

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 13, 2012 were submitted.

Copies of a memorandum dated April 12, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING TO CONSIDER THE EMMANUEL COLLEGE INSTITUTIONAL MASTER PLAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on May 15, 2012 at 5:30 p.m. or at a time and date to be determined by the Director, to consider the Emmanuel College Institutional Master Plan.

Copies of a memorandum dated April 12, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING TO CONSIDER: (1) THE BRIGHAM AND WOMEN'S HOSPITAL INSTITUTIONAL MASTER PLAN AMENDMENT; AND (2) THE BRIGHAM AND WOMEN'S HOSPITAL 2012 INSTITUTIONAL MASTER PLAN AMENDMENT PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum was a map indicating 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 before the Boston Redevelopment Authority on May 15, 2012 at 5:45 p.m. or at a time and date to be determined by the Director, to consider: (1) the Brigham and Women's Hospital Institutional Master Plan Amendment; and (2) the Brigham and Women's Hospital 2012 Institutional Master Plan Amendment Project as a Development Impact Project.

Copies of a memorandum dated April 12, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA No. 88 ('PDA') FOR THE MERCK RESEARCH LABORATORY ('MERCK')" which included a proposed vote. Attached to said memorandum was a map indicating 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 before the Boston Redevelopment Authority on May 15, 2010 at 6:00 p.m. or at a time and date to be determined by the Director, to consider the Development Plan for the Planned Development Area No. 88 for the Merck Research Laboratory.

Copies of a memorandum dated April 12, 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 four renderings 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, May 15, 2012 at 6:15 p.m., or a date and time to be determined by the Director, to consider the 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 April 12, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE BOSTON CONSERVATORY INSTITUTIONAL MASTER PLAN AMENDMENT", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, May 15, 2012 at 6:30 p.m., or a date and time to be determined by the Director, to consider The Boston Conservatory Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated April 12, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING TO CONSIDER THE WHEELOCK COLLEGE INSTITUTIONAL MASTER PLAN AMENDMENT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on May 15, 2012 at 6:45 p.m. or at a time and date to be determined by the Director, to consider the Wheelock College Institutional Master Plan Notification Form for a Second Amendment to the Wheelock College Institutional Master Plan.

Copies of a memorandum dated April 12, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON HOUSING CREATION PROPOSAL OF MASSACHUSETTS COLLEGE OF PHARMACY AND HEALTH SCIENCES AND MISSION HILL NEIGHBORHOOD HOUSING SERVICES", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is authorized to advertise a public hearing to be held on May 15, 2012 at 7:00pm before the Boston Redevelopment Authority Board to consider a housing creation proposal by Massachusetts College of Pharmacy and Health Sciences for the benefit of the Gurney Street Elderly Housing Development to be developed by Mission Hill Neighborhood Housing Services.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the Development Plan For Planned Development Area No. 86, 411 D Street, South Boston to be undertaken by 411 D Street Associates, LLC.

This Hearing was duly advertised in the Boston Herald on March 30, 2012.

In the Boston Redevelopment Authority hearing on the Development Plan For Planned Development Area No. 86, 411 D Street, South Boston, 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 April 12, 2012 were distributed entitled "PUBLIC HEARING REGARDING THE 411 D STREET PROJECT, LOCATED IN THE SOUTH BOSTON INNOVATION DISTRICT, TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 86, 411 D STREET, SOUTH BOSTON", which included seven proposed votes.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Ed Nardi, developer and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Salvatore Lamattina

Mr. Adam Webster on behalf of Councilor John Connolly

Mr. Mark Fortune, President Building Trades

Mr. Gary, D Street IAG & resident

Mr. Gary Walker, Local 103 IBEW

Mr. Christian, Carpenters Union

Mr. Bill Doherty, Alloy Painters Union

Mr. Ray Picker, Painters Union

Mr. Bill Boyle, Painters Union and D Street resident

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the 411 D Street Project in South Boston (the "Proposed Project") as described in the PNF and the Development Plan for Planned Development Area No. 86, 411 D Street in South Boston (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 April 12, 2012, 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 in accordance with Section 80C of the Code and associate Map Amendment in substantial accord with the Development Plan and Map amendment presented at the April 12, 2011 hearing; 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 and Map Amendment presented to the BRA Board on April 12, 2012; 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 execute a Cooperation Agreement, an Affordable Rental 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. 86 is filed in the Document Book at the Authority as Document No. 7207.

Copies of a memorandum dated April 12, 2012 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL X-21A IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the parcel.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel X-21A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-21A"), located at 46 Sullivan Street, and the adjacent parcel located at 44 Sullivan Street, allowing the construction of a two-family building, 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 April 12, 2012 were distributed entitled "PARCEL X-46 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55" and "PARCEL X-46 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included two 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 approve the sale of Parcel X-46 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at 3 Nearen Row ("Parcel X-46") from Ann M. Crilley and Annmarie McCaffrey to WMC-CHARLESTOWN LLC, a Massachusetts limited liability company; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel X-46 allowing the development of three (3) residential condominium units on Parcel X-46 and the adjacent parcel of land located at 1 Nearen Row, 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 April 12, 2012 were distributed entitled "FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT FOR PARCEL X-32A IN THE CHARLESTOWN URBAN RENEWAL AREA", which included three proposed votes.

