of November 6, 2019.

On a motion duly made by Mr. Tramontozzi and seconded by Mr. DePriest.

IT WAS VOTED:

To approve the Minutes of the Annual Meeting of May 29, 2019 and the Fall Meeting of November 6, 2019 as submitted.

Aye: Ms. Almeida, Mr. Alschuler, Ms. Banesh, Mr. Bechard, Mr. Bellavance, Ms. Benson, Mr. Bergman, Mr. Betts, Mr. Boudreau, Ms. Braude, Ms. Britt, Ms. Cademartori, Ms. Cagle, Mayor Cahill, Mr. Canale, Ms. Canfield, Ms. Cassidy, Mr. Cohen, Ms. Constable, Mr. Daniel, Mr. Delay, Mr. DePriest, Mr. Dilorio, Ms. Duncan, Mr. Faison, Mr. Fetherston, Mr. Fox , Mr. Freas, Ms. Gaffey, Ms. Greaves, Ms. Hackman, Mr. Halkiotis, Mr. Handel, Ms. Harris, Mr. Henry, Ms. Hoffman, Ms. Hunt, Ms. Johnson, Mr. Johnson, Mr. Keally, Mr. Kupfer, Ms. Lazarus, Mr. LeMel, Ms. Leng, Mr. Leverone, Ms. Lind, Ms. Liou, Mr. Marsh, Ms. Massard, Ms. McCarthy, Ms. McGee-Tubb, Ms. McKnight, Mr. Montgomery, Ms. Morrison, Ms. Neutra, Mr. Olanoff, Ms. O’Leary, Ms. Passafaro, Mr. Pilla, Ms. Price, Mr. Proakis, Ms. Rainey, Ms. Raitt, Ms. Rao, Mr. Revis, Ms. Rich, Mr. Roberts, Mr. Rosenberger, Ms. Saint Andre, Mr. Seidel, Mr. Sheehan, Mr. Silveira, Ms. Smead, Mayor Spicer, Ms. Steinfeld, Ms. Stickney, Mr. Szekely, Ms. Tibbets-Nutt, Mr. Tinti, Mr. Tramontozzi, Ms. Tyler, Mr. Vega, Ms. Wijnja, Ms. Wortman, and Mr. Wong,

Nay: None

Abstain: Mr. Freas, Ms. Lind, Ms. McCarthy, Ms. Rich, and Ms. Tyler.

#### Report of the Treasurer

Mr. Seidel presented the Report of the Treasurer. He said he will be presenting three motions that require action this morning: Renewal of Borrowing Authority, the Fiscal Year 2021 Budget, and the Fiscal Year 2021 Local Assessments.

#### Renewal of Borrowing Authority

Mr. Seidel stated that MAPC has occasionally borrowed funds for cash flow purposes. He noted that we have not used this authority very often, but annual authorization for MAPC to borrow against its assessment is only prudent to protect against contingencies.

Mr. Seidel asked for a motion to renew MAPC’s borrowing authority for FY 2021.

On a motion duly made by Mr. Cohen and seconded by Mr. Handel:

IT WAS VOTED:

That the Metropolitan Area Planning Council, upon the recommendation of the Treasurer and Executive Committee, hereby authorizes the Council Treasurer, under the provisions of M.G.L. Chapter 40B, Section 8, and with the approval of the President of the Metropolitan Area Planning Council, to borrow money from time to time for the financial year beginning July 1, 2020 and ending June 30, 2021, and to renew any note or notes issued for less than one year in accordance with M.G.L. Chapter 44, Section 17.

