

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of August 9, 2012 were submitted.

Copies of a memorandum dated September 13, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING, GUEST STREET 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 Article 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on October 18, 2012 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, regarding the Second Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing, located on Guest Street in the Brighton neighborhood of Boston, undertaken by NB Guest Street Associates, LLC.

Copies of a memorandum dated September 13, 2012 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2012-2022 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 October 18, 2012, at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding (i) the Boston University Charles River Campus 2012-2022 Institutional Master Plan as required pursuant to Section 80D of the Boston Zoning Code ("Code"); and (ii) the Boston University School of Law project as a Development Impact Project pursuant to Article 80B of the Code.

Copies of a memorandum dated September 13, 2012 were distributed entitled "REQUEST TO SCHEDULE A PUBLIC HEARING ON AN AMENDMENT OF THE HOUSING CREATION PROPOSAL FOR THE PARCEL 24 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 advertise a public hearing to be held on October 18, 2012 at 6pm before the Boston Redevelopment Authority Board to consider an amendment to the Housing Creation Proposal as submitted by SW Boston Hotel for the use of \$632,748 in Linkage Funds from the W Boston Hotel and Residences Project to the condominium phase of the Parcel 24 Project located in the Chinatown neighborhood of Boston as proposed by the Parcel 24 LLC.

Mr. Paul Foster, Vice Chairman read the following statement: For the record, I state that at this time I will recuse myself from participating in any discussion, deliberation and/or any votes with regard to Agenda No. 5 (Millennium Tower and Burnham Building, PDA No. 72). Further, I request a motion and vote to appoint Consuelo Thornell as the "Acting Chairman" to preside over the public hearing , discussion, deliberation and/or votes relative to Agenda Item No. 5 only. When all matters regarding Agenda Item No. 5 have been concluded, I will return and resume my role as Vice Chairman for the remainder of the Agenda items.

Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the Second Amended and Restated Development Plan for the Millennium Tower and Burnham Building Redevelopment, Planned Development Area No 72.

This Hearing was duly advertised in the Boston Herald on August 31, 2012.

In the Boston Redevelopment Authority hearing on the Second Amended and Restated Development Plan for the Millennium Tower and Burnham Building Redevelopment, the BRA staff members will first present their case and are subject to questioning by the Members of the Authority only. Thereafter, those who wish to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the Proposed Project will be afforded an opportunity to do so, again under the same rules of questioning. Finally the proponents will be allowed a brief period for rebuttal, if they so desire.

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.

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

Copies of a memorandum dated September 13, 2012 were distributed entitled "PUBLIC HEARING TO CONSIDER A SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE MILLENNIUM TOWER AND BURNHAM BUILDING REDEVELOPMENT (f/k/a THE ONE FRANKLIN/FILENES'S REDEVELOPMENT) PLANNED DEVELOPMENT AREA NO. 72, AND TO CONSIDER THE MILLENNIUM TOWER AND BURNHAM BUILDING REDEVELOPMENT PROJECT, LOCATED IN THE MIDTOWN CULTURAL DISTRICT, AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were a document "Boston Redevelopment Authority Second Amended and Restated Development Plan for the Millennium Tower and Burnham Building Redevelopment (f/k/a the One Franklin / Filene's Redevelopment Planned Development Area No. 72, 426 Washington Street MP Franklin, LLC September 13, 2012", a document entitled "Second Amended and Restated Development Plan for Planned Development Area No. 72, The Millennium Tower and Burnham Building Boston Redevelopment Authority on behalf of MP Franklin , LLC c/o Millennium Partners", one rendering and fourteen plans. Support letter were submitted.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Anthony Pangaro, Millennium Partners, Mr. Blake Middleton, architect and Mr. Joe Larkin, Millennium, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Councilor Bill Linehan