Mr. John Fitzgerald, 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") approve the sale and transfer of Parcel X-32A in the Charlestown Renewal Area, from Maureen Sullivan to David Seuss by way of quitclaim deed; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a First Amendment to the Land Disposition Agreement for Parcel X-32A in the Charlestown Urban Renewal Area, located at 66 Green Street, to allow the use of parking, containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into any other agreements and/or documents deemed necessary and appropriate by the Director in his discretion in connection with the First Amendment to Land Disposition Agreement.

Copies of a memorandum dated April 12, 2012 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS ASSOCIATED WITH THE CHANNEL CENTER PROJECT IN THE FORT POINT CHANNEL NEIGHBORHOOD IN SOUTH BOSTON", which included two proposed votes. Attached to said memorandum was a letter dated April 5, 2012 from Sister Maryadele Robinson, Laboure Center.

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

Councilor Salvatore Lamattina spoke in support of the proposed contribution.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$100,000 from the Channel Center Mitigation Fund maintained by the BRA from contributions made by the developers of the Channel Center Project pursuant to the Cooperation Agreement dated January 31, 2003, as amended, to the Laboure Center; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to a Grant Agreement, in connection with the disbursement of funds from the Channel Center Mitigation Fund, as set forth in the prior vote.

Copies of a memorandum dated April 12, 2012 were distributed entitled "1501 COMMONWEALTH AVENUE - "CHARING CROSS", BRIGHTON", which included three proposed votes. Attached to said memorandum were a letter dated April 5, 2012 from Gary L. Russell, Boston Landmarks Commission and two maps indicating the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which finds that the Project Notification Form Submitted on February 23, 2012 ("PNF"): (i) adequately describes the potential impacts arising from the 1501 Commonwealth Avenue residential project, (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) 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 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute 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, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 12, 2012 were distributed entitled "2012-13 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, TROLLEY TOUR KIOSKS", which included a proposed vote.

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 hereby selects the following vendors for the 2012-13 Trolley Vendor Services Program on behalf of the Boston Redevelopment Authority ("BRA") to enter into License Agreements with Super Duck Tour, LLC, Bean Town Trolley/Brush Hill Tours, and City View Trolley Tours for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves, on terms and conditions substantially consistent with the Board Memorandum submitted at the Board Meeting held April 12, 2012.

Copies of a memorandum dated April 12, 2012 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PUBLIC BID FOR A CONTRACT FOR ELECTRICAL SERVICES AT BRA-OWNED PROPERTIES CITY WIDE", which included a proposed vote.

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 Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for a electrical services contract for electrical services at BRA owned properties City-wide, substantially in the form as presented at this meeting.

Copies of a memorandum dated April 12, 2012 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of the partnership among Tremont Stuart Development LLC, Land Works LLC and Insight Partners LLC (the "New Partnership") as the redevelopers of Parcel P-7A, for an additional twelve (12) days or until May 15, 2012, to allow the Redeveloper time to finish negotiations with the BRA regarding the Parcel and provide other information that the BRA deems necessary regarding the new hotel development proposal on Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District of Boston. If the terms and conditions of the said Tentative Designation extension have not been met to the satisfaction of the Director by May 15, 2012, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated April 12, 2012 were distributed entitled "127-131 CLARENDON STREET, BACK BAY - ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included three proposed votes. Attached to said memorandum was a map indicating the proposed project area.

Ms. Heather Campisano, Deputy Director for Development Review and Mr. Chris Rainer, Brookline Bank, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 12, 2012, relating to certain taking parcels over Clarendon Street and Stanhope Street, 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 Authority ratify and confirm the petitions to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the Taking Parcels executed by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute a deed, with Brookline Bank, and any and all other related instruments, agreements and documents in connection with the Taking Parcels 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.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7208.

Copies of a memorandum dated April 12, 2012 were distributed entitled "EAST BOSTON NEIGHBORHOOD HEALTH CENTER 18-20 MAVERICK SQUARE, EAST BOSTON, DEMONSTRATION PROJECT; ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included five proposed votes. Attached to said memorandum was a letter dated April 9, 2012 from Richard C. Lynds, Esq.

Mr. Erico Lopez, 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 (the "Authority") hereby finds and declares as follows:

(a) In order to prevent urban blight by the undertaking of the proposed East Boston Neighborhood Health Center project (the "Project"), it is in the public interest that the Authority acquire title to certain Air Rights over land owned by the City of Boston;

(b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;

(c) The undertaking of the Project requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Proposed Project: the Authority shall acquire title to certain Air Rights over land owned by the city of Boston, located at 18-20 Maverick Square (the "Air Rights") and convey the Air Rights to the East Boston Neighborhood Health Center. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and East Boston Neighborhood Health Center, to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority's role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated April 12, 2012, relating to certain Air Rights at 18-20 Maverick Square in the East Boston neighborhood 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 Authority ratify and confirm the petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the Air Rights executed by the Director; and

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

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7209.

