

Memorandum of Agreement
University of Massachusetts – Boston and Harbor Point Apartments Company

Whereas, the University of Massachusetts at Boston (“UMB”) and Harbor Point Apartments Company (“HPAC”) share a commitment to creating a high quality learning and living environment on the Columbia Point Peninsula (Peninsula); and

Whereas, UMB and HPAC desire to improve the relationship and interaction between the students, faculty and administration of UMB and the residents of Harbor Point; and

Whereas, there are many areas where the collaboration of UMB and HPAC can benefit students, faculty and administration of UMB and the residents of Harbor Point;

UMB and HPAC (together “the Parties”) hereby enter into the following agreements this _____ day of February 2005:

1. UMB will designate a UMass coordinator, at the Vice Chancellor level, who will have primary oversight of all UMB activities at Harbor Point and responsibility for managing relationships with Harbor Point.
2. HPAC will designate a member of the HPAC Governing Board who will have primary responsibility for managing relationships with UMB and assisting in coordination with other agencies operating on-site at Harbor Point.
3. The UMB and HPAC coordinators will convene a meeting of representatives of the parties each year in November to review the priorities of each of the parties, to set comprehensive goals for the upcoming year, and evaluate the success in meeting the prior year’s goals. The goals for 2005, the first year of the Agreement, are attached as Exhibit A.
4. At a minimum, annual goals will be set for the following areas:
 - a) Communication between HPAC and UMB
 - b) UMass Early Learning Center at Harbor Point
 - c) Student Life at Harbor Point
 - d) Community Beautification/Art on the Peninsula
 - e) Recreation Opportunities for HPAC residents
 - f) Employment Opportunities for HPAC residents
 - g) Education Opportunities for HPAC residents
 - h) Research/Education Opportunities for UMass faculty and students at Harbor Point
 - i) Community Service Opportunities for UMass faculty and students at Harbor Point
 - j) Technology/HPAC Computer Center

5. In order to monitor the success in meeting each of the annual goals established by the parties and to maintain open communication about the relationship between UMB and HPAC, UMB and HPAC further agree to hold regular meetings and to provide reports to one another as follows:
 - a. Meetings will be held semi- annually between the Chancellor of the University of Massachusetts – Boston, the Vice Chancellor designated with Harbor Point responsibility and the Harbor Point Governing Board.
 - b. The Vice Chancellor will provide a written report to HPAC regarding all activities and any issues that may need to be addressed not later than the 20th day of January, March, May, July, September, and in November a summary report for the year.
 - c. HPAC will provide a written report to UMB regarding all activities and any issues that may need to be addressed not later than the 20th day of February, April, June, August, and October.
6. Any reports hereunder shall have been deemed to be given only in writing and delivered to:
 - a. If intended for UMB, to:

University of Massachusetts at Boston
100 Morrissey Boulevard
Dorchester, MA 02125
Attn: Charles Titus, Vice Chancellor
 - b. If intended for HPAC, to:

Peninsula Partners
c/o Corcoran, Mullins, Jennison, Inc.
150 Mt. Vernon Street
Boston, MA 02125
Attn: Marty Jones, President

And

Harbor Point Community Task Force, Inc.
1 North Point Drive
Boston, MA 02125
Attn: Orlando Perilla, Executive Director

7. This Agreement shall be effective for twenty years from the date of execution.

IN WITNESS WHEREOF, the Parties hereto execute this Agreement as of the day and year first written above.

University of Massachusetts at Boston

BY:

Name: _____
Title: _____
Date: _____

Harbor Point Apartments Company

BY: Its General Partners

Harbor Point Community Task Force, Inc.

By: _____

Name: _____
Title: _____
Date: _____

Peninsula Partners Limited Partnership

By: Its Managing General Partner

Corcoran, Mullins, Jennison, Inc.

By: _____

Name: _____
Title: _____
Date: _____

EXHIBIT A

Proposed
U Mass/Harbor Point Goals for 2007

and related Tasks and Issues

(New goals and modifications are in capital letters)

1. Communication: Nadine Range-Wiley and Jain Ruvidich-Higgins

Goals:

- CONTINUE TO make regular reporting and communication a high priority of UMass and HPAC as outlined in the Memorandum of Agreement
- EXPAND mechanism for publicizing UMass events at Harbor Point
- ESTABLISH A PROCEDURE TO INFORM HARBOR POINT OF MAJOR PROJECTS UNDERTAKEN BY UMASS THAT MAY AFFECT THE QUALITY OF LIFE OF RESIDENTS

Tasks:

- PRODUCE AN ANNUAL REPORT
- RETHINK MONTHLY REPORT FORMAT. .
- BRIDGE TO POST-COPC ACTION TEAM ON BUILDING COMMUNITY
- EXPLORE USE OF NEW SOFTWARE, UMB COMMUNITY FRONT PAGE, AND MASS MEDIA/UNIVERSITY REPORTER SHARING.

