

Mr. Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority and announced that this was the Annual Meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously  
VOTED: To re-elect the current officers of the Authority until the next Annual Meeting of the Authority:

Clarence J. Jones, Chairman  
Consuelo Gonzales Thornell, Treasurer  
Paul D. Foster, Vice Chairman

The Minutes of the meeting of January 12, 2012, which were previously distributed, were submitted.

Copies of a memorandum dated February 16, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING: STEWARD ST. ELIZABETH'S MEDICAL CENTER INSTITUTIONAL MASTER PLAN NOTIFICATION FORM/NOTICE OF PROJECT CHANGE FOR RENEWAL AND AMENDMENT OF THE INSTITUTIONAL MASTER PLAN", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, March 13, 2012 at 5:30 p.m. to consider Institutional Master Plan Notification Form/Notice of Project Change for Renewal and Amendment for the Institutional Master Plan for Steward St. Elizabeth's Medical Center".

Copies of a memorandum dated February 16, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 86, 411 D STREET PROJECT, LOCATED AT 411 D STREET, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were 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 schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on March 13, 2012 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 86, 411 D Street Project, South Boston.

Copies of a memorandum dated February 16, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA FOR THE HODGE BOILER WORKS PROJECT LOCATED IN EAST BOSTON", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C-5.4 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on March 13, 2012 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, regarding the proposed Development Plan for Planned Development Area No. 85 at 101 Sumner Street, East Boston and the Notice of Project Change for the Hodge Boiler Works project.

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 49, 51, & 63 Melcher Street Project within the boundaries of the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres to be under taken by W 2005 BWH 2 Realty LLC.

This Hearing was duly advertised in the Boston Herald on February 3rd, 2012.

In the Boston Redevelopment Authority hearing on the First Amended and Restated Development Plan for Planned Development Area No. 69 relating to the 49, 51, & 63 Melcher Street 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.

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

Copies of a memorandum dated February 16, 2012 were distributed entitled "PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED IN THE FORT POINT CHANNEL NEIGHBORHOOD OF THE SOUTH BOSTON INNOVATION DISTRICT, TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND TO CONSIDER THE SECOND AMENDED AND RESTATED PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN FOR THE 49/51/63 MELCHER STREET PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included seven proposed votes.

The following people spoke in favor of the proposed project:

Mr. Mark Fortune, Building Trades President

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project:

Attorney Jay Eigerman, Dalton and Finegold and Mr Joel Bargmann, 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 Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Second Notice of Project Change submitted by W2005 BWH II Realty LLC (the "Proponent") does not significantly increase the impacts arising from the 49/51/63 Melcher Street Project (the "Proposed Project") as described in the Second Amended and Restated Development Plan for the 49/51/63 Melcher Street Project (the "Second Amended and Restated Development Plan") within the area of the Planned Development Area No. 69, South Boston/The 100 Acres in comparison to the 49/51/63 Melcher Street Project (the "First Revised Project") as described in the First Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project effective May 6, 2011, and waives further review of such Proposed Project, subject to continuing design review by the Boston Redevelopment Authority ("Authority"); and

FURTHER VOTED: That the Authority hereby finds and determines that the Second Amended and Restated Development Plan complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval, of the Code; and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the Second Amended and Restated Development Plan and authorizes the Director to petition the Boston Zoning Commission for approval of the Second Amended and Restated Development Plan in substantial accord with the form of the Second Amended and Restated Development Plan submitted to the Authority at its public hearing on February 16, 2012, and attached hereto; and

FURTHER VOTED: That upon approval of the Second Amended and Restated Development Plan by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Proposed Project under Section 80C-8 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance pursuant to Section 80B-6 of the Code for each phase of the Proposed Project upon the successful completion of all applicable Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute amendments to the Development Impact Project Agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, one or more Cooperation Agreements, Boston Residents Construction Employment Plans, First Source Agreements, Memoranda of Understanding, Affordable Rental Housing Agreement(s) and Restriction(s), and any and all other documents, as may be necessary and appropriate in connection with the Proposed Project, 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.

