

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of August 17, 2010, which were previously distributed, were submitted.

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 Massachusetts General Hospital Institutional Master Plan Notification Form and Small Project Review application for a new Museum and History Center, located in the West End and Beacon Hill neighborhoods of Boston.

This hearing was duly advertised on September 9, 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.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated September 21, 2010 were distributed entitled "MASSACHUSETTS GENERAL HOSPITAL INSTITUTIONAL MASTER PLAN NOTIFICATION FORM; AND (II) THE DEVELOPMENT IMPACT PROJECT FOR THE MGH MUSEUM AND HISTORY CENTER; AND DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS", which included nine proposed votes. Attached to said memorandum were a letter dated September 16, 2010 from Christian Regnier, Goulston & Storrs, two renderings and a map indicating the location of the proposed project. Support letters were handed in.

Ms. Sonal Gandhi, Senior Project Manager, Attorney Chris Regnier, Goulston & Storrs and Mr. Herbert Murray, MGH, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

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

Ms. Michelle Schneider, Councilor Michael Ross's Office

Mr. Carl Knoll, Historic New England

Ms. Karen Cord Taylor, Beacon Hill resident

Mr. Neal Connolly, Ironworkers Union

Mr. Tom Flynn, Carpenters Union

Mr. Gary Walker, IBEW

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Russell Bartash, Sheetmetal Workers Union

The following people spoke in opposition to the proposed project:

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 Massachusetts General Hospital Boston Institutional Master Plan Notification Form ("IMPNF/SPRA"), dated March 8, 2010, the BRA hereby finds that (i) the IMPNF conforms to the provisions of Article 80 of the Code; (ii) the IMPNF conforms to the general plan for the City as a whole; and (iii) on balance, nothing in the IMPNF 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-9.2(a)(iii) of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Code, determining that no further review of the Proposed Project is required, subject to BRA design review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a new or Amendment to the Development Impact Agreement with MGH; and

FURTHER

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 MGH Museum project (the "Proposed Project"), it is in the public interest that the Authority acquire title to certain air rights and subterranean rights in the Cambridge Street right of way;
- (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 air rights and subterranean rights in the Cambridge Street right of way (the "Property") and convey the Property to Massachusetts General Hospital ("MGH") or a related entity. The Director is hereby authorized on behalf of the Authority to execute a Deed and such instruments or agreements with MGH, or a related entity, 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 Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 21, 2010 relating to certain air rights and subterranean rights in the Cambridge Street right of way, in the city of Boston, County of Suffolk, Commonwealth of 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 and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing votes.

The aforementioned INSTITUTIONAL MASTER PLAN, DEVELOPMENT IMPACT PROJECT AND ORDER OF TAKING are filed in the Document Book at the Authority as Document No. 7024, 7024a & 7024b, 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 East Campus Student Services Center and Two (2) Year Institutional Master Plan Extension submitted by The Trustees of Boston University, on May 12, 2010, located a half block from Kenmore Square, the site has a street address of 20-22 Deerfield Street and 108 Bay State Road, the site is bordered by 549 Commonwealth Avenue (also known as 10 Deerfield Street), and 110 Bay State Road, all owned by Boston University.

This hearing was duly advertised on September 1, 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 September 21, 2010 were distributed entitled “PUBLIC HEARING FOR THE FIRST 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 eight proposed votes. Attached to said memorandum were a document entitled “Map Amendment Application No, 590 Boston Redevelopment Authority Boston University Institutional Master Plan Amendment Map 1, Boston Proper; Map 1M, Audubon Circle Neighborhood District and Map 7B/7D, Allston-Brighton Neighborhood District eight photos, a Boston University locus map and three maps indicating the location of the proposed project. Support letters are handed in.