Issues:

- ENCOURAGE MORE COMMUNICATION BETWEEN PERSONS RESPONSIBLE FOR GOAL AREAS

2. UMass Early Learning Center: Orlando Perilla and Sandra Bispham-Parkin

Goals:

- MAINTAIN open communication between HPAC and the Center by convening at least two meetings between the Director of the Center and the HPAC Governing Board.
- MAINTAIN a reporting format and provide information on the demographics of children attending the Early Learning Center as part of the UMass regular reporting to HPAC under the Memorandum of Agreement.
- CONTINUE TO Include information on the Early Learning Center in the “Welcome/Move-in Information Packet” provided to new HPAC residents.
- Provide HPAC PAMPHLET to new employees and parents of children at the Early Learning Center, which will provide background information on the history of the Columbia Point Peninsula and Harbor Point.
- CONTINUE TO provide employees and parents opportunities to attend HPAC community events and meet community residents.
- ESTABLISH REGULAR MONTHLY MEETINGS WITH MAINTENANCE SUPERVISOR REGARDING ONGOING MAINTENANCE NEEDS AT THE ELC INCLUDING UPDATES ON PROJECTS. MAINTENANCE SHOULD LEAVE WORK SLIPS WHEN WORK IS DONE IN THE ELC SO STAFF IS AWARE IT HAS BEEN ADDRESSED. ESTABLISH A SCHEDULE FOR

ROUTINE MAINTENANCE OPERATIONS SUCH AS FLOOR STRIPPING, RUG CLEANING, AND WINDOW WASHING.

Tasks:

- THE ELC WILL BE FORMALLY PLACED ON THE AGENDA FOR THE GOVERNING BOARD MEETINGS. ELC WILL PROVIDE ANNUAL REPORT TO THE HPAC GOVERNING BOARD AND MEET AS NECESSARY OR REQUESTED. AT THEIR REQUEST, ELC WILL BE INVITED TO ATTEND THE SERVICE PROVIDERS MEETING.
- HP WILL PROVIDE PAMPHLETS TO ELC AND THEY WILL DISTRIBUTE TO NEW EMPLOYEES AND NON-HP RESIDENT PARENTS.
- LEASING OFFICE HAS BEEN PROVIDED WITH ELC MATERIALS. THEY SHOULD CONTACT ELC IF THEY NEED MORE.
- HP WILL DELIVER THE MONTHLY NEWSLETTER AND FLYERS TO THE ELC

Issues:

- INCREASE PUBLIC SAFETY PATROLS OF THE ELC PLAYGROUND, ESPECIALLY ON WEEKENDS. (BOTTLES, TRASH AND GRAFFITTI ARE OFTEN FOUND THERE.) POST-COPC ACTION TEAM ON PUBLIC SAFETY CAN SUPPORT THIS GOAL.
- ARE UNFILLED SLOTS FOR HP CHILDREN LEFT OPEN OR FILLED BY OTHERS? There are not designated HP slots. The ELC has a first come first serve wait list. When HP families come up on the list they are called for enrollment.

3. Student Life at Harbor Point: Levent Tekin/Heidi Fallon and Idil Abubakar

Goals:

- Develop and implement a program for introduction of UMass student leaders (Community Advocates) AND OTHER KEY STAFF to HPAC staff and HPCTF Board
- Develop and implement mechanisms for UMass students living on site to become more involved in Harbor Point activities
- Develop a process for addressing issues that may arise regarding student life at Harbor Point and designate responsible staff of HPAC and UMass to address these issues

Tasks:

- CONTINUE TO INFORM STUDENTS OF THE ACTIVITIES AT HP RE: THE HP NEWSLETTER.
- SET UP MEETING/S WITH KEY ROLE PLAYERS TO ADDRESS ISSUES IDENTIFIED BELOW.