Copies of a memorandum dated February 16, 2012 were distributed entitled "75 WEST SCHOOL STREET PROJECT, LOCATED ON PARCEL R-2A1, IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included three 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 Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Second Notice of Project Change ("Second NPC") adequately describes the potential impacts arising from the 75 West School Street project, consisting of 99 residential rental units and 132 parking spaces (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 execute an Affordable Rental Housing Agreement and Restriction, a Cooperation 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, located at 75 West School Street in Charlestown, all upon terms and conditions determined to be in the best

interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Amended and Restated Land Disposition Agreement in connection with the Proposed Project on Parcel R-2A1 of the Charlestown Urban Renewal Area, upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated February 16, 2012 were distributed entitled "MEZZO LOFTS: CERTIFICATE OF COMPLETION, 48-50 BRIGHTON STREET, CHARLESTOWN, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the Mezzo Lofts project (the "Project"), located at 48-50 Brighton Street in Charlestown, in accordance with section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and CJUF II Metro LLC dated August 3, 2006, as amended, evidencing the successful completion of the Project, subject to any outstanding provisions of the Cooperation Agreement.

Copies of a memorandum dated February 16, 2012 were distributed entitled "THE MERANO PROJECT "PARCEL 1B/1C" NOTICE OF PROJECT CHANGE", which included six proposed votes. Attached to said memorandum was a map indicating the location of the proposed project

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Michael Barowsky, developer and Mr. Chris Coios, 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 Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the project changes and lapse of time described in the Notice of Project Change submitted on October 4, 2011 ("NPC"), which changes relate to The Merano Project "Parcel 1B/1C", now proposed as a mixed-use development comprising approximately 491,700 square feet of gross floor area, including 248,000 square feet of residential apartments (230 units), an approximately 210 key hotel of 149,000 square feet, 13,000 square feet of restaurant space, 4,700 square feet of retail uses, and approximately 184 parking spaces will be provided in two levels of above grade parking (the "Proposed Project"), do not significantly increase the impacts of the original project described in the Project Notification Form dated June 27, 2008 and do not warrant further review under

Article 80B, other than continuing design review by the Boston Redevelopment Authority ; and

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

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

FURTHER VOTED: That the Director hereby is, authorized to issue such recommendations or approvals as are required for the Project to secure necessary zoning relief; and

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

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

Copies of a memorandum dated February 16, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RD-77 LOCATED AT 10 TAYLOR STREET AND ABUTTING PROPERTY LOCATED AT 8 TAYLOR STREET", which included a proposed vote. Attached to said memorandum were letter dated February 6, 2012 from John M. Hoffman CPA, a letter dated January 25, 2011 John McLachlan, Eight Streets Neighborhood Associations, a letter dated December 20, 2011 from Michal Leabman, The South End Historical Society, Inc., a letter from Larry Wiggins, a letter dated January 4, 2012 from Jennifer Gelfand Church, Keller Williams Realty, an email dated January 7, 2012 from Jennifer Gelfand, a letter dated January 9, 2012 from Philip J. Wright, a letter dated February 14, 2012 from Michael W. Parker, Rackemann Sawyer & Brewster, a letter dated January 31, 2012 from James A. Heroux, a letter dated February 2, 2012, a letter dated February 3, 2012 from Donald R. Morton and Michael S, Swartzell, a letter from Charles and Norly Watson & John Payne and Louane Hann, a letter dated December 22, 2011 from Charles and Norly Watson & John Payne and Louane Hann & Breet and Kate Alessi & John Wheeler & Barry Franklin and Christine Needham & Kelly Glew & Mark and Jaimee Newcomer; a letter dated January 5, 2012 from Joan D. Wheeler, a letter dated February 13, 2012 from Louane E. Hann and John S. Payne, a letter dated February 14, 2012 from Joan D. Wheeler, a letter from Mark Newcomb 8 Dwight Street Condo Association, an email dated

December 29, 2011 from Mark Newcomer, a letter from John Payne, five renderings and two maps indicating the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO SO-CALLED PARCEL RD-77 ", was introduced, read and considered.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") approves the schematic design plans for the construction of a two-story structure partially located at 10 Taylor Street and an addition and renovation of a two-story wood-clad townhouse located at 8 Taylor Street including two (2) enclosed parking spaces and open space improvements ("Proposed Project") located at 8 and 10 Taylor Street ("Project Site") by Ramy B. Rizkalla in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby adopts the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO SO-CALLED PARCEL RD-77; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement on the Project Site with Ramy B. Rizkalla and to execute any and all other documents, agreements or instruments necessary to allow the Proposed Project on the Project Site in the South End Urban Renewal Area, Project No. Mass. R-56 to proceed, said documents to include such terms and conditions as the Director may deem appropriate.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7110.

