

Mr. Palmieri attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of July 20, 2010, which were previously distributed, were submitted.

Copies of a memorandum dated August 17, 2010 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON: (I) MASSACHUSETTS GENERAL HOSPITAL INSTITUTIONAL MASTER PLAN NOTIFICATION FORM; AND (II) THE DEVELOPMENT IMPACT PROJECT FOR THE MUSEUM AND HISTORY CENTER; AND, (III) AUTHORIZATION TO PETITION THE PUBLIC IMPROVEMENT COMMISSION", which included two proposed votes. Attached to said memorandum were a rendering and 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 advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, September 21, 2010 at 5:30 p.m. or at a date and time to be determined by the Director to: (i) consider the proposed Massachusetts General Hospital Institutional Master Plan Notification Form pursuant to Section 80D-5.4 and 80D-9.2 of the Boston Zoning Code; and (ii) consider the MGH Museum and History Center as a Development Impact Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the city of Boston Public Improvement Commission for necessary discontinuance of the public rights of way in certain air rights and subterranean parcels within the Cambridge Street right of way, which discontinuance is necessary for the Proposed Project.

Copies of a memorandum dated August 17, 2010 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE BOSTON UNIVERSITY INSTITUTIONAL MASTER PLAN AND TWO (2) YEAR INSTITUTIONAL MASTER PLAN EXTENSION FOR THE EAST CAMPUS STUDENT SERVICES CENTER LOCATED AT 100 BAY STATE ROAD IN THE FENWAY", which included a proposed vote. Attached to said memorandum were two maps 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 advertise pursuant to Section 80D-5(c)(ii) of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on September 21, 2010 at 5:45 p.m., or at such a time and date deemed appropriate by the Director to consider the Second Amendment to the Boston University Institutional Master Plan and the Two (2) Year Institutional Master Plan Extension as required pursuant to Article 80, Section 80D.

Copies of a memorandum dated August 17, 2010 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR AN AMENDMENT TO PLANNED DEVELOPMENT AREA NO. 75 FOR THE CHARLESVIEW REDEVELOPMENT PROJECT LOCATED IN BRIGHTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were four plans and two maps 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 advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on September 21, 2010 at 6:00p.m., or at such a time and date deemed appropriate by the Director to consider the Amendment to Planned Development Area No.75 Development Plan for the Charlesview Redevelopment Project and map amendment.

Copies of a memorandum dated August 17, 2010 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA FOR THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps 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 advertise pursuant to Section 80C-5.4 and Section 80B-7 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on September 21, 2010 at 6:15 p.m., or at such a time and date deemed appropriate by the Director, regarding the proposed Development Plan for Planned Development Area #78 for the Seaport Square project, also to be considered a Development Impact Project.

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 157 Berkeley Street Project submitted by Liberty Mutual Group, on May 14, 2010, located on four (4) parcels totaling approximately 47,408 square feet (1.088 acres) of land which is bounded by Stuart Street to the north, two (2) adjacent buildings and the intersection of Stuart, Arlington and Columbus Avenue to the east, Columbus Avenue and the intersection of Columbus Avenue and Berkeley Street to the south and Berkeley Street to the west.

This hearing was duly advertised on August 2, 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 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 a period of five to ten minutes for rebuttal if they so desire.

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated August 17, 2010 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 79 AND ARTICLE 80 REVIEW ON THE 157 BERKELEY STREET PROJECT, BOSTON MASSACHUSETTS", which included ten proposed votes. Attached to the memorandum were a document entitled "Map Amendment Application No. 586, Boston Redevelopment Authority, Planned Development Area No. 79, Map 1, Boston Proper"; a document entitled "Text Amendment Application No. 411, Boston Redevelopment Authority, Downtown Interim Planning Overlay District, Article 27D"; a document entitled "Boston Redevelopment Authority Development Plan for Planned Development Area No. 79, 157 Berkeley Street, Dated: May 20, 2010; all accompanying support/opposition letters are filed in a separate binder (all letters were distributed to the Board Members prior to the Board meeting), seventeen renderings, three maps indicating the location of the proposed property.