Issues:

- A LIAISON FROM THE ATHLETICS DEPARTMENT HAS BEEN IDENTIFIED TO DEAL WITH ISSUES INVOLVING STUDENT ATHLETES RESIDING AT HARBOR POINT. THE STUDENT HOUSING OFFICE REMAINS THE CONTACT FOR HARBOR POINT MANAGEMENT AND THE STUDENT HOUSING OFFICE WILL REFER TO THE ATHLETICS LIAISON. AN OVERALL PROTOCOL FOR COMMUNICATION REGARDING ISSUES OF AND WITH STUDENTS AND THE HP

MANAGEMENT OFFICE NEEDS TO BE DEVELOPED THAT INVOLVES UMB HOUSING, JUDICIAL AFFAIRS OFFICER, COMMUNITY ADVOCATES, ATHLETICS LAISON AND ANY OTHER RELEVANT REPRESENTATIVES OR HP OR UMB (SUCH AS PUBLIC SAFETY AND HEALTH SERVICES)

- KEY MEMBERS OF HP LEASING AND UMB HOUSING NEED TO MEET TO ESTABLISH A SHARED UNDERSTANDING OF POLICIES AND PROCESSES, NEEDS AND EXPECTATIONS, THAT IMPACT AND ARISE FROM THE LEASING OF UNITS AT HP TO UMASS BOSTON STUDENTS.

4. Community Beautification/Art: Otile McManus and UMass person

Goals:

- Provide opportunities for HPAC residents to participate in projects sponsored by NEWLY ESTABLISHED POST-COPC STREETSCAPE ACTION TEAM

Tasks:

- NEWLY ESTABLISHED POST-COPC STREETSCAPE ACTION TEAM WILL TAKE RESPONSIBILITY FOR PLANNING MAINTENANCE OF EXISTING ARTS ON POINT DISPLAY.
- IDENTIFY A UMASS RESPONSIBLE PERSON FOR THIS GOAL (Is there any UMass representation on the Streetscape Action Team?)

Issues:

- PREVIOUS RESPONSIBLE PERSON FOR THIS CATEGORY IS NO LONGER AT UMB. Arts on the Point PROJECT NO LONGER ACTIVE.

5. Recreation Opportunities for HPAC Residents: QUEENETTE SANTOS/DamianClark and Rodney Hughes

Goals:

- Establish and publicize a schedule for use of UMass gym and other athletic facilities by Harbor Point residents on a SEASONAL BASIS
- Establish an outreach plan to encourage Harbor Point youth participation in the summer Basketball camp AND OTHER SPORTS ACTIVITIES
- Establish an outreach plan to encourage Harbor Point youth participation in the Community sailing program
- IDENTIFY AND COMMUNICATE OPPORTUNITIES FOR HARBOR POINT SENIORS INVOLVEMENT WITH ARTS, RECREATION AND OTHER ACTIVITIES

Tasks:

- WORKING WITH POST-COPC ACTION TEAM ON YOUTH INITIATIVES CAN HELP SUPPORT THESE GOALS.
- IS THERE A DEMAND FOR PARTICIPATION IN THE SAILING PROGRAM BY HP YOUTH? OTHER MARINE PROGRAMS? HP WILL EXPLORE.

6. Employment Opportunities for HPAC Residents: Damian Clark and Jain Ruvich-Higgins

Goals:

- MAINTAIN REGULAR REVIEW OF THE UMB WEBSITE WHERE ALL UMB JOBS ARE POSTED
- CONTINUE TO Work jointly to identify summer job placements for Harbor Point youth through programs such as the ABCD jobs program or the Corcoran Jennison Real World internships, AND UMB DEPT. OF HUMAN RESOURCES PROGRAMS
- Hold career education seminars at Harbor Point AND/OR UMB
- Create a listing of UMB AND OTHER facilities, individuals and resources that could be tapped to educate residents about job opportunities/careers

Tasks:

- INITIATE A DIRECT COMMUNICATON COMMUNICATION BETWEEN CAREER SERVICES LIASION AND HP.

Issues:

- IN 2005 UMB HUMAN RESOURCES WORKED CLOSELY WITH HP TO IDENTIFY HP YOUTH FOR PARTICIPATION IN OUR SUMMER JOBS PROGRAM. THIS COLLABORATION SHOULD RESUME IN 2007.

7. Education Opportunities for HPAC Residents: Damian and UMass person

Goals:

- Publicize application process for UMB scholarships (including the Bernie Sneed Scholarship) at Harbor Point through the newsletter and other means
- Hold at least one Admissions Office Workshop EACH YEAR at Harbor Point for youth/adults who want to go to college
- Establish an aggressive recruitment effort to include Harbor Point youth in UMass Pre-freshmen Programs (DSP, Upward Bound, Guaranteed Admissions, TAG, etc.)

