

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 12, 2012 were submitted.

Copies of a memorandum dated May 15, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING TO CONSIDER THE TUFTS MEDICAL CENTER 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 June 12, 2012 at 5:30 p.m. or at a time and date to be determined by the Director, to consider the Tufts Medical Center Institutional Master Plan.

Copies of a memorandum dated May 15, 2012 were distributed entitled "REQUEST FOR PUBLIC HEARING TO CONSIDER THE EMMANUEL COLLEGE INSTITUTIONAL MASTER PLAN FIRST 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 June 12, 2012 at 5:45 p.m. or at a time and date to be determined by the Director, to consider the Emmanuel College Institutional Master Plan Notification Form ("IMPNF").

Copies of a memorandum dated May 15, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA MASTER PLAN FOR NEW BRIGHTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", 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 pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on June 12, 2012 at 6:00p.m., or at such a time and date deemed appropriate by the Director to consider the Master Plan for Planned Development Area No. 87, New Brighton Landing.

Copies of a memorandum dated May 15, 2012 were distributed entitled "SCHEDULING OF TWO PUBLIC HEARINGS ON THE ONE CHANNEL CENTER PROJECT IN SOUTH BOSTON: (1) TO CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 53, CHANNEL CENTER PROJECT, SOUTH BOSTON; AND (2) TO CONSIDER THE DEVELOPMENT PLAN FOR NEW PARK AND CHANNEL CENTER GARAGE FOR PARCELS U8, WF1 AND HR3 WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES, AND TO CONSIDER THE FIRST AMENDMENT TO

MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included two proposed votes.

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 80B-7 and Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on June 12, 2012 at 6:15 p.m., or at a date and time to be determined by the Director, regarding the One Channel Center Project located within the Fort Point Channel District of South Boston, which will be undertaken by a single purpose entity associated with Commonwealth Ventures, and to consider the proposed Amended and Restated Development Plan for Planned Development Area No. 53, Channel Center Project, South Boston as proposed by Channel Center Holdings VAF, LLC; and

FURTHER 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 June 12, 2012 at 6:15 p.m., or at a date and time to be determined by the Director, regarding the One Channel Center Project located within the Fort Point Channel District of South Boston, which will be undertaken by a single purpose entity associated with Commonwealth Ventures, and to consider the proposed Development Plan for New Park and Channel Center Garage for Parcels U8, WF1 and HR3 within Planned Development Area No. 69, South Boston/The 100 Acres, and the proposed First Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres.

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 Emmanuel College Institutional Master Plan. The Emmanuel College campus is located in the Longwood Medical and Academic Area.

This hearing was duly advertised on May 1, 2012 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 the 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed brief period for rebuttal is they so desire.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated May 15, 2012 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE EMMANUEL COLLEGE INSTITUTIONAL MASTER PLAN", which included five proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 611 Boston Redevelopment authority Emmanuel College Institutional

Master Plan Area Map 1, Boston Proper” and three maps indicating the proposed project.

Ms. Katelyn Sullivan, Project Manager, Sr. Janet Eisner, Sr. Anne Donovan, Ms. Sarah Welsh, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Ms. Joanna Sena on behalf of Councilor Michael Ross

Ms. Shaina Aubourg, Mayor’s Office of Neighborhood Services

Ms. Liana Poston on behalf of Councilor Tito Jackson

Mr. Jimmy

Mr. John Donahue, Boston Latin School

Ms. Sarah Hamilton, MASCO and Task Force

Mr. Mark Fortune, Boston Building Trades Council

Ms. Claire Ramsbottom, Colleges of the Fenway

Ms. Kelly Brilliant, Fenway Alliance and Task Force

Ms. Peggy Kemp, Fenway High School

Mr. Mark Fortune, Building Trades

Mr. Martin Walsh, Building Trades

Ms Gary Walker, IBEW Local 103

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Emmanuel College (“Emmanuel”) Institutional Master Plan (“IMP”) presented at a public hearing held pursuant to Section 80D-5 of the Boston Zoning Code (“Code”) at the offices of the Boston Redevelopment Authority (“Authority” or “BRA”) on May 15, 2012, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the Emmanuel IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Emmanuel IMP conforms to the provisions of Article 80D of the Code; (c) the Emmanuel IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Emmanuel IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 (c) of the Code approving the Emmanuel IMP; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission (“Zoning Commission”) pursuant to the provisions of Article 80D of the Code to approve the Emmanuel IMP and the associated map amendment, all in substantial accord with the Emmanuel IMP and map amendment presented to the BRA at its hearing on May 15, 2012; and