Mr. Jay Rourke, Senior Project Manager, Ms. Karen Whiteneck, Liberty Mutual and Mr. Robert Brown, addressed the Authority and answered the

Members' questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Councilor Maureen Feeney (also spoke for Councilor Stephen Murphy)

Councilor Salvatore Lamartine

Ms. Tabitha Bennett, Mayor's Office of Neighborhood Services

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

Mr. Adam Webster for Councilor John Connolly

Ms. Michelle Schneider for Councilor Michael Ross

Ms. Charlene Reilly, Women's Lunch Place

Mr. Mike Bartash, Sheetmetal Workers Union

Ms. Vanessa Calderon-Rosado, Ph. D., Inquilinos Boricuas en Accion

Ms. Georgina of the Boston Higher Education Center

Mr. David Spiro

Ms. Sarah Lanning, Greater Boston Chamber of Commerce

Mr. Neal Connolly, Ironworkers Union

Ms. Jan Griffin, Pine Street Inn

Mr. Mark Winkeller, Caritas Communities

Mr. Kevin Bennett, Crane Operators Union

Ms. Meg Mainzer-Cohen, Back Bay Association

Mr. Gary Walker, IBEW

A man from IBEW

Mr. Patrick Sarkis, Back bay Restaurant Group

A woman from an electrical contractor

Mr. Stephen Kunian, resident

Mt. Stephen Johnson, Back Bay Hotel

The following people spoke in opposition to the proposed project:

Ms. Laura Sargent for Representatives Walz and Rushing

Mr. Barry Solia, Back Bay Association (bridge concern)

Ms. Jackie Yassen, Back Bay Neighborhood Association (shadows)

Ms. Shirley Kressel, resident (zoning & PDA)

Mr. Yanni Tsipis, Meredith & Grew

On a motion duly made and seconded, it was unanimously

VOTED: That Boston Redevelopment Authority ("BRA") hereby approves a text amendment (the "Text Amendment") amending Article 27D (Downtown Interim Planning Overlay District) to allow Planned Development Areas within that area of Subdistrict H and Subdistrict K in substantial accord with the Text Amendment presented to the BRA on August 17, 2010; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Text Amendment in substantial accord with the Text Amendment presented to the BRA on August 17, 2010; and

FURTHER

VOTED: That, in connection with the Development Plan (the "PDA Plan") for Planned Development Area No. 79 ("PDA No. 79") for the 157 Berkeley Street Project (the "Proposed Project"), presented at a public hearing duly held at the offices of the BRA on August 17, 2010, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project, the BRA finds that (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for

Proposed Projects in the Planned Development Areas; (c) the PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED:

That BRA hereby approves, pursuant to Section 80C of the Code, the PDA Plan, in substantial accord as presented to the BRA on August 17, 2010, and the companion map amendment (the "Map Amendment") amending Map 1 Boston Proper by indicating a Planned Development Area Overlay District comprising of 49,052 square feet (1.126 acres) in connection with the Proposed Project; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the PDA Plan and the Map Amendment in substantial accord as presented to the BRA on August 17, 2010 ; and

FURTHER
VOTED:

That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Scoping Determination pursuant to Section 80B-5.3(d) of the Code waiving the requirement to file and review a Draft Project Impact Report for the Proposed Project , which Scoping Determination shall provide that the Expanded Project Notification Form, submitted on January 15, 2010: (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of such impacts; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the PDA Plan when the Director finds that (a) the Proposed Project is described adequately in PDA No. 79, (b) the Proposed Project is consistent with the PDA Plan, and (c) the PDA Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and a Memorandum of Understanding, subject to such terms and

conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned PDA No. 79, TEXT AMENDMENT AND MAP AMENDMENT are filed in the Document Book at the Authority as Document Nos. 7019, 7019a & 7019b, respectively.

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 275 Albany Street submitted by BH Normandy 275 Albany Street LLC, on January 15, 2010, comprising a site that is approximately 1.27 acres (55,485) in size and rectangular in shape, bounded by Traveler Street to the north, Albany Street and the south bound lanes of the Interstate 93 to the east, East Berkeley Street and a Mobil gas station to the south and a group of buildings that make up the rest of the Harrison, Traveler, Albany, East Berkeley block to the west.

