

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of May 15, 2012 were submitted.

Copies of a memorandum dated June 12, 2012 were distributed entitled "PROPOSED ONE CHANNEL CENTER CHAPTER 121A PROJECT; AUTHORIZATION TO SCHEDULE A PUBLIC HEARING", 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 publish and provide a Notice regarding a public hearing, to be held on Thursday, July 12, 2012 at 5:30 p.m. or such other time as determined by the Director, in connection with the application of a proposed Chapter 121A Project, to be known as One Channel Center Chapter 121A Project, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER VOTED: That the Applicant, or its designee, be, and hereby is, required to send a Notice of Public Hearing to said abutters to the One Channel Center Chapter 121A Project as authorized by the preceding vote.

Copies of a memorandum dated June 12, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE NEW ENGLAND CONSERVATORY INSTITUTIONAL MASTER PLAN", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, July 12, 2012 at 5:45 p.m. , or a date and time to be determined by the Director, to consider the New England Conservatory Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated June 12, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON CHAPTER 121A APPLICATION FOR THE DUDLEY MUNICIPAL/FERDINAND OFFICE FACILITY IN ROXBURY", 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 July 12 2012 at 6:00 p.m. or at a time and date deemed appropriate by the Director, before the Boston Redevelopment Authority Board to consider the Chapter 121A Application for the Dudley Municipal/Ferdinand Office Facility.

Copies of a memorandum dated June 12, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 77 AT 6-26 NEW STREET LOCATED IN EAST BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise pursuant to Section 80C-5.4 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on July 12, 2012 at 6:15 p.m., or at such a time and date deemed appropriate by the Director, regarding the proposed First Amendment to the Development Plan for Planned Development Area No. 77 at 6-26 New Street, East Boston.

Copies of a memorandum dated June 12, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING ON THE PARCEL P7A/240 TREMONT PROJECT IN THE MIDTOWN CULTURAL DISTRICT TO CONSIDER THE PARCEL P7A/240 TREMONT PROJECT IN THE MIDTOWN CULTURAL DISTRICT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Section 80B-7 of the Boston Zoning Code, before the Boston Redevelopment Authority on July 12, 2012 at 6:30 p.m., or at a date and time to be determined by the Director, regarding the Parcel P7A/240 Tremont Street Project located within the Midtown Cultural District, (the "Proposed Project"), which will be undertaken by a joint venture of Amherst Media Investors Boston, LLC, Tremont Stuart Development, LLC, LandWorks LLC and Hotel Works Developer LLC (collectively, the "Redeveloper"), to consider the Proposed Project as a Development Impact Project.

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 Tufts Medical Center Institutional Master Plan. Tufts Medical Center is located in the Chinatown neighborhood.

This hearing was duly advertised on May 30, 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.

Copies of a memorandum dated June 12, 2012 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE TUFTS MEDICAL CENTER INSTITUTIONAL MASTER PLAN", which included five

proposed votes. Attached to said memorandum were a document entitled "Tufts Medical Center Institutional Master Plan Boston Redevelopment Authority on behalf of Tufts Medical Center" and a site plan.

Ms. Katelyn Sullivan, Project Manager and Ms. Malisa Schuyler, Tufts University, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Denny Cheng, Mayor's Office of Neighborhood Services

Mr. Adam Webster for Councilor John Connolly

Mr. Steve Chin, Evangelical Church

Mr. Martin Walsh, Boston 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 Tufts Medical Center 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 June 12, 2012, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the Tufts Medical Center IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Tufts Medical Center IMP conforms to the provisions of Article 80D of the Code; (c) the Tufts Medical Center IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Tufts Medical Center 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 Tufts Medical Center 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 Tufts Medical Center IMP, all in substantial accord with the Tufts Medical Center IMP presented to the BRA at its hearing on June 12, 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 two Proposed Institutional Projects described in the Tufts Medical Center IMP when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the Tufts Medical Center IMP; (b) the two 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 Tufts Medical Center 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 Tufts Medical Center IMP and the two Proposed Institutional Projects, including a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7220.

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 First Amendment and Proposed Project. The Proposed Project is located in the Boston's Roxbury neighborhood.

This hearing was duly advertised on May 30, 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 is they so desire.