FURTHER VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue one or more Certification(s) of Consistency with respect to the Proposed Institutional Projects in the Emmanuel IMP when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the Emmanuel IMP; (b) the Proposed Institutional Projects are consistent

with the IMP, including the requirement of Section 80D-10.1(d) of the Code concerning the location of High Impact Subuses; (c) the Emmanuel IMP has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the IMP is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

FURTHER VOTED: That the BRA hereby authorizes the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Emmanuel IMP and the Proposed Institutional Projects, including a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7211.

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 Brigham and Women's Hospital 2012 Institutional Master Plan Amendment and Proposed Project as a Development Impact Project, located in the Longwood Medical and Academic Area.

This hearing was duly advertised on May 1, 2012 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 the 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 brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated May 15, 2012 were distributed entitled "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 nine proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 612 Boston Redevelopment Authority Brigham and Women's Hospital 2012 Institutional Master Plan Amendment Map 1, Boston Proper" and a letter dated May 4, 2012 from Sarah J. Hamilton, MASCO.

Ms. Sonal Gandhi, Senior Project Manager, Mr. Art Mombourquette, Brigham and Women's Hospital, addressed the Authority and answered the Members' questions. A letter was submitted.

The following people spoke in favor the proposed project:

Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services

Ms. Johanna Sena on behalf of Councilor Michael Ross

Mr. Mark Fortune, Building Trades
Mr. Martin Walsh, Building Trades
Ms. Katie on behalf of Representative Jeffrey Sanchez
Ms Gary Walker, IBEW Local 103
Ms. Sarah Hamilton, MASCO & IAG

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 ("BRA") hereby finds and determines that the Brigham and Women's Hospital 2012 Institutional Master Plan Amendment Project ("Proposed Project") as described in the BWH 2012 Institutional Master Plan Amendment dated May 2012 and the Draft Project Impact Report dated March 6, 2012, 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, weighing all the benefits and burdens; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the Proposed Project, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code, and finds that the Draft Project Impact Report is sufficient and adequately results in the identification, analysis and mitigation of expected impacts of the Proposed Project; 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 Article 80B-7 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER VOTED: That, in connection with the Brigham and Women's Institutional Master Plan Amendment ("BWH IMPA"), dated May 2012, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on May 15, 2012, and after consideration of evidence presented at, and in connection with, the BWH IMPA, the BRA hereby finds that (a) the BWH IMPA complies with the Scoping Determination issued in connection the Institutional Master Plan Amendment ("IMPA"); (b) the BWH IMPA conforms to the provisions of Article 80D of the Code; (c) the BWH IMPA conforms to the general plan for the City as a whole; and (d) on balance, nothing in the BWH IMPA will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the BWH IMPA upon successful completion of the Article 80D Institutional Master Plan process; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the BWH IMPA and associated map amendment and to make certain technical amendments thereto, all in substantial accord with the BWH IMPA and map amendment associated therewith presented to the BRA at its hearing on May 15, 2012; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Project is described adequately in the BWH IMPA and is consistent with the BWH IMPA, and (b) the BWH IMPA has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN/AMENDMENT is filed in the Document Book at the Authority as Document No. 7212.

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 Development Plan for Planned Development Area No. 88, Merck Research Laboratory, located in the Longwood Medical and Academic Area.

This hearing was duly advertised on May 1, 2012 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 the 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed brief period for rebuttal if they so desire.

Ms. Gandhi will now begin the presentation.

Ms. Sonal Gandhi, Senior Project Manager, Attorney James Greene, Rubin & Rudman, Mr. Art Mombourquette, Brigham and Women's Hospital, addressed the Authority and answered the Members' questions.