Spokesperson for Councilor Sal LaMattine

Mr. Denny Chang, Mayors Office of Neighborhood Services

Mr. Adam Webster for Councilor John Connolly

Mr. Bill Doherty, Painters Union

Mr. (wearing a yellow tie),

Ms. Mary, Emerson College & Midtown Park Plaza Association

Mr. Greg Galer, Boston Preservation Alliance

Mr. Perez, Carpenters Union

Mr. John Nucci,

Mr. John Coffey, Millennium Place resident

Mr. Martin Walsh, Boston Building Trades

Mr. Gordon King, Old South Meetinghouse

Ms. Rosemary Sansone, Downtown Crossing Association

Mr. Gary Walker, Electrician Union

Mr. Neil Connolly, Ironworkers Union

Mr. Tom Kerr, Electrician Union

Mr. Jarrod Seritti, Electrician Union

Mr. Mark Fortune, Boston Building Trades President & Sprinklerfitters Union

Mr. Ronaldi, Carpenters Union

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") hereby finds and determines with respect to the Second Amended and Restated Development Plan for the Millennium Tower and Burnham Building Redevelopment (f/k/a the One Franklin/Filene's Redevelopment) (the "Proposed Project") Planned Development Area No. 72 ("Second Amended Development Plan"), that (a) the Second Amended Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project complies with the provisions of the underlying zoning that establish use, dimensional, design, or other requirements in the Planned Development Area; (c) the Second Amended Development Plan complies with the provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Second Amended Development Plan 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 Second Amended Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that the Second Amended Development Plan complies with Section 80C-4 of the Boston Zoning Code (the "Code"), Standards for Planned Development Area Review

Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER VOTED: That Authority hereby approves, pursuant to Section 80C of the Code, the Second Amended Development Plan submitted to the Authority, in substantial accord with that Second Amended Development Plan presented at a public hearing before the Authority on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the Second Amended Development Plan, in substantial accord with the Second Amended Development Plan presented to the Authority at its hearing on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6.2 of the Code waiving further review for the Proposed Project, located at 426 Washington Street and proposed by MP Franklin, LLC, which Determination shall provide that the Notice of Project Change does not significantly increase the impacts of the Proposed Project and no further review is required; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the Second Amended Development Plan; and

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

FURTHER VOTED: That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore approves the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an agreement by and among the Authority, the Massachusetts Bay Transportation Authority, MP Franklin LLC, the City of Boston, and any other necessary or desirable parties regarding the redesign, maintenance and operation of "Shopper's Park," and any and all other documents, as may be necessary and appropriate; 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, a Development Impact Project Agreement in accordance with Section 80B-7 of the Code, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and one or more Affordable Housing Agreements, 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 PDA NO. 72 SECOND AMENDMENT/DIP is filed in the Document Book at the Authority as Document No. 7315.

Mr. Paul Foster re-entered the room at this time.

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 Amended and Restated Development Plan for Planned Development Area No. 81, the 1282 Boylston Street Project, submitted by The Abbey Group on July 25, 2012, and located at 1282 Boylston Street in the Fenway neighborhood.

This hearing was duly advertised on August 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. 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.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PUBLIC HEARING FOR AMENDED AND RESTATED DEVELOPMENT PLAN FOR 1282 BOYLSTON STREET, BOSTON WITHIN PLANNED DEVELOPMENT AREA NO. 81, AND A NOTICE OF PROJECT CHANGE REGARDING THE 1282 BOYLSTON STREET PROJECT, LOCATED ON BOYLSTON STREET, FENWAY", which included nine proposed votes. Attached to said memorandum were a document entitled "Text Amendment Application No. 430 Boston Redevelopment Authority Fenway Neighborhood District Article 66" and document entitled Amended and Restated Development Plan for Development Area No. 81, 1282 Boylston Street - Boston Redevelopment on behalf of The Abbey Group".

Mr. John Fitzgerald, Senior Project Manager, Mr. Bill, Abbey Group, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Councilor Bill Linehan

Mr. Adam Webster for Councilor John Connolly

Mr. Martin Walsh, Boston Building Trades

Mr. Mark Fortune, Boston Building Trades President & Sprinklerfitters Union

Mr. Gary Walker, Electrician Union

Mr. Perez, Carpenters Union

Mr. Neil Connolly, Ironworkers Union

Mr. Bill Doherty, Painters Union

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 (the "BRA") approves the text amendment to Article 66 (Fenway Neighborhood District) of the Boston Zoning Code (the "Code") in substantial accord with that presented to the BRA Board on September 13, 2012; and

