

ENA Proposal Review  
Thu, Oct 17, 2024

#### Summary:

The meeting began with Jeremy Liu sharing a personal story about hiring Colin, who aims to become the first Cambodian American Supreme Court Justice, underscoring the value of local connections. The conversation shifted to the MBTA communities law, where participants raised concerns about its poorly drafted provisions and the challenges towns face in its implementation. There was a shared sentiment that the law's stringent approach could have negative repercussions, particularly as wealthier towns like Milton might opt out of state funding, complicating enforcement efforts. The group agreed on the necessity of carefully considering the law's implications before proceeding.

Kyle Rawlins and Oanh Nguyen emphasized the importance of understanding lease terms and establishing clear milestones for occupancy. They discussed successful examples from Taunton and Medfield, suggesting that these could serve as best practices for their own initiatives. The formation of two teams—one for building development and another for programming—was proposed, with a focus on engaging with stakeholders and securing commitments to ensure project success.

The group also recognized the need for a visual implementation plan to track activities and address community financial concerns. They concluded by stressing the importance of building trust with stakeholders through consistent communication and tangible progress, setting a timeline to circulate a revised proposal by noon the following day.

#### Chapters & Topics:

##### Discussion on Local Leadership and MBTA Communities Law

Jeremy Liu recounted his experience hiring Colin, who aims to become the first Cambodian American Supreme Court Justice, emphasizing the value of connecting with local leaders. The conversation shifted to the MBTA communities law, with concerns raised about its implementation and potential negative impacts on towns. Participants noted that some towns may resist state funding due to their wealth, complicating the law's effectiveness.

\* Discussion on the MBTA communities law and its implications for local towns.

##### Discussion on Lease Terms and Regional Precedents

Kyle Rawlins pointed out the need to clarify lease terms and key milestones for occupancy. Oanh Nguyen mentioned that towns like

Taunton and Medfield have secured buildings for minimal rent, with the responsibility for upgrades and operating costs. The team considered incorporating these regional precedents into their response to demonstrate community support and economic feasibility.

#### Planning and Milestones for Lease Agreement

The discussion centered around the timeline for finalizing lease terms and ensuring that all parties are committed before moving forward. Jeremy Liu pointed out that signing a lease should ideally wait until there are firm commitments from potential users. Oanh Nguyen shared a promising development regarding interest from the Marilyn Rodman performing arts center, which could significantly contribute to the project.

- \* Financial considerations and fundraising strategies for the project.
- \* Development of an implementation plan and milestones for the project.

#### Team Development and Project Planning

Oanh Nguyen outlined the creation of a building development team and a program team, highlighting the importance of discussing costs with Vargas. Jeremy Liu emphasized that they need to communicate their commitment to addressing various project components, including parking and permitting, without delving into specific financial details. They agreed on the necessity of delivering a conceptual design plan to local authorities.

#### Cost Estimates and Fundraising Plans

Oanh Nguyen provided specific cost estimates for cleaning (\$25,000), utilities (\$35,000), and insurance (\$45,000). Jeremy Liu proposed that they should cover the costs without capping them, ensuring the city understands they won't be responsible for the high insurance bill. They also discussed their fundraising plans, aiming to raise \$100,000 in commitments starting in January 2025.

#### Implementation Plan Presentation

Kyle Rawlins shared a visual representation of the implementation plan for the town of Sharon, emphasizing the importance of clarity and organization. He proposed using Excel to create a matrix that tracks activities over time while addressing community concerns, especially regarding funding. Oanh Nguyen agreed that this format would be beneficial for understanding the complex information.

- \* Strategies for responding to the town's requirements and expectations.

#### Building Trust and Confidence in Project Implementation

Oanh Nguyen and Kyle Rawlins discussed strategies to foster trust with stakeholders, stressing the significance of regular updates and showcasing successful examples from similar projects. Jeremy Liu added that projecting confidence in finding programming partners would help alleviate stakeholders' concerns. The group agreed on the necessity of

reiterating their approach in the proposal to ensure stakeholders understand its viability.

- \* Introduction of potential programming partners and their interest in the project.

#### Action Items:

- \* Oanh Nguyen will reach out to universities and clinics for potential collaboration.

- \* Oanh Nguyen will revise the proposal and circulate it by noon tomorrow for feedback.

- \* Kyle Rawlins will create and share a spreadsheet version of the implementation plan.

- \* Jeremy Liu will circle back to see where the colleague from Anderson Krieger stands on the library project.

- \* Jeremy Liu will follow up with colleague Kwong Lee regarding Colin's involvement.

#### Key Questions:

- \* What explicit gaps do we see in our response that need to be addressed?

- \* How can we effectively incorporate the lease terms from other towns into our proposal?

- \* When do we think is the right timeframe to finalize the lease terms?

#### Notepad:

- \* No notes