

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 20, 2011, which were previously distributed, were submitted.

Copies of a memorandum dated November 17, 2011 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 64, PIER 4, SOUTH BOSTON WATERFRONT ", which included a proposed vote. Attached to said memorandum was a map of the proposed project.

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 December 15, 2011, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the First Amendment to Development Plan for Planned Development Area No. 64, Pier 4, South Boston Waterfront.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider a modification to the Park Plaza Urban Renewal Plan.

This Hearing was duly advertised in the Boston Herald on November 3, 2011.

In a Boston Redevelopment Authority hearing on a modification to the Park Plaza Urban Renewal Plan, the BRA staff members 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 modification 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 modification will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Authority staff or its designee will be allowed a brief period for rebuttal, if they so desire.

Copies of a memorandum dated November 17, 2011 were distributed entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO THE URBAN RENEWAL PLAN OF THE PARK PLAZA URBAN RENEWAL PLAN WITH RESPECT TO PARCEL D (or 4)", which included six proposed votes. Attached to said memorandum were a letter dated November 7, 2011 from William Moy, Chinatown/South Cove Neighborhood Council and a map of the proposed project.

A Resolution entitled: "RESOLUTION BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN PLAN OF THE PARK PLAZA URBAN RENEWAL PLAN AREA WITH RESPECT TO PARCEL D (OR 4)", was introduced, read and considered.

Mr. Geoffrey Lewis, Senior Project Manager, Attorney Marilyn Sticklor, Goulston & Storrs, Mr. Harry Collings, consultant, Mr. Michael Roberts, AvalonBay Community and Mr. Alfred Wojciechowski, architect, 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. John Keith, South End Tremont Street resident

Mr. Ian Baker for Deborah Ruhe, Hostelling International 25 Stuart Street

Mr. Martin Walsh, Building Trades

Mr. Frank Chin, Chinatown
Mr. Bill Moy, Chinatown Neighborhood Council
Ms. Meg Mainzer Cohen, Park Plaza CAC
Mr. Mary Higgins, Emerson College
Ms. Sarah Kelly, Boston Preservation Alliance
Mr. James Shen for Councilor William Linehan
Mr. Ken Ham, IAG Bay Village Neighborhood Association
Mr. Denny Ching, Mayor's Office of Neighborhood Services
Mr. Kye Liang, IAG
Ms. Jaclyn Yessian, Park Plaza CAC
Mr. Michael O'Connor, 228 Tremont Street
Ms. Ruth Moy, 226 Tremont Street

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution, entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE PARK PLAZA URBAN RENEWAL PLAN AREA WITH RESPECT TO PARCEL D (or 4)" presented at this meeting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 45 Stuart Street Residences Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the 45 Stuart Street Residences Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 45 Stuart Street Residences Project pursuant to Section 80B-6 of the Code upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That pursuant to Section 3-1A.b. of the Code, the Authority hereby approves the "U*" district designation for the Project Site, and authorizes the Director to petition the Boston Zoning Commission for the approval of the "U*" district designation for the Parcel 4 Stuart Street Subparcel and accompanying Map Amendment to Map 1A, Midtown Cultural District pursuant to Section 3-1A.b of the Code, in substantial accord as presented to the BRA on November 17, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to convey the BRA-owned property at 24-26 LaGrange Street and execute a deed and any and all other documents, upon such terms as the Director deems appropriate and in the best interests of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all documents deemed appropriate by the Director in connection with the 45 Stuart Street Residences Project, including, without limitation, a Cooperation Agreement, an Affordable Housing Agreement and Restriction, an Affordable Housing Contribution Agreement, a Land Disposition Agreement for development of the Parcel 4 Stuart Street Subparcel, a deed to the

BRA Parcel, 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 45 Stuart Street Residences Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7089.

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 Planned Development Area for the 1282 Boylston Street project in the Fenway Area. The Proposed Project within this Planned Development Area is a mixed-use 337,000 square foot building that includes 210 residential units, 88,000 square feet of office space, 12,000 square feet of ground floor retail space, and underground parking for approximately 295 vehicles in a 3-story below grade garage within the building.

