



DEC 4, 2025

# GREENWAY BID

## 2025 ANNUAL MEETING

A photograph of a park during autumn. The trees are heavily laden with orange, yellow, and red leaves. A paved walkway leads into the distance, lined with trees and some potted plants. A person is sitting on a bench on the left side. The overall atmosphere is peaceful and seasonal.

**WELCOME**

**DON CHIOFARO JR.**

**BID BOARD VICE CHAIR**



**STEVE FABER**  
**BID BOARD CHAIR**

# WELCOME & MEETING AGENDA

## 8<sup>th</sup> Annual Member Meeting of the Greenway BID

- Welcome to MassDOT Undersecretary Jonathan Gulliver
- Update on Lighting & Pathways Project
- Vote on Directors for the BID Board
- Review BID Financials
- Discuss Enhancement Committee Priorities
- Hear from Chris Cook & the Conservancy Team

# IMPACT OF GREENWAY BID

**Over the last 8 years, this BID has contributed  
\$12.5 Million to the Greenway parks:**

- \$9 million for maintenance, horticulture & special initiatives in the parks
- \$3.5 million for “enhancement projects” that benefit every area of the district

# IMPACT OF GREENWAY BID

BID funds are collected through assessments from the surrounding properties

These BID funds leverage additional funding from MassDOT, City of Boston, Conservancy and private foundation grants that help improve the parks

The BID Board meets quarterly to support the ongoing needs of the Greenway & we also rely on support from A Better City to efficiently manage BID operations

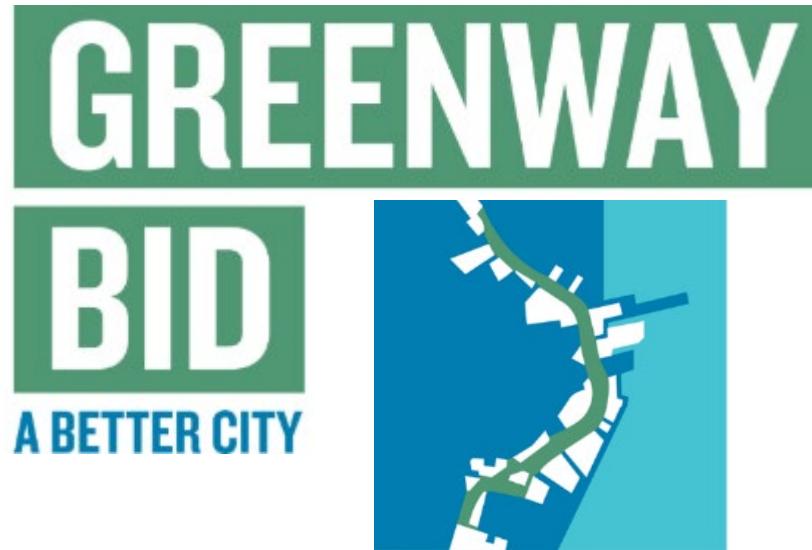


The background of the image is a scenic urban park during autumn. In the center, a modern glass skyscraper with a curved facade and a sign that reads "LAUREL STREET" is prominent. To its left is a brick apartment building with orange and black panels. In the foreground, there's a paved walkway with black metal railings, a grassy area, and several trees with autumn foliage in shades of orange, red, and yellow. The sky is clear and blue.

# APPROVAL OF MINUTES FROM THE 2024 ANNUAL MINUTES (DEC 5<sup>TH</sup> 2024)



**TOM RYAN**  
**BID EXECUTIVE DIRECTOR**



YEAR 8 OF THE BID AND OUR  
PARTNERSHIP FOR THIS CORRIDOR

CITY of BOSTON



# MISSION OF THE BID

- Ensure the Greenway remains a first-class park (by assisting the Greenway Conservancy)
- Support an attractive experience in district for workers, residents, and visitors
- Enhance and improve the parks throughout district



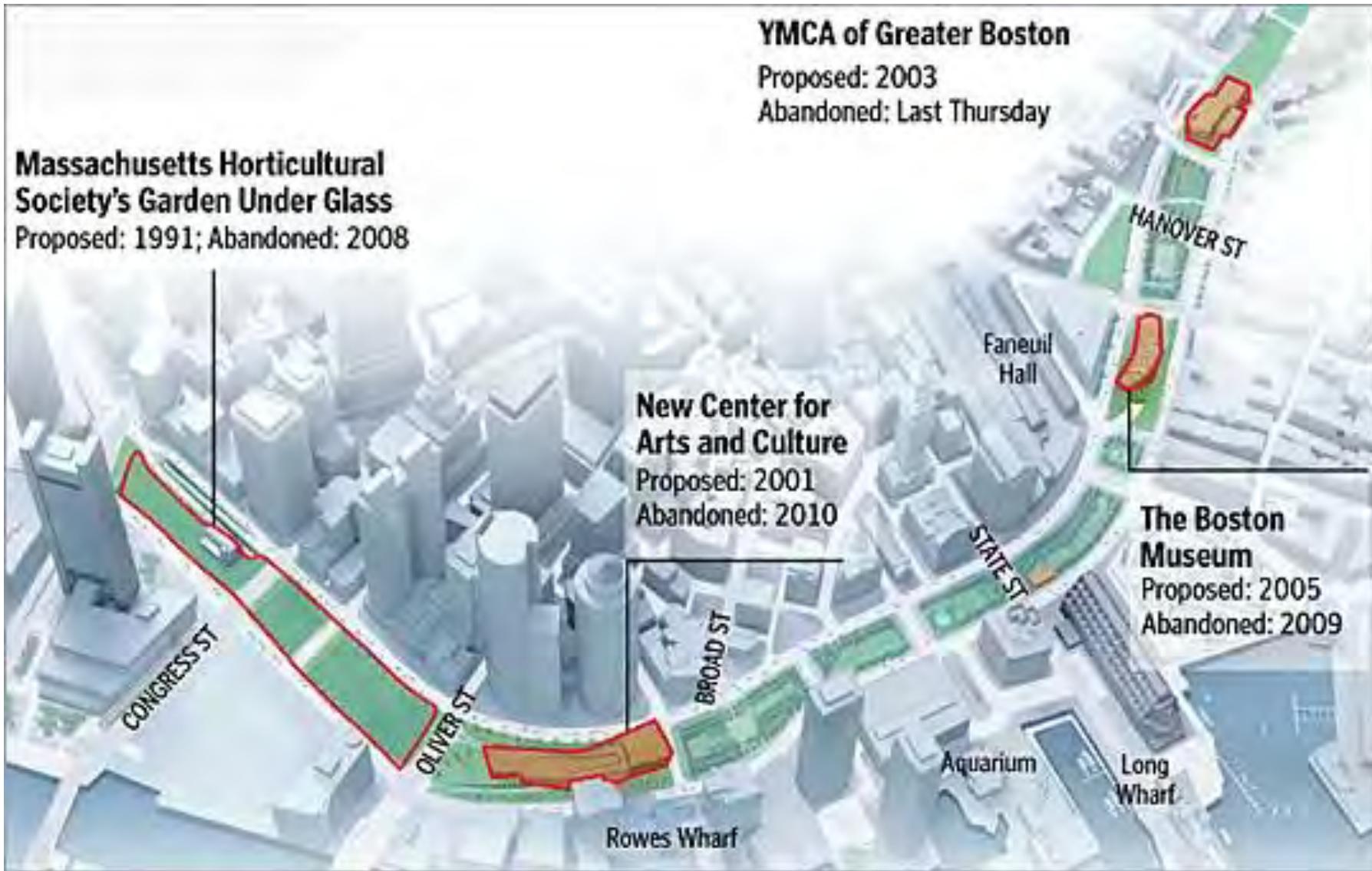
An aerial photograph of Boston, Massachusetts, capturing the city's dense urban landscape. The image shows a mix of modern skyscrapers and historic buildings, with the Charles River flowing through the city. In the foreground, the Boston Harbor and its marinas are visible, filled with numerous boats and yachts. The city's grid-like street pattern is clearly discernible.