Copies of a memorandum dated June 12, 2012 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR FIRST AMENDMENT OF THE EMMANUEL COLLEGE INSTITUTIONAL MASTER PLAN", which included six proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. Boston Redevelopment Authority Roxbury Neighborhood District Emmanuel College Institutional Master Plan Area Map 6A/6B/6C and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, Project Manager and Sr. Anne Donovan, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Alwyn McLeod, Mayor's Office of Neighborhood Services

Ms. Joanne Hemminway

Mr. Martin Walsh, Boston 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 First Institutional Master Plan Notification Form for First Amendment to the Emmanuel Institutional Master Plan ("First IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4(c) and 80D-9.2 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on June 12, 2012, and after consideration of evidence presented at, and in connection with, the proposed First IMP Amendment, the BRA finds that: (a) the First IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the First IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the First IMP Amendment will be

injurious to the neighborhoods 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 First IMP Amendment; 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 IMPNF for the First Amendment and the associated map amendment, all in substantial accord with the First IMP Amendment and map amendment presented to the BRA at its hearing on June 12, 2012; and

FURTHER VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the St. Margaret's Convent Project (the "Proposed Project") when the Director finds that: (a) the Proposed Project is adequately described in the First IMP Amendment; (b) the Proposed Project is consistent with the Emmanuel Institutional Master Plan ("IMP"), as amended by the First IMP Amendment, including the requirement of Section 80D-10.1(d) of the Code concerning the location of High Impact Subuses; (c) both the IMP and First IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with 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 Director be, and hereby is authorized to issue a Certification of Approval for the Proposed Project pursuant to Section 80E-6 of the Code, when deemed appropriate by the Director; 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 the First IMP Amendment and the Proposed Project.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7221.

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 Master Plan for Planned Development Area No. 87 for the New Brighton Landing project submitted by New Brighton Landing LLC., on March 21, 2012, located at 38-40, 77 and 180 Guest Street in Brighton on ten (10) parcels of land, containing approximately 13.98 acres (about 608,969 square feet) of area located on both the north and south sides of Guest Street. Only a small 8,049 square foot parcel on the southerly side of Guest Street is not contiguous to any of the other parcels.

This hearing was duly advertised on May 30, 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. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. Lopez will now begin the presentation.

Copies of a memorandum dated June 12, 2012 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, NEW BRIGHTON LANDING, GUEST STREET AND LIFE STREET LOCATED IN BRIGHTON, MASSACHUSETTS", which included four proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 615 Boston Redevelopment Authority Planned Development Area No. 87 Maps 7A/7B/7C/7D, and 7B/7D, Allston-Brighton Neighborhood District" and a map indicating the location of the proposed project.

Mr. Keith Craig, New Brighton Landing and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Adam Webster for Councilor John Connolly

Mr. Daniel Daley, IAG & Local 103

Mr. John Lee, IAG & Main Street

Mr. Martin Walsh, Boston Building Trades

Mr. Neil Connelly, Ironworkers Union

Mr. Justin Reed for Councilor Mark Ciommo

Ms. Annabella Gomez, IAG & Brighton-Allston Improvements Association

Mr. Chris Sheehan, Carpenters Union

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 Master Plan for Planned Development Area No. 87 ("PDA Master Plan No. 87" or "Master Plan") for New Brighton Landing (the "Future Proposed Project") pursuant to Section 80C of the Boston Zoning Code (the "Code"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on June 12, 2012, and after consideration of evidence presented at and in connection with the hearing and in connection with the Future Proposed Project, the BRA finds that (a) PDA Master Plan No. 87 is not for a location or Future Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Future Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the PDA Master Plan No. 87 complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) PDA Master Plan No. 87 conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in PDA Master Plan No. 87 will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That BRA hereby approves, pursuant to Section 80C of the Code, the PDA Master Plan No. 87, in substantial accord as presented to the BRA on June 12, 2012, and the companion map amendment (the "Map Amendment") in substantial accord with the Map Amendment presented at the June 12, 2012 BRA Board meeting, amending Map 7A/7B/7C/7D Allston Brighton Neighborhood District by indicating a Planned Development Area Overlay District comprised of 13.98 acres (about 608,969 square feet); and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of PDA Master Plan No. 87 and the Map Amendment in substantial accord as presented to the BRA on June 12, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned PDA No. 87 is filed in the Document Book at the Authority as Document No. 7222.