The hearing was duly advertised on November 3, 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. FitzGerald will now begin the presentation.

Copies of a memorandum dated November 17, 2011 were distributed entitled "PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR 1282 BOYLSTON STREET, BOSTON WITHIN PLANNED DEVELOPMENT AREA NO. 81 AND A DEVELOPMENT IMPACT PROJECT", which included ten proposed vote. Attached to said memorandum were a document entitled "BOSTON REDVELOPMENT DEVELOPMENT PLAN FOR 1282 BOYLSTON STREET, BOSTON, WITHIN PLANNED DEVELOPMENT AREA NO. 81 THE ABBEY GROUP, DEVELOPER", five floor plans and two maps indicating the location of the project.

Mr. John Fitzgerald, Project Manger and Mr. David Epstein, Abbey Group, 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

Mr. John Keith, Tremont Street, South End

Representative Byron Rushing

Mr. Martin Walsh, Building Trades

Ms. Joanna Sena on behalf of Councilor Michael Ross

Ms. Dharmena Downey, Fenway Community Development Corporation

Ms. Suzanne Comtois, Fenway Garden Association

Mr. Matthew Potter, Carpenters Union

Mr. Derek, Northeastern University student and resident

No one spoke in opposition for the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby approves a text amendment ("Text Amendment") to Article 66 and a map amendment to Map 1Q ("Map 1Q Amendment") of the Boston Zoning Code ("Code") in substantial accord with the Text Amendment and Map 1Q Amendment presented to the BRA on November 17, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston (“Zoning Commission”) for approval of the Text Amendment and Map 1Q Amendment in substantial accord with the Text Amendment and Map 1Q Amendment presented to the BRA on November 17, 2011; and

FURTHER

VOTED: That, in connection with the Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 (the “PDA Plan”) for the 1282 Boylston Street Project (“Proposed Project”) described in the PDA Plan presented at a public hearing, duly held at the offices of the BRA on November 17, 2011, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in the PDA Plan, the BRA finds with respect to the PDA Plan that (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA Plan complies with any provisions of the underlying zoning, as amended, 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, sub-district, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City 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 benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the BRA hereby approves, pursuant to Section 80C of the Code, the PDA Plan, in substantial accord with the PDA Plan presented to the BRA on November 17, 2011, and the accompanying map amendment (“Map Overlay Amendment”) to Map 1Q, Fenway Neighborhood District, indicating a Planned Development Area Overlay District, in substantial accord with that presented to the BRA on November 17, 2011; 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 hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project pursuant to

Section 80B-6 of the Code upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the PDA Plan; (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 and Article 80C of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the PDA Plan and the Map Overlay Amendment, both in substantial accord as presented to the BRA on November 17, 2011; and

FURTHER

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

The aforementioned PDA NO. 81 is filed in the Document Book at the Authority as Document No. 7090.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80B-7 of the Boston Zoning Code, to consider the Copley Place Residential Addition and Retail Expansion project in Back Bay as a Development Impact Project and to consider the proposed Development Plan for Planned Development Area No. 84, Copley Place, Back Bay. Copley Place Associates, LLC (c/o Simon Property Group) is proposing a total development program of approximately 785,000 square feet of new residential and retail uses, including the expansion of the retail space at the Street Level, Mezzanine Level, Gallery Level 1, and Gallery Level 2 of Copley Place. In addition, approximately 115,000 square feet of existing Neiman Marcus retail space will be renovated, including 40,000 square feet of new retail space to be added to the existing Neiman Marcus retail space, and 75,000 square feet of new retail, restaurant, and wintergarden space for use by the public which will be constructed adjacent to Neiman Marcus. The residential component contains approximately 670,000 square feet and involves the construction of a residential skylobby with residential amenity space and supporting residential uses for approximately 318 units.

This hearing was duly advertised in the Boston Herald on November 3, 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. FitzGerald will now begin the presentation.

