

Messrs. Palmieri and Golden attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 12, 2010 which were previously distributed, were submitted.

Copies of a memorandum dated February 16, 2010 were distributed entitled "TRINITY WASHINGTON BEECH PHASE TWO LIMITED PARTNERSHIP AND TRINITY WASHINGTON BEECH FOUR PHASE TWO LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED AT WASHINGTON STREET AND BEECH STREET IN THE ROSLINDALE DISTRICT OF BOSTON", which included two proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to publish in the Boston Herald, and provide a Notice regarding a public hearing, to be held on Tuesday March 16, 2010 or such other time as determined by the Director, in connection with the application or a proposed Chapter 121A Project, to be known as Phase 2 of the Washington Beech Chapter 121A Project (the "Phase 2 Project"), in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the Phase 2 Project as authorized by the preceding vote.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Children's Hospital Boston Institutional Master Plan.

This hearing was duly advertised on January 27, 2010 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to the questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed brief period for rebuttal if they so desire.

Copies of a memorandum dated February 16, 2010 were distributed entitled "PUBLIC HEARING: CHILDREN'S HOSPITAL BOSTON INSTITUTIONAL MASTER PLAN AMENDMENT ('CHB IMPA') FOR THE MAIN BUILDING EXPANSION PROJECT", which included eight proposed votes. Attached to the memorandum were a letter dated February 2, 2010 from Senator Steven A. Toman, a letter dated February 10, 2010 from Representative Jeffrey Sanchez, a letter dated February 5, 2010 from Larry Cancro, Boston Red Sox, a letter dated at January 25, 2010 from Jack Creighton, a letter dated February 10, 2010 from Alexandra Oliver-Davilla, Sociedad Latina, a letter date February 5, 2010 fro Lisa Soli, Fenway CDC, a letter dated December 7, 2010 from Bill Richardson, Fenway Civic Association, a letter dated Janet Porter, Ph. D, Dana Farber and two maps indicating the location of the property.

Ms. Sonal Gandhi, Senior Project Manager, Mr. Charles Weinstein, Children's Hospital and Mr. Scott Parker, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Council President Michael Ross

Representative Jeffery Sanchez

Mr. Will Onuaha, Mayor's Office of Neighborhood Services

Ms. Melissa Li

Ms. Tatiana Cortes, Children's Task Force

Mr. Kevin Bennett, Operating Engineers Local

Mr. Mark Fortune, Sprinklerfitters Local

Ms. Janet Anderson for Sarah Hamilton, MASCO

Mr. Gary Walker, IBEW Local

Mr. Ed Foley, Sheetmetal Local

Ms. Marie Pepola, Dana Farber

Mr. Brian Russo, Roofers Local

Mr. Neil Connolly, Local 7

Ms. Frederica Viekey, Fenway Civic Association

Mr. Ed Lamperti, Task Force

Mr. Noel Vega, Youth Council

Mr. John Keith, Tremont Street

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Children's Hospital Boston Institutional Master Plan Amendment ("IMP Amendment"), dated November 17, 2009, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on February 16, 2010 and after consideration of evidence presented at the public hearing, and in connection with the IMP Amendment, the BRA hereby finds that (i) the IMP Amendment conforms to the provisions of Article 80 of the Code; (ii) the IMP Amendment conforms to the general plan for the City as a whole; and (iii) on balance, nothing in the IMP Amendment will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is authorized, to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the IMP Amendment; and

FURTHER

VOTED: That the BRA hereby finds and determines that the proposed Main Building Expansion Project, as described in the Notice of Project Change submitted to the BRA on April 29, 2009 ("NPC"), conforms to the general plan for the City as a whole, and that nothing in Children's Hospital Boston IMP Amendment will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6 of the Code, determining that no further review of the Main Building Expansion Project is required, subject to BRA design review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Main building Expansion Project pursuant to Section 80B-6 of the Code upon the successful completion of the Article 80 review; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the IMP Amendment and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, all in substantial accord with the IMP Amendment and the map amendment presented to the BRA at its hearing on February 16, 2010; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Children's Hospital Boston Institutional Master Plan, as amended; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing votes, including, but not limited to, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN and MAP Amendment are filed in the Document Book at the Authority as Document Nos. 6991 & 6991a.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Brigham and Women's Hospital Institutional Master Plan, the Development Plan for the Proposed Planned Development Area for the Massachusetts Mental Health Center Redevelopment Project, and to consider the applicable portions of the Massachusetts Mental Health Center project as a Development Impact Project.