Copies of a memorandum dated February 16, 2012 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE ST. JAMES COMPANY CHAPTER 121A PROJECT (ALSO KNOWN AS THE FRANKLIN) LOCATED IN THE SOUTH END NEIGHBORHOOD", which included a proposed vote. Attached to said memorandum were a document entitled "ST. JAMES COMPANY CHAPTER 121A PROJECT: THIRD

AMENDMENT TO REPORT AND DECISION ON THE ST. JAMES COMPANY CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED ST. JAMES COMPANY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF FRANKLIN PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT”, the Franklin Preservation Associates Limited Partnership Application and two maps indicating the location of the project.

Mr. Erico Lopez, Project Assistant and Mr. Roger Brown, Preservation for Affordable 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 “ST. JAMES COMPANY CHAPTER 121A PROJECT: THIRD AMENDMENT TO REPORT AND DECISION ON THE ST. JAMES COMPANY CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED ST. JAMES COMPANY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF FRANKLIN PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT”, 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. 7111.

Copies of a memorandum dated February 16, 2012 were distributed entitled “DUDLEY SQUARE DEMONSTRATION PROJECT; 2304-2306 WASHINGTON STREET AND 2326-2328 WASHINGTON STREET”, which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project

Mr. James Tierney, Chief of Staff, 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 February 16, 2012 relating to certain properties located at 2304-2306 Washington Street (Ward 09, Parcel 03143) and 2326-2328 Washington Street (Ward 09, Parcel 03142) in the Dudley Square section of the city of 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 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. 7112.

Copies of a memorandum dated February 16, 2012 were distributed entitled “TENTH AMENDMENT TO REPORT AND DECISION ON THE OVERALL PROJECT KNOWN AS MADISON PARK VILLAGE, MORE SPECIFICALLY THE MADISON PARK IV CHAPTER 121A PROJECT, LOCATED ON DEWITT DRIVE, MADISON PARK COURT, SOJOURNER TRUTH COURT, KERR PLACE, BROOK MARSHALL ROAD, AND RAYNOR CIRCLE IN LOWER ROXBURY”, which included three proposed votes. Attached to said memorandum were a document entitled “TENTH 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 PROJECT AND OF THE RELEASE OF A PORTION OF THE PROJECT AREA” and two maps indicating the location of the project.

Mr. Erico Lopez, Project Assistant and Mr. Russ Turner, Madison Park, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “TENTH 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 PROJECT AND OF THE RELEASE OF A PORTION OF THE PROJECT AREA”, be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, in connection with the release of 40 Raynor Circle from the Madison Park IV Chapter 121 Project Area, to execute a Partial Certificate of Project Termination, which finds the following: that a portion of the Project is terminated, and the property which constitutes 40 Raynor Circle as of the termination date, shall no longer be subject to the obligations, except for any outstanding liabilities incurred as set forth in the existing Regulatory Agreement, nor shall that portion of the Project enjoy the rights, benefits, exemptions and privileges conferred or imposed by Chapter 121A. Such Partial Certificate of Project Termination shall be delivered to New Madison Park IV Limited Partnership, the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, including the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector--Treasurer of the Treasury Department.

FURTHER VOTED: That the Director, be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, in connection with the release of 40 Raynor Circle from the Madison Park IV Chapter 121 Project Area, to enter into or execute any and all documents, or agreements deemed necessary and appropriate by the Director, including a Land Use Agreement, containing such terms and conditions that are acceptable to the Director, in his sole discretion.

The aforementioned TENTH REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7113.