FURTHER VOTED: That the BRA hereby finds and determines that with respect to the Amended and Restated Development Plan for 1282 Boylston Street, Boston (the "Proposed Project") within Planned Development Area No. 81 (the "Amended PDA Plan"), that: (a) the Amended PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the Amended PDA Plan 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 Amended PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Amended PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA hereby approves, pursuant to Section 80C of the Code, the Amended PDA Plan, in substantial accord with that presented to the BRA Board on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission ("Zoning Commission") for approval of the Text Amendment to Article 66 of the Code in substantial accord with that presented to the BRA Board on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6.2 of the Code waiving further review of the Proposed Project and in connection with the Notice of Project Change dated July 25, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the Amended PDA Plan, in substantial accord with that presented to the Authority at its hearing on September 13, 2012; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the Amended PDA Plan; and

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

The aforementioned PDA NO. 81 SECOND AMENDMENT/TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7316.

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 275 Albany Street project in the South End neighborhood of Boston submitted by BH Normandy 275 Albany Street LLC, on August 9, 2012.

This hearing was duly advertised on August 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. 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.

Staff will now begin the presentation.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PUBLIC HEARING TO CONSIDER THE 275 ALBANY STREET PROJECT, NOTICE OF PROJECT CHANGE AND DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 89, TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT, LOCATED IN THE SOUTH END", which included eight proposed votes. Attached to said memorandum were a documents entitled "Boston Redevelopment Authority Development Plan Planned Development Area No. 89, 275 Albany Street South End, Boston BH Normandy 275 Albany Street LLC September 13, 2012" and "Map Amendment Application No. 619 Boston Redevelopment Authority Planned Development Area No. 89 Map 1P, South End Neighborhood".

Mr. Erico Lopez, Senior Project Manager, Mr. Justine Krebs, Normandy Partners and Ms. Tamara Roy, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Councilor Bill Linehan

Hilani Morales, Mayor's Office of Neighborhood Services

Ms. Lynn Downey, Pine Street Inn

Mr. Adam Webster for Councilor John Connolly

Mr. Mark Fortune, Boston Building Trades President & Sprinklerfitters Union

Mr. Gary Walker, Electrician Union

Mr. Perez, Carpenters Union

Mr. Martin Walsh, Boston Building Trades

Mr. Neil Connolly, Ironworkers Union

Mr. Bill Doherty, Painters 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 Development Plan for Planned Development Area No. 89 at 275 Albany Street, in the South End neighborhood of

Boston, (“Development Plan”) describing the 275 Albany Street Project (the “Proposed Project”) presented at the public hearing duly held at the offices of the Boston Redevelopment Authority (the “BRA”) on September 13, 2012, and after consideration of evidence presented at and in connection with the hearing on the Development Plan and the Proposed Project, the BRA finds that: (a) such Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA approves, pursuant to Section 80C of the Code, the Development Plan in substantial accord as presented to the BRA on September 13, 2012, and the companion map amendment (the “Map Amendment”) in substantial accord with the Map Amendment presented to the BRA Board on September 13, 2012 amending Map 1P, South End Neighborhood District by indicating a Planned Development Area Overlay District comprising approximately 1.27 acres in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the Development Plan and the Map Amendment, pursuant to Section 80C of the Code in substantial accord, as presented to the BRA on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving the requirement of further review pursuant to Article 80, Section 80A-6.2 of the Code in connection with the Notice of Project Change for the Proposed Project; and

FURTHER VOTED: That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code and hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Consistency for the Proposed Project pursuant to Section 80C of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 upon successful completion of the Article 80 Large Project review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement and

Restriction, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan and any and all other documents, as may be necessary and appropriate, and upon terms and conditions determined to be in the best interest of the BRA, in connection with the Proposed Project.

The aforementioned PDA NO. 89 SECOND AMENDMENT/DIP/MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7317.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, (collectively "Chapter 121A") and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, to consider an application filed by Trinity Northampton Limited Partnership, (the "Applicant") with the Authority for approval of a project regarding the rehabilitation of the 35 Northampton Street Tower in the South End neighborhood of Boston ("the Proposed Project"). The Proposed Project will rehabilitate the existing 29-story, 234-unit tower. The small amount of existing office space within the building will be retrofitted to provide for an additional 11 units, all of which will be handicap accessible, for a total of 245 units all of which will be affordable to households at or below 60% of area median income. Notice of the Public Hearing was duly advertised in the Boston Herald on August 30, 2012.