Aye: Ms. Almeida, Mr. Alschuler, Ms. Banesh, Mr. Bechard, Mr. Bellavance, Ms. Benson, Mr. Bergman, Mr. Betts, Mr. Boudreau, Ms. Braude, Ms. Britt, Ms. Cademartori, Ms. Cagle, Mayor Cahill, Mr. Canale, Ms. Canfield, Ms. Cassidy, Mr. Cohen, Ms. Constable, Mr. Daniel, Mr. Delay, Mr. DePriest, Mr. Dilorio, Ms. Duncan, Mr. Faison, Mr. Fetherston, Mr. Fox , Mr. Freas, Ms. Gaffey, Ms. Greaves, Ms. Hackman, Mr. Halkiotis, Mr. Handel, Ms. Harris, Mr. Henry, Ms. Hoffman, Ms. Hunt, Ms. Johnson, Mr. Keally, Mr. Kupfer, Ms. Lazarus, Mr. LeMel, Ms. Leng, Mr. Leverone, Ms. Lind, Ms. Liou, Mr. Marsh, Ms. Massard, Ms. McCarthy, Ms. McGee-Tubb, Ms. McKnight, Mr. Montgomery, Ms. Morrison, Ms. Neutra, Mr. Olanoff, Ms. O'Leary, Ms. Passafaro, Mr. Pilla, Ms. Price, Mr. Proakis, Ms. Rainey, Ms. Raitt, Ms. Rao, Mr. Revis, Ms. Rich, Mr. Roberts, Mr. Rosenberger, Ms. Saint Andre, Mr. Seidel, Mr. Sheehan, Mr. Silveira, Ms. Smead, Mayor Spicer, Ms. Steinfeld, Ms. Stickney, Mr. Szekely, Ms. Tibbets-Nutt, Mr. Tinti, Mr. Tramontozzi, Ms. Tyler, Mr. Vega, Ms. Wijnja, Ms. Wortman, and Mr. Wong,

Nay: Mr. Johnson

Abstain: None.

#### FY 2021 Budget

Mr. Seidel presented MAPC finances and proposed budget for FY 2021 and called the Council members' attention to the budget summary.

He noted that like many public agencies, MAPC faces some financial challenges as a result of COVID-19, the current recession, and declines in public revenues. As a result, the budget we present this year has been developed in a very conservative and cautious approach.

Here are the significant changes from the FY2020 budget:

On the revenue side, MAPC will see a reduction in revenue this year of roughly \$600,000. Broadly speaking the agency has five sources of revenue. Philanthropy and federal funding are both expected to be stable, and as a consequence, those numbers have been budgeted mainly at FY20 levels. However, state funds, municipal contracts, and procurement revenue are expected to decline, and that accounts for the reduction in revenue.

Here are the ways that MAPC is addressing this on the expenditure side:

We have instituted \$200,000 in cuts to expenses, including some very painful cuts. MAPC will not be filling currently vacant positions in the agency or will be filling them only later in the fiscal year if revenue rebounds. Additionally, there will be no raises for staff this year. We are prepared to revisit this step on a quarterly basis, and to make prudent adjustments – either up or down – based on revenues. The combined impacts of reduced revenue and increased administrative costs in FY21 put the new overhead rate at 123%, higher than FY20, but still below the 125% limit.

One reason for this new rate is the cost to the agency of expanded FMLA and sick leave provisions adopted by Congress. Of course, we support these expanded benefits. However, while private entities can recoup these payments through the tax system, public agencies are currently required to absorb the costs in full. This represents a real challenge for an agency such as MAPC.

As you can imagine, it's been a challenging time for everyone at MAPC as the staff faced the upheavals caused by COVID-19. Cities and towns have required major additional services to address the crisis, and MAPC has been there to provide those services. We know our communities will continue to need additional services from MAPC in responding to the pandemic, and in planning for the recovery. That is why every possible source of revenue is needed to make this conservative budget work.

Mr. Seidel thanked the finance staff and in particular Sheila Wynter for her all hard work in getting this budget together for your review. Her team's dedication does not go unnoticed.

Mr. Seidel asked for a motion to approve the FY 2021 budget as presented.

On a motion duly made by Mr. Cohen and seconded by Mr. Handel:

IT WAS VOTED:

That the Council approve the FY 2021 budget as presented today at the Annual Council Meeting.