Copies of a memorandum dated February 16, 2012 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BLACKSTONE COMPANY CHAPTER 121A PROJECT, PARCELS A, B AND LOT 5, WEST END URBAN RENEWAL AREA, PROJECT No. UR 2-3 AND THE WEST END AREA OF BOSTON", which included two proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BLACKSTONE COMPANY CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED BLACKSTONE COMPANY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF BLACKSTONE PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT" and two maps indicating the location of the project.

Mr. Erico Lopez, Project Assistant, 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 "FIRST AMENDMENT TO REPORT AND DECISION ON THE BLACKSTONE COMPANY CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED BLACKSTONE COMPANY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF BLACKSTONE PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT", be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a First Amendment to Land Disposition Agreement, if needed, as determined by the Director, with Blackstone Preservation Associates Limited Partnership, to allow for the transfer of ownership of the Blackstone Company Apartments Chapter 121A Project, Parcels A, B and Lot 5 in the West End Urban Renewal Area, Project No. UR 2-3, and to execute any and all other 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 ownership of the Blackstone Company Apartments Chapter 121A Project.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7114.

Copies of a memorandum dated February 16, 2012 were distributed entitled "630 EAST SECOND STREET, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were letter dated December 30, 2011 acting behalf of the Dohle Family and two maps indicating the proposed project.

Mr. Erico Lopez, Project Assistant, Attorney Jeffrey Drago 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 Michael Indresano to develop the 630 East Second Street project 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.

Copies of a memorandum dated February 16, 2012 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE OLD COLONY PHASE TWO CHAPTER 121A PROJECT, SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE OLD COLONY PHASE TWO CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED OLD COLONY PHASE TWO CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF OLD COLONY PHASE TWO B LIMITED PARTNERSHIP AND OLD COLONY PHASE TWO C LIMITED PARTNERSHIP AS NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIPS PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT IN THREE PHASES" and two maps indicating the location of the project.

Mr. Erico Lopez, Project Assistant, Mr. William McGonagle, Boston Housing Authority, Ms. Pam Goodman developer and Attorney Ruth H. Silman, 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 "FIRST AMENDMENT TO REPORT AND DECISION ON THE OLD COLONY PHASE TWO CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED OLD COLONY PHASE TWO CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF OLD COLONY PHASE TWO B LIMITED PARTNERSHIP AND OLD COLONY PHASE TWO C LIMITED PARTNERSHIP AS NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIPS PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT IN THREE PHASES", 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 other 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 ownership of the Old Colony Phase Two Chapter 121A Project.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7115.

Copies of a memorandum dated February 16, 2012 were distributed entitled "ENERGY THERMAL SYSTEM GRANT FOR ROGERS & PREBLE STREET PROJECT", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director 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 \$43,526 from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the South Boston Neighborhood Development Corporation to assist with a energy/heating system upgrades to the Rogers/Preble Street Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all documents deemed necessary and appropriate by the Director in connection with these grants from the IDP energy Efficiency Program to the South Boston Neighborhood Development Corporation in support of the energy/heating system upgrades to the Rogers/Preble Street Project.

Copies of a memorandum dated February 16, 2012 were distributed entitled "SHOWA BOSTON PROJECT SECOND AMENDMENT TO THE MASTER PLAN, 420 POND STREET, JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum were a letter dated December 21, 2011 and two maps indicating the location of the proposed property.

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 proposal by Showa Boston to construct a 8,000 square feet of dormitory enclosure, academic addition, and cafeteria addition at 420 Pond Street in Jamaica Plain, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and

FURTHER VOTED: That the Authority hereby approves the Second Amendment to the Showa Boston Institute master plan as required by the City of Boston Zoning Board of Appeal decision dated April 14, 1987 and numbered BZC-9718.

