

Mr. Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of February 10, 2011 were submitted.

Copies of a memorandum dated March 10, 2011 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE FIFTH NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT AND GRANDMARC AT NORTHEASTERN RESIDENCE HALL", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, April 14, 2011 at 5:30 p.m. to consider the Northeastern University Institutional Master Plan Amendment, pursuant to Section 80D-5 of the Boston Zoning Code.

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 Harvard University Institutional Master Plan Amendment. The proposed Institutional Master Plan Amendment contains one proposed project, the Harvard Innovation Lab, in an existing building at 125 Western Avenue.

The hearing was duly advertised on February 22, 2011 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. Glavin will now begin the presentation.

Copies of a memorandum dated March 10, 2011 were distributed entitled "HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT AND SMALL PROJECT REVIEW APPLICATION FOR HARVARD INNOVATION LAB", which included six proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Michael Glavin, Deputy Director for Institutional Development, Mr. Andy O'Brien, Harvard University and Mr. Gabe Handel, Harvard University, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Dan Roan, Mayor's Office of Neighborhood Services
Mr. Mark Handley for Councilor Mark Ciommo
Mr. Adam Webster for Councilor John Connolly
Mr. Paul Berkeley, resident and Harvard Community Task Force
Mr. Tom_Puglia, Carpenters Union
Mr. Russell Bartash, Sheetmetal Workers Union
Mr. Mark Fortune, Sprinkler Fitters Union
Ms. Alana Olson, Allston Village Main Streets
Mr. Jason Patnode, business owner and Brighton Board of Trades
Mr. Scott Matalon, Allston Village Main Streets
Mr. Omar Omolade, business owner, Allston Board of Trades
Mr. Gary Walker, IBEW
Mr. Marty Walsh, Board of Building Trades

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 Harvard University Institutional Master Plan Notification Form for the Third Amendment to the Harvard University Allston Campus Institutional Master Plan (“IMPNF”), dated January 2011, the Boston Redevelopment Authority (the “BRA”) hereby finds that (i) the IMPNF conforms to the provisions of Article 80 of the Boston Zoning Code (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, approving the IMPNF as the Third Amendment to the Harvard University Allston Campus Institutional Master Plan; 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 for the Harvard University Innovation Lab (the “Proposed Project”); and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a new or amended Development Impact Agreement with Harvard University in connection with the Proposed Project; 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 THIRD INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 7054.

This is a Public Hearing before the Boston Redevelopment Authority regarding the St. Kevin’s Redevelopment Project, located at 516 and 530 Columbia Road and 35 Bird Street in Dorchester, to consider the proposed 121A by the St. Kevin’s Limited Partnership, pursuant to Section 80C of the Boston Zoning Code. The project area consists of 2.43 acres of land, which is part of the former St. Kevin’s School facilities on Columbia Road in Upham’s Corner. The proposed project calls for the construction of 80 affordable family housing units.

This hearing was duly advertised in the Boston Herald on February 22, 2011.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Mr. Campbell will now begin the presentation.

Copies of a memorandum dated March 10, 2011 were distributed entitled "ST. KEVIN'S REDEVELOPMENT REGARDING PROPOSED CHAPTER 121A PROJECT, LOCATED AT COLUMBIA ROAD AND BIRD STREET IN THE DORCHESTER DISTRICT OF BOSTON", which included four proposed votes. Attached to the memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF ST. KEVIN'S LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS ST. KEVIN'S CHAPTER 121A PROJECT", a letter dated January 19, 2011 from Councilor Maureen Feeney, a letter dated January 26, 2011 from Councilor Felix G. Arroyo, a letter dated October 5, 2010 from Edward F. Grimes, Upham's Corner Health Center, a letter dated January 25, 2011 from Senator John A. Hart and Representative Martin Walsh, a letter dated January 19, 2011 from Reverend Jack Ahern, a letter dated February 1, 2011 from Jason Webb, Dudley Street Neighborhood Initiative, a letter dated January 26, 2011 from Gloria-Ana Vieira, Neighborhood Eye Civic Association, a letter dated January 22, 2011 from Marti A. Glynn, Friends of the Upham's Corner Branch Library, a letter dated January 19, 2011 Zachary Cohen, Upham's Corner Main Street and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Lisa Alberghini, Urban Affairs, (letters submitted), Ms. Judy Beckler, St. Mary Center for Women and Children, Mr. John Achats and Mr. Gary Kane, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Marty Walsh, Board of Building Trades
Mr. Mark Fortune, Sprinkler Fitters Union
Ms. Lauren Smyth, Mayor's Office of Neighborhood Services
Mr. Michael Manning for Councilor Maureen Feeney
Ms. Jackney Prioly for Councilor Ayanna Pressley
Mr. Adam Webster for Councilor John Connolly
Ms. Tchintcia Barros, 48 Virginia Street resident
Mr. John Barros, 44 Virginia Street resident
Mr. Jason Webb, Dudley Street Neighborhood Initiative