We are conducting two Public Hearings before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code. The first hearing is to consider the Amended and Restated Development Plan for Planned Development Area No. 53, Channel Center Project in South Boston; and the second hearing is to consider the First Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres; and the Development Plan for New Park and Channel Center Garage, Parcel U8, WF1, and HR3 for Planned Development Area No. 69, South Boston/The 100 Acres. The two public hearings will be conducted as a single presentation to consider the proposed projects as a whole.

These Hearings were duly advertised in the Boston Herald on June 2nd, 2012.

In a Boston Redevelopment Authority hearing, 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 Projects 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 Projects 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 June 12, 2012 were distributed entitled "PUBLIC HEARING REGARDING THE ONE CHANNEL CENTER PROJECT IN SOUTH BOSTON TO CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 53, CHANNEL CENTER PROJECT, SOUTH BOSTON.", which included seven proposed votes. Attached to said memorandum were a document entitled "Amended and Restated Development Plan

for Planned Development Area No. 53, Channel Center Project Boston Redevelopment Authority on behalf of Channel Center Holdings VAF, LLC., a letter dated May 24, 2012 from Richard A. Galvin, Commonwealth Ventures LLC and a letter dated May 22, 2012 from Gregory C. Lackey, USPS Headquarters Facilities Asset Management.

Mr. Geoffrey Lewis, Senior Project Manager, Attorney Rebecca Lee, Edwards Wildman Palmer LLP and Mr. BK Boley, architect, 3rd person, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Lawrence Bishoff, resident

Mr. Bob Kelly, business owner, Fort Point activist

Sr. Mary Robertson, Laboure Center

Mr. Christopher Milton, representative of Gillette Co.

Mr. Martin Walsh, Boston Building Trades

Mr. Neil Connelly, Ironworkers Union

Mr. Kenny, Building Trades

Mr. Steven Curran, Building Trades

Mr. Larry Norton, resident

Mr. Brian Norton, resident

Mr. Kevin Watts, laborers union

Mr. Adam Webster for Councilor John Connolly

A representative for Artists for Humanity

Mr. Gary Walker, Local 103

Mr. Chris Sheehan, Carpenters Union

No one spoke in opposition to the proposed project.

Alicia Casilio, artist

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines that the proposed Amended and Restated Development Plan for Planned Development Area No. 53, Channel Center Project (the "Amended PDA No. 53 Plan") complies with Section 80C-4(a)-(e), Standards for Planned Development Review Approval, of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the Amended PDA No. 53 Plan and authorizes the Director to petition the Boston Zoning Commission for approval of the Amended PDA No. 53 Plan in substantial accord with the form of the Amended PDA No. 53 Plan submitted to the Authority at its public hearing on June 12, 2012, and attached hereto; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Code, which finds that the Notice of Project Change submitted by Channel Center Holdings VAF, LLC and Commonwealth Ventures (the "Proponent") does not significantly increase the impacts arising from the One Channel Center Project (the "Proposed Project") as described in the Amended PDA No. 53 Plan and waives further review of the Proposed Project, subject to continuing design review by the Authority; and

FURTHER VOTED: That upon approval of the Amended PDA No. 53 Plan by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Proposed Project under Section 80C-8 of the Code; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver one or more amendments to the Cooperation Agreement, Development Impact Project Agreement and Boston Residents Construction Employment Plan for the Channel Center Project, to the extent required in connection with the Office Building component of the Proposed Project, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions and execute such documents and agrees as the Director deems necessary and appropriate by the Director in connection with the foregoing and the Proposed Project; and

FURTHER VOTED: That the Secretary be authorized to advertise a Request for Proposals for the selection and allocation of \$100,000 from the Channel Center Mitigation Fund, maintained by the Authority from contributions made by the developers of the Channel Center Project pursuant to the Cooperation Agreement for the construction of the Channel Center Project dated January 31, 2003, as amended, to neighborhood groups and organizations.