Copies of a memorandum dated November 17, 2011 were distributed entitled "PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 84, THE COPLEY PLACE RETAIL EXPANSION AND RESIDENTIAL ADDITION PROJECT AND A DEVELOPMENT IMPACT PROJECT REGARDING THE COPLEY PLACE RETAIL EXPANSION AND RESIDENTIAL ADDITION PROJECT, LOCATED ON DARTMOUTH STREET, BACK BAY", which included eight proposed votes. Attached to the memorandum were a document entitled "DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 84 COPLEY PLACE AND THE COPLEY PLACE RESIDENTIAL ADDITION AND RETAIL EXPANSION PROJECT HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT, BOSTON" and two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manger, Attorney James Greene, Rubin & Rudman, Mr. Jack Hobbs, consultant, Mr. Howard Elkus, architect and Mr. Rob Halter, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Judy Wright, CAC
Mr. Nicholas Downey, South End resident
Mr. David Bardosi, CAC, South End resident & landscape architect
Mr. Martin Walsh, Building Trades
Mr. Kevin Bennett, Local 4
Mr. Gary Walker, IBEW
Mr. Russell Bartash, Sheet Metal Union
Mr. Bobbie Butler, Sheetmetal Union
Mr. John Keith, South End resident
Mr. Jay Walsh, Mayor's Office of Neighborhood Services
Mr. James Shen for Councilor William Linehan
Mr. Tom McGrath
Mr. Joe Burgenteno, Sheetmetal workers
Mr. Michael Albert, Carpenter Union
Worker for the Manderian Project
Mr. Joseph Walsh, Carpenter Union
Mr. Joe Burn, Carpenter Union
Ms. Rose Feory, resident
Mr. Dan Munson, St. Botolph Neighborhood Association
Mr. Henry, South End resident
Sheetmetal Union worker
Mr. Bill Doherty, Allied Trades
Ms. Meg Mainzer Cohen, Back Back Association

The following people spoke in opposition to the proposed project:

Representative Byron Rushing
Ms. Janice Ward, Tent City
Ms. Joclyn Jones, Tent City
Mr. Mel Walker, Tent City
Mr. Don Carlson, Neighborhood Association of Back Bay
Mr. John Kelly, Fenway & Boston Disability Board
Mr. John Marshall, South End resident & access officer for disabilities
Mr. David Iverson, Tent City
Mr. Mel King
Mr. Ken Meyer
Dr. Susan, Learn to Teach & resident

Chairman Jones called a recess at 9:18 p.m.

Chairman Jones re-adjourned the meeting at 9:25 p.m.

Mr. Marvin Wool, Prudential apartments
Ms. Susan Pringle, Back Bay resident
Ms. Carolyn Crockett, South End resident
Ms. Jaclyn Yessian, Park Plaza CAC

Ms. Shirley Kressel, Back Bay resident

Ms. Leah Garfickle, resident

Mr. Tom Mann, South End resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination waiving further review under Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code"), which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the Copley Place Residential Addition and Retail Expansion Project in the Back Bay (the "Proposed Project") as described in the Development Plan for Planned Development Area No. 84, Copley Place and the Copley Place Residential Addition and Retail Expansion Project, Huntington Avenue/Prudential Center District (the "Development Plan"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That, in connection with the Development Plan presented at a public hearing, duly held at the offices of the BRA on November 17, 2011, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Development Plan, the BRA finds that: (a) the Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (c) the Proposed Project in the Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (d) the Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in the Development Plan 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 Development Plan and the associated Map Amendment in substantial accord with that presented at the November 17, 2011 hearing; 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 hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston, as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

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

FURTHER

VOTED: That upon approval of the Development Plan by the Zoning Commission and successful completion of the Article 80 Large Project Review and Planned Development Area Review processes, that the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission (the "Zoning Commission") for the approval of the Development Plan for the Proposed Project pursuant to Section 80C of the Code and associated Map Amendment in substantial accord with the Development Plan presented to the BRA Board on November 17, 2011; and

FURTHER

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

The aforementioned PDA NO. 84 is filed in the Document Book at the Authority as Document No. 7091.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the First Amended and Restated Development Plan for the 319 A Street Rear Project within the boundaries of the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres to be under taken by 319 ASR, LLC.

This Hearing was duly advertised in the Boston Herald on November 3rd, 2011.

In the Boston Redevelopment Authority hearing on the First Amended and Restated Development Plan for Planned Development Area No. 69 relating to the 319 A Street (Rear) 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.