Copies of a memorandum dated May 15, 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 three proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 613 Boston Redevelopment Authority Planned Development Area No. 88 Map 1, Boston Proper" and letter dated May 7, 2012 from Sarah J. Hamilton, MASCO. A letter was submitted.

Ms. Sonal Gandhi, Senior Project Manager, Ms. Johanna Schneider, Rackemann, Sawyer & Brewster, addressed the Authority and answered the Members' questions.

The following people spoke in favor the proposed project:

Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services

Ms. Johanna Sena on behalf of Councilor Michael Ross

Ms Gary Walker, IBEW Local 103

Mr. Martin Walsh, Building Trades

Ms. Sarah Hamilton, MASCO & IAG

Mr. Mark Fortune, Building Trades

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Development Plan for Planned Development Area No. 88, Merck Research Laboratory, 33 Avenue Louis Pasteur ("PDA No. 88"), presented at a public hearing held at the offices of the Boston Redevelopment Authority ("BRA") on May 15, 2012, and after consideration of evidence presented at, and in connection with the Merck Research Laboratory project described in PDA No. 88, the BRA hereby finds that in accordance with Article 80C of the Boston Zoning Code (the "Code"): (i) PDA No. 88 is not for a location or Proposed Project for which Planned Development Areas ("PDAs") are forbidden by the underlying zoning; (ii) the Merck Research Laboratory project described in PDA No. 88, complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in PDAs; (iii) PDA No. 88 complies with any provisions of the underlying zoning that establish planning and development criteria for PDAs; (iv) PDA No. 88 conforms to the plan for the district, subdistrict, or similar geographic area in which PDA No. 88 is located, and to the general plan for the City as a whole; and (v) on balance, nothing in PDA No. 88 will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of PDA No. 88 and the associated map amendment to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 by adding the designation "D," indicating a Planned Development Area to the property to be known as PDA No. 88, in substantial accord with PDA No. 88 and the associated map amendment presented to the BRA at its hearing on May 15, 2012; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with PDA No. 88 and the Merck Research Laboratory project described therein.

The aforementioned PDA NO. 88 is filed in the Document Book at the Authority as Document No. 7213.

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 Steward St, Elizabeth's Institutional Master Plan Notification Form/Notice of Project Change for Renewal and Amendment, located in Brighton.

This hearing was duly advertised on May 1, 2012 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 the 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed brief period for rebuttal is they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated May 15, 2012 were distributed entitled "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 six proposed votes. Attached to said memorandum was a letter dated May 15, 2012 from Angela L. Holm, Mayor's Office of Neighborhood Services. A letter was submitted.

Ms. Sonal Gandhi, Senior Project Manager, Attorney James Greene, Rubin & Rudman, Mr. Steve Van Ness and Mr. John, St. Elizabeth's Hospital, addressed the Authority and answered the Members' questions.

The following people spoke in favor the proposed project:

Representative Michael Moran for Brighton

Mr. Gary Walker, IBEW Local 103

Mr. Mark Fortune, Building Trades

Mr. Martin Walsh, Building Trades

No one spoke in opposition to 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 Determination approving the addition to the existing Connell ED/Urgent Care Building ("Proposed Project"), pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") subject to Boston Redevelopment Authority ("BRA") design review, and finds

that the Notice of Project Change is sufficient and adequately results in the identification, analysis and mitigation of expected impacts of the Proposed Project; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Approval for the Proposed Project pursuant to Section 80E-6 of the Code; and

FURTHER VOTED: That, in connection with the Steward St, Elizabeth's Institutional Master Plan Notification Form/Notice of Project Change for Renewal and Amendment dated March 6, 2012 ("SEMC IMPNF/NPC ") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the BRA on May 15, 2012, and after consideration of evidence presented at said hearing, the BRA hereby finds (a) the SEMC IMPNF/NPC conforms to the provisions of Article 80D of the Code; (b) the SEMC IMPNF/NPC conforms to the general plan for the City as a whole; and (c) on balance, nothing in the SEMC IMPNF/NPC will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-9.2(a)(iii) of the Code approving the SEMC IMPNF/NPC; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Article 80D-10 of the Code for the Proposed Project when the Director finds that the Proposed Project is described adequately in the SEMC IMPNF/NPC and is consistent with the SEMC IMPNF/NPC; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 7214

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 Boston Conservatory Institutional Master Plan Amendment. The Institutional Master Plan Amendment contains one proposed project: a building of less than 20,000 square feet at 132 Ipswich Street, to be used for dance, music and theater programs and related support space.