**65 PROPERTIES IN GREENWAY BID**











# OCTOBER 28<sup>TH</sup> PRESS RELEASE

*Image Credit, Anthony Crisafulli*

## **Winter 2025 Lighting and Pathways Improvements on The Greenway**

*Enhancements to evening safety, electrical improvements, and new outdoor seating will revive  
Downtown Boston's popular green spaces*

**OCTOBER 28, 2025, BOSTON, MA** The Massachusetts Department of Transportation, the Rose Kennedy Greenway Conservancy, and the Greenway Business Improvement District are pleased to share upcoming improvements to Parcels 19, 21, and 22 of The Greenway. These updates will make the park safer, more accessible, and more welcoming for visitors.

Highlights include new permeable pathways for improved accessibility and stormwater management, upgraded lighting to enhance evening safety, and electrical improvements to support more community events and activities on The Greenway.



THANK YOU  
JONATHAN  
GULLIVER  
&  
THE MASSDOT  
DISTRICT 6 TEAM

# TREASURER'S REPORT



# BID FINANCIALS FOR FY 2025

- Per our Greenway BID Management Plan rules, BID assessments are **only sent to properties valued above \$10 million** by City of Boston
  - BID Properties were 100% compliant in FY25
  - **This generated \$1.91 Million in FY25**
  - BID Management costs came in below budget
  - BID successfully completed our financial audit & required IRS filing

# BID FINANCIALS FOR FY 2025

	<b>FY25 Final Budget</b>
<b>Revenue</b>	
BID Assessments	1,910,787
Interest Income	500
<b>Total BID Revenue</b>	<b>1,911,287</b>
<b>Expenses for Greenway Activities</b>	
Conservancy Operations and Maintenance	1,100,000
BID Enhancements Fund	500,000
<b>BID Management Budget</b>	
BID Manager	79,310
Consulting Support - Management	5,969
Admin Support	28,000
Communications	36,000
Legal Expenses	1,550
Audit and Accounting	33,949
Insurance	3,533
Board Meeting Expenses	2,566
<b>BID Management Subtotal</b>	<b>190,877</b>
<b>Total BID Expenses</b>	<b>1,790,877</b>
<b>Remaining BID Funds</b>	<b>120,410</b>

# BID FINANCIALS FOR FY 2026

	FY25 Final Budget	Approved FY26 Budget
<b>Revenue</b>		
BID Assessments	1,910,787	1,910,787
Interest Income	500	500
<b>Total BID Revenue</b>	<b>1,911,287</b>	<b>1,911,287</b>
<b>Expenses for Greenway Activities</b>		
Conservancy Operations and Maintenance	1,100,000	1,100,000
BID Enhancements Fund	500,000	500,000
<b>BID Management Budget</b>		
BID Manager	79,310	87,190
Consulting Support - Management	5,969	-
Admin Support	28,000	29,877
Communications	36,000	36,000
Legal Expenses	1,550	3,000
Audit and Accounting	33,949	35,963
Insurance	3,533	4,600
Board Meeting Expenses	2,566	3,000
<b>BID Management Subtotal</b>	<b>190,877</b>	<b>199,630</b>
<b>Total BID Expenses</b>	<b>1,790,877</b>	<b>1,799,630</b>
<b>Remaining BID Funds</b>	<b>120,410</b>	<b>111,657</b>

# KEY ISSUES FOR FY 2026

- BID Board has built some reserves to prepare for any **decrease in property values**, so we can continue making our financial commitments to the Greenway
- We have not yet received the new property values from the City that are needed for the Jan 1<sup>st</sup> tax bills
- The BID Board will review the new property values and consider the best approach regarding BID reserve funds

# JENNY HARDING



## CONSERVANCY BOARD REPORT



**JIM TIERNEY**  
**NOMINATING COMMITTEE CHAIR**

# CHANGES TO BID BOARD OF DIRECTORS

**In 2025, the BID Board of Directors approved a few changes to our organization**

- Transition of the Executive Director position from Rick Dimino to Tom Ryan
- Expansion of BID Board from 9 to 12 seats

**New buildings have opened in the district since 2018, and we wanted to add more voices to Board**

- The BID Bylaws allow for changes to board's size

# CHANGES TO BID BOARD

- Stars on map show locations of property represented by 2025 BID Board
- We are asking Rick Dimino to serve on the Board in an Emeritus Role
- We also recommend adding Bevin Littlehale (Hines) & Madeline Fitzgerald (HYM Investment Group) to Board



# CHANGES TO BID BOARD

- Stars on map show locations of property represented by 2025 BID Board
- We are asking Rick Dimino to serve on the Board in an Emeritus Role
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# NOMINEES FOR BOARD OF DIRECTORS