Ms. Marti Glynn, Friends of the Upham's Corner Branch Library

The following people spoke in opposition to the proposed project:

Ms. Alexis Frobin, Sister Margaret Leonard, Project Hope
Ms. Irene Roman, resident
Mr. Russell Bartash, Sheetmetal Workers Union

The following people spoke in opposition to the proposed project:

A gentleman residing at 40 Bird Street
Ms. Judy Richards, 32 Virginia Street resident
Mr. Chris McCann, 28 Virginia Street resident
A gentleman residing at Bird Street
Ms. Alma Finneran, 29 Virginia Street resident
Ms. Maria Barros, 56 Virginia Street resident
Ms. Nancy Conrad, 15 Monadnock Street resident- parking issues

On a motion duly made and seconded, it was unanimously

The Board Members asked for a follow-up report regarding the parking issues.

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF ST. KEVIN'S LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS ST.

KEVIN'S CHAPTER 121A PROJECT" be, and hereby is, adopted, subject to the applicant entering into Section 6A Contracts with the City of Boston with terms and conditions acceptable to the Commissioner of Assessing; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-5 of the Boston Zoning code (the "Code"), the Director of the Boston Redevelopment Authority (the "Authority") be, and hereby is, authorized to issue a Scoping Determination, in connection with the St. Kevin's Redevelopment Chapter 121A Project (the "Project"), waiving the requirements of further review pursuant to Article 80, Section 80B-5.3(d) of the Code determining that the PNF adequately addresses any impacts of the Project, subject to ongoing Authority design review and design approval; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director of the Authority be, and hereby is, authorized to issue, when appropriate, a Certifications of Compliance for the Project, upon the successful completion of Article 80 review; and

FURTHER

VOTED: That the Director of the Authority be, and hereby is, authorized to execute, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that 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 in connection with this Project.

The aforementioned REPORT AND DECISION APPLICATION is filed in the Document Book at the Authority as Document No. 7055.

Chairman Jones called for a recess at 7:06 p.m.

Chairman Jones readjourned the meeting at 7:13 p.m.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the Amended and Restated Development Plan for Planned Development Area No. 60 relating to the Kensington Project in Midtown Cultural District to be undertaken by Kensington Investment Company, Inc. and its affiliate, KP Residences LLC.

This Hearing was duly advertised in the Boston Herald on February 22, 2011.

In the Boston Redevelopment Authority hearing on the Amended and Restated Development Plan for Planned Development Area No. 60 relating to the Kensington Project, the BRA staff members will first present their case and are subject to questioning by the Members of the Authority only. Thereafter, those who wish to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the Proposed Project will be afforded an opportunity to do so, again under the same rules of questioning. Finally the proponents will be allowed a brief period for rebuttal, if they so desire.

Tai Lim, Senior Project Manager may now proceed with the presentation.

Copies of a memorandum dated March 10, 2011 were distributed entitled "AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 60, AND A SECOND NOTICE OF PROJECT CHANGE, THE KENSINGTON PROJECT", which included six proposed votes. Attached to said memorandum were a document entitled "Amended and Restated Development Plan for Planned Development Area No. 60, The

Kensington, Boston Redevelopment Authority on behalf of KP Residences, LLC” and two maps indicating the location of the proposed project.

A Resolution entitled: “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE PARK PLAZA URBAN RENEWAL AREA, WITH RESPECT TO CREATING PARCEL L-45 AT 83 MUNROE STREET”, was introduced, read and considered.