Mr. Geoff Lewis, Senior Project Manager may now proceed with the presentation.

Copies of a memorandum dated November 17, 2011 were distributed entitled "FIRST AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE 319 A STREET REAR PROJECT, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/100 ACRES", which included six proposed votes.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Kelly Saito, developer and Mr. BK Boley, architect, addressed the Authority and answered the Members' questions.

Mr. Martin Walsh, Building Trades spoke in favor of the proposed project. No one spoke in opposition for the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and determines that the First Amended and Restated Development Plan for 319 "A" Street Rear (the "Amended and Restated PDA Plan") located within Planned Development Area No. 69, South Boston/The 100 Acres complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Boston Zoning Code (the "Code"); and

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code (the "Code"), the Authority hereby approves and adopts the Amended and Restated PDA Plan located within Planned Development Area No. 69, South Boston/The 100 Acres and authorizes the Director to petition the Boston Zoning Commission for approval of the Amended and Restated PDA Plan in substantial accord with the form presented to the Authority on November 17, 2011 and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6.2 of the Code waiving the requirement for further review for the 319 A Street Rear Project located at 319 A Street Rear and described in the Amended and Restated PDA Plan (the "Proposed Project"), and proposed by 319 ASR, LLC (the "Proponent"), which shall provide that the Project Notification Form, Draft Project Impact Report, and Notice of Project Change: (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 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, upon completion of continuing Authority design review, and following Boston Zoning Commission approval of the Amended and Restated PDA Plan, to issue a Certification of Consistency pursuant to Section 80C-8 of the Code, upon finding that the standards set forth in the Code have been met; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, one or more Affordable Rental Housing Agreement(s) and Restriction(s), a Boston Residents Construction Employment Plan, a First Source Agreement and a Memorandum of Understanding, amendments to any existing agreements relating to the Proposed Project and the Amended and Restated PDA Plan, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned FIRST AMENDMENT PDA NO. 69 is filed in the Document Book at the Authority as Document No. 7092.

Copies of a memorandum dated November 17, 2011 were distributed entitled "AUTHORIZATION TO ADVERTISE A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE, GENERAL CONSTRUCTION BASIC SERVICE CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTIES", which included a proposed vote.

Mr. Francis Collins, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is authorized to advertise a Property Management, Repair and Maintenance General Construction Services Contract for BRA owned properties for labor, materials and equipment and not to exceed Two Hundred Thousand Dollars (\$200,000).

Copies of a memorandum dated November 17, 2011 were distributed entitled "PARKING MANAGEMENT SERVICES AGREEMENT WITH LAZ PARKING LIMITED, LLC FOR 269 COMMERCIAL STREET, SARGENT'S WHARF AND 290 TREMONT STREET PARKING LOTS", which included a proposed vote.

Mr. Francis Collins, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into a Parking Management Services Agreement with Laz Parking Limited, LLC, Four Copley Place, Suite 4400A, Boston, MA 02116 for the Parking Management Services of two (2) BRA-owned surface parking lots; Sargent's Wharf located at 269 Commercial Street in the Downtown Waterfront Urban Renewal Area, and at 290 Tremont Street in the South Cove Urban Renewal Area.

Copies of a memorandum dated November 17, 2011 were distributed entitled "120 KINGSTON STREET, CHINATOWN", which included three proposed votes. Attached to said memorandum were a letter dated November 7, 2011 from William Moy, Chinatown/South Cove Neighborhood Council and a map indicating the proposed area.

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 issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code") which (i) finds that Notice of Project Change dated October 6, 2011 (the "NPC") does not significantly increase the impacts of the 120 Kingston Street Project as modified by the Notice of Project Change dated August 31, 2010 (the Proposed Project"), and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Contribution Agreement, a Boston Residents Construction Employment Plan, First Source and

Memorandum of Understanding and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated November 17, 2011 were distributed entitled "E STREET SELF STORAGE PROJECT, 380-400 E STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum was a map indicating the proposed area.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Lou Cabral, Conroy Development Company, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which finds that the Project Notification Form ("PNF") adequately describes the impacts of the E Street Self Storage project, located at 380-400 E Street in South Boston (the "Proposed Project"), and which includes any conditions that the Director deems necessary to require the mitigation of such impacts; and

FURTHER

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

FURTHER

VOTED: That the Director is authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority in connection with the Proposed Project.