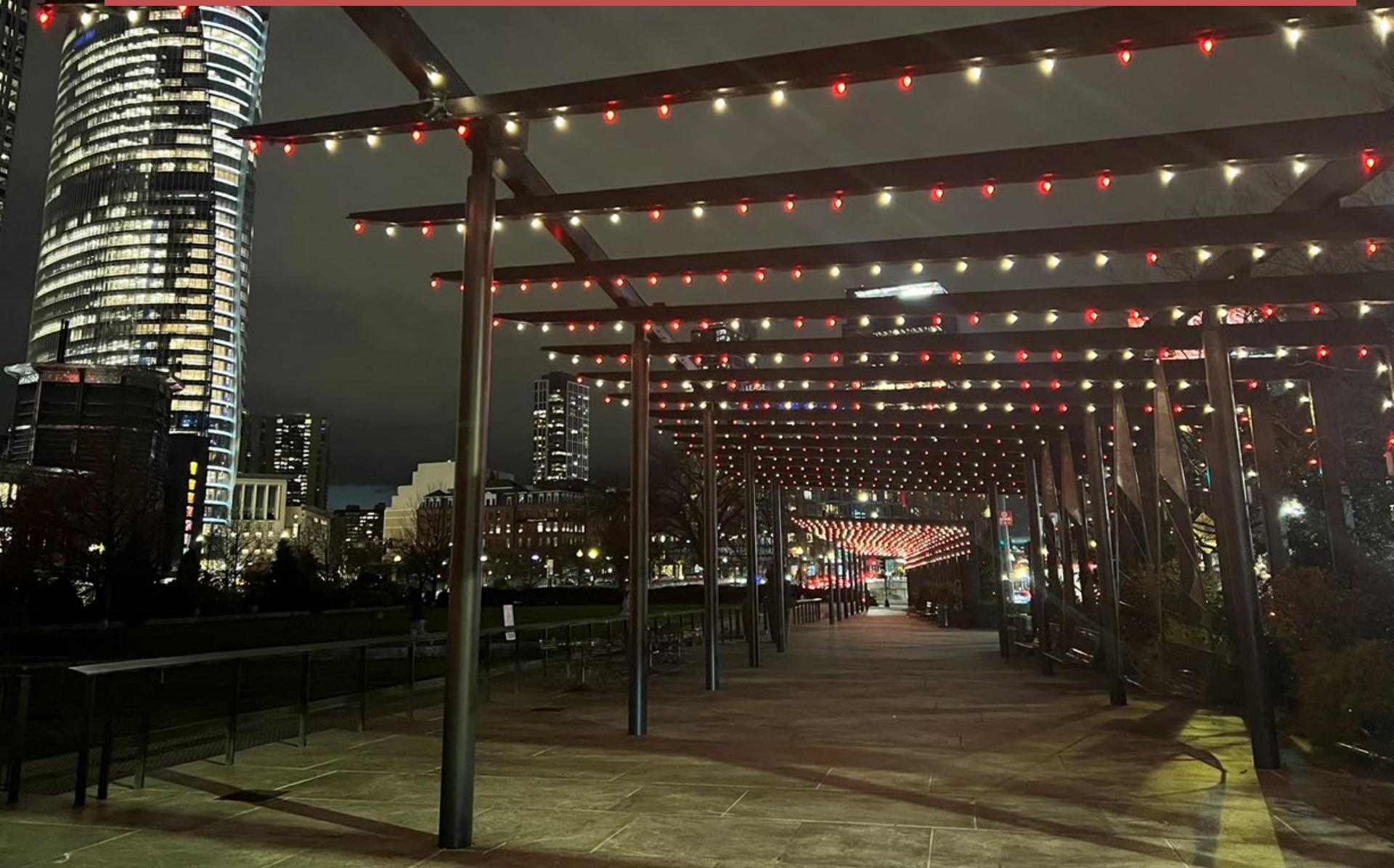
Name	Property	Region	Term
Jenny Harding	Faneuil Hall	North Region	Through 2028
Nate Hamilton	One Financial Center	South Region	Through 2028
Jim Tierney	Rowes Wharf	At-Large	Through 2028
Rick Dimino	N/A	Emeritus Role	Through 2028
Bevin Littlehale	South Station Tower	At-Large	Through 2027
Maddie Fitzgerald	One Congress / Bulfinch Crossing	At-Large	Through 2026

- Nominating Committee recommends Jenny Harding, Nate Hamilton and Jim Tierney to serve new three-year terms
- Some nominees are recommended to serve shorter terms to allow for an equal number of 4 of 12 seat terms to end every year

# BID BOARD OF DIRECTORS

Name	Property	Region
Jenny Harding	Faneuil Hall	North Region
Nate Hamilton	One Financial Center	South Region
Jim Tierney	Rowes Wharf	At-Large
Rick Dimino	N/A	Emeritus Role
Bevin Littlehale	South Station Tower	At-Large
Maddie Fitzgerald	One Congress / Bulfinch Crossing	At-Large
Jess Hughes	125 High Street	Central Region
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
Mark Waszkelewicz	Federal Reserve Bank of Boston	South Region

# ENHANCEMENT COMMITTEE REPORT



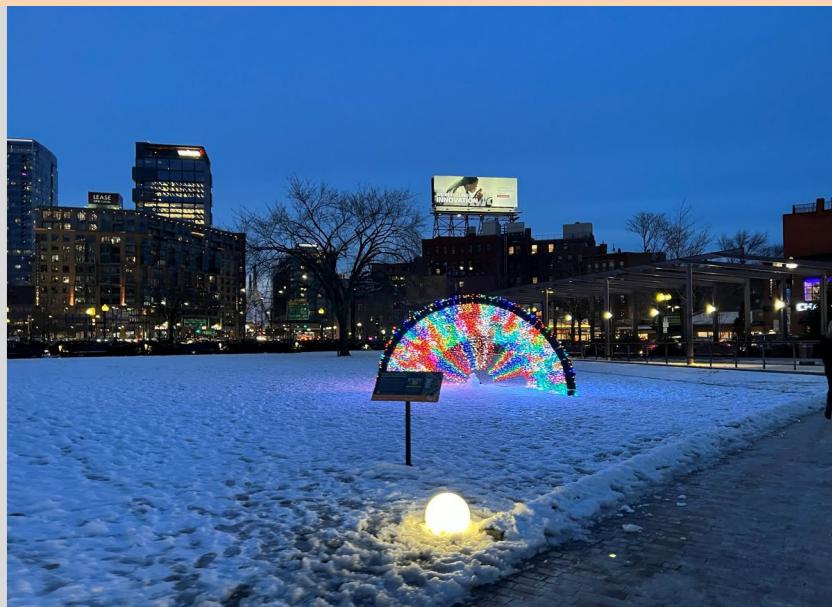
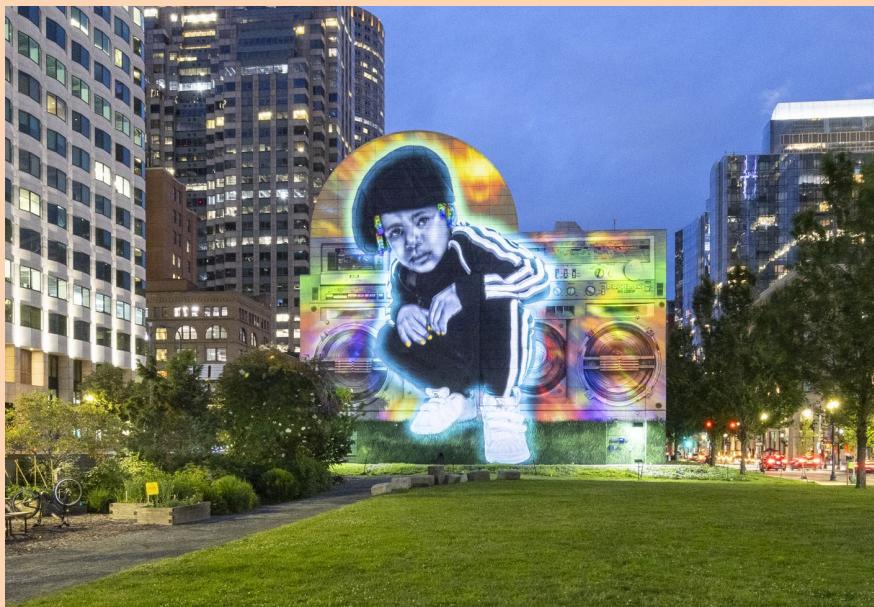
# ENHANCEMENT COMMITTEE