Mr. Jay Rourke, Senior Project Manager, Mr. Gary Nicksa, Boston University, Mr. Jamie Faye and Mr. Peter Cusato, Boston University, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Mr. Mark Fortune, Sprinklerfitters Union

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

Ms. Pam Beale, BU Task Force

Mr. Tom Foley, Carpenters Union

Mr. Russell, Sheetmetal Workers Union  
Mr. Gary Walker, IBEW  
Mr. Neal Connolly, Ironworkers Union  
Mr. Bill Doherty, Painter and Allied Union

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 First Amendment to the Boston University ("BU" or "University") Institutional Master Plan ("IMP First Amendment") and the two (2) year renewal of the Boston University Institutional Master Plan (the "IMP Renewal"), 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") on September 21, 2010, and after consideration of evidence presented at, and in connection with, the proposed IMP First Amendment, the BRA finds that: (i) the Boston University Institutional Master Plan, effective April 16, 2003, as amended by the proposed IMP First Amendment conforms to the provisions of Article 80D of the Code; (ii) the Boston University Institutional Master Plan, effective April 16, 2003, as amended by the proposed IMP First Amendment conforms to the general plan for the City of Boston as a whole; and (iii) on balance, nothing in the Boston University Institutional Master Plan, effective April 16, 2003, as amended by the proposed IMP First Amendment 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 of the Code, approving the IMP First Amendment and the IMP Renewal; and

FURTHER

VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP First Amendment and the IMP Renewal and Map Amendment amending "Map 1, Boston Proper," to add the Institutional Master Plan ("IMP") designation, indicating an IMP overlay district to BU's properties, all in substantial accord with the materials presented to the BRA at its hearing on September 21, 2010; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the East Campus Student Service Center Project ("Proposed Project") in accordance with Article 80B-7 of the Code; 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 when the Director finds that: (i) the Proposed Project is adequately described in the Boston University Institutional Master Plan, as amended by the IMP First Amendment; (ii) the Proposed Project is consistent with the Boston University Institutional Master Plan, as amended by the IMP First Amendment; and (iii) the IMP First Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, IMP Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination pursuant to Section 80B-5.4(c)(iv) of the Code waiving the requirement to file and review a Final Project Impact Report for the Proposed Project, which Preliminary Adequacy Determination shall provide that the Project Notification From and Draft Project Impact Report: (i) adequately describe the impacts from the Proposed Project, subject to further Authority design review, and (ii) include 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 Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon completion of the Article 80B Large Project review process; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMP First Amendment, the IMP Extension and the Proposed Project.

The aforementioned FIRST INSTITUTIONAL MASTER PLAN AND MAP AMENDMENT are filed in the Document Book at the Authority as Document Nos. 7025 AND 7025a.

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 First Amendment to the Development Plan for Planned Development Area No. 75 for the Charlesview Redevelopment Project submitted by The Community Builders, on behalf of Charlesview, Inc., The President and Fellows of Harvard College and McDonald's Corporation, on June 29, 2010, and located on two (2) parcels known as the Brighton Mills Site and the Telford Street Site which were PDA designated by the Authority and the Boston Zoning Commission on December 17, 2009 and January 13, 2010 respectively. This Amendment suggests adding an additional 0.8 acres (approximately 34,848 square feet) to the northeastern portion of the Brighton Mills Site.

This hearing was duly advertised on September 1, 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 September 21, 2010 were distributed entitled "PUBLIC HEARING FOR AN AMENDMENT TO PLANNED DEVELOPMENT AREA NO. 75 FOR THE CHARLESVIEW REDEVELOPMENT PROJECT LOCATED IN BRIGHTON, MASSACHUSETTS", which included six proposed votes. Attached to said memorandum were a document entitled "First Amendment to Development Plan for Planned Development Area No. 75- Charlesview Apartments Allston-Brighton, Boston, MA" and a "Map Amendment Application No. 589, Boston Redevelopment Authority, Planned Development Area No. 75 - Maps 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District", six renderings and four maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Attorney Lou Miller, Mr. Dave Raszmann, Harvard University and Ms. Rhona McFarlane, McDonald Corporation, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Mark Ciommo, also on behalf of Senator Stephen Tolman and Representative Michael Moran