This hearing was duly advertised on August 2, 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 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 a period of five to ten minutes for rebuttal if they so desire.

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated August 17, 2010 were distributed entitled "PUBLIC HEARING FOR THE 275 ALBANY STREET PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT LOCATED AT 275 ALBANY STREET IN THE SOUTH END NEIGHBORHOOD", included five proposed votes. Attached to the memorandum were a letter dated February 3, 2010 from John Kiger, GIT Properties, a letter dated March 5, 201 from Councilor At Large Felix Arroyo, an email dated February 5, 2010 from Mimi Reilly, an email dated February 5, 2010 from Shannon P. Knight, PTC, an email dated February 25, 2010 from Dennis Berounsky, an email dated February 5, 2010 from Patricia Kirk, a letter from Alex Gregory and Daniel Reynolds, a letter dated February 8, 2010 from David S. Wagner, BzzAgent, Inc., an email dated February 8, 2010 from Frederico Balestrazzi, an email dated February 10, 2010 from Charles Tersolo Fine Art, thirteen renderings and two maps indicating the location of the proposed property.

Mr. Jay Rourke, Senior Project Manager, Attorney Melvin Shuman and Mr. Kevin Walsh, Walsh Company, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Ms. Tabitha Bennett, Mayor's Office of Neighborhood Services

Mr. Gary Walker, IBEW

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Mark Walsh, Local 223

Mr. Neal Connolly, Ironworkers Union

Mr. Kevin Bennett, Crane Operators Union

Mr. George Donahue, Plumbers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which finds that the Project Notification Form submitted on January 15, 2010 ("PNF"): (i) adequately describes the

potential impacts arising from 275 Albany Street project, comprising of two (2) hotels joined by a common above grade parking garage, loading dock, roof terrace and swimming pool. One hotel is envisioned to be a “select-service” hotel and the other an “extended-stay” hotel; (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7020.

Copies of a memorandum dated August 17, 2010 were distributed entitled “GREENWAY DISTRICT PLANNING STUDY USE AND DEVELOPMENT GUIDELINES”, which included two proposed votes. Attached to the memorandum were

Mr. Kairos Shen, Chief Planner/Director of Planning, addressed the Authority and answered the Members’ questions.

Councilor Salvatore Lamartine spoke regarding the concern and resolution of the 55 feet height at Fulton and Cross Street in the North End.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the “BRA”) adopt the Greenway District Use and Development Guidelines (“Guidelines”), which contain principles for development in the district adjoining the Rose Fitzgerald Kennedy Greenway (“Greenway”) in Downtown Boston; and

FURTHER

VOTED: That the Director is authorized to implement the Guidelines with such changes as he deems appropriate and that are in the best interest of the BRA and the City of Boston.

The aforementioned GREENWAY GUIDELINES are filed in the Document Book at the Authority as Document No. 7021.

The Chairman called for a recess at 7:28 p.m.

The Chairman reconvened the meeting at 7:25 p.m.

Copies of a memorandum dated August 17, 2010 were distributed entitled "BRIGHTON PLANNING STUDY", which included a proposed vote.

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 is hereby is, authorized to issue a Request for Proposals for what is being called the Brighton Planning Study for the area bound by the Massachusetts Bay Transportation Authority ("MBTA") commuter rail line and Massachusetts Turnpike Interstate 90 to the north, the Local Industrial ("LI") subdistrict boundary that runs parallel to Cambridge Street to the east, North Beacon Street to the south and Market Street to the west (and possibly the retail and commercial property just to the west of Market Street).

Copies of a memorandum dated August 17, 2010 were distributed entitled "2121 COMMONWEALTH AVENUE, SMALL PROJECT REVIEW APPROVAL AND CERTIFICATE OF CONSISTENCY TO BOSTON COLLEGE INSTITUTIONAL MASTER PLAN", which included three proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager and Mr. Jamie Faye, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80 E-6 of the Code, the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Small Project Review Application submitted by Boston College to renovate 2121 Commonwealth Avenue on the Brighton Campus (the "Proposed Project") has complied with the requirements of Small Project Review, under Sections 80E-4 and 80E-5 of the Boston Zoning Code (the "Code"), and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Boston College Institutional Master Plan ("BC IMP") when the Director finds that: (a) the Proposed Projects are adequately described in the BC IMP; (b) the Proposed Projects are consistent with the BC IMP; (c) the BC IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code; and (d) the BC IMP is in compliance with the updated requirements of Section 80D-7 and the renewal requirements of Section 80D-8 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the BC IMP.