The hearing was duly advertised on May 1, 2012 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment.

BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. Autler will now begin the presentation

Copies of a memorandum dated May 15, 2012 were distributed entitled "PUBLIC HEARING ON THE BOSTON CONSERVATORY INSTITUTIONAL MASTER PLAN AMENDMENT", which included five proposed votes. Attached to said memorandum were three maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. Richard Ortner, Boston Conservatory and Ms. Mimi Love, addressed the Authority and answered the Members' questions.

The following people spoke in favor the proposed project:

Representative Michael Moran for Brighton

Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services

Ms. Johanna Sena on behalf of Councilor Michael Ross

Mr. Martin Walsh, Building Trades

Mr. Gary Walker, IBEW Local 103

Mr. Mark Fortune, Building Trades

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 ("Authority" or "BRA") hereby finds that the Institutional Master Plan Notification Form for First Amendment to The Boston Conservatory Institutional Master Plan submitted to the BRA on March 9, 2012 ("IMPNF for First IMP Amendment") meets the criteria to qualify for Waiver of Further Review of Unchanged Plans pursuant to Section 80D-5.2(e) of the Boston Zoning Code ("Code") because (i) no new Proposed Projects or Proposed Institutional Projects are described; (ii) no changes in the IMP are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the IMP other than a de minimus dimensional change with respect to height, and (iii) no significantly greater impacts would result from the continued implementation of the Master Plan, as amended by the IMPNF for First IMP Amendment, than were originally projected; and

FURTHER VOTED: That in connection with the IMPNF for First IMP Amendment presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Authority on May 15, 2012, and after consideration of evidence presented at, and in connection with, the proposed IMPNF for First IMP Amendment, the BRA finds that: (a) the IMPNF for First IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the IMPNF for First IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the IMPNF for First IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code and 80D-5.2(e), approving the IMPNF for First IMP Amendment, which together with the Boston

Conservatory Institutional Master Plan, which was approved by the Boston Redevelopment Authority on September 15, 2011 and by the Boston Zoning Commission on October 20, 2011 (“Original IMP”), will constitute the amended Boston Conservatory Institutional Master Plan (“Amended IMP”); and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue a Certification(s) of Consistency with respect to the Proposed Institutional Master Plan Project (“IMP Project”) set forth in the IMPNF for First IMP Amendment when the Director finds that: (a) the IMP Project is adequately described in the IMPNF for First IMP Amendment; (b) the IMP Project is consistent with the IMPNF for First IMP Amendment; and (c) the IMPNF for First IMP Amendment has been approved by the BRA in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and to execute any and all documents deemed necessary and appropriate by the Director in connection with the IMPNF for First IMP Amendment and the IMP Project, including, without limitation, as necessary or appropriate, a separate Cooperation Agreement and Boston Residents Construction Employment Plan.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7215.

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 Wheelock College Institutional Master Plan Amendment. The Wheelock College campus is located in the Fenway neighborhood.

This hearing was duly advertised on May 1, 2012 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 the 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed brief period for rebuttal if they so desire.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated May 15, 2012 were distributed entitled “REQUEST AUTHORIZATION AND APPROVALS REGARDING THE WHEELOCK COLLEGE INSTITUTIONAL MASTER PLAN AMENDMENT”, which included four proposed votes.

Ms. Katelyn Sullivan, Project Manager, Roy Schifilliti, Wheelock College and Mr. Clifford Gayley, William Rawn Associates, addressed the Authority and answered the Members’ questions.

