



April 16, 2024

MCAF Winthrop LLC  
c/o MP Boston/Millennium Partners  
240 Devonshire Street  
Boston, MA 02110  
Attention: Joseph Larkin

RE: Public Access to the Connector at 115 Winthrop Square

Dear Mr. Larkin,

It has come to our attention that your operation of the “Connector,” located at 115 Winthrop Square, is not in compliance with the Management and Operation Agreement, entered into by MCAF Winthrop LLC and the Boston Planning & Development Agency (“BPDA”), and effective as of January 16, 2024 (the “Management and Operation Agreement”). The Management and Operation Agreement details the rules and regulations for operating the Connector. Of particular importance is public access to this space. The Connector serves as mitigation for the larger redevelopment of the site at 115 Winthrop Square.

Members of the community informed our staff that Connector was locked and inaccessible on weekends. Accessibility to the Connector that is less than 16 hours a day, 7 days a week for 52 weeks a year, does not meet the commitment memorialized in the Rules and Regulations that are found in Exhibit B of the Management and Operation Agreement. Per section “l” of the Rules and Regulations, those above listed hours and days of operation must be met. Further, per Section “a” of the Rules and Regulations, “Any change or revision to the Rules and Regulations which prohibit or limit public access to The Connector, except those restrictions contemplated in the Management and Operation Agreement shall be permitted only with the prior written consent of the BPDA.” While changes are allowed under certain conditions, it has not been demonstrated that there was a justified reason for the closure in this case, nor was any prior written notice provided to the BPDA.

This letter serves as formal notice of your non-compliance. We expect you to take appropriate action to ensure the Connector can remain open to the public 7 days a week, as required by the Management and Operation Agreement and Rules and Regulations of the Connector. Please send us a written response detailing your course of action to remedy your non-compliance within seven business days of receipt of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Arthur Jemison II', written over a circular stamp or seal.

James Arthur Jemison II  
Director