Copies of a memorandum dated August 17, 2010 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. John Fitzgerald, 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 authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC ("Developer") dated September 29, 2005, and said time period hereby is extended until August 17, 2011, in order to meet necessary requirements for final designation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Developer by August 17, 2011.

Copies of a memorandum dated August 17, 2010 were distributed entitled "225 CENTRE STREET, JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum were a Expense Sheet and a letter dated July 15, 2010 from Bart Mitchell, 225 Centre LLC.

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

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority ("Authority") approve a conditional grant of \$1,000,000 from the Inclusionary Development Program Fund, to 225 Centre Street LLC, a wholly owned subsidiary of Mitchell Properties, for the development of 225 Centre Street which is part of Phase I, Site I of the Jackson Square Project, located at 225 Centre Street in the Jamaica Plain neighborhood of Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents necessary and appropriate by the Director in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director's sole discretion.

Copies of a memorandum dated August 17, 2010 were distributed entitled "DUDLEY GREENVILLE RENTAL HOUSING PROJECT LOCATED AT 209-213 AND 223-229 DUDLEY STREET, 1-7 BARD AVENUE, 3-5 GREENVILLE STREET AND 3 PEVEAR PLACE IN THE ROXBURY NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were a letter dated June 23, 2010 from State Senator Sonia Chang-Diaz, a letter dated July 12, 2010 from Councilor At-Large John R. Connolly, a letter dated June 28, 2010 from Councilor At-Large Ayanna Pressley; a letter dated June 28, 2010 from Councilor Charles Turner, four renderings and four maps indicating the location of the project.

Mr. Ti Lim, Senior Project Manager, Attorney John Achatz, Mr. Bob Wegener, architect and Mr. Russ Turner, Madison Park; 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code ("Code"), which (i) finds that the Project Notification Form received by the Boston Redevelopment Authority ("BRA"), adequately describes the potential impacts arising from the Dudley Greenville Rental Housing Project located at 209-213 and 223-229 Dudley Street, 1-7 Bard Avenue, 3-5 Greenville Street and 3 Pevear Place in Roxbury consisting of forty-three (43) residential rental units, approximately 3,000 square feet of retail and commercial

space, twenty-six (26) off-street parking spaces and related site improvements ("Proposed Project") and contains appropriate mitigation of such impacts; and, (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Article 80 process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement; an Affordable Housing Agreement for the creation of forty-three (43) rental units to be made available to households earning up to 60% of area median income ("AMI"); a Boston Residents Construction Employment Plan; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER

VOTED: In reference to Petitions BZC-30739 and BZC-30740, the Dudley Greenville Rental Housing Project located at 209-213 and 223-229 Dudley Street, 1-7 Bard Avenue, 3-5 Greenville Street and 3 Pevear Place in Roxbury, within Dudley Square Economic Development Area (EDA) Subdistrict and the Multifamily Residential Subdistrict (MFR), the BRA recommends to the City of Boston Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated August 17, 2010 were distributed entitled "EUSTIS STREET FIREHOUSE REHABILITATION, ADJACENT TO HARRISON SUPPLY COMPANY, 1011 HARRISON AVENUE, ROXBURY, MA 02119", which included four proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director for Industrial Development and Commercial Real Estate, 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 finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the proposed Eustis Street Firehouse rehabilitation project (the "Proposed Project"), it is in the public interest that the Authority acquire title to certain easement areas on land owned by Harrison Supply Company;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the Project requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Proposed Project: the Authority shall acquire title to certain easement areas on land owned by Harrison Supply Company located at 1011 Harrison Avenue, Boston (the “Easement Areas”) and convey the Easement Areas to the city of Boston. The Director is hereby authorized on behalf of the Authority to execute a Cooperation Agreement and such instruments or agreements with the city of Boston and Historic Boston, Inc., to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Notices of Intent to Take pursuant to Massachusetts General Laws Chapter 79, Section 5C; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Proposed Project.