The following people spoke in favor the proposed project:

Ms. Shaina Aubourg, Mayor's Office of Neighborhood Services
Ms. Johanna Sena on behalf of Councilor Michael Ross
Mr. Martin Walsh, Building Trades
Ms. Kelley Brilliant, Fenway Alliance
Ms. Sarah Hamilton, MASCO
Mr. Mark Fortune, Boston Building Trades
Mr. Gary Walker, IBEW Local 103

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Notification Form for a Second Amendment to the Wheelock College Institutional Master Plan ("IMPNF for Second IMP Amendment") filed by Wheelock College on March 20, 2012, describing the Resource Center Renovation and Addition Project (the "Proposed Project") presented at a public hearing held at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on May 15, 2012, and after consideration of evidence presented at, and in connection with, the proposed IMPNF for Second IMP Amendment, the BRA finds that: (a) the IMPNF for Second IMP Amendment conforms to the provisions of Article 80D of the Boston Zoning Code (the "Code"); (b) the IMPNF for Second IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the IMPNF for Second IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Sections 80D-5.4(c) and 80D-9.2 of the Code approving the IMPNF for Second IMP Amendment in substantial accord with the IMPNF for Second IMP Amendment presented at a public hearing before the BRA on May 15, 2012; and

FURTHER VOTED: That the Director be, and hereby is authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80D-10 of the Code when the Director finds that the Proposed Project is consistent with the Wheelock IMPNF for Second IMP Amendment; and

FURTHER VOTED: That the Director, be and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the IMPNF for Second IMP Amendment and the Proposed Project.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7216.

This is a public hearing before the Boston Redevelopment Authority and is being held to consider the approval of a Housing Creation Proposal submitted by the Massachusetts College of Pharmacy and Health Sciences and Mission Hill Neighborhood Housing Services committing up to \$279,386 in Housing Linkage Funds for the development of the MHNHS Roxbury Crossing Senior Building Project.

This public hearing is required by the guidelines and is being held in accordance with the Housing Creation Regulations adopted in April 1987.

This public hearing was duly advertised on May 1, 2012 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 the 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Finally, the proponents are allowed brief period for rebuttal is they so desire.

Dana Whiteside will now proceed with the presentation.

Copies of a memorandum dated May 15, 2012 were distributed entitled "PUBLIC HEARING ON THE HOUSING CREATION PROPOSAL OF MASSACHUSETTS COLLEGE OF PHARMACY AND MISSION HILL NEIGHBORHOOD HOUSING SERVICES FOR THE ROXBURY CROSSING SENIOR BUILDING PROJECT", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director, Community Economic Development, Ms. Patricia Flaherty, Mission Hill Neighborhood services, Mr. Rick Lesard, Massachusetts College of Pharmacy, addressed the Authority and answered the Members' questions.

Mr. Rick Lesard, Massachusetts College of Pharmacy, addressed the Authority and answered the Members' questions.

Ms. Shena Auborge, Mayor's Office of Neighborhood Services

Ms. Michelle Snyder on behalf of Councilor Michael Ross

Ms. Kate-Marie Roycroft on behalf of Representative Jeffrey Sanchez

Ms. Maria Sanchez, abutter

Ms. Milagros DeLosSantos, resident

Ms. Katherine Gallagher, Back of the Hill Community Development Corporation

The Chairman called for a recess at 7:32 p.m.

The Chairman re-adjourned the meeting at 7:40 p.m.

Mr. Richard Gordano, Mission Hill

Ms. Sarah Hamilton, MASCO

Mr. Martin Walsh, Building Trades

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in accordance with the Housing Creation Regulations adopted in April 1987, the Authority approves the April 1, 2012 Housing Creation Proposal by Massachusetts College of Pharmacy and Health Sciences for the benefit of the Mission Hill Neighborhood Housing Services Roxbury Crossing Senior Building Project (the "Housing Creation Proposal"); and

FURTHER VOTED: That the Department of Neighborhood Development and/or the Boston Redevelopment Authority, as appropriate, be, and hereby is, authorized to enter into a Housing Creation Agreement pursuant to Section 9 of the Housing Creation Regulations adopted by the Boston Redevelopment Authority on

April 17, 1986 and such other documents as may be necessary to implement the Housing Creation Proposal.

