

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 16, 2011, which were previously distributed, were submitted.

Copies of a memorandum dated July 14, 2011 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 80, CHRISTIAN SCIENCE PLAZA, HUNTINGTON AVENUE/PRUDENTIAL CENTER, BOSTON, LOCATED AT HUNTINGTON AVENUE, BELVIDERE STREET AND MASSACHUSETTS AVENUE", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on August 18, 2011 at 5:30 p.m. or at a date and time to be determined by the Director, to consider the Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston for the proposed revitalization and development of the Christian Science Plaza.

Copies of a memorandum dated July 14, 2011 were distributed entitled "SOUTH BOSTON NEIGHBORHOOD DISTRICT ZONING", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing to be held at the August 18, 2011 meeting of the Boston Redevelopment Authority at 5:45 p.m. or at a time and date determined by the Director, to consider the text and map amendments to the Boston Zoning Code adopting new Article 68 and Map 4F for the South Boston Neighborhood District.

This is a non-mandatory Public Hearing before the Boston Redevelopment Authority regarding the Quincy Heights 1 and Quincy Heights 2 Redevelopment Project, located within a three-block radius of the Grove Hall neighborhood of Boston and the 222-237 blocks of Quincy Street, to consider the proposed Chapter 121A project to be undertaken by Quincy Heights 1 Limited Partnership and Quincy Heights 2 Limited Partnership. This project was previously approved and developed under Chapter 121A and known respectively as Woodledge Apartments and then Marrant Bay Apartments. The reconstituted, two-phase project will consist of the rehabilitation and construction of 129 residential units to be redeveloped on various scattered sites along Dunkeld Street, Howard Avenue, Cunningham Street, Woodledge Street, Mascoma Street, Fayston Street and Magnolia Street, and will include the renovation of 9 occupied buildings. The new configurations of these existing buildings will reduce the number of units from 102 to 80. The units to be eliminated by the renovation will be replaced in the second phase of the development, known as Quincy Heights 2, where the existing buildings will be demolished and 49 new residential units will be constructed on scattered sites on Magnolia Street and Quincy Street.

This hearing was duly advertised in the Boston Herald on July 1, 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 July 14, 2011 were distributed entitled "QUINCY HEIGHTS I AND II REDEVELOPMENT, DORCHESTER, PROPOSED CHAPTER 121A PROJECT, PUBLIC HEARING", which included two proposed votes. Attached to the memorandum were a document entitled "FOURTH AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF WOODLEDGE ASSOCIATES AUTHORIZING AND APPROVING THE DIVISION OF THE PROJECT KNOWN AS WOODLEDGE APARTMENTS INTO TWO PROJECTS KNOWN AS QUINCY HEIGHTS I APARTMENTS AND QUINCY HEIGHTS II APARTMENTS AND THE TRANSFER OF OWNERSHIP OF EACH PROJECT TO SEPARATE OWNERSHIP UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 653, AS AMENDED" and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Andrew Sedensky, Dorchester Bay Economic Development Corporation and Mr. Robert Schafer, attorney, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Beverly Estes-Smargiassi, Department of Neighborhood Development

Mr. Adam Webster, Councilor John Connolly

Mr. Robert Thompson, Quincy Gevena Housing Corporation

Mr. Tom Flynn, Carpenters Union

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FOURTH AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF WOODLEDGE ASSOCIATES AUTHORIZING AND APPROVING THE DIVISION OF THE PROJECT KNOWN AS WOODLEDGE APARTMENTS INTO TWO PROJECTS KNOWN AS QUINCY HEIGHTS I APARTMENTS AND QUINCY HEIGHTS II APARTMENTS AND THE TRANSFER OF OWNERSHIP OF EACH PROJECT TO SEPARATE OWNERSHIP UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 653, AS AMENDED" (the "Proposed Project") be, and hereby is, adopted, subject to the applicants entering into Section 6A Contracts with the City of Boston with terms and conditions acceptable to the Commissioner of Assessing; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into 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 Boston Redevelopment Authority in connection with the Proposed Project.

The aforementioned FOURTH REPORT AND DECISION TO WOODLEDGE APARTMENTS is filed in the Document Book at the Authority as Document No. 7072.