Mr. Tai Lim, Senior Project Manager, Mr. Ralph Cole, developer, Mr. Mark Rosenshine, architect and Attorney James Greene, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
The following people spoke in favor of the proposed project:

- Mr. Mark Fortune, Sprinkler Fitters Union
- Mr. Adam Webster for Councilor John Connolly
- Mr. Marty Walsh, Board of Building Trades
- Mr. James Chan for Councilor William Linehan
- Mr. Bill Moy, Chinatown Council
- Mr. Frank Chin, Chinatown resident
- Mr. Gary Walker, IBEW
- Mr. Russell Bartash, Sheetmetal Workers Union
- Ms. Ruth Moy, Greater Boston Chinese Golden Age Center

The following person spoke in opposition to the proposed project:

Mr. Steve Landrigan, Boston resident - submitted information sheet

VOTED: That the Resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN FOR THE PARK PLAZA URBAN RENEWAL AREA, WITH RESPECT TO PARCEL D (or 4)” be, and hereby is, adopted; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination for the Kensington Project (“Proposed Project”) in connection with the Notice of Project Change (“NPC”) submitted by Kensington and its affiliate, KP Residences LLC, (collectively the “Proponent”) that such NPC adequately describes the impacts of the Proposed Project to be built in an area generally bounded by LaGrange Street, Washington Street, and Boylston Square in the Midtown Cultural District in accordance with the provisions of Section 80A-6 of the Boston Zoning Code (“Code”), subject to continuing design review by the Boston Redevelopment Authority (“BRA”); and

FURTHER

VOTED: That the BRA hereby finds and determines that (a) the proposed Amended and Restated Development Plan for PDA No. 60, for the Proposed Project, located within the block bounded by LaGrange Street, Washington Street, and Boylston Square in the Midtown Cultural District, and as described in the Amended and Restated Development Plan for PDA No. 60, for the Proposed Project, dated March 10, 2011 (“Amended Plan”), submitted by the Proponent, conforms to the general plan for the City of Boston as a whole, (b) the Amended Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (c) the Amended Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; and (d) on balance, nothing in the Amended Plan for Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the BRA approves the Amended Plan for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the Amended Plan for the Proposed Project pursuant to Section 80C of the Code in substantial accord with the Amended Plan presented to the BRA Board on March 10, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, a 27-story new development, which consists of up to 385 market-rate residential rental units, up to 4,000 square feet of commercial/office/retail space, including office space for local non-profit organizations, approximately 110 structured parking spaces, and related site improvements, upon the successful completion of the Article 80 process 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 Consistency for the Proposed Project under Section 80C-8 when appropriate; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Contribution Agreement, a Boston Residents Construction Employment Plan, an Amended and Restated Land Disposition Agreement, an Agreement, Release and Declaration of Covenants, and such other agreements and documents as the Director deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA in connection with the Proposed Project.

The aforementioned PDA NO. 60 AMENDMENT and RESOLUTION are filed in the Document Book at the Authority as Document No. 7056 & 7056a.

Copies of a memorandum dated March 10, 2011 were distributed entitled "SUPPLEMENTAL APPROVAL TO THE THIRD AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "SUPPLEMENTAL APPROVAL TO THE THIRD AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE UPDATED FINANCING OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS", a letter dated March 8, 2011 from Ruth Moy, Greater Boston Chinese Golden Age Center, Inc. and a map indicating the location of the parcel.

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

On a motion duly made and seconded, it was unanimously
VOTED: That the document presented at this meeting entitled "SUPPLEMENTAL APPROVAL TO THE THIRD AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE

UPDATED FINANCING OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned SUPPLEMENTAL THIRD AMENDMENT is filed in the Document Book at the Authority as Document No. 7057

Copies of a memorandum dated March 10, 2011 were distributed entitled "REQUEST FOR PROPOSALS FOR DESIGN SERVICES FOR CHINA TRADE CENTER INTERIOR BUILDING IMPROVEMENTS AT 2 BOYLSTON STREET, BOSTON, MA", included a proposed vote.

Mr. Dennis Davis, Deputy Director for Commercial Leasing and Industrial Development, 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 on behalf of the Authority, to Advertise for Request for Proposals to hire a Designer(s) to perform Architectural/Engineering for the China Trade Center, 2 Boylston Street, Boston, MA.