This hearing was duly advertised on January 27, 2010 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to the questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed brief period for rebuttal if they so desire.

Copies of a memorandum dated February 16, 2010 were distributed entitled "PUBLIC HEARING: (1) TO CONSIDER THE BRIGHAM AND WOMEN'S HOSPITAL, INC. INSTITUTIONAL MASTER PLAN ("BWH 2010 IMP"); (2) TO CONSIDER THE DEVELOPMENT PLAN FOR THE PROPOSED PLANNED DEVELOPMENT AREA NO. 76 ("PDA") FOR THE MASSACHUSETTS MENTAL HEALTH CENTER REDEVELOPMENT PROJECT ("MMHC PROJECT"); AND (3) TO CONSIDER THE APPLICABLE PORTIONS OF THE MMHC PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included fourteen proposed votes. Attached to the a letter dated February 2, 2010 from Senator Steven A. Tolman, a letter dated February 10, 2010 from Representative Jeffrey Sanchez, a letter dated February 5, 2010 from Larry Cancro, Boston Red Sox, a letter dated January 25, 2010 from Jack Creighton, Task Force Member, a letter dated February 10, 2010 from Alexandra Oliver-Davila, Sociedad Latina, a letter dated February 5, 2010 from Lisa Soli, Fenway CDC, a letter dated December 7, 2009 from Bill Richardson, Fenway Civic Association, a letter dated February 12, 2010 from Janet Porter, Ph.D, Dana Farber, a letter dated January 6, 2010 from Representative Gloria L. Fox, a letter

dated February 1, 2010 from The RTH Youth Council, a letter dated February 8, 2010 from Barbara A. Leadhom, M.S., M.B.A. and Clifford Robinson, Massachusetts Department of Mental Health and a map indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager, Mr. Arthur Mombourquette and addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Jeffrey Sanchez

Councilor President Michael Ross

Mr. Will Onuaha, Mayor's

Betsy, Roxbury Tenants of Harvard Association Inc.

Mr. Cliff Robinson, Department of Mental Health

Ms. Mary Clifford, Roxbury Tenants of Harvard Association Inc.

Board Member

Xiang Paw Lik, Roxbury Tenants of Harvard Association Inc.

Board Member

Mr. Kevin Bennett, Operating Engineers Local

Mr. Ed Foley, Sheetmetal Workers Local

Ms. Jan Henderson for Sarah Hamilton, Task Force

Ms. Marie Cruz, Mission Hill Youth Collaborative

Ms. Samantha Coller, Sociedad Latina

Ms. Rebecca Hill, RTH Board of Directors

Danielle Comarty, RTH Youth Council

Noel Vega, RTH Youth Council

Resident of RTH

Ms. Jenny Lo, Mission Park resident

Mr. Mark Rudolph, Center Director for DMH

Mr. Gary Walker, IBEW

Mr. Neil Connolly, Local 7

Ms. Beverly Moss, RTH resident/technology director

Mr. Peter Nordstrom, DCAM Deputy

Jacqui Boston, RTH Board president

The following people spoke in opposition to the proposed project:

Ms. Mary Ann Nelson, Mission Hill resident

Ms. Betty Commerford, Mission Hill resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and determines that the Massachusetts Mental Health Center Redevelopment Project ("MMHC Project") as described in the Draft Project Impact Report, conforms to the general plan for the City of Boston as a whole, and that nothing in such MMHC Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination for the MMHC Project pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code ("Code") which (i) finds that the Draft Project Impact Report for the MMHC Project adequately describes the potential impacts arising from the MMHC Project and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the MMHC Project under subsection 5 of Section 80B-5 of the Code, subject to continuing BRA design review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance for the MMHC Project or portions thereof pursuant to Section 80B-6 of the Code upon the successful

completion of the applicable Article 80 processes; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the applicable portions of the MMHC Project in accordance with Article 80B-7 of the Code; and