AND

Copies of a memorandum dated June 12, 2012 were distributed entitled "PUBLIC HEARING REGARDING THE ONE CHANNEL CENTER PROJECT TO CONSIDER: (1) THE FIRST AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES; AND (2) THE DEVELOPMENT PLAN FOR NEW PARK AND CHANNEL CENTER GARAGE FOR PARCELS U8 AND WF1 WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included eleven proposed votes. Attached to said memorandum were a documents entitled "First Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres Boston Redevelopment Authority and Development Plan for New Park and Channel Center Garage within Planned Development Area No. 69, South Boston/The 100 Acres Boston Redevelopment Authority on behalf of Galvin Capital Partners.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines that the proposed First Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "PDA Master Plan Amendment") complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval, of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Authority hereby finds and determines that the proposed Development Plan for New Park and Channel Center Garage for Parcels U8 and WF1 within Planned Development Area No. 69, South Boston/The 100 Acres (the

“Park/Garage PDA Plan”) complies with Section 80C-4(a)-(e) Standards for Planned Development Area Review Approval, of Code; and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the PDA Master Plan Amendment and authorizes the Director to petition the Boston Zoning Commission for approval of the PDA Master Plan Amendment in substantial accord with the form of the PDA Master Plan Amendment submitted to the Authority at its public hearing on June 12, 2012, and attached hereto; and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the Park/Garage PDA Plan and authorizes the Director to petition the Boston Zoning Commission for approval of the Park/Garage PDA Plan in substantial accord with the form of the Park/Garage PDA Plan submitted to the Authority at its public hearing on June 12, 2012, and attached hereto; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Code, which finds that the Notice of Project Change submitted by Channel Center Holdings VAF, LLC and Commonwealth Ventures (the “Proponent”) does not significantly increase the impacts arising from the New Park and Channel Center Garage portions of the One Channel Center Project (the “Park/Garage Project”) as described in the Park/Garage PDA Plan within the area of the Planned Development Area No. 69, South Boston/The 100 Acres, as amended by the PDA Master Plan Amendment, and waives further review of such Park/Garage Project, subject to continuing design review by the Authority; and

FURTHER VOTED: That upon approval of the PDA Master Plan Amendment and the Park/Garage PDA Plan by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Park/Garage Project under Section 80C-8 of the Code; and

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

FURTHER VOTED: That the Authority hereby finds and declares as follows:

- (a) In order to overcome urban blight by the construction of Richards Street (“Richards Street Project”), it is in the public interest of both the Authority and the City of Boston to assist AP Channel Center Garage LLC (“Applicant”) in the acquisition of a certain portion of Richards Street; and
- (b) That in accordance with 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, that with the implementation of mitigation measures, all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Richards Street Project by the Applicant requires the assistance of the Authority; and

- (d) Based on (a), (b) and (c) above, the Richards Street 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 Richards Street Project: The Authority shall obtain title to a portion of Richards Street for the Richards Street Project and shall convey such portion of Richards Street to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston and other entities as may be necessary 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 Richards Street Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Director be, and hereby is, when appropriate, authorized to execute and deliver an amendment to the 100 Acres Amended and Restated Memorandum of Agreement, subject to such terms and conditions as the Director deems to be in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreements and a Boston Residents Construction Employment Plans, and any and all other documents and agreements, as may be necessary and appropriate in connection with the Park/Garage Project, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing

The aforementioned TEXT AMENDMENTS are filed in the Document Book at the Authority as Document No. 7223 & 7223a, respectively.

Copies of a memorandum dated June 12, 2012 were distributed entitled “CERTIFICATE OF COMPLETION 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 issue a Certificate of Completion for Parcel C-10 in the Charlestown Urban Renewal Area, Project No. Mass R-55 (the “Parcel”), evidencing the renovation of the existing building thereon into a Knights of Columbus Hall, in accordance with Section 3.04 of the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority and 75 West School Street LLC dated May 31, 2012.

Copies of a memorandum dated June 12, 2012 were distributed entitled "CERTIFICATION OF COMPLETION IN CONNECTION WITH PARCEL X-29 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote.