Aye: Ms. Almeida, Mr. Alschuler, Ms. Banesh, Mr. Bechard, Mr. Bellavance, Ms. Benson, Mr. Bergman, Mr. Betts, Mr. Boudreau, Ms. Braude, Ms. Britt, Ms. Cademartori, Ms. Cagle, Mayor Cahill, Mr. Canale, Ms. Canfield, Ms. Cassidy, Mr. Cohen, Ms. Constable, Mr. Daniel, Mr. Delay, Mr. DePriest, Mr. Dilorio, Ms. Duncan, Mr. Faison, Mr. Fetherston, Mr. Fox , Mr. Freas, Ms. Gaffey, Ms. Greaves, Ms. Hackman, Mr. Halkiotis, Mr. Handel, Ms. Harris, Mr. Henry, Ms. Hoffman, Ms. Hunt, Ms. Johnson, Mr. Johnson, Mr. Keally, Mr. Kupfer, Ms. Lazarus, Mr. LeMel, Ms. Leng, Mr. Leverone, Ms. Lind, Ms. Liou, Mr. Marsh, Ms. Massard, Ms. McCarthy, Ms. McGee-Tubb, Ms. McKnight, Mr. Montgomery, Ms. Morrison, Ms. Neutra, Mr. Olanoff, Ms. O'Leary, Ms. Passafaro, Mr. Pilla, Ms. Price, Mr. Proakis, Ms. Rainey, Ms. Raitt, Ms. Rao, Mr. Revis, Ms. Rich, Mr. Roberts, Mr. Rosenberger, Ms. Saint Andre, Mr. Seidel, Mr. Sheehan, Mr. Silveira, Ms. Smead, Mayor Spicer, Ms. Steinfeld, Ms. Stickney, Mr. Szekely, Ms. Tibbets-Nutt, Mr. Tinti, Mr. Tramontozzi, Ms. Tyler, Mr. Vega, Ms. Wijnja, Ms. Wortman, and Mr. Wong,

Nay: None.

Abstain: None.

#### FY 2021 Local Assessments

Mr. Seidel discussed the proposed assessment increase for FY 2021, which is the legally proscribed 2.5%. Like many communities discussing future revenues and expenses, we have thought long and hard about this increase, including discussions in Officers' and Executive Committee meetings. The Officers and Executive Committee members felt it was essential to utilize the 2.5% increase to ensure the full delivery of services to our cities and towns through the remainder of the pandemic and the beginning of the recovery. The amount of the increase is very small for most communities in the region, but it provides very flexible dollars to the agency to respond to the needs of cities and towns, especially in this time of need. We know that DLTA and other programs that support technical assistance to municipalities may suffer cutbacks in the state appropriations process, and therefore the assessment becomes even more important.

Mr. Seidel asked for a motion to approve the FY 2021 Local Assessments as presented.

On a motion duly made by Ms. Greaves and seconded by Mr. Jarred Johnson:

IT WAS VOTED:

That the Council approve the FY 2021 Local Assessments as presented today at the Annual Council Meeting.

Aye: Ms. Almeida, Mr. Alschuler, Ms. Banesh, Mr. Bechard, Mr. Bellavance, Ms. Benson, Mr. Bergman, Mr. Betts, Mr. Boudreau, Ms. Braude, Ms. Britt, Ms. Cademartori, Ms. Cagle, Mayor Cahill, Mr. Canale, Ms. Canfield, Ms. Cassidy, Mr. Cohen, Ms. Constable, Mr. Daniel, Mr. Delay, Mr. DePriest, Mr. Dilorio, Ms. Duncan, Mr. Faison, Mr. Fetherston, Mr. Fox , Mr. Freas, Ms. Gaffey, Ms. Greaves, Ms. Hackman, Mr. Halkiotis, Mr. Handel, Ms. Harris, Mr. Henry, Ms. Hoffman, Ms. Hunt, Ms. Johnson, Mr. Johnson, Mr. Keally, Mr. Kupfer, Ms. Lazarus, Mr. LeMel, Ms. Leng, Mr. Leverone, Ms. Lind, Ms. Liou, Mr. Marsh, Ms. Massard, Ms. McCarthy, Ms. McGee-Tubb, Ms. McKnight, Mr. Montgomery, Ms. Morrison, Ms. Neutra, Mr. Olanoff, Ms. O'Leary, Ms. Price, Mr. Proakis, Ms. Rainey, Ms. Raitt, Ms. Rao, Mr. Revis, Ms. Rich, Mr. Roberts, Mr. Rosenberger, Ms. Saint Andre, Mr. Seidel, Mr. Sheehan, Mr. Silveira, Ms. Smead, Mayor Spicer, Ms. Stickney, Mr. Szekely, Ms. Tibbets-Nutt, Mr. Tinti, Mr. Tramontozzi, Ms. Tyler, Mr. Vega, Ms. Wijnja, Ms. Wortman, and Mr. Wong,