Copies of a memorandum dated August 17, 2010 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 19 FATHER FRANCIS GILDAY STREET”, which included a proposed vote. Attached to the memorandum were two maps 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 execute any and all documents or agreements deemed necessary and appropriate by the Director, including a new Affordable Housing Contribution Agreement with 19 Father Gilday LLC in the amount of Two-Hundred Thousand Dollars (\$200,000) for the creation of an off-site affordable housing unit in connection with the rehabilitation of the Father Gilday Wing into eight (8) rental units and nine (9) parking spaces located at 19 Father Francis Gilday Street in the South End neighborhood section of Boston.

Copies of a memorandum dated August 17, 2010 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-117, LOCATED AT 45 THORNDIKE STREET”, which included two proposed votes.

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 following Resolution be, and hereby is, adopted in all respects: “BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING DATED AUGUST 17, 2010, relating to PARCELS #II-52 AND #II-53 OF THE MBTA’S SOUTHWEST CORRIDOR PROJECT WITHIN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS.

R-129, 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 subdivide Parcels #II-52 and #II-53 of the MBTA's Southwest Corridor Project within the Campus High School Urban Renewal Area, Project No. Mass. R-129 as the Director deems necessary and appropriate and in the best interest of the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a deed from the City of Boston conveying the following parcels to the BRA: Block 89, Parcel 6; Block 89, Parcel 6-1; Block 89, Parcel 7; Block 89, Parcel 16; Block 89, Parcel 17; and Block 89, Parcel 18; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to amend the License Agreement by and between the BRA and Whittier Street Health Center Committee Incorporated dated as of May 24, 2010 in connection with the survey of the portion of Parcel P-3 on which the Whittier Street Health Center will be constructed to extend the term of the License Agreement to September 30, 2010; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the Zoning Board of Appeal on Petition BZC 30701 and 30738, Whittier Street Health Center, 1286-1290 Tremont Street, Roxbury, for an exception (which is hereby certified to conform to the plan for the district), forbidden use, two conditional uses and two variances to erect a five-story community health center and provide ancillary parking of 75 vehicles in EDA, OS-RC, CF districts: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7022.

Copies of a memorandum dated August 17, 2010 were distributed entitled "WATERSIDE PLACE, PHASE I, SOUTH BOSTON WATERFRONT DISTRICT", which included four proposed votes. Attached to said memorandum were a letter dated July 21, 2010 from James Carmody, Seaport Hotel and Garage, a letter dated July 22, 2010 from Lowell L. Richards, III, Massport, a letter dated July 29, 2010 from Karen Stanley, IAG, a letter dated August 6, 2010 from Donna Brown, Mike Foley and Karen Stanley, IAG members, a letter dated July 29, 2010 from E. Bruce Berman, Jr., Save the Harbor Save the Bay, an email from Lauren Grymek, Seaport Transportation Management Association, a letter dated August 3, 2010 from James E. Rooney, Massachusetts Convention Center Authority, a letter dated August 3, 2010 from Vivien Li, The Boston Harbor Association, an email dated August 4, 2010 from Bob Giers, a letter dated July 7, 2010 from David W. Joseph, Acting Fire Marshal, a letter dated July 26, 2010 from John P. Sullivan, Boston Water and Sewer Commission, a letter dated July 30, 2010 from Andrew Dankwerth, Pembroke Real Estate, twenty two renderings and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Senior Project Manager, Mr. John Drew, Drew Company and Neil Middleton, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Authority hereby finds and determines that the proposed Phase I of the Waterside Place project ("Proposed Project"), as

described in the Notice of Project Change (“NPC”) dated June 30, 2010 submitted by the Core Development Group LLC (the “Proponent”), conforms to the general plans for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, to issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the “Code”) which (i) finds that such NPC adequately describes the potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 process for the Proposed Project, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, First Source and Memorandum of Understanding and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated August 17, 2010 were distributed entitled “REQUEST AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SUFFOLK COUNTY SHERIFF’S DEPARTMENT”, which included a proposed vote. Attached to the memorandum was a map indicating the area.