FURTHER
VOTED:

That, in connection with the Brigham and Women's Hospital Institutional Master Plan dated October 2009, revised February 2010 ("BWH 2010 IMP"), presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the Authority on February 16, 2010, and after consideration of evidence presented at, and in connection with, the BWH 2010 IMP, the BRA hereby finds that (a) the BWH 2010 IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on June 16, 2009 ("IMPNF"); (b) the BWH 2010 IMP conforms to the provisions of Article 80D of the Code; (c) the BWH 2010 IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the BWH 2010 IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the BWH 2010 IMP; and

FURTHER
VOTED:

That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the BWH 2010 IMP and to amend Map 1, "Boston Proper", and Map 6D, "Mission Hill Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, all in substantial accord with the BWH 2010 IMP and map amendment presented to the BRA at its hearing on February 16, 2010; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency for the MMHC Project or any portion thereof pursuant to Article 80D-10 of the Code when the Director finds that (a) MMHC Project or portion thereof is described adequately in the BWH 2010 IMP and is consistent with the BWH 2010 IMP, and (b) the BWH 2010 IMP has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

FURTHER
VOTED:

That the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of Map Amendment Application No. 579 to amend "Map 6D, Mission Hill Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended; and to petition the Boston Zoning Commission for the approval of Text Amendment Application No. 408 to amend Article 59, Mission Hill Neighborhood District, all in substantial accord with the map amendment and the text amendment presented to the BRA at its meeting on February 16, 2010; and

FURTHER

VOTED: That in connection with the Development Plan for Planned Development Area No. 76 ("PDA No. 76"), presented at a public hearing held at the offices of the BRA on February 16, 2010, and after consideration of evidence presented at such public hearing in connection with the MMHC Project, the BRA hereby finds that (i) the MMHC project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (ii) PDA No. 76 complies with any provisions of the underlying zoning that establish planning and development criteria for Planned Development Areas; (iii) PDA No. 76 conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; (iv) on balance, nothing in PDA No. 76 will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the BRA hereby approves the Development Plan for PDA No. 76 as presented at a public hearing held at the offices of the BRA on February 16, 2010; and

FURTHER

VOTED: That, pursuant to Article 80C of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 76 in substantial accord with the Development Plan for PDA No. 76 presented to the BRA at its hearing on February 16, 2010, by adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 76,"; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency for the MMHC Project or any portion thereof pursuant to Section 80C-8 of the Code when the Director finds that (i) the MMHC Project or a portion thereof is described adequately in a Planned Development Area (PDA) Development Plan applicable to the MMHC Project's location, (ii) the MMHC Project is consistent with Development Plan for PDA No. 76; and (iii) the Development Plan for PDA No. 76 has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code, Planned Development Area Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing votes, including, but not limited to, Cooperation Agreements and Boston Residents Construction Employment Plans.

The aforementioned INSTITUTIONAL MASTER PLAN and PDA #76 are filed in the Document Book at the Authority as Document Nos. 6992 & 6992a

Copies of a memorandum dated February 16, 2010 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: A PORTION OF PARCEL SE-94 LOCATED AT 889 HARRISON AVENUE", included a proposed vote. Attached to the memorandum were a Memorandum dated February 11, 2010 from Michael Cannizzo, senior Architect/Urban Designer and a map indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director of Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated December 6, 1985, as amended by the First Amendment to Land Disposition Agreement ("LDA") dated September 6, 1999, and a Second Amendment to the LDA, dated on April 24, 2009 between the Boston Redevelopment Authority ("BRA") and Rosie's Place, Inc. for the successful completion of the improvements of an enclosed one-story 269 square foot passageway along the eastern lot line of the abutting property located at 889 Harrison Avenue on a portion of Parcel SE-94, located at 889 Harrison Avenue in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated February 16, 2010 were distributed entitled "JUSTICE EDWARD O. GOURDIN VETERAN'S MEMORIAL PARK, DUDLEY SQUARE, ROXBURY", which included two proposed votes. Attached to said memorandum were a letter dated January 28, 2010 from Randall Tatum and a map indicating the location of the proposed project.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute a deed or deeds and any and all other documents deemed necessary and appropriate by the Director, to transfer Boston Redevelopment Authority property located in Dudley Square in the Roxbury neighborhood of Boston to the City of Boston, by and through its Public Facilities Commission, for the purpose of creating the Justice Edward O. Gourdin Veteran's Memorial Park.

