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October 24, 2014

**Paul G. Roiff**

Heath Management Co, Inc.  
74 Clarendon Street Suites A  
Boston, MA 02116

Dear Mr. Roiff,

Neighbors United for a Better East Boston (NUBE), a multi-ethnic, community based organization, is writing to express our concerns in regards your interest in a “loft” hotel development in East Boston. We represent a diverse cadre of individuals that work to improve the quality of life for all of East Boston. Our work consists of ensuring that current and future economic development contributes to the sustainability of our community and provides the maximum benefits for those that currently live here. Our understanding is that you are interested in building a 150-room \$20 million “loft” hotel that would be located at 175 Orleans Street, based on your Letter of Intent under Boston Redevelopment Authority. (August 27th Boston Herald article [\\$20M loft hotel development eyed for East Boston](#))

NUBE is extremely concerned, because projects similar to this have serious impact on the makeup of our community for years to come. In order to be in a position to support this project we would like it to reflect and share the values we are promoting in East Boston economic development proposals. We ask that this development provide:

1. An inclusive community process with community stakeholders that are reflective of the diverse voices of the East Boston community that should include partnering with community based organizations in creating a Community Benefits Agreements that is reflective of the community needs and includes-
  - a. Commitment for exceeding the Boston Job Residency Policy (51/51/15) with actual goals that includes the resources, plans and enforcement throughout the project.
  - b. Resources to promote and create workforce development opportunities for East Boston residents particularly in the emerging and current service industries,
  - c. Commitment to ensuring that permanent economic opportunities pay the prevailing wages and that the new permanent jobs on the Site and commercial space will be open for local small businesses and residents to access economic opportunities.
  - d. Access and support for small business owners so they can have access to commercial opportunities.
2. A signed “Card Check Neutrality Agreement” between the developer and the Boston Hotel Workers Union, Local 26 to ensure workers can choose whether or not they want to join a union in an environment free from intimidation or harassment.
3. The project must include explicitly what forms and amounts of direct support in improving and enhancing the local infrastructure and quality of life, including opportunities to partner and collaborate with local stakeholders and local community based organizations.

We are hopeful you share our belief that economic development should invigorate and enhance neighborhoods. We believe that all East Boston development should be done in a balanced approach that allows for a healthy coexistence and maximum benefits for all that currently live in East Boston. We look forward to working with you on this important development and would like to meet with you to further discuss our concerns. Please feel free to contact at 617-981-4010 or [gmota@nubeastboston.org](mailto:gmota@nubeastboston.org) for further information.

Sincerely,

Gloribell Mota, Lead Organizer

Cc:

Henry Kara, Esq.

Chief John Barros, Economic Development

City Councilor, Salvatore LaMattina

State Senator, Anthony Petrucci

State Representative, Carlo Basile

City Councilor At-Large, Ayanna Pressley

City Councilor At-Large, Michael Flaherty

City Councilor At-Large, Stephen Murphy

City Councilor At-Large, Michelle Wu