The aforementioned HOUSING CREATION PROPOSAL is filed in the Document Book at the Authority as Document No. 7217.

Copies of a memorandum dated May 15, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-18 LOCATED AT 165 WEST SPRINGFIELD STREET", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the parcel.

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") amend the June 15, 1989 vote by rescinding the authorization to execute an Amended and Restated Land Disposition Agreement on Parcel RR-18, located at 165 West Springfield Street ("Parcel RR-18") in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement between the Boston Redevelopment Authority ("BRA") and Alfred McCombs and Marjorie Blackman, date December 2, 1975, for the completion of certain improvements including iron gate, a brick wall, landscaping and a handicapped access ramp to Parcel RR-18.

Copies of a memorandum dated May 15, 2012 were distributed entitled "INK BLOCK PROJECT, SOUTH END", which included three proposed votes.

Mr. Erico Lopez, Senior Project Manager, Mr. Ted Time, National Development and Ms. Sherry Clancy, National Development, addressed the Authority and answered the Members' questions.

Councilor Felix G. Arroyo is in support 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 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 Ink Block Project, located in the South End (the "Proposed Project"), 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 Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "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, an Affordable Rental Housing Agreement and Restriction, and a Boston Permanent Employment Agreement, along with 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 May 15, 2012 were distributed entitled "477-481 HARRISON AVENUE, SOUTH END", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed development of eighteen (18) residential condominium units at 477-481 Harrison Avenue (the "Proposed Project") by The Holland Companies, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction to provide two (2) affordable units at seventy percent (70%) of the Area Median Income ("AMI") ; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Contribution Agreement , as well as any and all 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; and

FURTHER VOTED: In reference to petition BZC 31857, Pergola Nominee Trust, 477-481 Harrison Ave., South End, for two conditional uses and four variances for change of occupancy from manufacturing to two commercial spaces and 18 residential units in an NDA district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 15, 2012 were distributed entitled "CASTLE SQUARE PROJECT, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 1, LOCATED AT 476 TREMONT STREET", which included four proposed votes.

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 Director be, and hereby is, authorized to petition the City of Boston Public Improvement Commission ("PIC") for the acceptance of a Pedestrian

Easement over a strip of land owned by the BRA that lies between the Castle Square Rehabilitation Project site and the layout line of Tremont Street (“Castle Square Rehabilitation Project Pedestrian Easement”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the PIC for specific repairs on said Castle Square Rehabilitation Project Pedestrian Easement as well as on the sidewalk within the Tremont Street layout; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the PIC for the acceptance of a Pedestrian Easement over a strip of land owned by the BRA that lies between the Parcel 1E on the Plot and Easement Plan of Land in Boston (South End) Mass. Dated Feb. 20, 1991 and recorded with the Suffolk Registry of Deeds in Book 17566, Page 232 (“Parcel 1E”) and the layout line of Tremont Street; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute pedestrian easements, and any and all other related instruments, agreements and documents in connection with the PIC petitions and the pedestrian easements, as deemed necessary and appropriate by the Director and upon terms and conditions the Director determines to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated May 15, 2012 were distributed entitled “THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PARCELS X-28A AND X-28B (ALSO KNOW AS PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN), BOUNDED BY WASHINGTON STREET, MELNEA CASS BOULEVARD, SHAWMUT AVENUE AND BALL STREET”, which included two proposed votes. Attached to said memorandum were a letter dated April 17, 2012 from William Tuttle, Deputy Director of Real Estate, massDOT, two renderings and two maps indicating the proposed project.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, Mr. Kamran Zahedi, Urbanica and Ms. Katie Faulkner, architect, addressed the Authority and answered the Members’ questions.

A Resolution entitled: “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 15, 2012 RE: TENTATIVE DESIGNATION OF MELNEA PARTNERS, LLC AS THE REDEVELOPER OF PARCELS X-28B IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56 (ALSON KNOWN AS PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN)”, was introduced, read and considered.