Copies of a memorandum dated February 16, 2010 were distributed entitled "FIFTH REPORT AND DECISION AMENDMENT ON THE FRANKLIN PARK APARTMENTS CHAPTER 121A PROJECT", which included three proposed votes. Attached to the memorandum was a document entitled "FIFTH REPORT AND DECISION ON THE FRANKLIN PARK APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF CERTAIN DEVIATIONS FROM THE ZONING CODE OF THE CITY OF BOSTON FOR FRANKLIN PARK APARTMENTS CHAPTER 121A PROJECT".

Mr. Lance Campbell, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled, "FIFTH REPORT AND DECISION ON THE FRANKLIN PARK APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF CERTAIN DEVIATIONS FROM THE ZONING CODE OF THE CITY OF BOSTON FOR FRANKLIN PARK APARTMENTS CHAPTER 121A PROJECT," be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters he deems

necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the Franklin Park Apartments Chapter 121A Project.

The aforementioned FIFTH REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 6993.

Copies of a memorandum dated February 16, 2010 were distributed entitled "LIBERTY MUTUAL GROUP, 155 COLUMBUS AVENUE, 147 BERKELEY STREET, AND 147 COLUMBUS AVENUE, SOUTH COVE URBAN RENEWAL PLAN AREA", which included three proposed votes. Attached to the memorandum were a Draft EOA Application, including TIF Plan Draft Certified Project Application and three maps indicating the location of the proposed project.

Ms. Brenda McKenzie, Attorney Lawrence DiCara, Nixon Peabody, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to prepare and petition the Boston City Council for its approval of a Tax Increment Financing Plan, including a Tax Increment Financing Agreement between the City of Boston and Liberty Mutual, subject to terms and conditions acceptable to the Director of the BRA; and

FURTHER VOTED: That the BRA hereby adopts a finding and determination that the Project Site located collectively at 147 Berkeley Street (PID 05/01149/000), 155 Columbus Avenue (PID 05/01148/000) and 147 Columbus Avenue (PID 05/01147/000) constitutes a "blighted and decadent area", as those terms are defined in the Massachusetts General Law Chapter 121A, Section 1, and Chapter 121B, Section 1, as amended; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized (1) to prepare and file an Application for Designation of An Economic Opportunity Area and recommend approval of Liberty Mutual's application for Liberty Mutual's proposed project to be designated a Certified Project subject to terms and conditions which are acceptable to the Director; and (2) to prepare and execute any other documents that the Director deems necessary and appropriate to apply to the Commonwealth or the Boston City Council in connection with the proposed applications.

Copies of a memorandum dated February 16, 2010 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included two proposed votes. Attached to the memorandum were a letter dated January 22, 2010 from Gerard Fong, Attorney at Law and a map indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Boston Chinese Evangelical Church ("BCEC" or "Church") as the Redeveloper of a portion of Parcel R3A-2, also known as a portion of Parcel A consisting approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 for an additional 365 days, or until March 13, 2011, to allow BCEC time to meet all the necessary

requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 13, 2011, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated February 16, 2010 were distributed entitled "17-23 GREYLOCK ROAD, ALLSTON", which included three proposed votes. Attached to the memorandum were an email dated August 13, 2009 from Emma Vikhman, an email dated August 16, 2009 from Joan Pasquale, The Parents & Community Build Group, Inc., a letter dated August 19, 2009 from Andrew Elliott, an email dated September 18, 2009 from David Parish, an email dated August 2, 2009 from Paul Hynes, an email dated December 3, 2009 from Andy Elliott, an email dated December 2, 2009 from Norberto Leon, DellaMora Architecture and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by Greylock Glenville LLC to develop 17-23 Greylock Road in the Allston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of two (2) on-site Affordable Units that includes a contribution amount consistent with the IDP for one hundred and forty thousand (\$140,000), and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the proposed 17-23 Greylock Road project; and