Nay: None

Abstain: Ms. Passafaro, Mr. Pilla, and Ms. Steinfeld.

#### Election of Officers

Ms. Wortman called upon Ms. Raitt to present the Report of the Nominating Committee.

#### Report of the Nominating Committee

Ms. Raitt reported that she, Ms. Almeida, Mr. Proakis, Mr. Silveira, and Ms. Wijnja served on the Nominating Committee. The Nominating Committee met on April 28, 2020 and voted to recommend the following slate of individuals to serve as officers for MAPC for the coming fiscal year:

For President:	Erin Wortman, Stoneham
For Vice-President:	Adam Chapdelaine, Arlington
For Treasurer:	Sam Seidel, Gubernatorial

For Secretary: Sandra Hackman, Bedford

Ms. Raitt called for further nominations from the floor. As there were none, Ms. Raitt asked for a joint motion to close the nominations for the Officers and to accept the slate of officers as presented by the Nominating Committee.

Upon a motion duly made by Mr. DePriest and duly seconded Mr. Handel:

IT WAS VOTED:

To close the nominations for the Officers, and to accept the slate of Officers as presented by the Nominating Committee.

Aye: Ms. Almeida, Mr. Alschuler, Ms. Banesh, Mr. Bechard, Mr. Bellavance, Ms. Benson, Mr. Bergman, Mr. Betts, Mr. Boudreau, Ms. Braude, Ms. Britt, Ms. Cademartori, Ms. Cagle, Mayor Cahill, Mr. Canale, Ms. Canfield, Ms. Cassidy, Mr. Cohen, Ms. Constable, Mr. Daniel, Mr. Delay, Mr. DePriest, Mr. Dilorio, Ms. Duncan, Mr. Faison, Mr. Fetherston, Mr. Fox , Mr. Freas, Ms. Gaffey, Ms. Greaves, Ms. Hackman, Mr. Halkiotis, Mr. Handel, Ms. Harris, Mr. Henry, Ms. Hoffman, Ms. Hunt, Ms. Johnson, Mr. Johnson, Mr. Keally, Mr. Kupfer, Ms. Lazarus, Mr. LeMel, Ms. Leng, Mr. Leverone, Ms. Lind, Ms. Liou, Mr. Marsh, Ms. Massard, Ms. McCarthy, Ms. McGee-Tubb, Ms. McKnight, Mr. Montgomery, Ms. Morrison, Ms. Neutra, Mr. Olanoff, Ms. O'Leary, Ms. Passafaro, Mr. Pilla, Ms. Price, Mr. Proakis, Ms. Rainey, Ms. Raitt, Ms. Rao, Mr. Revis, Ms. Rich, Mr. Roberts, Mr. Rosenberger, Ms. Saint Andre, Mr. Seidel, Mr. Sheehan, Mr. Silveira, Ms. Smead, Mayor Spicer, Ms. Steinfeld, Ms. Stickney, Mr. Szekely, Ms. Tibbets-Nutt, Mr. Tinti, Mr. Tramontozzi, Ms. Tyler, Mr. Vega, Ms. Wijnja, Ms. Wortman, and Mr. Wong,

Nay: None.

Abstain: None.

#### Election of Executive Committee by Individual Caucuses

Ms. Wortman asked the city, town, gubernatorial, and *ex officio* members of the Council to caucus with their colleagues to elect members from each group to serve on the Executive Committee. The caucuses met in breakout Zoom rooms.