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 Director be, and hereby is, authorized to issue a Certification of Completion for 54, 56 and 58 Bartlett Street (formerly known as Parcel X-29, 55 School Street) in the Charlestown Urban Renewal Area, Project No. Mass. R-55 for the three (3) homes constructed on the subdivided parcels, all containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated June 12, 2012 were distributed entitled "AMENDED LICENSE AGREEMENT FOR THE 2012-2013 CHARLESTOWN NAVY YARD FOOD TRUCK PROGRAM", 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 be, and hereby is, authorized to enter into an amended temporary License Agreement with Brother Trucker d/b/a "Go Fish", for the 2012-2013 season, permitting the use and occupancy of a portion of Authority owned land at the head of Drydock #2 and Baxter Road in the Charlestown Navy Yard for the purpose of parking a food truck.

Copies of a memorandum dated June 12, 2012 were distributed entitled "AUTHORIZATION TO AWARD AN ELECTRICAL SERVICE CONTRACT TO GONE GREEN ELECTRIC LLC FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", 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 be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into an Electrical Service Contract with Gone Green Electric LLC for electrical services on BRA owned properties in the total amount not to exceed Fifty Thousand Dollars (\$50,000.00).

Copies of a memorandum dated June 12, 2012 were distributed entitled "ROXBURY TENANTS OF HARVARD COMMUNITY CENTER, VINING STREET, MISSION PARK CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE MISSION PARK CHAPTER 121A PROJECT FOR APPROVAL UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND

THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE DEVELOPMENT OF A COMMUNITY CENTER AND CONSENT TO THE FORMATION OF RTH REALTY COMMUNITY CENTER, INC. AS AN URBAN REDEVELOPMENT CORPORATION PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF DEVELOPING AND CARRYING OUT SUCH COMMUNITY CENTER”.

Mr. John Fitzgerald, Senior Project Manager, Attorney Rebeca Lee, Edwards Wildman & Palmer and Ms. Kathy Ledoux, architect, addressed the Authority and answered the Members’ questions.

Councilor Michael Ross spoke 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 Certification of Approval, approving the proposal by Roxbury Tenants of Harvard to construct an approximately 28,000 square foot community center off of Vining Street in the Mission Hill neighborhood as part of the Mission Park Chapter 121A Project, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and

FURTHER VOTED: That the document presented at this meeting entitled “THIRD AMENDMENT TO REPORT AND DECISION ON THE MISSION PARK CHAPTER 121A PROJECT FOR APPROVAL UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE DEVELOPMENT OF A COMMUNITY CENTER AND CONSENT TO THE FORMATION OF RTH REALTY COMMUNITY CENTER, INC. AS AN URBAN REDEVELOPMENT CORPORATION PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF DEVELOPING AND CARRYING OUT SUCH COMMUNITY CENTER”, be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT & DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7224.

Copies of a memorandum dated June 12, 2012 were distributed entitled “GREATER BOSTON YMCA- 316 HUNTINGTON AVENUE, FENWAY”, which included three proposed votes. Attached to said memorandum were two plans.

Mr. John Fitzgerald, Senior Project Manager, Attorney Bill Shaevel and Mr. Kevin Washington, YMCA, addressed the Authority and answered the Members’ questions.

Councilor Michael Ross spoke 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 (the “Code”), which (i) finds that the Project Notification Form (“PNF”) adequately describes the potential impacts arising from the YMCA Project, consisting of the development of the aquatic center, gym, and courts as well as the interior renovations to the existing building located at 316 Huntington Avenue 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 Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Compliance for the YMCA Project, upon the successful completion of the Boston Zoning Code's Article 80 process for the YMCA Project, or any component thereof subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement and 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 YMCA Project, all upon terms and conditions determined to be in the best interests of the BRA.

The Chairman called for a recess at 7:31 p.m.

The Chairman re-adjourned the meeting at 7:38 p.m.

Copies of a memorandum dated June 12, 2012 were distributed entitled "HARVARD UNIVERSITY - STADIUM WAY AND HEFFERAN STREET", which included three proposed votes.

Ms. Linda Kowalcky, Deputy Director for Institutional Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority authorize the Director to petition the City of Boston Public Improvement Commission ("PIC") for the discontinuance of Stadium Way and Hefferan Street as public streets and the layout of said former public streets as private ways; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated June 12, 2012, relating to Stadium Way and Hefferan Street and adjacent parcels thereto, in Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute documents, which may include a deed, indemnification agreement and easements with utilities, 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. 7225.