Mr. Tom Flynn, carpenters Union

Mr. Gary Walker, IBEW

Mr. Neal Connolly, Ironworkers Union

Mr. Mike Bartash, Sheetmetal Workers Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. George Donahue, Plumbers Union

The following person spoke in opposition to the proposed project:

Mr. Tim McCall, abutter and resident

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the First Amendment to the Development Plan for Planned Development Area No. 75 (as amended, "PDA No. 75") for the Charlesview Apartments (also known as the "Charlesview Redevelopment Project" or the "Proposed Project"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA") on September 21, 2010, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in PDA No. 75, the BRA finds that (a) PDA No. 75 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 in the Planned Development Area; (c) PDA No. 75 complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) PDA No. 75 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 PDA No. 75 will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that PDA No. 75 complies with Section 80C-4 of the Boston Zoning Code (the "Code"), Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That BRA hereby approves, pursuant to Section 80C of the Code, the First Amendment PDA No. 75 and the associated map amendment that would amend Map 7A/7B/7C/67D and Map 7B/7D, Allston-Brighton Neighborhood District by adding the designation "D", indicating a Planned Development Area overlay district to approximately 0.8 acres of land, in substantial accord as presented to the BRA on September 21, 2010; 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 First Amendment PDA No. 75 and the associated map amendment that would amend Map 7A/7B/7C/67D and Map 7B/7D, Allston-Brighton Neighborhood District by adding the designation "D", indicating a Planned Development Area overlay district to approximately 0.8 acres of land, in substantial accord as presented

to the BRA on September 21, 2010; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Article 80A-6.2 of the Code, which (i) finds that the Notice of Project change dated September 17, 2010 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 BRA; 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 PDA No. 75 as amended by the First Amendment to PDA No. 75, when the Director finds that (a) the Proposed Project is described adequately in PDA No. 75, (b) the Proposed Project is consistent with PDA No. 75, and (c) PDA No. 75 has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Code Section 3-1A.a and Article 80, Section 80C of the Code; 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, amendments to any existing agreements relating to the Proposed Project, 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 FIRST AMENDMENT TO PDA NO. 75 and accompanying MAP AMENDMENT are filed in the Document Book at the Authority as Document Nos. 7026 and 7026a.

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 Development Plan for Planned Development Area No. 78 for the Seaport Square Project, submitted on April 23, 2010 by MS Boston Seaport, L.L.C., who's project partners include Boston Global Investors (formerly Gale International), Morgan Stanley and W/S Development Associates, LLC., and located on twenty-three (23) acres, currently occupied primarily by surface parking lots, bounded generally by Old Sleeper Street, Sleeper Street, Stillings Street, and Boston Wharf Road to the west; Northern Avenue and Seaport Boulevard to the north, East Service Road and B Street to the east, and Summer Street and property of various owners to the south.

This hearing was duly advertised on September 10, 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 September 21, 2010 were distributed entitled "PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA FOR THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON,

MASSACHUSETTS", which included ten proposed votes. Attached to said memorandum were a document entitled "Development Plan for Planned Development Area No. 78 Seaport Square Project South Boston Dated September 21, 2010 ; "Map Amendment Application No. 588, Boston Redevelopment Authority, Planned Development Area No. 78 - Map 4, South Boston; Map 4A/4B, Harborpark District: Fort Point Waterfront & Dorchester Bay/Neponset River Waterfront"; "Text Amendment Application No. 413, Boston Redevelopment Authority, South Boston Waterfront Interim Planning Overlay District Article 27P-Harborpark District: Fort Point Waterfront -Article 42E" and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Attorney Matthew Keifer, Goulston & Storrs, Mr. John Hynes, developer, addressed the Authority and answered the Members' questions.

Chairman Jones called for a recess at 7:35 p.m.