Copies of a memorandum dated March 10, 2011 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included a proposed vote. Attached to said memorandum were a letter dated February 14, 2011 from Gerard Fong, Fong & Kaston, LLP Attorney at Law and a map indicating the location of the parcels.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Boston Chinese Evangelical Church ("BCEC" or "Church") as the Redeveloper of a portion of Parcel R3A-2, also known as a portion of Parcel A consisting approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 for an additional 12 months, or until March 13, 2012, to allow BCEC time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 13, 2012, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 10, 2011 were distributed entitled "FINAL CERTIFICATE OF COMPLETION FOR THE W BOSTON HOTEL AND RESIDENCES PROJECT, SOUTH COVE URBAN RENEWAL AREA, MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were a Certificate of Use and Occupancy, a memorandum from David Carlson, BRA dated February 23, 2011 and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Final Certificate of Completion pursuant to Section 3.04 of the Amended and Restated Land Disposition Agreement (the "Amended LDA") executed on June 14, 2007 between the Boston Redevelopment Authority (the "BRA") and SW Boston Hotel Venture LLC (the

"Proponent"), as amended by a First Amendment dated June 27, 2007 and a Second Amendment dated December 6, 2007 (as so amended, the "Amended LDA"), evidencing the successful completion of the W Boston Hotel and Residences project consisting of the completion of a 235 room W Hotel, 122 residential units, approximately 142 underground parking spaces, and approximately 12,000 square feet of retail, restaurant and spa uses within an approximately 350,560± square feet, 26-story building, and streetscape and roadway improvements (the "Project"), located at 100 Stuart Street in the Theatre District on Disposition Parcels C-4, C-5 and C-6 in the South Cove Urban Renewal Area, upon the determination by BRA staff that the Project been completed in accordance with the terms of said Amended LDA and the "Final Working Drawings and Specifications" (as defined in the Amended LDA), and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated March 10, 2011 were distributed entitled "LICENSE AGREEMENT WITH SUFFOLK CONSTRUCTION COMPANY FOR THE USE AN OF APPROXIMATELY 1,000 SQUARE FOOT LOT LOCATED AT 24 LAGRANGE STREET FOR THE PURPOSE OF HOSTING A CONSTRUCTION DEBRIS DUMPSTER IN CONJUNCTION WITH A BUILDING REHABILITATION PROJECT AT 25 STUART STREET", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director for Commercial Leasing and Industrial Development, addressed the Authority and answered the Members'.

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 Suffolk Construction Company for the use of a 1,000 square foot lot located at 24 LaGrange Street for the purpose of hosting a construction debris dumpster to be used in conjunction with a building rehabilitation project at 25 Stuart Street on terms and conditions substantially consistent with the memorandum presented at the Board meeting held on March 10, 2011.

Copies of a memorandum dated March 10, 2011 were distributed entitled "HAYWARD PLACE LOCATED IN THE CENTRAL BUSINESS DISTRICT/BEDFORD-WEST URBAN RENEWAL DISTRICT BETWEEN DOWNTOWN CROSSING AND THE CHINATOWN NEIGHBORHOOD - NOTICE OF PROJECT CHANGE", which included four proposed votes. Attached to said memorandum were a letter dated February 8, 2011 from Anthony Pangaro, Millennium Hayward LLC, fourteen renderings, a letter dated February 18, 2011 from Margaret E. Carr, resident and Stephen G. Whitley, resident and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review, Mr. Tony Pangaro, developer, 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 Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted on February 2, 2011 (i) adequately describes the potential impacts arising from the Hayward Place project, which proposes two hundred and sixty-five (265) residential units and one hundred and twenty-five (125) parking spaces (the "NPC Project"); (ii)

provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the NPC 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 NPC Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: In reference to Petition BZC- 31104, Millennium Hayward LLC, a venture of Millennium Partners-Boston which is comprised of Millennium Partners and MDA Partners LLC, for certain design elements as it relates to Section 38-19 of the Code, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Land Disposition Agreement, a Cooperation Agreement, an Affordable Housing 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 NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated March 10, 2011 were distributed entitled "5165 WASHINGTON STREET PROJECT IN WEST ROXBURY", which included three proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Mr. Niles Sutphin, 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 issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code, for the proposed 5165 Washington Street Project, an approximately 27,000 square foot new development that consists of twenty (20) residential condominium units, thirty-five (35) off-street parking spaces, and related site improvements ("Proposed Project") on a 29,701 square foot vacant site located at 5165 Washington Street in West Roxbury ("Project Site") upon the successful completion of the Article 80 process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of three (3) affordable units; 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 ("BRA"); and