Copies of a memorandum dated November 17, 2011 were distributed entitled "PIER 4 PROJECT, RELEASE OF EASEMENT, AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included two votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") ratify and confirm the petition to the City of Boston Public Improvements Commission ("PIC") executed by the Director for the grant of a pedestrian and utility easement by the Anthony's Hawthorne, Inc. to the PIC in the Release Parcel as such Release Parcel is described on page 3 of 5 in Annex A to the Order of Taking dated May 22, 2003, and recorded at the Suffolk Registry of Deeds in Book 31530 at Page 317; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into, execute and deliver a release, termination and extinguishment of that certain easement as described on page 3 of 5 in Annex A to the Order of Taking dated May 22, 2003, and recorded at the Suffolk Registry of Deeds in Book 31530 at Page 317 and, or any and all other related instruments, agreements and documents in connection with the release, termination and extinguishment of

such easement and PIC petition, 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.

Copies of a memorandum dated November 17, 2011 were distributed entitled "WATERSIDE PLACE, PHASE I, SOUTH BOSTON WATERFRONT DISTRICT", which included four proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines that the proposed Phase I of the Waterside Place project ("Proposed Project"), as described in the Notice of Project Change dated November 4, 2011 (the "Second NPC") submitted by the Core Development Group North LLC (the "Proponent"), conforms to the general plans for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

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

FURTHER

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

FURTHER

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

Copies of a memorandum dated November 17, 2011 were distributed "PARCELS R-31A, R-31B, R-68, AND R-102 IN THE CHARLESTOWN URBAN RENEWAL AREA, LOCATED AT 34-42 WARREN STREET, CHARLESTOWN", which included two proposed votes. Attached to said memorandum was a map indicating the proposed area.

Mr. Geoffrey Lewis, Senior Project Manager and Phil Hresko, 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 40 Warren Street project in Charlestown Navy (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 execute any and all agreements and documents which the Director deems appropriate and necessary in connection with 40 Warren Street 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 November 17, 2011 were distributed "THE LEARNING CENTER AT BROMLEY-HEATH, JAMAICA PLAIN", which included a proposed vote. Attached to said memorandum was a map indicating the proposed project.

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

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed approximately 22,700 square foot redevelopment of a child and family development center to be built at 33 Bickford Street in the Jamaica Plain area by Associated Early Care and Education, Inc. has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code.

Copies of a memorandum dated November 17, 2011 were distributed "225 CENTRE STREET HOUSING PROJECT, JACKSON SQUARE PROJECT, JAMAICA PLAIN/ROXBURY", which included two proposed votes. Attached to said memorandum were two maps indicating the proposed area.

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

On a motion duly made and seconded, it was unanimously
VOTED: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 17, 2011 relating to certain discontinued city streets in the Jackson Square Project area, 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 documents and agreements necessary and appropriate in connection with the eminent domain taking.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7093.

Copies of a memorandum dated November 17, 2011 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS" and two maps indicating the location of the project.

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

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7094.

Copies of a memorandum dated November 17, 2011 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE MARCUS GARVEY CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE MARCUS GARVEY CHAPTER 121A PROJECT" and two maps indicating the location of the project.

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

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE MARCUS GARVEY CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7095.

Copies of a memorandum dated November 17, 2011 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE CONCORD HOUSE ASSOCIATES CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE CONCORD HOUSE ASSOCIATES CHAPTER 121A PROJECT" and two maps indicating the location of the project.

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

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE CONCORD HOUSES ASSOCIATES CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF A TRANSFER OF A MEMBER INTEREST IN THE GENERAL PARTNER AND A LIMITED PARTNER INTEREST IN THE OWNER AND RELATED MATTERS" be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7096.