Chairman Jones re-adjourned the meeting at 7:45 p.m.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Senator John Hart

Mr. Rich Nagel, Labors Union

Mr. Russell Bartash, Sheetmetal Workers Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Gary Walker, IBEW

Mr. Ken Sinkiewicz,

Mr. Paul Greeley, resident and carpenter

Mr. Kevin Watts, resident

Mr. Joe Burn, resident

Mr. Bob Cahill, resident

Mr. Kathleen Laffley, South Boston Neighborhood House

Mr. John, resident

Sr. Mary Adele Robinson, Laboure Center

Mr. Bob Monahan, Learning Program

Mr. James, resident and Glazers Union

Mr. Bill Doherty, Painters/ Allied Trade Union

No one spoke in opposition to the proposed project:

On a motion duly made and seconded, it was unanimously

VOTED: That Boston Redevelopment Authority ("BRA") hereby approves a text amendment (the "Text Amendment") in substantial accord with the Text Amendment presented to the BRA on September 21, 2010 amending Article 27P (South Boston Interim Planning Overlay District) and Article 42E (Harborpark District Fort Point Waterfront) to allow the Project described in the PDA Plan; 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 September 21, 2010; and

FURTHER

VOTED: That, in connection with the Development Plan (the "PDA Plan") for Planned Development Area No. 78 ("PDA No. 78") for the Seaport Square Project (the "Proposed Project"), presented at a public hearing duly held at the offices of the BRA on September 21, 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) subject to the adoption of a Text Amendment, the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the



underlying zoning; (b) subject to the adoption of the Text Amendment, the Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in 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 September 21, 2010, and the companion map amendment (the "Map Amendment") in substantial accord with the Map Amendment presented at the September 21, 2010 BRA Board meeting, amending Map 1 Boston Proper, Map 4, South Boston, and Map 4A/4B, Harbor Park District: Fort Pont Waterfront & Dorchester Bay/Neponset River Waterfront," by indicating a Planned Development Area Overlay District comprised of 1,444,765 square feet (approximately 33 acres); 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 September 21, 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 Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Code, waiving the requirement to file and review a Final Project Impact Report for the Proposed Project , which Preliminary Adequacy Determination shall provide that the Draft Project Impact Report, submitted on November 30, 2009, and the response to the BRA's Request for Additional Materials, submitted June 4, 2010: (i) is sufficient to meet the requirements of the Scoping Determination, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of the impacts of the Proposed Project; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Consistency or Partial Certifications 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. 78, (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 or Partial Certifications 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, one or more Cooperation Agreements, Development Impact Project Agreements, Boston Residents Construction Employment Plans, First Source Agreements and Memoranda of Understanding, Affordable Housing Agreement, 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. 78 accompanying MAP AND TEXT AMENDMENTS are filed in the Document Book at the Authority as Document No. 7027.

Copies of a memorandum dated September 21, 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. Attached to said memorandum was 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 Boston Redevelopment Authority ("BRA") approves the transfer of Parcel RR-117 located at 45 Thorndike Street ("Project Site") from Rosie's Place, Inc. to Rocio Palomo, Trustee of the 45 Thorndike Realty Trust for the continuing use and occupancy of the three rental units to low- and moderate-income households ("Project") on the Project Site in the South End Urban Renewal Area, Project No. Mass. R-56, subject to the conditions precedent set forth hereafter. The transfer shall not be final unless and until (a) an amendment to the Land Disposition Agreement by and between the BRA and Cardinal's Rehab, Inc. dated August 3, 1988, and (b) an amendment of restrictions contained in the Deed from the BRA to Cardinal's Rehab, Inc. dated August 3, 1988 in a form acceptable to the Director have been fully executed; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute (a) an amendment to the Land Disposition Agreement by and between the BRA and Cardinal's Rehab, Inc. dated August 3, 1988, (b) an amendment of restrictions contained in the Deed from the BRA to Cardinal's Rehab, Inc. dated August 3, 1988, and (c) any and all other documents, agreements and instruments necessary for the continuing use of the Project Site, all upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA.