Tasks:

- MATERIALS ON THE SNEED AND DENNY SCHOLARSHIP WERE PROVIDED TO HP. HP NEEDS TO MEET W/ INSTITUTIONAL ADVANCEMENT AT UMB TO LEARN ABOUT HOW THESE SCHOLARSHIPS ARE FUNDED.
- ADMISONS JUST NEEDS TO BE ASKED ROUTINELY REGARDING THE WORKSHOPS. THEY ARE HAPPY TO SCHEDULE THESE.

Issues:

- THE UMB RESPONSIBLE PERSON FOR THIS GOAL IS NO LONGER AT THE UNIVERSITY. A NEW RESPONSIBLE PERSON NEEDS TO BE DESIGNATED.

8. Research/Education Opportunities for UMass faculty and students: Orlando and Joan Arches

Goals:

- MAINTAIN AND PUBLICIZE a process for coordinating UMass Research projects at Harbor Point
- ESTABLISH AN INFRASTRUCTURE AT UMB THAT WILL COORDINATE COMMUNITY-BASED RESEARCH ACTIVITIES.

- ESTABLISH A PROTOCOL FOR APPROVAL OF RESEARCH PROJECTS BY UMB WHICH WILL INCLUDE PLAN FOR INFORMING HP OF FINDINGS, RECOMMENDATIONS FOR HP BASED ON THE RESEARCH FINDINGS, AND WHAT IF ANY ROLE UMB MIGHT PLAY IN EVALUATING OR IMPLEMENTING RECOMMENDATIONS
- Encourage and support using research identified “next steps”

Tasks:

- CLARIFY EXPECTATIONS RE: OUTCOMES OF THE RESEARCH AND WHO IS RESPONSIBLE FOR FOLLOW UP.
- MAKE CERTAIN RESEARCH PROJECTS HAVE I.R.B. APPROVAL.

Issues:

- NEED MORE INPUT FROM HP REGARDING NEEDS AND PRIORITIES SO UMB’S LIMITED RESOURCES CAN BE APPLIED STRATEGICALLY. BETTER MATCHING OF RESOURCES & NEEDS FIT BETWEEN PARTNERS.
- TWO EVENTS HELD BY UMB (THE PARTNERS MEETING AND “ARE YOU ON THE MAP”) WERE IMPORTANT STEPS TOWARD REACHING THIS GOAL. EFFORTS ARE UNDERWAY TO ESTABLISH AN INFRASTRUCTURE AT UMB THAT WILL COORDINATE COMMUNITY-BASED RESEARCH ACTIVITIES. TIMELINE: JULY 07

9. Community Service Opportunities for HP Residents, UMass faculty, STAFF and students: Nadine and Jain

Goals:

- Identify and communicate on monthly basis specific opportunities for Community Service at Harbor Point to include involvement in youth groups (HicCup, Youth Action TEAM, etc.)
- IDENTIFY AND COMMUNICATE ON A MONTHLY BASIS SPECIFIC OPPORTUNITIES FOR COMMUNITY SERVICE AT HARBOR POINT INVOLVEMENT WITH SENIOR CITIZENS
- MAINTAIN AND EXPAND THE UMB/HPAC mechanism to coordinate community service/volunteer opportunities including tutoring for youth at Walter Denney Youth Center, assisting seniors at HARBOR POINT, etc.

Tasks:

- POST-COPC ACTION TEAMS ON COMMUNITY BUILDING AND YOUTH INTITATIVES CAN SUPPORT THESE GOALS.
- CONTINUE TO EXPLORE OPPORTUNITIES.

Issues:

- UMB WILL PURSUE THE CREATION OF MORE ACADEMIC-CREDIT BEARING OPPORTUNITIES FOR UMB STUDENTS WHO PERFORM COMMUNITY SERVICE, INCLUDING AT HARBOR POINT.

10. Technology/HPAC Computer Center: Orlando and UMass person

Goals:

- Provide tech support to HPAC computer center
- Provide students to teach basic classes – office skills, Internet use, etc.
- Provide recommendations and technical assistance to set up and maintain a community events web site for all activities on the Peninsula (UMass/ JFK Library/Archives/ Harbor Point)

Tasks:

- CONTINUE EFFORTS TO IDENTIFY A UMB RESPONSIBLE PERSON FOR THIS GOAL.

Issues:

- LEAST AMOUNT OF ACTIVITY IN THIS AREA. HAVE BEEN UNABLE TO IDENTIFY A UMASS BOSTON “RESPONSIBLE PERSON.” NEED TO APPROACH DEAN OF MATH AND SCIENCE OR THE INSTITUTIONAL TECHNOLOGY DEPARTMENT. EXPLORE CREDIT-BEARING OPPORTUNITIES FOR UMB STUDENTS TO PROVIDE SERVICES IN THE TECH CENTER.