Copies of a memorandum dated June 12, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: TEMPORARY LICENSE AGREEMENT FOR A PORTION OF THE BOSTON REDEVELOPMENT AUTHORITY-OWNED COBBLESTONE STREET IN THE SOUTH END LOWER ROXBURY

NEIGHBORHOOD”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the licensed area.

Ms. Kristin Kara, Deputy Director for Special Projects, 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 execute and deliver a temporary License Agreement with the South End/Lower Roxbury Open Space Land Trust, Inc. (“SELROSLT”) for the use and occupancy of the blocked-off portion of the Boston Redevelopment Authority (BRA) - owned cobblestone street (“formerly Cabot Street”) between the Frederick Douglass Peace Park and the Bessie Barnes Community Garden in the South End Urban Renewal Area, Project No. Mass. R-56 for the 2012 Frederick Douglass Cultural Market Place, such License Agreement to contain provisions deemed necessary and appropriate and in the best interest of the BRA by the Director.

Copies of a memorandum dated June 12, 2012 were distributed entitled “EXTENSION OF TENTATIVE DESIGNATION CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: A PORTION OF PARCEL P-3; AND A PORTION OF P3-h”, which included a proposed vote. Attached to said memorandum was a Executive Summary dated April 24, 2012.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to December 31, 2012.

Copies of a memorandum dated June 12, 2012 were distributed entitled “CHARLESBANK APARTMENTS, FORMER CHAPTER 121A PROJECT, EXERCISE OF OPTION TO PURCHASE THE PREMISES UNDER THE GROUND LEASE”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

Mr. Kevin Morrison, General Counsel, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority (the “Authority”) be, and hereby is, authorized to execute and deliver on behalf of the Authority, a Deed to Charlesbank Cooperative Corporation, and termination of lease, pursuant to that certain Indenture of Lease dated August 31, 1961, as assigned and amended, containing such terms and conditions that the Director deems appropriate and necessary and in the best interests of the Authority.

Copies of a memorandum dated June 12, 2012 were distributed entitled "A PORTION OF PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN: TEMPORARY LICENSE AGREEMENT BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND TROPICAL FOODS, INC. WITH OFFICES AT 2101 WASHINGTON STEET, ROXBURY, MA 02119", which included a proposed vote.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, 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 on behalf of the Boston Redevelopment Authority ("BRA") to execute a temporary License Agreement with Tropical Foods, Inc. for use and occupancy of a portion of Parcel 10 of the Southwest Corridor Development Plan of approximately 26,300 square feet of land area located in the city block bound by Melnea Cass Boulevard, Shawmut Avenue, Williams Street and Washington Street and located in the Roxbury district of Boston on conditions substantially consistent with February 1, 2011 License Agreement with Tropical Foods, Inc.

Copies of a memorandum dated June 12, 2012 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 226-232 Highland Street f/k/a 226 HIGHLAND STREET, 61, 65 and 67-69 MARCELLA STREET IN HIGHLAND PARK SECTION OF ROXBURY", which included two proposed votes. Attached to said memorandum were two maps indicating the proposed project area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED, JUNE 12, 2012 RE: FINAL DESIGNATION OF E-HAUS, LLC AS THE REDEVELOPER OF 226-232 HIGHLAND STREET f/k/a 226 HIGHLAND STREET AND 61, 63 AND 67-69 MARCELLA STREET IN ROXBURY", was introduced, read and considered.

Mr. John Dalzell, Senior Architect, Urban Planning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the Boston Redevelopment Authority, dated, June 12, 2012 re: Final Designation of E-Haus, LLC ("Redeveloper") as the Redeveloper of 226-232 Highland Street f/k/a 226 Highland Street and 61, 65, 67-69 Marcella Street ("Project Site") in the Highland Park section of Roxbury; and

FURTHER VOTED: That this Final Designation of the Redeveloper as the Redeveloper of the Project Site, be automatically rescinded without prejudice and without further action by the BRA Board, if the Project Site has not been conveyed to the Redeveloper within one-hundred twenty (120) days of this designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7226.