Mr. Francis Collins, 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 and execute a Memorandum of Understanding with the Suffolk County Sheriff’s Department, permitting the implementation of the Suffolk County Sheriff’s Department Community Works Program on Boston Redevelopment authority owned land, for a total contract amount of \$48,880.00, subject to such terms and conditions that the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated August 17, 2010 were distributed entitled “CHARLESTOWN NAVY YARD, BUILDINGS 75, 114, 149 AND 199; CONSENT TO TRANSFER OF RIGHTS UNDER GROUND LEASES RESULTING FROM MERGER”, which included five proposed votes.

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 Boston Redevelopment Authority (the “Authority”) hereby consents to the transfer of the interest of the Massachusetts Biomedical Research Corporation (“MBRC”) in and to the physical building/ improvements and the long-term ground lease interests

in the property known and identified as Building 75 in the Charlestown Navy Yard, Boston, Massachusetts to The General Hospital Corporation (“GHC”) resulting from the merger of MBRC with and into GHC; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby consents to the transfer of the interest of the Massachusetts Biomedical Research Corporation (“MBRC”) in and to the physical building/ improvements and the long-term ground lease interests in the property known and identified as Building 114 in the Charlestown Navy Yard, Boston, Massachusetts to The General Hospital Corporation (“GHC”) resulting from the merger of MBRC with and into GHC; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby consents to the transfer of the interest of the Massachusetts Biomedical Research Corporation (“MBRC”) in and to the physical building/ improvements and the long-term ground lease interests in the property known and identified as Building 149 in the Charlestown Navy Yard, Boston, Massachusetts to The General Hospital Corporation (“GHC”) resulting from the merger of MBRC with and into GHC; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby consents to the transfer of the interest of the Massachusetts Biomedical Research Corporation (“MBRC”) in and to the physical building/ improvements and the long-term ground lease interests in the property known and identified as Building 199 in the Charlestown Navy Yard, Boston, Massachusetts to The General Hospital Corporation (“GHC”) resulting from the merger of MBRC with and into GHC; and

FURTHER

VOTED: That the Director, on behalf of the Authority, be, and hereby is, authorized to execute and deliver any and all certificates, agreements, and/or documentation in connection with the above votes, as the Director, in his discretion, may deem necessary or convenient in order to effect the matters herein described, all upon such terms and conditions as the Director may in his sole discretion deem appropriate.

Copies of a memorandum dated August 17, 2010 were distributed entitled “PROPOSED AMENDMENT TO THE EXISTING LICENSE AGREEMENT WITH SUPER DUCK TOURS, LLC. WITH OFFICES AT 100 TERMINAL STREET CHARLESTOWN, MA”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director for Industrial Development and Commercial Real Estate, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was, by a 4-1 majority
VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority (“BRA”) to enter into a new License Agreement with Super Duck Tours, LLC for a three-year agreement for the non-exclusive use of the BRA-owned Terminal Street Boat Ramp and to establish future License Fees and maintenance reimbursement rates all on terms and conditions substantially consistent with the Board Memorandum submitted at

the Board meeting held August 17, 2010.

Copies of a memorandum dated August 17, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously
VOTED: BZC-30607; BZC-30609; BZC-30610; BZC-30611; BZC-30612;
BZC-30614; BZC-30615; BZC-30619; BZC-30620; BZC-30625; BZC-30626; BZC
30627; BZC-30628; BZC-30629; BZC-30630; BZC-30632; BZC-30633; BZC-30634;
BZC-30635; BZC-30636; BZC-30637; BZC-30638; BZC-30641; BZC-30642; BZC-
30643; BZC-30644; BZC-30645; BZC-30646; BZC-30647; BZC-30648; BZC-30650;
BZC-30651; BZC-30652; BZC-30653; BZC-30654; BZC-30656; BZC-30657; BZC-
30658; BZC-30659; BZC-30660; BZC-30661; BZC-30662; BZC-30663; BZC-30664;
BZC-30665; BZC-30666; BZC-30667; BZC-30669; BZC-30678; BZC-30684; BZC-
30685; BZC-30692 and BZC-30728-30730.

