

Exhibit B

August 21, 2019

Mayor Ally Medina,
Vice Mayor Christina Patz,
Council Member John Bauters,
Council Member Scott Donahue,
Council Member Dianne Martinez

Re: Public Market Parcel B FDP18-0110 Appeal

Dear Council Members:

We feel it important to communicate with you after Charlie Bryant shared with us today the August 14 letter sent to you by Mark Stefan at City Center Realty. We felt the need to respond because Mr. Stefan's characterization of our meeting with him is so totally at odds with our own.

I and my partners Rich Robbins and James Goddard did indeed meet with Mr. Stefan and his architect on August 9. This was the first and only effort at dialogue City Center had made since we filed our appeal. We have no idea what Mr. Stefan is referring to in his letter when he says he "has made repeated attempts to resolve the appeal". At the meeting, the architect presented to us via flat screen TV (no hardcopies) a proposed redesign of the City Center project at issue. Fundamentally we saw a project where City Center had stepped back the upper level commercial space from the parking podium some on the south side. After 5 or 10 minutes of slides, we began asking questions to ensure we fully understood what was being proposed so we could give constructive feedback. Not initially described to us or in Mr. Stefan's letter to you, but coming out in the response to some of our questions, we learned that this new alternative would add several levels of parking and multiple levels of commercial space to result in a project 30 to 40 feet higher than the PDP height limit, with 50,000 more commercial square feet and some undefined number of additional parking spaces than City Center's prior proposal. Beyond that, we saw a project with no different aesthetic changes in terms of the long flat wall planarity plaguing their original proposal. We continued to ask what we felt were reasonable and pertinent questions, but those quickly seemed to perturb Mr. Stefan. His frustration was apparent, so I specifically asked that he give us a chance to absorb his proposal; we had only seen it for a few minutes and deserved the chance to understand it so we could comment. He said we were not giving him feedback on the proposal, to which we responded we were trying to do so, it was just that he was not liking our responses. When we asked the architect how he believed this alternative design met the Conditions of Approval in terms of height, set-backs, relief, etc., Mr. Stefan responded by saying that certain design requirements were dated and contemporary audiences would not find those features attractive today. As an example, he said he believed 9 out of 10 people would find our new EmeryStation West

building less attractive than his proposal. We did not find this comment respectful but held our tongues. When Mr. Stefan then said our other campus buildings were considered outdated and ugly, we could no longer keep quiet and pointed out his rudeness. At that point he elected to abruptly end the meeting and leave.

We had sincerely hoped for a good-faith and open dialogue but it seemed to us that City Center had no such goal. Perhaps the appeal process will create a more real incentive for open dialogue.

Very Truly Yours,



Geoff B. Sears
Wareham Development

Cc: Charlie Bryant,
Miroo Desai,
Michael Guina,
Richard Robbins,
James Goddard