**Each year, the BID is expected to approve \$500k for enhancement projects**

- Projects must be approved by BID and agreed to by Conservancy

**Enhancement Committee is asked to propose equitable allocations of enhancement projects throughout the North Region, Central Region, and the South Region of BID**

# LIGHTS

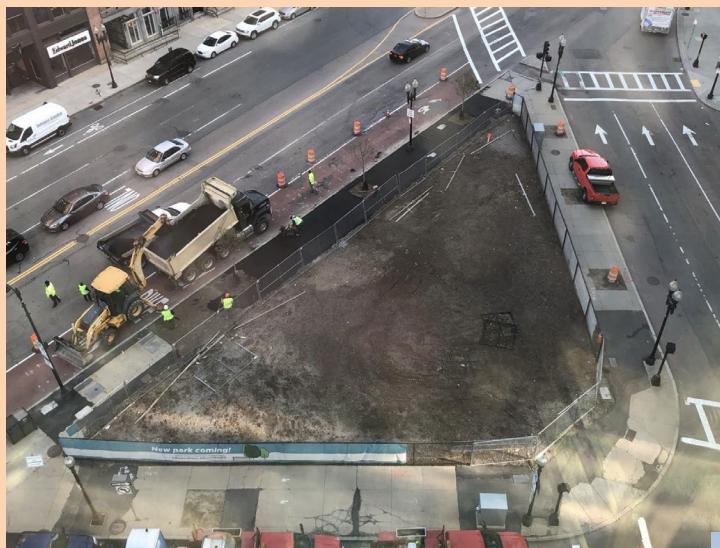


# UPGRADES

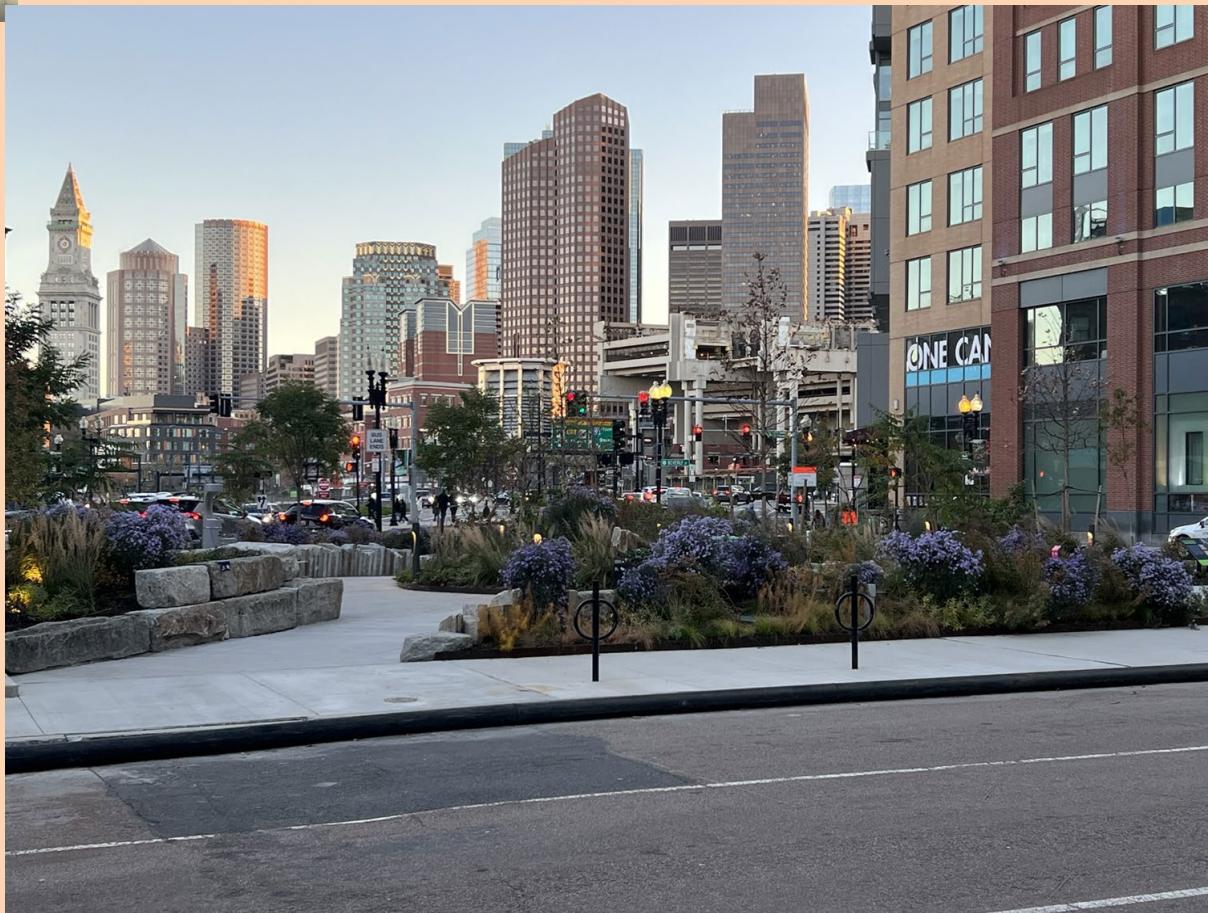


# BENCH UPGRADES

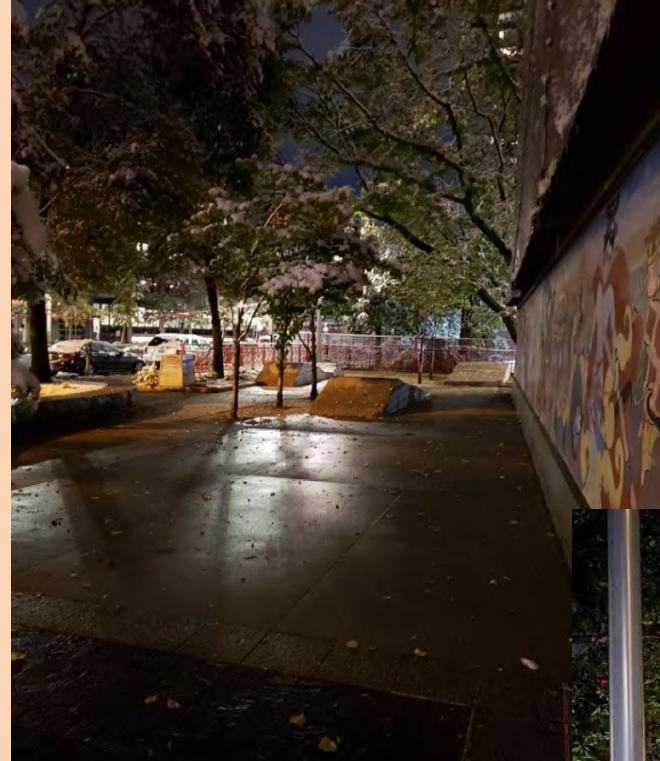




# PARCEL 2 / NORTH MEADOW ON THE GREENWAY



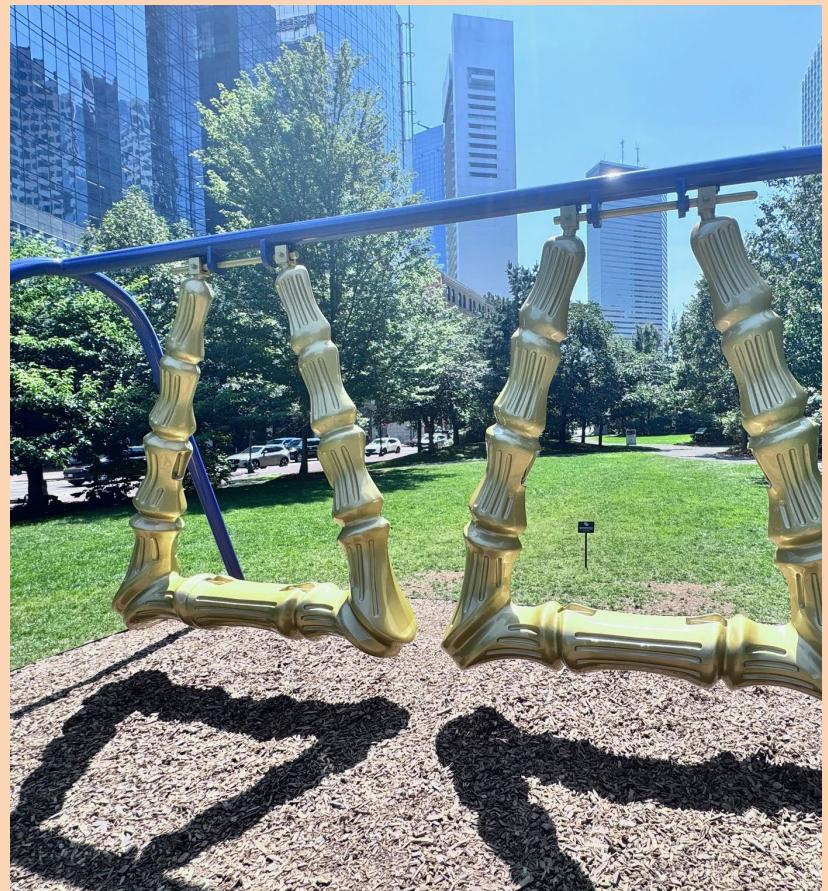
# CHIN PARK / MARY SOO HOO PARK IMPROVEMENTS