Copies of a memorandum dated July 14, 2011 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7, LOCATED AT 263-265 NORTHAMPTON STREET", which included a proposed vote. Attached to the memorandum were a letter dated July 11, 2011 from Dennis Kanin, Modern 2.0 LLC to Maria Faria, BRA; a memorandum dated July 12, 2011 from Michael Cannizzo and Alexa Pinard to Maria Faria, BRA; seven renderings and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to execute and deliver a Final Certificate of Completion pursuant to section 304 of the Land Disposition Agreement ("LDA") dated July 2, 2010 between the BRA and Modern 2.0 LLC ("Redeveloper") for the successful completion of the improvements of the Modern 2.0 project consisting of the construction of a 45,739 square foot, six-story building with a penthouse level to provide a total of 37 residential condominium units of which seven (7) of the units were designed as live and work units and will be available to qualified artists whose earnings are at or below 100% of the area median income, a common roof deck of approximately 3,400 square feet, an art gallery, thirty (30) parking spaces and related open space improvements ("Project") located on Parcel RC-7 at 263-265 Northampton Street in the South End Urban Renewal Area, Project No. Mass. R-56, upon receipt of a Certificate(s) of Occupancy from the city of Boston Inspectional Services Department and, upon inspection and approval by BRA staff that the completion of such improvement has been accomplished in accordance with the terms of said LDA and the Deed, as defined in such agreements, and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated July 14, 2011 were distributed entitled "LICENSE AGREEMENT FOR THE 2011 CHARLESTOWN NAVY YARD FOOD TRUCK PROGRAM", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into and execute a temporary License Agreement with Brother Trucker d/b/a "Go Fish," permitting the use and occupancy of a portion of Boston Redevelopment Authority-owned land at the head of Drydock #2 in the Charlestown Navy Yard for the purpose of parking and operating a food truck.

Copies of a memorandum dated July 14, 2011 were distributed entitled "360 WEST SECOND STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a letter from Sandy Sabuski to Erico Lopez, BRA; a letter from Jason and Allison LaFratta to Erico Lopez; a letter from Michael Banchick to Erico Lopez, BRA; a letter from Zachary Torman to Erico Lopez, BRA; a letter from Julie and Edward Donnelly; an email dated July 8, 2011 from Michael Sylvia The Terrier Group to Erico Lopez, BRA and a letter dated July 8, 2011 from Brian Mahoney, LEPAC/St. Vincent's Association and two maps indicating of the proposed project.

Mr. Erico Lopez, Project Assistant, Mr. Michael Foley, developer 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, confirming that the proposed project by 354-356 West Second Street LLC to develop 360 West Second Street in South Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, of the

Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of three (3) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the proposed 360 West Second Street project; and

FURTHER

VOTED: In reference to petition BZC-31099, 354-356 West Second Street, LLC, for six variances for Additional Lot Area, FAR, Building Height, Usable Open Space, Side Yard Minimum Width, Rear Yard and Parking, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated July 14, 2011 were distributed entitled "REQUEST FOR AUTHORIZATION TO GRANT ONE HUNDRED AND ONE THOUSAND DOLLARS (\$101,000.00) FOR THE DEVELOPMENT OF THE PRESENTATION SCHOOL FOUNDATION, INC", which included two proposed votes. Attached to said memorandum was a copy of a Cooperation Agreement dated August 17, 2005.

Mr. Erico Lopez, Assistant Project, 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 make the grant of one hundred and one thousand dollars (\$101,000.00), currently being held in escrow by the Authority, to the Presentation School Foundation, Inc. ("Grant"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Grant.

Copies of a memorandum dated July 14, 2011 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: A PORTION OF PARCEL P-3; AND A PORTION OF P3-h - PROJECT UPDATE FOR RUGGLES PLACE/TREMONT CROSSING PROJECT".

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

Copies of a memorandum dated July 14, 2011 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCEL P-3i WHITTIER STREET HEALTH CENTER: NEW FACILITY PROJECT, ROXBURY", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director for Community Economic 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 to petition the City of Boston Public Improvement Commission (i) to widen and relocate Tremont Street; and (ii) for approval of a line and grade for a future private way on Parcel P-3 in the Campus High School Urban Renewal Area; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a deed and any and all other documents for the transfer of a portion of the fee interest in MBTA Parcel #II-52 to the City of Boston in connection with the widening and relocation of Tremont Street.