Copies of a memorandum dated June 12, 2012 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 156-160 HIGHLAND STREET IN ROXBURY", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Dalzell, Senior Architect, Urban Planning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the tentative designation set forth in the Resolution of E+ Solutions, LLC as redeveloper ("Redeveloper") of 156-160 Highland Street ("Project Site") in Roxbury with an expiration date of June 15, 2012, be, and hereby is, extended for an additional sixty (60) days or until August 15, 2012 to meet all the requirements set forth in the Tentative Designation Resolution for the construction of two (2) buildings totaling four (4) residential condominium units of which one unit will be made affordable to a household earning at or below 80% of the area median income ("Proposed Project") under the Mayor's E+ Green Building Demonstration Program. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if final designation has not been granted by August 15, 2012.

Copies of a memorandum dated June 12, 2012 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 64 CATHERINE STREET, JAMAICA PLAIN", which included three proposed votes. Attached to said memorandum were a rendering and two maps indicating the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED, JUNE 12, 2012 RE: FINAL DESIGNATION OF GFC DEVELOPMENT, INC. AS THE REDEVELOPER OF 64 CATHERINE STREET IN JAMAICA PLAIN", was introduced, read and considered.

Mr. John Dalzell, Senior Architect, Urban Planning, 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 "BRA") hereby amend the "Demonstration Project Plan" as approved by the Authority on December 14, 2010, to include the acquisition of the Boston Water and Sewer Commission ("BWSC") parcel located over the Stony Brook Culvert, containing approximately 1,770 square feet, adjacent to 64 Catherine Street (the "BWSC Parcel") attached hereto as Exhibit A and to accept a deed from the BWSC conveying the BWSC Parcel to the BRA. In addition, the Director is hereby authorized to execute any and all documents necessary and associated with the acquisition of the BWSC Parcel; and

FURTHER VOTED: That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority, dated June 12, 2012, re: Final Designation of GFC Development Inc. ("Redeveloper"), or a whole owned subsidiary, as Redeveloper of 64 Catherine Street ("Project Site") in Jamaica Plain; and

FURTHER VOTED: That this Final Designation of GFC Development Inc. as the Redeveloper of the Project Site, be automatically rescinded without prejudice and

without further action by the BRA Board, if the Project Site has not been conveyed to the Redeveloper within one-hundred twenty (120) days of this designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7227.

Copies of a memorandum dated June 12, 2012 were distributed entitled "PROPOSED DISBURSEMENT OF THE LOFTS AT WESTINGHOUSE PROJECT CONTRIBUTION FOR HYDE PARK ARTS FUNDING", which included two proposed votes.

Ms. Heidi Burbidge, 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 hereby authorizes the disbursement of \$40,000 from The Lofts at Westinghouse Project Contribution as follows: Organization Proposed Grant Amount

Hyde Park Arts Association	\$10,000
Artists-at-Large, Inc.	\$ 1,311
	Hyde Park Artscene \$ 5,000
Youth and Family Enrichment Services, Inc.	\$ 8,077
Hyde Park Open Studios	\$ 5,612
<u>Riverside Theater Works</u>	<u>\$10,000</u>

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of funds from The Lofts at Westinghouse Project Contribution, as set forth in the prior vote.

Copies of a memorandum dated June 12, 2012 were distributed entitled "SOUTH STATION AIR RIGHTS PROJECT: AMENDMENT TO LAND DISPOSITION AGREEMENT", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") authorize the Director to execute an amendment to the Land Disposition Agreement by and between the Authority and TUDC LLC and South Union Station LLC dated March 21, 2007, as amended by a letter amendment dated January 12, 2009 ("LDA"), to extend the Adverse Conditions Period, said amendment shall contain terms and conditions determined by the Director to be in the best interest of the Authority.

Copies of a memorandum dated June 12, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously
VOTED: BZC 31855; BZC 31860; BZC 31861; BZC 31862; BZC 31863; BZC 31864;
BZC 31865; BZC 31866; BZC 31867; BZC 317869; BZC 31870; BZC 31871; BZC 31872;
BZC 31873; BZC 31888; BZC 31894; BZC 31895; BZC 31896; BZC 31897; BZC 31898; BZC
31901; BZC 31901-31903; BZC 31904; BZC 31914; BZC 31915; BZC 31917; BZC 31923;
BZC 31924-31925; BZC 31926; BZC 31927; BZC 31928; BZC 31929; BZC 31930; BZC
31931; BZC 31934; BZC 31938; BZC 31942; BZC 31946; BZC 31947; BZC 31948; BZC
31950; BZC 31951; BZC 31952; BZC 31953; BZC 31954; BZC 31955; BZC 31956; BZC
31957; BZC 31963; BZC 31975 and BZC 32010.