Ms. Wortman asked the moderators to announce the results at the conclusion of the caucuses. Elected from each caucus were:



### Towns

1. Maurice Handel, Needham
2. Taber Keally, Milton
3. Jennifer Raitt, Arlington
4. Steve Olanoff, Westwood
5. Yolanda Greaves, Ashland

### Cities

1. John Barros, Boston (permanent member)
2. Mayor Joseph Curtatone, Somerville
3. Tom Daniel, Salem
4. John DePriest, Chelsea
5. Mayor Yvonne Spicer, Framingham

### Gubernatorial

1. Shirronda Almeida
2. Karen Canfield
3. Robert Cohen
4. Jarred Johnson
5. Stephen Silveira

### Ex Officio

1. Hayes Morrison, Massport
2. Vandana Rao, MWRA
3. Juan Vega, Executive Office of Housing and Economic Development
4. Elaine Wijnja, Dept. of Housing and Community Development
5. Vacant

### Report of the Executive Director

Ms. Wortman called upon Mr. Draisen to present the Report of the Executive Director.

Mr. Draisen said that none of us could have predicted several months ago where we would be right now and what the focus of our lives would be. This is not an easy time to be a municipal official or to be an MAPC staff member. We have all been asked to do things we do not know how to do, and we have all to learn on the job. We have seen officials at all levels who have risen to the need and an increase in the willingness to work regionally, and MAPC staff are doing their best to support them.

### How Can We Pivot from Crisis to Recovery?

Deputy Director Rebecca Davis said we would be having a conversation with the leaders of our two regional mayoral coalitions, the Metro Mayors Coalition and the North Shore Coalition to discuss the struggles and challenges of facing COVID in their communities and how they plan to address reopening and economic recovery.

She introduced our two keynote speakers: Mayor Kimberley Driscoll (Salem) and Mayor Joseph Curtatone (Somerville) and asked them to share what their biggest challenges have been in responding to the public health crisis and the economic fallout.

Mayor Curtatone said that one of the biggest challenges he believed all municipalities faced is the lack of a regional government when facing these types of crises. Mayor Driscoll agreed, saying that she thanked the staff at MAPC for their role in helping all the communities to communicate with each other, the state, and with health experts. Both Mayor Curtatone and Mayor Driscoll noted that everyone is still working through the uncertainties of both the public health crisis and the reopening of local economies in a safe way. Municipal officials have had to get comfortable with those uncertainties and reassure their communities at the same time.

The Mayors discussed the challenges and concerns with reopening local economies. Mayor Driscoll and Mayor Curtatone both worry about their small businesses and how to keep those businesses safe. Mayor Driscoll said that Salem has been encouraging a “Buy Local” effort. Mayor Curtatone agreed and said that we want not only to ensure public health, but also ensure that recovery is sustainable. The public’s trust will depend on whether they believe we are making the right decisions and are keeping them safe. Both Mayors also said that we have to be thinking about how we are going to live in a resurgence this fall.

Mayor Driscoll said that it was important not to lose sight of the big picture and how we can rebuild better, resilient, and more livable communities.

### MetroCommon 2050 – More Important than Ever!

Mr. Hove provided an update on the continuing work on MetroCommon 2050. We are rethinking what smart growth, urban design, and mobility look like in light of COVID-19 and how its impacts will be reflected in the plan, with a greater emphasis on equity and resilience. MetroCommon2050 has continued with internal and external engagement to brainstorm the list of issues the plan should address in each Action Areas. In our scenario planning efforts, the land use model we will be using to complete projections and model

future uncertainties had its first successful run this month. MetroCommon policy writers have completed drafts of eight chapter of policy recommendations, which will next be reviewed by staff and the External Advisory Committee.

Other business not known at the time of the posting of the agenda.

Ms. Wortman asked if there was any other business. There being none, she thanked the participants for attending today's Annual meeting and asked for a motion to adjourn.

Adjournment of Meeting

On a motion duly made by Ms. Raitt and Ms. Almeida:

IT WAS VOTED

To adjourn the 2020 Annual meeting of the MAPC at 11:29 AM.

The motion passed unanimously with no "Nays" and no "Abstains".

Respectfully submitted,

Heidi Anderson  
Operations Manager