Copies of a memorandum dated September 21, 2010 were distributed entitled "EUSTIS STREET FIREHOUSE REHABILITATION, ADJACENT TO HARRISON SUPPLY COMPANY, 1011 HARRISON AVENUE, ROXBURY, MA

02119", which included three proposed votes. Attached to said 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 Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 21, 2010 relating to certain temporary and permanent easement areas on land owned by Harrison Supply Co., Inc. known and numbered as 1003 Harrison Avenue, Assessor's Parcel 08-02445, Boston, Suffolk County, Commonwealth of 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 a Deed and any and all other documents and agreements necessary and appropriate in connection with the eminent domain taking; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with Eustis Street Firehouse, LLC for the Easement Areas.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7028.

Copies of a memorandum dated September 21, 2010 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: PARCEL P-3i, A PORTION OF PARCEL P-3, AND A PORTION OF P-3H", which included fourteen proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF WHITTIER STREET HEALTH CENTER REALTY CORPORATION AS THE REDEVELOPER OF PARCEL P-3i IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129", was introduced, read and considered.

Mr. Armindo, Goncalves, Deputy Director for Economic Development Planning and Ms. Fredrica Williams, Whittier Street Health Center, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority revise the Tentative Designation of Elma Lewis Partners, LLC as the Redeveloper of a certain portion of Parcel P-3 dated September 15, 2009 to modify the area of said designation to include the land set forth in Attachment A; and

FURTHER  
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 SEPTEMBER 21, 2010, relating to PARCEL P-3i in 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 Parcel

P-3i in the Campus High School Urban Renewal Area, Project No. Mass. R-129, from Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of Whittier Street Health Center Realty Corporation, as the Redeveloper of Parcel P-3i in the Campus High School Urban Renewal Area, Project No. Mass. R-129"; and

FURTHER

VOTED: That the final designation of Whittier Street Health Center Realty Corporation, as the Redeveloper of Parcel P-3i in the Campus High School Urban Renewal Area, Project No. Mass. R-129 ("Parcel P-3i"), shall automatically be rescinded without prejudice and without further action by the BRA Board if the Ground Lease set forth in the final designation resolution is not executed within eighteen (18) months from the date of this designation; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to grant an appurtenant easement or other rights to Whittier Street Health Center Realty Corporation over a portion of Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129 ("Parcel P-3") to be determined by the Director for the construction, maintenance and operation of 75 ancillary parking spaces for the Whittier Street Health Center, upon terms and conditions that the Director deems to be appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Whittier Street Health Center Realty Corporation for a portion of Parcel P-3 to be determined by the Director for construction staging and storage in connection with the construction of the Whittier Street Health Center facility on Parcel P-3i, said License Agreement shall contain terms and conditions that the Director deems to be appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to grant under the Ground Lease an easement or a leasehold interest in the triangular portion of Parcel P-3 located between Parcel P-3i and the access road to be constructed, said grant to contain terms and conditions that the Director deems appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Whittier Street Health Center Realty Corporation of Parcel P-3i for the purpose of environmental remediation and other pre-development activities, said License Agreement shall contain terms and conditions that the Director deems appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Whittier Street Health Center Realty Corporation of a portion of Parcel P-3 to be determined by the Director to access Parcel P-3i and the construction staging and storage areas during

the environmental remediation and other pre-development activities, said License Agreement shall contain terms and conditions that the Director deems appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to grant under the Ground Lease an easement or a leasehold interest to MBTA Parcel #II-52 or a portion thereof, if determined necessary and appropriate by the Director, upon terms and conditions that the Director deems appropriate and in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to grant under the Ground Lease an appurtenant access easement to Whittier Street Health Center Realty Corporation for the purpose of accessing the Whittier Street Health Center across a portion of Parcel P-3 to be determined by the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and record with the Suffolk Registry of Deeds a Notice of Federal Interest for Parcel P-3i pursuant to the requirements of the HRSA Grant and The American Recovery and Reinvestment Act; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents that the Director deems necessary and appropriate in connection with the development of the Whittier Street Health Center on Parcel P-3i, said documents to contain terms and conditions to be determined by the Director.