Copies of a memorandum dated February 16, 2012 were distributed entitled "SECOND AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE TRILOGY PROJECT (ALSO KNOWN AS THE FENWAY MIXED USE PROJECT) LOCATED IN THE FENWAY NEIGHBORHOOD", which included a proposed vote

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 enter into a second amendment to the Affordable Rental Housing Agreement and Restriction for the Trilogy Project, removing Unit 2H, 2<sup>nd</sup> Floor from Exhibit B-1 and adding Unit 2E, 6<sup>th</sup> Floor to Exhibit B-1 as an affordable unit, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated February 16, 2012 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE KENMORE ABBEY CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "KENMORE ABBEY CHAPTER 121A PROJECT: SECOND AMENDMENT TO REPORT AND DECISION ON A CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED KENMORE ABBEY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF KENMORE ABBEY PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT", the Kenmore Abbey Preservation Associates Limited Partnership Application and two maps indicating the location of the 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 document presented at this meeting entitled "KENMORE ABBEY CHAPTER 121A PROJECT: SECOND AMENDMENT TO REPORT AND DECISION ON A CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED KENMORE ABBEY CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF KENMORE ABBEY PRESERVATION ASSOCIATES LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT", be and hereby is, approved and adopted in all respects.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7116.

Copies of a memorandum dated February 16, 2012 were distributed entitled "TENTATIVE REDEVELOPER DESIGNATION FOR 4228 WASHINGTON STREET, ROSLINDALE, A/K/A/ MBTA ROSLINDALE SUBSTATION", which included three proposed votes. Attached to said memorandum were five rendering and two maps indicating the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF ROSLINDALE SUBSTATION PROJECT JOINT VENTURE, OR RELATED ENTITY, AS THE REDEVELOPER OF FORMER MASSACHUSETTS BAY TRANSPORTATION AUTHORITY ("MBTA") SUBSTATION LOCATED AT 4228 WASHINGTON STREET, ROSLINDALE", was introduced, read and considered.

Mr. Tai Lim, Senior Project Manager and Ms. Kathleen Kotoridis, Historic Boston Inc., 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") hereby adopts the Resolution of the Boston Redevelopment Authority, dated February 16, 2012, RE: Tentative Designation of Roslindale Substation Project Joint Venture, or related entity, as the Redeveloper of the former Massachusetts Bay Transportation Authority ("MBTA") Substation located at 4228 Washington Street, Roslindale; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper, its agent, contractors and/or subcontractors for the purpose of providing the Redeveloper, its agent, contractors and/subcontractors with access onto the Property for survey and site preparation, and all related pre-development activities associated with the planning and development of the Property; and

FURTHER VOTED: That the Tentative Designation of Roslindale Substation Project Joint Venture, or related entity, comprising a joint venture between Historic Boston Inc. and Roslindale Village Main Streets as the Redeveloper of the Property be automatically rescinded without prejudice and without further action by the BRA Board, if Final Designation has not been granted within twelve (12) months of this Tentative Designation or by February 16, 2013.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7117.

Copies of a memorandum dated February 16, 2012 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 letter dated February 7, 2012 from Attorney Gerard Fong and two maps indicating 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 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 twelve (12) months, or until March 13, 2013, to allow BCEC time to meet all the necessary requirements and resolve the title issues. If the terms and conditions have not been met to the satisfaction of the Director, the title issues have not been resolved, and the final designation has not been granted by March 13, 2013, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated February 16, 2012 were distributed entitled "AUTHORIZATION TO AWARD A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE GENERAL CONSTRUCTION BASIC SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", which included a proposed vote. Attached to said memorandum were and two maps indicating the property.

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 for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with Fleming Bros., Inc. located at 106 Columbia Street, Quincy, MA 02169, for Property Management, Repair and Maintenance General Construction Basic Services for BRA owned properties in the total amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

Copies of a memorandum dated February 16, 2012 were distributed entitled "MEMORANDUM OF AGREEMENT FOR THE BILL RUSSELL TRIBUTE STATUTE", which included a proposed vote.

Ms. Heather Campisano, Deputy Director for Development Review, 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 Memorandum of Agreement the City of Boston, acting through its Property and Construction Management Department, and the Boston Celtics Shamrock Foundation to allow for the installation of the **Bill Russell Tribute Statute** to be incorporated into the landscape and proposed redesign of the Washington Mall Corridor at City Hall Plaza, upon such terms and conditions as the Director deems appropriate and in the best interests of the Boston Redevelopment Authority, in his discretion.