Copies of a memorandum dated April 12, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCELS 30A, RR-15A, RR-15B AND X-26B", which included two proposed votes. Attached to said memorandum were four maps indicating the proposed project.

Ms. Kristin Kara, Deputy Director for Special Projects and Ms. Valerie Burns, Boston Natural Area Network, 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 (1) execute and deliver temporary License Agreements with the South End Lower Roxbury Open Space Land Trust, Inc. ("SELROSLT") for the continuing use and occupancy of Parcel 30A, located at 3-7 Rutland Street, Parcels RR-15A and RR-15B, located at 74 and 76 Rutland Street, and Parcel X-26B located at 34-48 Cabot Street, ("License Areas") in the South End Urban Renewal Area, Project No. Mass. R-56 for \$1.00 for a period of up to two (2) years. The License Agreements will continue to require the Licensee to obtain liability insurance naming the Boston Redevelopment Authority ("BRA") as an additional insured in all policies in accordance with the BRA's usual form and the License Agreements shall contain the express provision that no obligation on the part of the BRA, direct or indirect, is to be construed beyond the temporary occupancy. The Licensee shall carry, during the term of these License Agreements, a comprehensive public liability insurance insuring the Licensor and Licensee against all claims and demands for personal injury and property damage with respect to the Licensed Area, with Two Million Dollars (\$2,000,000) per occurrence combined single limit, Four Million Dollars (\$4,000,000) aggregate. The License Agreements shall also include such other terms and conditions as the Director deems proper and in the best interest of the BRA; 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 merger of the SELROSLT and the Boston Natural Areas Network, Inc. ("BNAN"), including, without limitation, a Memorandum of Understanding Regarding the Transfer of the Community Gardens between the BRA, SELROSLT, and BNAN, 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 April 12, 2012 were distributed entitled "MANDELA APARTMENTS CHAPTER 121A PROJECT, CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to said memorandum were a letter dated April 11, 2012 from Howard Earl Cohen, Mandela Homes Limited Partnership and a map indicating the location of the project.

Mr. Erico Lopez, 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 (the "Authority") in accordance with Massachusetts General Laws Chapter 121A, §18C, hereby determines and finds with regard to the Mandela Apartments Chapter 121A Project, as follows: (1) that Mandela Homes Limited Partnership has carried out its obligations and performed the duties as imposed by Massachusetts General Laws Chapter 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereinafter "Chapter 121A"); and (2) that the Mandela Apartments Chapter 121A Project is terminated as of December 31, 2010, and thereafter the property which constitutes the Project and Mandela Homes Limited Partnership 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 Chapter 121A; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination with regard to the Mandela Apartments Chapter 121A Project. Such Certificate of Project Termination shall be delivered to Mandela Homes Limited Partnership, 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 MANDELA APARTMENTS 121A TERMINATION is filed in the Document Book at the Authority as Document No. 7210.

Copies of a memorandum dated April 12, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 53 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Ms. Marybeth Pyles-Hammond, Senior Land Use Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 31762; BZC 31763; BZC 31764; BZC 31765; BZC 31766; BZC 31767; BZC 31768; BZC 31769; BZC 31770; BZC 31771; BZC 31773; BZC 31774; BZC 31775; BZC 31776; BZC 31777; BZC 31778; BZC 31779; BZC 31780; BZC 31782; BZC 31783; BZC 31784; BZC 31786; BZC 31787; BZC 31788; BZC 31789; BZC 31790; BZC 31791; BZC 31792; BZC 31794; BZC 31795; BZC 31796; BZC 31799; BZC 31800; BZC 31801; BZC 31802; BZC 31804; BZC 31805; BZC 31806; BZC 31807; BZC 31808; BZC 31809; BZC 31810; BZC 31811-31812; BZC 31813; BZC 31814; BZC 31815-31816; BZC 31817; BZC 31818; BZC 31827; BZC 31834; BZC 31837; BZC 31846 and BZC 31854.

Director Peter Meade did not present an Update.

Copies of a memorandum dated April 12, 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	\$ 22,735.62
Fleming Brothers, Inc.	\$314,795.00
Bargman Hendrie & Archetype, Inc.	\$ 29,234.84

Copies of a memorandum dated April 12, 2012 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Sheila Dillon, Senior Hosing Advisor, Director's Office effective March 30, 2012.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorization the appointment of Rita Lombardi, as Accountant/Contracts Manager at \$70,000 annually.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel for Communications Director, Susan Elsbree to Las Vegas, Nevada to attend the RECON, May 18-22, 2012 at an estimated cost of \$1,997 for airfare and hotel expenses.

VOTED: That the next meetings of the Authority will be held on 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 6:36 p.m.

Secretary