Copies of a memorandum dated July 14, 2011 were distributed entitled "SOLAR THERMAL SYSTEM GRANT FOR MT. PLEASANT HOME IN JAMAICA PLAIN", which included two proposed vote.

Mr. Dana Whiteside, Deputy Director for Community Economic 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 ("Authority") approve a funding award of \$44,248 from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Mt. Pleasant Home project to assist with a solar thermal system; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including Grant Agreements, deemed necessary and appropriate by the Director in connection with these grants from the IDP Energy Efficiency Program to the Mount Pleasant Home.

Copies of a memorandum dated July 14, 2011 were distributed entitled "THE KENSINGTON PROJECT", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Public Improvement Commission to discontinue certain portions of Washington Street; and

FURTHER

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated JULY 14, 2011, relating to portions of Washington Street located in the PARK PLAZA URBAN RENEWAL AREA in Boston, Suffolk County, Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER

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

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7073.

Copies of a memorandum dated July 14, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 48 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 31173 & 31175; BZC 31181; BZC 31189; BZC 31217; BZC 31218-31221; BZC 31223; BZC 31224; BZC 31227; BZC 31229; BZC 31230; BZC 31232; BZC 31233; BZC 31234; BZC 31244; BZC 31246; BZC 31247; BZC 31248; BZC 31253; BZC 31254; ZC 31255; BZC 31256; BZC 31257; BZC 31258; BZC 31259; BZC 31261; BZC 31262; BZC 31263; BZC 31264; BZC 31265; BZC 31266; BZC 31267; BZC 31268; BZC 31269; BZC 31270; BZC 31271-31272; BZC 31273; BZC 31274; BZC 31275; BZC 31278; BZC 31289; BZC 31291; BZC 31292; BZC 31293; BZC 31309; BZC 31319; BZC 31320; BZC 31324 and BZC 31328-31331.

Copies of a memorandum dated July 14, 2011 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No. 418, Boston Redevelopment Authority, Huntington Avenue/Prudential Center District Article 41" and "Map Amendment Application No. 595, Boston Redevelopment Authority, Map 1D, Huntington Avenue/Prudential Center District".

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

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 41 and Map 1D, with respect to areas where PDAs may be permitted, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on July 14, 2011.

The aforementioned HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7074 & 7074a.

Copies of a memorandum dated July 14, 2011 were distributed entitled "CHELSEA CREEK WETLANDS AND HABITAT CONSERVATION PROJECT", which included two proposed vote.

Mr. Richard McGuinness, Deputy Director for Waterfront Planning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to accept a grant in the amount of \$1,663,150 from the Migratory Bird Conservation Commission of the U.S. Fish and Wildlife Service for salt water wetlands restoration within the Chelsea Creek, East Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to advertise a Request for Proposals for design, permitting and engineering services for salt water wetlands restoration within the Chelsea Creek, East Boston to be funded by a portion of the United States North American Wetland Conservation Act grant.

Copies of a memorandum dated July 14, 2011 were distributed entitled "REQUEST FOR PROPOSALS ("RFP") FOR CONSULTANT SERVICES FOR THE FAIRMOUNT CORRIDOR AND CROSSROADS PLANNING INITIATIVE", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Ines Palmarin, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority authorizes the Director to issue a Request for Proposals (“RFP”) for consultant services to assist in the preparation for the Fairmount Corridor and Crossroads Planning Initiative in an amount not to exceed \$100,000.00, containing such terms and conditions as the Director deems necessary and appropriate in the best interest of the Boston Redevelopment Authority.

Director Meade did not provide an update at this meeting.

Copies of a memorandum dated July 14, 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
Stephen Stimson Associates	\$ 2,500.00
Fleming Brothers	\$ 114,549.00
Englander, Chicoine et al	\$ 49,372.50
McMahon Associates, Inc.	\$ 3,023.50
Byrne McKinney & Associates	\$ 4,060.00

Copies of a memorandum dated July 14, 2011 were distributed entitled “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of James J. Rourke III, Senior Project Manager, ECD/Development Review effective 7/1/11.

VOTED: That the next meetings of the Authority will be held on Thursday, August 18, 2011 at 5:30 p.m., Thursday, September 15, 2011 at 5:30 p.m.; October 20, 2011 at 5:30 p.m.; Thursday, November 17, 2011 at 5:30 p.m. and Thursday December 15, 2011 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 6:40 p.m.

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Secretary