FURTHER

VOTED: In reference to Petition BZC-30211, Greylock Glenville LLC, for six (6) variances in the Allston/Brighton Neighborhood Zoning District, situated within a Two-Family Residential Subdistrict, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated February 16, 2010 were distributed entitled "LICENSE AGREEMENT AMENDMENT FOR A PORTION OF EAST INDIA ROW, DOWNTOWN WATERFRONT", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the temporary non-exclusive License Agreement with the New England Aquarium Corporation, permitting the use of a portion of a BRA-owned property located on East India Row in the Downtown Waterfront for the placement of a food vending kiosk for an additional three (3) years, until October 31, 2012. The fee for the use of the property shall be \$28,000.00 for 2010, \$28,700.00 for 2011 and \$29,400.00 for 2012.

Copies of a memorandum dated February 16, 2010 were distributed entitled "FAN PIER - PARCEL F, SOUTH BOSTON, CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the project.

Mr. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of Section 11 of the Cooperation Agreement for Fan Pier Parcel F by and between the Authority and Fan Pier Development LLC dated as of November 15, 2007 (the "Cooperation Agreement") that the construction of the office building with street level retail having a two-level podium with a 16-floor office tower above the podium and underground parking for approximately 329 cars on parcel F of the fan Pier, along with certain public realm improvements, as required by the Consolidated Written Determination for the Fan Pier Project issued by Massachusetts Department of Environmental Protection on June 28, 2002 have been completed in compliance with all the terms and conditions of the Cooperation Agreement and the Article 80 Submissions and all obligations of Fan Pier Development LLC set forth in the Cooperation Agreement and the Article 80B Submissions as defined in the Cooperation Agreement that are presently required/due have been fulfilled.

Copies of a memorandum dated February 16, 2010 were distributed entitled "LIGHT RAIL ACCESSIBILITY PROJECT, DEMONSTRATION PROJECT, COPLEY SQUARE STATION", which included three proposed votes. Attached to said memorandum were four maps indicating the location of the project.

Ms. Janet Carlson, First Assistant General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 16, 2010, relating to certain easements for limited purposes in land located in Boston, Suffolk County, Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk;" and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute assignments, deeds, easements, License for Entry, Memorandum of Understanding and any and all other documents deemed necessary and appropriate by the Director in connection with the rights in portions of City of Boston land under the care and control of the Boston Public Library taken for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an assignment, a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the transfer to the City of Boston of the portions of the surface taken from the City of Boston by Orders of Taking dated October 19, 2006 and March 29, 2007, as determined necessary and appropriate by the Director.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6994.

Copies of a memorandum dated February 16, 2010 were distributed entitled "AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE FENWAY MIXED USE PROJECT LOCATED IN THE FENWAY NEIGHBORHOOD", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Affordable Rental Housing Agreement and Restriction for the Fenway Mixed Use Project, removing Unit 1H, 2nd Floor from Exhibit B-1 and adding Unit 1B, 5th Floor to Exhibit B-1 as an affordable unit, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated February 16, 2010 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-10A-2 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into (i) an Amended and Restated Land Disposition Agreement ("Amended and Restated LDA") by and between the Boston Redevelopment Authority ("BRA") and Joseph Wrenn for Parcel R-10A-2 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-10A-2") located at 38 Sackville Street to allow the development of four (4) market-rate fee simple homeownership units, four (4) associated parking spaces and landscaping on Parcel R-10A-2, and (ii) any and all other documents in connection with the Amended and Restated LDA, all containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated February 16, 2010 were distributed entitled "ACQUISITION OF NINE (9) FORECLOSED PROPERTIES FROM WELLS FARGO, BANK OF AMERICA, FREDDIE MAC AND FANNIE MAE; AMENDMENT TO A DEMONSTRATION PROJECT", which included a proposed vote. Attached to said memorandum were eighteen maps indicating the location of the project.