The aforementioned RESOLUTION AND ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7029 & 7029a.

Copies of a memorandum dated September 21, 2010 were distributed entitled "205 E STREET RESIDENTIAL PROJECT SOUTH BOSTON", which included three proposed votes. Attached to the memorandum were a letter dated September 9, 2010 from Matthew B. Kreiser, South Costal Bank, a letter from Cityside Neighborhood Association from Noreen Rosher, a copy of the Zoning Code Refusal and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Terry Hillary, developer, addressed the Authority and answered the Members' questions.

Councilor William Linehan and Senator John Hart spoke in favor of 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 Certification of Approval for the rehabilitation at 205 E Street in South Boston, proposed by The Hillery On E, LLC ("Developer"), for the provision of thirty-nine (39) residential units, forty-seven (47) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement and Restriction for the creation of five (5) on-site affordable homeownership units and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for the Proposed Project, all upon terms and conditions

determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: In reference to Petition BZC-30768, the 205 E Street residential project in South Boston, for zoning relief necessary in a Residential Subdistrict ("H-1-50"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated September 21, 2010 were distributed entitled "UPHAMS WEST: 21 RAMSEY STREET/555 DUDLEY STREET", which included three proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") allow the existing RHAP Loan in the amount of \$75,000 for the 555 Dudley Street Project be converted into a permanent loan; and

FURTHER

VOTED: That the Boston Redevelopment Authority ("Authority") allow the existing RHAP Loan in the amount of \$225,000 for the 21 Ramsey Street Project be converted into a permanent loan; 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 conversion of the existing RHAP Loans for the 555 Dudley Street and 21 Ramsey Street projects to permanent loans.

Copies of a memorandum dated September 21, 2010 were distributed entitled "BOSTON TEA PARTY MUSEUM DEMONSTRATION PROJECT", which included five proposed votes. Attached to said memorandum was a letter dated September 20, 2010 from Lawrence S. DiCara, Nixon Peabody and two maps 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 document presented at the September 21, 2010 meeting of the Boston Redevelopment Authority (the "BRA"), also attached hereto as Exhibit B, entitled, "The Boston Tea Party Ship and Museum on the Fort Point Channel at the Congress Street Bridge - Application for the adoption of a demonstration project plan under M.G.L. c. 121B, Section 46(f), as amended" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project Site and adopted by the BRA; and

FURTHER

VOTED: That the BRA, in connection with the Project Site owned by the City of Boston in order to maintain and improve the public realm and development in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and effectuate private and public development, it is in the public interest for the BRA to acquire by eminent domain or deed the City of Boston's property interests in the Project Site located off of the Congress Street Bridge, in the Fort Point Channel in the City

- of Boston;
- (b) The development of the Proposed Project and Project Site cannot be achieved without the assistance of the BRA; and
  - (c) Based on (a) and (b) above, the acquisition and lease of the Project Site constitutes a “demonstration project” under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan;

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Notice of Intent to Take to the City of Boston, or a letter or memorandum requesting that the City of Boston convey the Project Site to the BRA pursuant to Massachusetts General Laws Chapter 79; and

FURTHER

VOTED: That the Director be, and hereby is, authorized execute any and all related instruments, agreements and documents in connection with the Demonstration Project Plan, Notice of Intent to Take, and acquisition of the Project Site to the BRA by deed, including a memo or letter request to the City to acquire the Project Site and a Memorandum of Agreement with the City, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

FURTHER

VOTED: That the BRA Vote dated June 22, 2010 regarding a grant in the amount of three-million dollars (\$3,000,000) for the Proposed Project be amended By striking out the words, “Historic Tours of America, Inc. (“HTA”)” in the third line of the Vote and replacing them with “Boston Tea Party Ship, Inc.” so that the Vote shall read as follows: “That the Boston Redevelopment Authority (“BRA”) (1) transfer three million dollars (\$3,000,000) in mitigation funds from the Russia Wharf Redevelopment Project to Boston Tea Party Ship, Inc. to effectuate improvements related to the Congress Street Bridge and the replacement of the dilapidated bridge tender’s building; and (2) authorize the Director to enter into a conditional grant and/or memorandum of agreement, and any and all necessary agreements and documents in order to achieve this transfer of mitigation funds.”