FURTHER

VOTED: In reference to Petition BZC-31041, 5165 Washington Street Project in West Roxbury, for zoning relief necessary in the Neighborhood Shopping Subdistrict ("NS"), the BRA recommends to the City of Boston Zoning Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated March 10, 2011 were distributed entitled "SIXTH, SEVENTH, EIGHTH, AND NINTH AMENDMENTS TO REPORT AND DECISIONS ON AN OVERALL PROJECT KNOWN AS MADISION PARK VILLAGE, WHICH INCLUDES THE FOLLOWING CHAPTER 121A PROJECTS: HAYNES HOUSE APARTMENTS; SMITH HOUSE; MADISON PARK III; AND MADISON PARK IV", which included five proposed votes. Attached to said memorandum were a document entitled "SIXTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE MADISON PARK III CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION", a document entitled "SEVENTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE MADISON PARK IV CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION", a document entitled "EIGHTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE HAYNES HOUSE APARTMENTS CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION", a document entitled "NINTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE SMITH HOUSE APARTMENTS CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION" and two maps indicating the location of the project.

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

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled, "SIXTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE MADISON PARK III CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION," be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the document presented at this meeting entitled, "SEVENTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE MADISON PARK IV CHAPTER 121A

PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION," be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the document presented at this meeting entitled, "EIGHTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE HAYNES HOUSE APARTMENTS CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION," be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the document presented at this meeting entitled, "NINTH AMENDMENT TO THE REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, SPECIFICALLY THE SMITH HOUSE APARTMENTS CHAPTER 121A PROJECT, FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE LIMITED PARTNER INTERESTS TO LOWER ROXBURY COMMUNITY CORPORATION," be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters, he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the transfer of the limited partner interests in the Haynes House Apartments Chapter 121A Project, the Smith House Apartments Chapter 121A project, the Madison Park III Chapter 121A Project and the Madison Park IV Chapter 121A Project.

The aforementioned SIXTH, SEVENTH, EIGHTH & NINTH REPORT AND DECISION AMENDMENTS are filed in the Document Book at the Authority as Document No. 7058, a, b, c.

Copies of a memorandum dated March 10, 2011 were distributed entitled "ALVAH KITTREDGE HOUSE, 10 LINWOOD STREET, ROXBURY", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director for Commercial Leasing and Industrial Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated March 10, 2011, relating to the property located at 10 Linwood Street, Boston, MA, Assessor's Parcel No. 11-00090-000, 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 Boston Redevelopment Authority approves a conditional grant of up to \$210,000 for acquisition costs associated with the eminent domain taking; and

FURTHER

VOTED: That the Boston Redevelopment Authority approve a conditional grant of up to \$150,000 from the Inclusionary Development Program Fund to Historic Boston, Inc., or related entity, for the creation of affordable units at the project; and, that the Director is authorized to execute any and all documents necessary and appropriate 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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Deed, Cooperation Agreement, conditional Grant Agreement, Land Disposition Agreement and any and all other documents necessary and appropriate in connection with the Demonstration Project in the Director’s sole discretion.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7059.

Copies of a memorandum dated March 10, 2011 were distributed entitled “WARREN GREEN, CENTRAL ARTERY NORTH AREA (“CANA”) PARCEL 3, CHARLESTOWN”, which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Jack French, 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 issue a Certification of Approval for the proposed development of seventeen (17) condominium residential units and twenty-eight (28) parking spaces located on the Central Artery North Area (“CANA”) Parcel Number 3 in Charlestown (the “Proposed Project”) pursuant to Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with Warren Green Project in Charlestown, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated March 10, 2011 were distributed entitled “PARCEL 39A, HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55”, which included four proposed votes. 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 Boston Redevelopment Authority hereby extends the Tentative Designation of Kenney Development Company, Inc., as Redeveloper of Parcel 39A in the Charlestown Navy Yard, for a period not to exceed 45 days, or until April 24, 2011; and

FURTHER

VOTED: That this Tentative Designation be automatically rescinded without prejudice and without any further authorization or approvals by the Boston Redevelopment Authority if Final Designation has not been granted to the Redeveloper within 45 days, or by April 24, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Kenney Development Company, Inc., or a related entity, created and controlled by Kenney Development Company, Inc. for the purpose of providing the Redeveloper with access onto the site for soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the redevelopment of the Parcel 39A; and.