Copies of a memorandum dated February 16, 2012 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 31629; BZC 31631; BZC 31632  
BZC 31633; BZC 31635; BZC 31636; BZC 31637; BZC 31648; BZC 31649;  
BZC 31650; BZC 31651; BZC 31652; BZC 31654; BZC 31656; BZC 31658; BZC 31659; BZC 31660; BZC 31662; BZC 31664; BZC 31665; BZC 31666; BZC 31667;  
BZC 31668; BZC 31669; BZC 31670; BZC 31671; BZC 31672; BZC 31674; BZC 31676; BZC 31677; BZC 31679; BZC 31681; BZC 31684; BZC 31685; BZC 31686;  
BZC 31687; BZC 31688; BZC 31689; BZC 31690; BZC 31691; BZC 31692; BZC 31693; BZC 31701; BZC 31702; BZC 31704; BZC 31705; BZC 31707; BZC 31708;  
BZC 31709; BZC 31710; BZC 31711; BZC 31712; BZC 31721 and BZC 31722.

Copies of a memorandum dated February 16, 2012 were distributed entitled "DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum were a document entitled Map Amendment Application No. 608 - Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time Map 1: Boston Proper and a document entitled "Text Amendment Application No. 425 - Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time".

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

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2012 to March 24, 2013, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 16, 2012.

The aforementioned MAP AND TEXT AMENDMENTS are filed in the Document Book at the Authority as Document No. 7119.

Copies of a memorandum dated February 16, 2012 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
Englander, Chicoine et al	\$ 42,202.78
Bargman Hendrie Archetype	\$ 23,621.04
Meister Consultants Group	\$ 5,624.75
Stephen Stimson Associates	\$ 3,000.00
Sasaki Associates, Inc.	\$ 33,755.16

Copies of a memorandum dated February 16, 2012 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 for John Dalzell to Washington, DC to attend the US Green Building Council Board of Directors Meeting from February 28 to March 1, 2012, at no cost the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for Alvaro Lima to San Antonio, TX as speaker at the International Economic Development Council 2012 Leadership Summit, at no cost to the Authority.

On roll call, the following voted "Aye": Ms. Thornell; Messrs. Jones, Burke and Foster, voted to enter into Executive Session. Mr. Jones announced that Regular Session would resume following the close of Executive Session. The Members entered Executive Session at 7:26 p.m. The Members came out of Executive Session at 8:07 p.m.

Copies of a memorandum dated February 16, 2012 were distributed entitled "DUDLEY SQUARE DEMONSTRATION PROJECT: 2304-2306 WASHINGTON STREET AND 2326-2328 WASHINGTON STREET: FAIR MARKET VALUE DETERMINATION".

VOTED: That the Authority hereby adopts the votes contained in Attachment 1 and Attachment 2 to the memorandum submitted to the Board in the Executive Session on February 16, 2012 with respect to the recommended fair market values for 2304-2306- Washington Street (Ward 09, Parcel 03143) and 2326-2328 Washington Street (Ward 09, Parcel 03142) in the Dudley Square section of the city of Boston;

FURTHER VOTED: That, the Director be, and hereby is, authorized to enter into Land Damage and Settlement Agreements for the amount identified in Attachment 1 and Attachment 2 to the memorandum submitted to the Board in the Executive Session on February 16, 2012 subject to such terms and conditions acceptable to the Director in his sole discretion.

VOTED: That the next meetings of the Authority will be held on TUESDAY, March 13, 2012 at 5:30 p.m. and Thursday, April 12, 2012 at 5:30 p.m.; TUESDAY, May 15, 2012 at 5:30 p.m., Thursday, June 12, 2012 at 5:30 p.m.; Thursday, July 12, 2012 at 5:30 p.m.; Thursday, August 9, 2012 at 5:30 p.m.; Thursday, September 13, 2012 at 5:30 p.m.; Thursday, October 18, 2012 at 5:30 p.m.; Thursday, November 15, 2012 at 5:30 p.m. and Thursday, December 13, 2012 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:09 p.m.

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Secretary