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7030.

Copies of a memorandum dated September 21, 2010 were distributed entitled “PARCEL P-15-2C-4, CHARLESTOWN URBAN RENEWAL AREA”, which included three proposed votes.

A Resolution entitled: “AMENDED AND RESTATED RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 21, 2010 RE: TENTATIVE DESIGNATION OF LIFE FOCUS OF CHARLESTOWN INC. OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129”, was introduced, read and considered.

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 Resolution entitled “Amended and Restated Resolution of the Boston Redevelopment Authority dated September 21, 2010 Regarding Tentative Designation to Life Focus Charlestown, Inc. of Parcel P-15-2C-4 of the Charlestown Urban Renewal Area Project No. Mass R-55” be, and hereby is, adopted; and

FURTHER

VOTED: That if the terms and conditions of the Amended and Restated Resolution have not been met to the satisfaction of the Director and the Final Designation has not been granted by December 21, 2010, the Tentative Designation shall be automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the Tentative Designation, including a Term Sheet for a Land Disposition Agreement ("LDA") containing the terms and conditions for Final Designation and disposition of the Parcel, and a Temporary License Agreement for conducting pre-construction activities by and between the Boston Redevelopment Authority and Life Focus Charlestown, Inc., all upon terms and conditions to be determined in the best interests of the Boston Redevelopment Authority.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7031.

Copies of a memorandum dated September 21, 2010 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-15B 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 proposed 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 Land Disposition Agreement by and between the Boston Redevelopment Authority and Walter J. Ferriera and Cheryl Ferriera dated May 24, 1976 and a new Land Disposition Agreement in connection with Parcel R-15B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 126-128 Elm Street (aka 260-262 Medford Street), allowing the construction of two (2) attached single-family dwellings on the new parcel created by the subdivision of Parcel R-15B, 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 September 21, 2010 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-20D IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote.

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 Amended and Restated Land Disposition Agreement for Parcel R-20D in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-20D"), located at the rear of 16 St. Martin Street and 18R St. Martin Street allowing the construction of stairs and the re-landscaping of Parcel R-20D, 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 September 21, 2010 were distributed entitled "PIER 4, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT WITH THE CITY OF BOSTON, ACTING BY AND THROUGH THE PARKS AND RECREATION DEPARTMENT", which included a proposed vote.

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 a License Agreement with the City of Boston, acting by and through the City of Boston Parks and Recreation Department, as Licensee and Courageous Sailing of Boston as the Co-Licensee, to permit the continued use of a portion of Boston Redevelopment Authority-owned land at Pier 4 in the Charlestown Navy Yard for a youth sailing program know as Courageous Sailing at an annual fee of \$1.00.

Copies of a memorandum dated September 21, 2010 were distributed entitled "THE LOFTS AT WESTINGHOUSE -26 DAMON STREET/ONE WESTINGHOUSE PLAZA, HYDE PARK", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Heidi Burbidge, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be authorized to advertise a Request for Proposals ("RFP") for the selection and allocation of the developer contribution of \$40,000, to assist the Hyde Park art community, set forth in the Cooperation Agreement for the construction of The Lofts at Westinghouse by and between the Boston Redevelopment Authority and Mother Brook. LLC dated March 20, 2008, as amended.