Ms. Sheila Dillon, Deputy Director for Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts an amendment to the "Demonstration Project" established on January 29, 2009 allowing the acquisition and disposition of nine (9) foreclosed properties; and

FURTHER

VOTED: That the Authority hereby adopts the following "Amendment to the Demonstration Project Plan" established on January 29, 2009:

the Authority shall, on behalf of the City of Boston, acquire title to nine (9) foreclosed properties located in Boston with funding received from the City of Boston Department of Neighborhood Development (“DND”) in advance and at a purchase price determined by DND and set forth below and not to exceed:

Address	Neighborhood	Servicer/Owner	Type	Price
127 Capen Street	Mattapan	Wells Fargo	3-family	\$170,516
47 Prescott Street	East Boston	Bank of America	2-family	\$158,400
17 Ramsey Street	Dorchester	Bank of America	3-family	\$165,000
26 Bradlee Street	Dorchester	Bank of America	single	\$120,000
2 Corman Street	Mattapan	Freddie Mac	1-family	\$115,000
18 Marden Street, Unit 18	Mattapan	Freddie Mac	condominium	\$40,000
33 Harold Street	Roxbury	Fannie Mae	3-family	\$148,000
40 Forest Street	Roxbury	Fannie Mae	3-family	\$160,000
72 Esmond Street	Roxbury	Fannie Mae	2-family	\$230,000

and shall either (i) convey such property to the DND, or (ii) dispose of the property in accordance with applicable disposition procedures; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized on behalf of the Authority to convey such property and to execute such documents and agreements with the City of Boston and other entities or individuals as may be necessary to effectuate the foregoing Amendment to Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, Section 46 (f), as amended. The terms and conditions of all documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated February 16, 2010 were distributed entitled “DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION ”, which included a proposed vote. Attached to said memorandum were two documents entitled ‘Map Amendment Application No. 578, Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time Map 1: Boston Proper’ and ‘Text Amendment Application No. 407, Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time’.

Mr. Jeffrey Hampton, Senior Planner II, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED:

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2010 to March 24, 2011, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 16, 2010.

The aforementioned DOWNTOWN IPOD is filed in the Document Book at the Authority as Document No. 6995.

Copies of a memorandum dated February 16, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: BZC 30165; BZC 30209; BZC 30260; BZC 30261; BZC 30262; BZC 30263; BZC 30264; BZC 30265; BZC 30266; BZC 30267; BZC 30268; BZC 30269; BZC 30270; BZC 30271-30272; BZC 30273-30274; BZC 30275; BZC 30276; BZC 30278; BZC 30280BZC 30281; BZC 30282; BZC 30283; BZC 30286; BZC 30287; BZC 30288; BZC 30289; BZC 30290; BZC 30292; BZC 30293; BZC 30294; BZC 30295; BZC 30296; BZC 30297; BZC 30299; BZC 30300-30301; BZC 30302; BZC 30303; BZC 30304; BZC 30305; BZC 30306; BZC 30307; BZC 30308; BZC 30310; BZC 30312; BZC 30314; BZC 30315; BZC 30316; BZC 30317; BZC 30318; BZC 30319; BZC 30332-03033; and BZC 30358-30361.

The Director gave an update regarding

Copies of a memorandum dated February 16, 2010 were distributed entitled "FY2010 SIX MONTH BUDGET REVIEW".

Mr. Robert Luisi, Acting Director of Administration and Finance, addressed the Authority and answered the Members' questions.

Copies of a memorandum dated February 16, 2010 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously VOTED: To approve payment of the following bills:

Rosenberg Schapiro et	\$ 50,256.00
HDR Engineering, Inc.	\$ 4,412.00
Goulston & Storrs	\$ 604.80
STOSS Inc.	\$ 19,175.00
ESRI, Inc.	\$ 24,000.00

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Tuesday, Tuesday, March 16, 2010 at 5:30 p.m. and Tuesday, April 13, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8: 15 p.m.

Secretary