Copies of a memorandum dated November 17, 2011 were distributed entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON THE DORCHESTER HOUSE CHAPTER 121A PROJECT AND CERTIFICATE OF PROJECT TERMINATION", which included three proposed vote. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE DORCHESTER HOUSE ASSOCIATES CHAPTER 121A PROJECT" and two maps indicating the location of the project.

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

VOTED: That the document presented at this meeting entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON THE DORCHESTER HOUSE CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the Boston Redevelopment Authority (the "Authority") in accordance with G.L. c. 121A, §18C, hereby determines and finds with regard to the Dorchester House Chapter 121A Project (the "Project"), as follows: (1) that Dorchester Housing Associates has carried out its obligations and performed the duties as imposed by G.L. c. 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereinafter "C. 121A"); and (2) that the Dorchester House Chapter 121A Project will be terminated as of December 31, 2011, and thereafter the property which constitutes the Project and Dorchester Housing Associates shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by C. 121A, subject to any compliance issues from the date hereof to December 31, 2011; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority when appropriate, a Certificate of Project Termination with regard to the Dorchester House Chapter 121A Project. Such Certificate of Project Termination shall be delivered to Dorchester Housing Associates, the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector-Treasurer of the Treasury Department.

The aforementioned SIXTH REPORT AND DECISION AMENDMENT AND TERMINATION is filed in the Document Book at the Authority as Document No. 7097.

Copies of a memorandum dated November 17, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 54 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 31479; BZC 31497; BZC 31498; BZC 31499; BZC 31501; BZC 31502; BZC 31503; BZC 31504; BZC 31505; BZC 31506; BZC 31507; BZC 31509; BZC 31511; BZC 31512; BZC 31514; BZC 31515; BZC 31517; BZC 31518; BZC 31520; BZC 31521; BZC 31522; BZC 31524; BZC 31525; BZC 31526; BZC 31528; BZC 31529; BZC 31530; BZC 31531; BZC 31532; BZC 31533; BZC 31534; BZC 31535; BZC 31536; BZC 31537; BZC 31538; BZC 31539; BZC 31541; BZC 31542; BZC 31543; BZC 31545; BZC 31546; BZC 31547; BZC 31548; BZC 31549-31550; BZC 31553; BZC 31562; BZC 31563; BZC 31571; BZC 31574; BZC 31584; BZC 31586; BZC 31591

Copies of a memorandum dated November 17, 2011 were distributed entitled "HARRISON-ALBANY CORRIDOR STRATEGIC PLAN", which included two proposed votes. Attached to said memorandum was a map indicating the Fairmount Corridor.

Mr. Carlos Montanez, Senior Planner II and Ms. Alexa Pinard, Urban Designer 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 adopts the Harrison-Albany Corridor Strategic Plan as the Plan which will be the framework for the Boston Redevelopment Authority and the

community to guide future development and public realm improvements within the Harrison-Albany Corridor.

The aforementioned HARRISON ALBANY PLAN is filed in the Document Book at the Authority as Document No. 7098.

Copies of a memorandum dated November 17, 2011 were distributed entitled "DESIGNER SELECTION: BOSTON CITY HALL PLAZA PLANNING, URBAN DESIGN AND ENGINEERING SERVICES", which included a proposed vote.

Ms. Lara Merida-Fernandes, Special Assistant, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED:

Mr. Peter Meade, Director had no update for the Board Members.

Copies of a memorandum dated November 17, 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
Fleming Brothers, Inc.	\$130,621.00
ESRI, Inc.	\$ 27,500.00
Fleming Brothers, Inc.	\$ 12,866.00
Englander, Chicoine et al	\$ 35,905.75

Copies of a memorandum dated November 17, 2011 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel to for Kairos Shen, to NYC to attend and speak at "Zoning the City" from November 13, 2011 - November 16, 2011 at no Agency cost.

VOTED: That the next meetings of the Authority will be held on Thursday, December 15, 2011 at 5:30 p.m.; Thursday, January 12, 2012 at 5:30 p.m.; Thursday, February 16, 2012 at 5:30 p.m., TUESDAY, March 13, 2012 at 5:30 p.m. and Thursday, April 12, 2012 at 5:30 p.m..

VOTED: To adjourn.

The meeting adjourned at 10:52 p.m.

Secretary