Copies of a memorandum dated September 21, 2010 were distributed entitled "INTERIM DEVELOPER DESIGNATION 4228 WASHINGTON STREET, ROSLINDALE, A/K/A/ MBTA ROSLINDALE SUBSTATION", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: INTERIM DEVELOPER OF ROSLINDALE SUBSTATION PROJECT JOINT VENTURE FOR 4228 WASHINGTON STREET, ALSO KNOWN AS ROSLINDALE SUBSTATION RTOJECT IN ROSLINDALE", was introduced, read and considered.

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 rejection of all proposals previously submitted, set forth in a letter from the Director dated May 21, 2010 to each of the three proposed developers, is hereby ratified, approved and confirmed in all respects; and

FURTHER VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution of the Boston Redevelopment Authority dated September 21, 2010 re: "INTERIM DEVELOPER DESIGNATION OF ROSLINDALE SUBSTATION PROJECT JOINT VENTURE FOR 4228 WASHINGTON STREET, ALSO KNOWN AS ROSLINDALE SUBSTATION, IN ROSLINDALE"; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute temporary License Agreement(s) with Roslindale Substation Project Joint Venture or a related entity for the purpose of providing access onto 4228 Washington Street for condition investigations, surveys and geotechnical investigations, and all related pre-development activities associated with the analysis and feasibility for redevelopment of the Roslindale Substation Property; and

FURTHER

VOTED: That the designation of Roslindale Substation Project Joint Venture as the Interim Developer of the Roslindale Substation Property, is automatically rescinded without prejudice and without further action by the BRA, if the Interim Developer has not completed its analysis and feasibility of its proposed redevelopment and has submitted to the Authority cost estimates for all work to be performed and a development pro-forma within one year of this designation, both to the satisfaction of the Authority's Director in his sole discretion.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7032.

Copies of a memorandum dated September 21, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 50 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 30564; BZC 30668; BZC 30670; BZC 30671; BZC 30673; BZC 30674; BZC 30675; BZC 30676; BZC 30677; BZC 30680; BZC 30681; BZC 30682; BZC 30683; BZC 30691; BZC 30694; BZC 30695; BZC 30696; BZC 30697; BZC 3070; BZC 30703; BZC 30704; BZC 30705; BZC 3070; BZC 30708; BZC 30709; BZC 30710; BZC 30711; BZC 30712; BZC 30713; BZC 30714; BZC 30715-30716; BZC 30717; BZC 30718; BZC 30720; BZC 30721; BZC 30722; BZC 30723; BZC 30724; BZC 30725; BZC 30726; BZC 30727; BZC 30732; BZC 30733; BZC 30741; BZC 30750; BZC 30755; BZC 30759; BZC 30760; BZC 30762; BZC 30763.

Copies of a memorandum dated September 21, 2010 were distributed entitled "CONTRACT AUTHORIZATION FOR ENGINEERING SERVICES McMAHON ASSOCIATES -TRANSPORTATION ENGINEERING SERVICES FOR NEWMARKET PARKING DEMAND STUDY, NEWMARKET INDUSTRIAL DISTRICT, BOSTON, MA, BRA PROJECT #5062", which included a proposed vote.

Ms. Dolores Fazio, AIA, Project Architect, 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 a Services Contract for a total amount not to exceed Sixty thousand four hundred dollars (\$60,400.00) with McMahon Associates for the provision of transportation engineering services required in connection with the Newmarket Parking Demand Study for the Newmarket Industrial District.

The Director deferred the update until the October 12, 2010 meeting.  
Members

Copies of a memorandum dated September 21, 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	\$ 27,299.25
Crosby, Schlessinger, Smallridge	\$ 6,430.50
Byrne McKinney & Assoc.	\$ 435.00
STOSS Inc	\$ 21,554.67
Fleming Brothers Inc.	\$ 112,988.00
Historic Boston Inc.	\$ 2,712.50
REMI, Inc.	\$ 4,550.00
Durand & Anastas	\$ 15,000.00

On a motion duly made and seconded, it was unanimously  
VOTED: That the next meetings of the Authority will be held on Tuesday,  
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 8:53 p.m.

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Secretary