Councilor Felix G. Arroyo and Councilor Tito Jackson are in support of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby adopts the resolution entitled “Resolution of the Boston Redevelopment Authority Dated May 15, 2012 Re: Tentative Designation of Melnea Partners, LLC as the Redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area, Project No. Mass. R-56 (also known as Parcel 9 of the Southwest Corridor Development Plan)”;

FURTHER VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area, be

automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 360 days of this designation

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7218.

Copies of a memorandum dated May 15, 2012 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY, BOUNDED BY MELNEA CASS BOULEVARD, WASHINGTON STREETE, WILLIAMS STREET AND SHAWMUT AVENUE", which included two proposed votes. Attached to said memorandum were two renderings and two maps indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 15, 2012 RE: TENTATIVE DESIGNATION OF MADISON TROPICAL LLC AS THE REDEVELOPER OF PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN", was introduced, read and considered.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, Mr. Ronn Gary, President, Tropical Foods International, Mr. Fernando Domenech, architect, addressed the Authority and answered the Members' questions.

Councilor Felix G. Arroyo and Councilor Tito Jackson are in support of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Dated May 15, 2012 Re: Tentative Designation of Madison Tropical LLC as the Redeveloper of Parcel 10 of the Southwest Corridor Development Plan; and

FURTHER VOTED: That this Tentative Designation of the Madison Tropical LLC as the Redeveloper of Parcel 10 of the Southwest Corridor Development Plan, be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 360 days of this designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7219.

Copies of a memorandum dated May 15, 2012 were distributed entitled "637 EAST FIRST STREET CONDOMINIUMS, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were an email dated April 11, 2012 from Mario Mejia, NERCC, an email dated April 9, 2012 from Mary T. Tedeschi, an email dated April 5, 2012 from Joanne McDevitt, an email dated April 6, 2012 from Nicola Smith and an email dated April 5, 2012 from Marge McAuliffe.

Mr. Lance Campbell, 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 Certification of Approval for the development proposed by Oranmore Enterprises, LLC, for the provision of twenty-three (23) residential units, twenty-four (24) parking spaces and

related site improvements, in accordance with Article 80E, Small Project Review of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority.

Copies of a memorandum dated May 15, 2012 were distributed entitled "INCLUSIONARY DEVELOPMENT PROGRAM FUND -WATERSIDE PLACE TO SUPPORT THE PATRIOT HOMES PROJECT", which included three proposed votes. Attached to said memorandum was a map indicating the proposed project area.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") approve an amount of Two Million One Hundred Fifty Thousand Dollars (\$2,150,000.00) from Inclusionary Development Program funds to be awarded to the Patriot Homes Project subject to completion of payments from the Waterside Place Project to the Inclusionary Development Program; and

FURTHER VOTED: That the Director be, and is hereby, authorized to enter into and execute an affordable housing agreement for Inclusionary Development Program funds, and any other agreements and documents as the Director deems appropriate and necessary for the Patriot Homes Project to receive Inclusionary Development Program funds from the BRA, subject to the BRA receiving such funds from the Waterside Place Project.

Copies of a memorandum dated May 15, 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 a joint venture between Amherst Media Investors Boston, LLC, Land Works LLC and Tremont Stuart Development LLC as the Redeveloper of Parcel P-7A, for an additional ninety (90) days or until August 15, 2012, to allow the Redeveloper time to complete the Article 80 process with the BRA 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.

Copies of a memorandum dated May 15, 2012 were distributed entitled "AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR PARCEL P-2A-3 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", 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 Director be, and hereby is, authorized to enter into an amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority and Gardens of Charlestown, Inc., dated June 29, 1995 in connection with Parcel P-2A-3 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, numbered 454 Bunker Hill Street and located at the corner of Main Street and Bunker Hill Street in Charlestown (the "Parcel") to allow for the construction of a gardening shed on the Parcel, 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 May 15, 2012 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL C-10 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", 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 Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority and 75 West School Street, in connection with Parcel C-10 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located 545 Medford Street, allowing the construction of the new Knights of Columbus Hall, and the transfer of the building to Bunker Hill Knights of Columbus Building Association, Inc., 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 May 15, 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 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 ("BRA") approve the transfer of Parcel R-2A1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-2A1") from 75 West School Street LLC to West School LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, amendments or documents, that he deems necessary and appropriate in connection with the transfer and change of use of Parcel R-2A1.