# CHIN PARK IMPROVEMENTS



# ACTIVATIONS



THE GREENWAY

**ARTbeat**

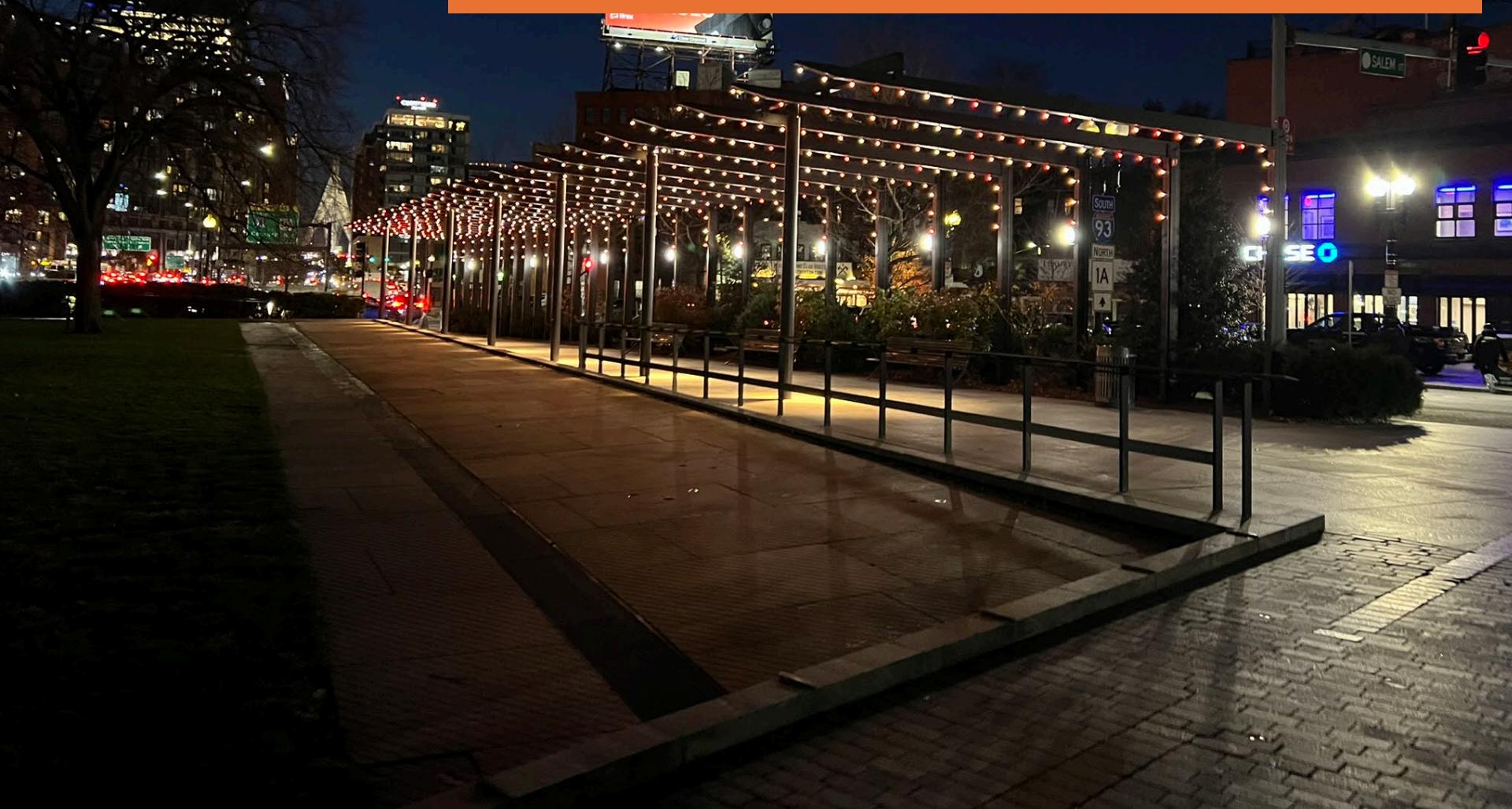
2025 SERIES



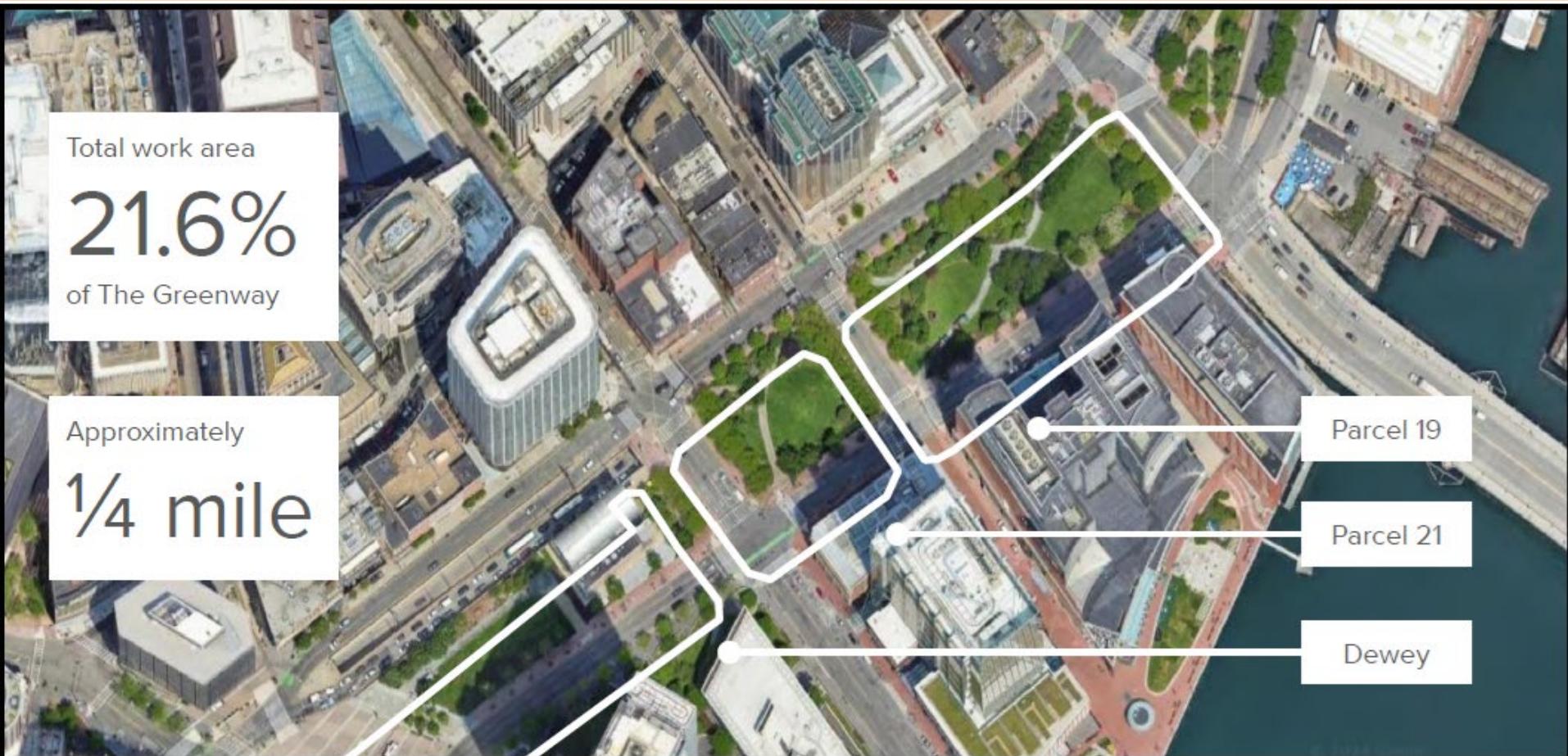
# FALL FESTIVAL



# NORTH END WINTER LIGHTS



# LIGHTING & PATHWAYS



# FY25 APPROVED FUNDING

Enhancement Project	Approved Amount
Public Art and Programming (ARTBeat 2025)	200,000
BID Support for Lighting & Pathways	180,000
New Stone Dust	19,000
Granite Restoration	19,800
New Tables & Chairs	85,000
Updated Signage	85,000
P 12 Initial Design	17,700
Asset Management System Equipment	56,850
<b>FY25 Approved Total</b>	<b>663,350</b>

# ENHANCEMENT COMMITTEE

- Any property in the BID district can serve on the Enhancement Committee
- We expect to meet in early 2026 to talk about what are the next opportunities and best use of the enhancement funds
- Please join to share your ideas