Copies of a memorandum dated June 12, 2012 were distributed entitled
“CONTRACT AUTHORIZATION FOR ENGINEERING SERVICES FOR CHELSEA
CREEK WETLANDS RESTORATION AND HABITAT CONSERVATION, WITH
WESTON & SAMPSON ENGINEERS, INC.”, which included three proposed votes.
Attached to said memorandum was a map of the area.

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

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to enter into an
Engineering Services Contract for a total contract amount not to exceed Four Hundred
Thirty-one Thousand, Eight Hundred Dollars (\$431,800.00) with Weston & Sampson
Engineers, Inc., for the provision of engineering services required in connection with the
Chelsea Creek Wetlands Restoration and Habitat Conservation in East Boston; and

FURTHER VOTED: That the Director be, and hereby is, authorized, on behalf of
the Boston Redevelopment Authority, to authorize the Secretary to advertise for
construction bid services at the completion of the design phase which shall be in
accordance with Massachusetts General Law, Chapter 30, Section 39M.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute
any and all documents and agreements with or on behalf of the city of Boston and any
of its departments, commissions or agencies, in connection with the NAWCA Grant.

Copies of a memorandum dated June 12, 2012 were distributed entitled “GRANT
TO ARTISTS FOR HUMANITY”, which included a proposed votes

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

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to grant Artists for
Humanity; \$25,000 for ten Boston Harbor Island excursions for 130 Artists for
Humanity teen apprentices for this summer, and to execute any and all grants,
agreements or other documents in connection therewith.

Copies of a memorandum dated June 12, 2012 were distributed entitled “ROSE
FITZGERALD KENNEDY GREENWAY DISTRICT ZONING AND DOWNTOWN
WATERFRONT MUNICIPAL HARBOR PLAN”, which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertize a Request for Proposals ("RFP") for consultant planning and design services for preparing a Downtown Waterfront Municipal Harbor Plan and appropriate zoning mechanisms to codify Rose Fitzgerald Kennedy Greenway District Guidelines for an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00).

Copies of a memorandum dated June 12, 2012 were distributed entitled "AUTHORIZATION TO EXECUTE THE FORT POINT CHANNEL OPERATIONS BOARD MEMORANDUM OF UNDERSTANDING", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") ratify and confirm the Director's authorization to execute the Fort Point Channel Operations Board Memorandum of Understanding, and that the Director be, and hereby is authorized to enter into or executed any other document or agreement that he deems appropriate and necessary in connection with the Fort Point Channel Abutters' Group or Fort Point Channel Operations Board, under terms and conditions determined to be in the best interest of the BRA.

Copies of a memorandum dated June 12, 2012 were distributed entitled "ENERGY THERMAL SYSTEM GRANT FOR JAMAICA PLAIN SCATTERED SITES PROJECT", which included three proposed votes. Attached to said memorandum was a map indicating the scattered sites.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") approve a funding award of \$125,000 from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Jamaica Plain Neighborhood Development Corporation ("JPND") to assist with energy/heating system upgrades to the Jamaica Plain Scattered Sites Project; 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 this grant from the IDP energy Efficiency Program to JPND in support of the energy/heating system upgrades to the Jamaica Plain Scattered Sites Project.

Director Peter Meade updated the Board Members of the One Franklin Street project to be submitted by Millennium Partners, that One Channel Center Project will become a Chapter 121A Project and a study was conducted in Dudley Square as a tool for new merchants and companies for the area.

Copies of a memorandum dated June 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	\$ 31,839.75
Bargman Hendrie & Archetype, Inc.	\$ 72,444.85

Copies of a memorandum dated June 12, 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 Casey Ann Hines as Program Manager at \$58,000 annually.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize Salary Changes for BRA Staff as indicated. Kenya Thompson - \$53,000; Alexa Pinard-\$65,000; Matthew Martin-\$65,000 Jill Ochs Zick-\$79,000; Jeong-Jun Ju-\$65,000; Fran Collins-\$62,000; Katie Pedersen-\$68,000.

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

VOTED: To adjourn.

The meeting adjourned at 8:11 p.m.

Secretary