FURTHER

VOTED: That the Director be, and hereby is, authorized to negotiate terms of a Lease with terms and conditions typical of other leases in the Historic Monument Area of the Charlestown Navy Yard, and enter into a Lease Commencement Agreement associated with the redevelopment of Parcel 39A.

Copies of a memorandum dated March 10, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 49 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 31006, BZC 31011, BZC 31012, BZC 31013, , BZC 31014, BZC 31015, BZC 31017, BZC 31018, BZC 31019, BZC 31020, BZC 31021, BZC 31022, BZC 31023, BZC 31024, BZC 31025, BZC 31026, BZC 31027, BZC 31029, BZC 31031, BZC 31032, BZC 31033, BZC 31034, BZC 31035, BZC 31036, BZC 31039, BZC 31040, BZC 31042, BZC 31043, BZC 31044, BZC 31045, BZC 31046, BZC 31047, BZC 31048, BZC 31049, BZC 31050, BZC 31051, BZC 31053, BZC 31054-31055, BZC 31056, BZC 31057, BZC 31058, BZC 31059, BZC 31061, BZC 31062, BZC 31063, BZC 31064, BZC 31065, BZC 31066, BZC 31068 and BZC 31071.

Copies of a memorandum dated March 10, 2011 were distributed entitled "AMEND CONTRACT AMOUNT TO INCLUDE ADDITIONAL SERVICES TO COMPLETE CONTRACT DOCUMENTS FOR THE CHINA GATE (MARY SOO HOO) PARK SITE IMPROVEMENTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Jill Ochs Zick, Landscape 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 amend the contract for design services with Stephen Stimson Associates, Landscape Architects for China Gate (Mary Soo Hoo) Park site improvements by \$45,000 for a new total of \$126,000 to reflect the inclusion of new services including redesign of the park in consideration of changes made to the park's boundary and construction phase services. The additional services amount will be funded by the Boston Redevelopment Authority (BRA) with funds accepted by the BRA from the Massachusetts Department of Transportation (MassDOT) on January 29, 2010 to be used exclusively for the development of this project.

Copies of a memorandum dated March 10, 2011 were distributed entitled "AWARD OF CONTRACT TO SASAKI ASSOCIATES, INC. FOR THE BRIGHTON PLANNING STUDY", which included a proposed vote. Attached to the memorandum was a map indicating the Study Area.

Ms. Mary Knasas, Senior Planner III, 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 contract for consultant services with Sasaki Associates, Inc. to develop the Brighton Planning Study in an amount not-to-exceed \$120,000

Copies of a memorandum dated March 10, 2011 were distributed entitled "REQUEST TO ADVERTISE FOR A CONTRACT FOR CLEANING SERVICES FOR THE BOSTON REDEVELOPMENT AUTHORITY'S CITY HALL OFFICES", which included two proposed votes. Attached to the memorandum

Mr. Tom Materazzo, Deputy Director for Administrative Services, 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 advertise a Request for Proposals for the provision of housekeeping and cleaning services for the Boston Redevelopment Authority's offices at Boston City Hall.

Copies of a memorandum dated March 10, 2011 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Tetra Tech Rizzo	\$ 875.61
Stoss, Inc.	\$ 2,375.00
Fleming Bros.	\$ 17,215.00
McMahon Associates, Inc.	\$ 10,637.50
Crosby, Schlessinger et al	\$ 1,147.50
Englander, Chicoine et al	\$ 18,610.13
REMI, Inc.	\$ 4,550.00

Copies of a memorandum dated December 14, 2010 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an amendment to the existing BRA Holiday Benefit Policy replacing the language 13 Holidays with, 11 Holidays, 2 Floating Holidays. Evacuation day and Bunker Hill Day are being removed from this Holiday benefit and are replaced by 2 Floating Holidays.

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on
Thursday, April 14, 2010 at 5:30 p.m.; Thursday, May 12, 2010 at 5:30 p.m. and
Thursday, June 16, 2011 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:45 p.m.

Secretary