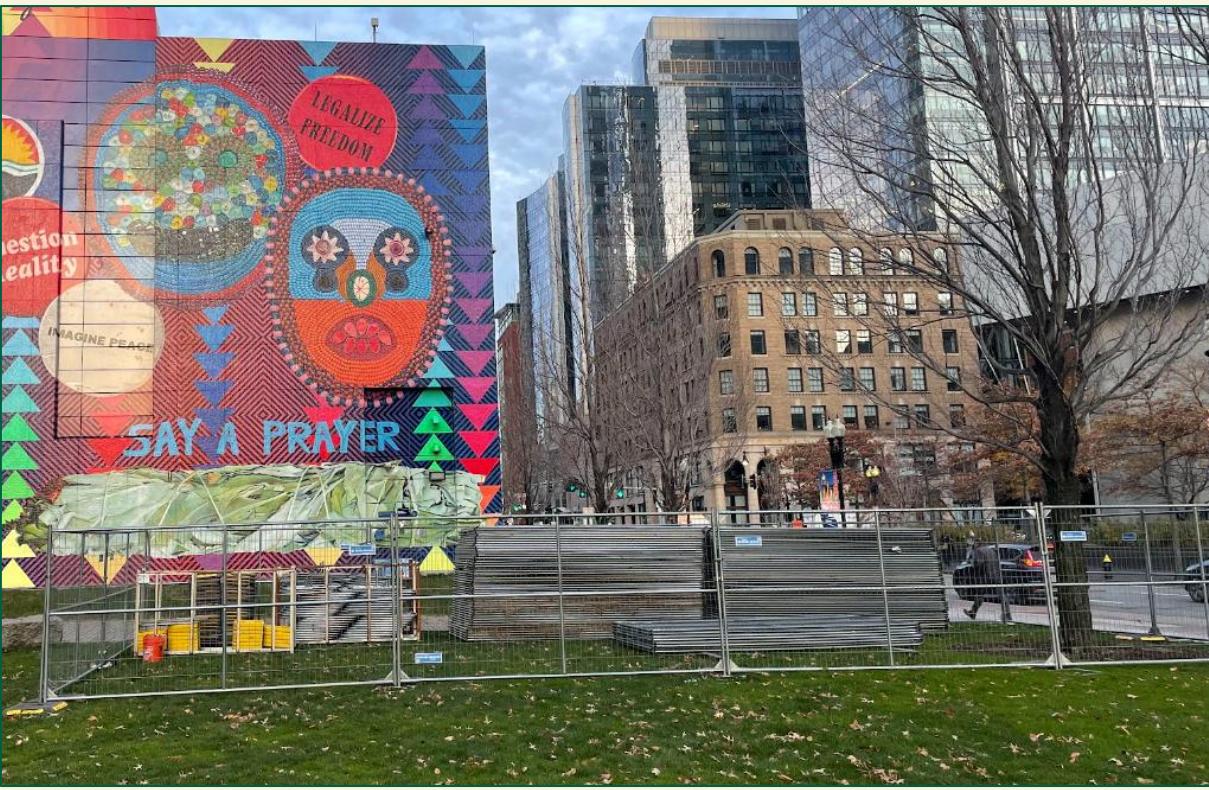
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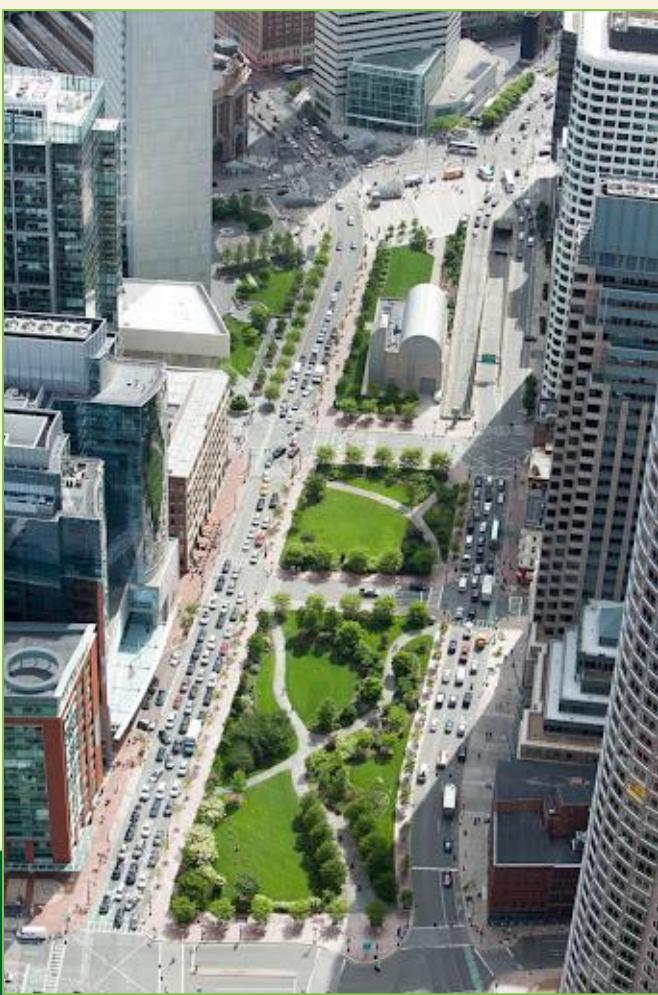
Name	BID Property	
Ron Druker	2+24 Edinboro Street	Co-Chair
Peter See	Atlantic Wharf	Co-Chair
Jenny Harding	Faneuil Hall Marketplace	
Nate Hamilton	One Financial Center	
Mark McGowan	125 Summer St & 125 Lincoln St	
Chris Peabody	234 Congress Street (Peabody Office Furniture)	
Noam Ron	The Radian	
Jesicka Labud	International Place	
Avery Busch	Marketplace Center Retail	
Justin Miller	125 High Street	
Amy Tetreault	Marketplace Center Retail	
Carol Vilardi	Canopy Hilton Hotel	
Luz Arregoces	New England Aquarium	



CHRIS COOK

EXECUTIVE DIRECTOR OF THE GREENWAY CONSERVANCY











# Winter lights



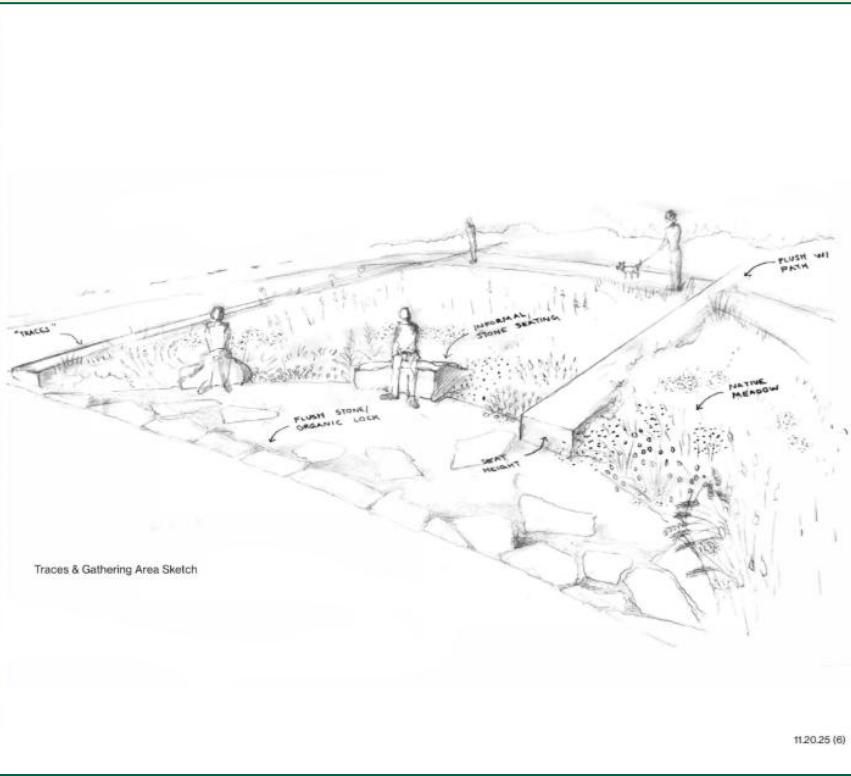
[Trumpet Flowers](#) by Amigo & Amigo on Dewey Square