Copies of a memorandum dated August 17, 2010 were distributed entitled "NEWMARKET ECO-INDUSTRIAL ZONE PROGRAM PROJECT MANAGEMENT, REQUEST FOR PROPOSALS", which included two proposed votes.

Mr. Galen Nelson, Greentech Business Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for Newmarket Eco-Industrial Zone Program Project Management, substantially in the form as presented at this meeting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, without the necessity of any further votes by the Boston Redevelopment Authority, to select one provider for Newmarket Eco-Industrial Zone Program Project Management and to enter into an agreement with the selected provider on such terms and conditions as the Director deems necessary and

Copies of a memorandum dated August 17, 2010 were distributed entitled "SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included two proposed votes.

Mr. Jeffery 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 South Boston Waterfront Interim Planning Overlay District, from September 22, 2010 to September 22, 2011, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on August 17, 2010.

The aforementioned SOUTH BOSTON OVERLAY is filed in the Document Book at the Authority as Document No. 7023.

Copies of a memorandum dated August 17, 2010 were distributed entitled "ADDITIONAL FUNDS FOR EXPANSION OF GREEN TRIPLE DECKER ENERGY EFFICIENCY RETROFIT EVALUATION PROGRAM", which included two proposed votes.

Mr. Galen Nelson, Greentech Business 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 approves an additional grant of up to \$63,000 of Inclusionary Development Program funds, or source to be identified, for a green triple-decker energy efficiency retrofit evaluation project in partnership with the Environmental Protection Agency's Massachusetts New Homes with Energy Star Program; and Historic Boston Inc.; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including Grant Agreements, necessary regarding such disbursements with any and all entities, parties, or households that will be receiving the funds, containing such terms and conditions as the Director deems appropriate in his sole discretion.

Copies of a memorandum dated August 17, 2010 were distributed entitled "USDN INNOVATION OPPORTUNITY FUND GRANT FOR \$20,000", which included two proposed votes.

Mr. Mark Melnik, Deputy Director of Research, 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 accept a grant from the Global Philanthropy Partnership's - USDN Opportunity Fund to create an open Excel-based interface tool for cities for assessing the economic, environmental, and social impacts of potential development projects to aid investment prioritization in the amount, not to exceed, \$20,000; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents and agreements in connection with the Global Philanthropy Partnership's USDN Opportunity fund grant deemed necessary and appropriate by the Director and upon terms and conditions deemed in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated August 17, 2010 were distributed entitled "SUB-GRANT AGREEMENTS BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND THE CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION", which included two proposed votes.

Ms. Kathleen Pederson, Senior Project Manager/Environmental Review Specialist, 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 for and on behalf of the Boston Redevelopment Authority to enter into a sub-grant agreement with the Codman Square Neighborhood Development Corporation in connection with a loan of Two Hundred and Seventy-Six Thousand Dollars (\$276,000) of Brownfield Cleanup Revolving Loan Fund ("RLF") funds to be used for the cleanup, planning and remediation of the 157 Washington Street site; and

FURTHER

VOTED: That the Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority to enter into a sub-grant agreement with the Mattapan Health Center in connection with a loan of Four Hundred Thousand Dollars (\$400,000) of RLF funds to be used for the cleanup, planning and remediation of the 1575 Blue Hill Avenue site; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into any and all other documents with the Codman Square Neighborhood Development Corporation and the Mattapan Community Health Center as are determined to be necessary and appropriate by the Director, in his sole discretion, in connection with the sub-grants from the RLF.

Copies of a memorandum dated August 17, 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 al	\$ 23,152.50
Crosby, Schlessinger, Smallridge	\$ 3,483.63
Stephen Stimson Associates	\$ 7,000.00
Tetra Tech Rizzo, Inc.	\$ 2,165.20

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Tuesday, September 21, 2010 at 5:30 p.m.; Tuesday, October 12, 2010 at 5:30 p.m.; Tuesday, November 16, 2010 at 5:30 p.m. and December 14, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:27 p.m.

Assistant Secretary