Copies of a memorandum dated May 15, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 49 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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 31717; BZC 31819; BZC 31820; BZC 31821-31822; BZC 31823; BZC 31824; BZC 31825; BZC 31826; BZC 31828; BZC 31829; BZC 31830; BZC 31831; BZC 31832; BZC 31833; BZC 31836; BZC 31838; BZC 31840; BZC 31841; BZC 31842; BZC 31843; BZC 31844; BZC 31845; BZC 31845; BZC 31847-31848; BZC 31849; BZC 31850; BZC 31851; BZC 31852; BZC 31856; BZC 31858; BZC 31868; BZC 31875; BZC 31876; BZC 31877; BZC 31879; BZC 31880; BZC 31881; BZC 31882; BZC 31883; BZC 31884; BZC 31885; BZC 31886; BZC 31887; BZC 31889; BZC 31890; BZC 31891; BZC 31892; BZC 31893; BZC 31899 and BZC 31920.

Copies of a memorandum dated May 15, 2012 were distributed entitled "AWARD OF CONTRACT TO CECIL GROUP FOR THE FAIRMOUNT INDIGO PLANNING INITIATIVE", which included a proposed vote.

Mr. Jeremy Rosenberger, Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with the Cecil Group to develop the Fairmount Indigo Planning Initiative in an amount not-to-exceed \$380,000.

Director Peter Meade did not present an Update.

Copies of a memorandum dated May 15, 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 | \$ 20,545.60 |
| HDR Engineering Inc. | \$ 15,154.51 |
| Bargman Hendrie & Archetype, Inc. | \$ 2,310.55 |

Copies of a memorandum dated May 15, 2012 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize the Appointment of Chris Busch as Sr. Waterfront Planner III at \$74,000 annually.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel for Linda Kowalcky to attend the National League of Cities annual meeting in Memphis, TN, 5/15-5/17/12 at No Agency Cost.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize salary changes for BRA Staff as indicated: Jeffrey Hampton- \$84,000; Marybeth Hammond-Pyles-\$88,000; Lauren Shurtleff-\$62,000; Jeremy Rosenberger-\$57,000; Jonothan Greeley-\$66,000; All Zickin-\$60,000; Jeffrey Curtis-\$56,000; Kate Sullivan-\$45,000; Lisa Richardson-\$76,000; mark Melnick-\$90,000; John Campbell-\$57,500 and Martina Toponarski-\$67,000.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize a title change for Mr. Bob Luisi from Acting Director to Director of Administration & Finance.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel for John Dalzell to New York to attend the from May 20 - May 21, 2012.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel for David Carlson, Executive Director BCDC/Sr. Architect, to attend the AIA 2012 Convention May 16-19, 2012, at an estimated cost of \$815.00 for registration and fees.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize retroactively out of state travel for Kairos Shen, Chief Planner, who represented the City of Boston at the Portland Sustainability Institute, from May 6th to May 11th at a cost of \$122.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize out of state travel to Washington, DC for Kairos Shen, Chief Planner from May 16 -17, 2012, at no cost to the Agency.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously VOTED: To accept the resignation of Peter Gori, Sr.Mgr/Public Realm Projects, Planning/City Wide Planning effective 6/8/12.

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 9:11 p.m.

The Members came out of Executive Session at 9:14 p.m.

Copies of a memorandum dated May 15, 2012 were distributed entitled "BOSTON REDEVELOPMENT AUTHORITY - EMPLOYEE TERMINATION PROCEDURES".

VOTED: That the Director be, and herby is, delegated all necessary powers, as the appointing authority, with regard to the termination of employees, for the remainder of the current fiscal year, ending June 30, 2012. Any actions taken prior to this date are herby ratified, confirmed and/or approved.

VOTED: That the next meetings of the Authority will be held on TUESDAY, 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 9:15 p.m.

Secretary