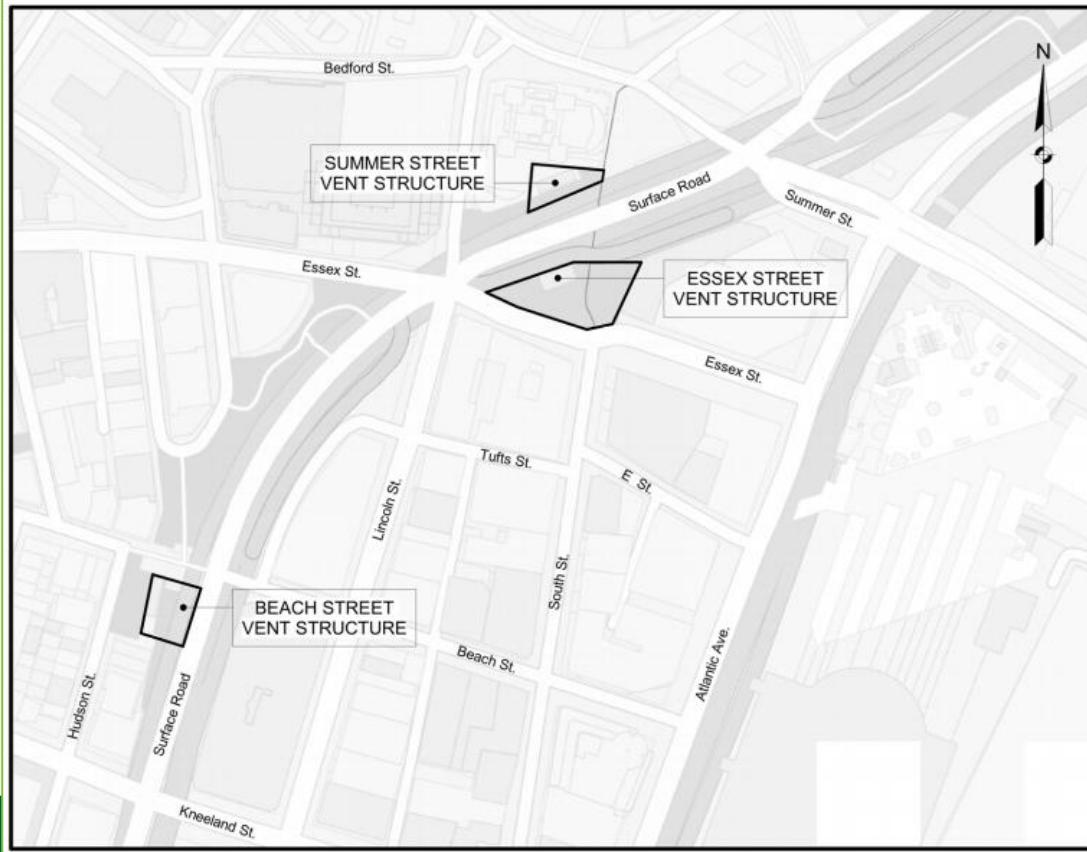
**When:** January - March 2026

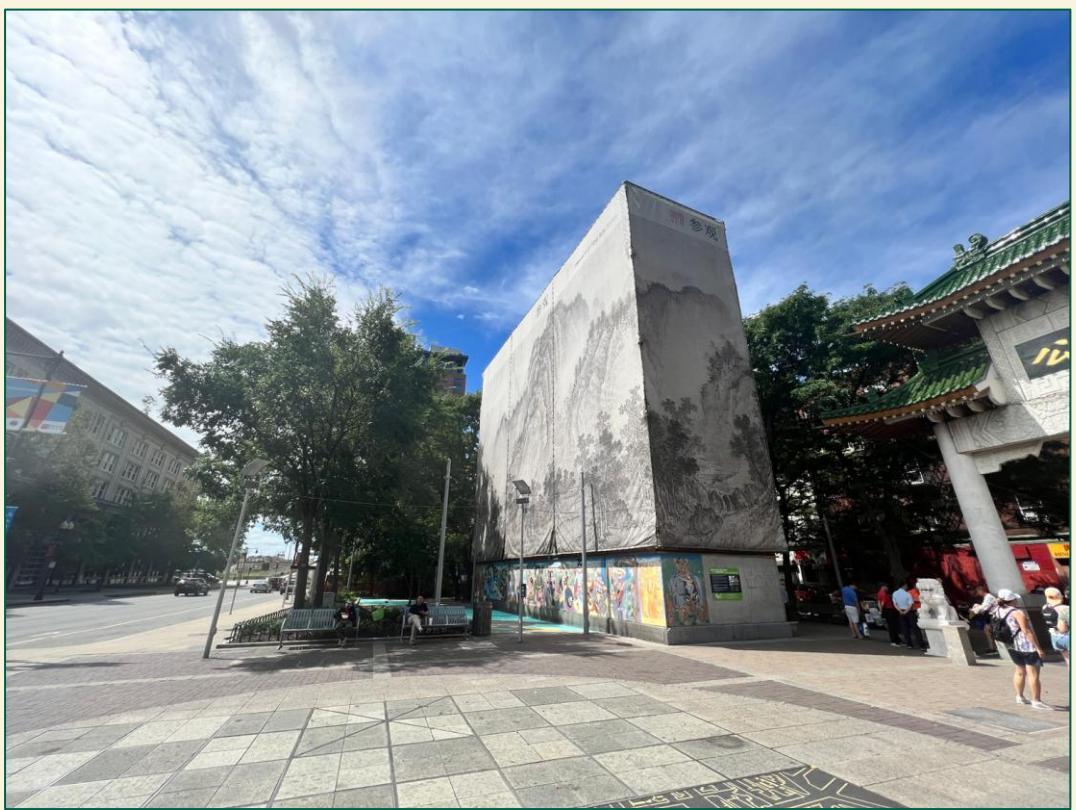
**Partner:** Downtown Business Alliance

**Sponsor:** Greenway BID















# 2026 SUMMER EVENTS OVERLAP



IN COOPERATION WITH:





A wide-angle photograph of the Boston skyline at sunset. The sky is a gradient of orange, yellow, and blue. In the foreground, there are several red brick buildings and a highway with traffic. A large green rectangular overlay covers the bottom third of the image. Inside this overlay, the words "THANK YOU!" are written in large, white, sans-serif capital letters.

THANK YOU!