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. 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.

Staff will now begin the presentation.

Copies of a memorandum dated September 13, 2012 were distributed entitled "NORTHAMPTON TOWER PROJECT REQUEST FOR CHAPTER 121A APPROVAL, LOCATED AT 35 NORTHAMPTON STREET IN THE SOUTH END/LOWER ROXBURY NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were a document entitled "APPLICATION OF TRINITY NORTHAMPTON PHASE ONE LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652 BOTH AS AMENDED, KNOWN AS THE NORTHAMPTON TOWER CHAPTER 121A PROJECT".

Mr. Erico Lopez, Senior Project Manager, Mr. Hank Keating, Trinity Financial, Ms. Eva Ehrlich, Trinity Financial and Attorney Katharine Bachman, Wilmer Hale, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Byron Rushing

Hilani Morales, Mayor's Office of Neighborhood Services

Mr. John Townsend, Public Health Commission

Mr. Adam Webster for Councilor John Connolly

Mr. Gary Walker, Electrical Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Lopez, Carpenters Union

Mr. Neil Connolly, Ironworkers Union

Mr. Bill Doherty, Painters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "APPLICATION OF TRINITY NORTHAMPTON PHASE ONE LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652 BOTH AS AMENDED, KNOWN AS THE NORTHAMPTON TOWER CHAPTER 121A PROJECT" be, and hereby is, adopted, and

FURTHER VOTED: That, pursuant to Article 80, Section 80B-5 of the Boston Zoning Code (the "Code"), the Director of the Boston Redevelopment Authority (the "Authority") be, and hereby is, authorized to issue a Scoping Determination, for the Northampton Tower (the "Project"), waiving the requirements of further review pursuant to Article 80, Section B-5.3(d) of the Code determining that the Project Notification Form adequately addresses any impacts of the Project, subject to ongoing Authority design review and design approval; and

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

FURTHER VOTED: That the Director of the Authority be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the Authority in connection with the Project.

The aforementioned 121A APPLICATION is filed in the Document Book at the Authority as Document No. 7318.

Vice Chairman Paul Foster called for a recess at 7:15 p.m.

Mr. Foster re-adjourned the meeting at 7:21 p.m.

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 New Brighton Landing project in the Brighton neighborhood of Boston submitted by New Brighton Landing LLC, on August 9, 2012.

This hearing was duly advertised on August 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. 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.

Staff will now begin the presentation.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PUBLIC HEARING FOR THE FOUR DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT AREA NO. 87, FOR THE FIRST AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, AND TO CONSIDER THE PROJECT A DEVELOPMENT IMPACT PROJECT FOR NEW BRIGHTON LANDING, GUEST STREET AND LIFE STREET LOCATED IN BRIGHTON, MASSACHUSETTS", which included twelve proposed votes. Attached to said memorandum were documents entitled "First Amendment the master Plan for PDA No. 87"; Development Plan for the New Balance World Headquarters Project"; "Development Plan or the Hotel Project within PDA No. 87: "Development Plan for the Office Buildings Project within PDA No. 87" and "Development Plan for the Sports Facility Project within PDA No. 87".

Mr. Erico Lopez, Senior Project Manager, Mr. Keith Craig, New Balance and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Kevin Honan

Representative Michael Moran also speaking for Senator Sal DiDomenico and Councilor Mark Ciommo

Mr. John Cusack

Ms. Mary Helen Nsangou, ABCD Corporation.

Mr. Adam Webster for Councilor John Connolly

Mr. Martin Walsh, Boston Building Trades

Mr. Mark Fortune, Boston Building Trades & Sprinklerfitters Union

Mr. Daniel Daley, IAG

Mr. Bill Doherty, Painters Union

Mr. Lopez, Carpenters Union

Ms. (pink shirt), Brighton Improvement

Mr. Neil Connolly, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: To table the proposed vote concerning the "Hotel Project" Development Plan within PDA No. 87 (the fourth of twelve votes on pages 14-17 of the Board Memorandum).

FURTHER VOTED: That, in connection with the First Amendment and Map Amendment for the Development Plan (the "PDA No. 87") for the New Brighton Landing Projects (the "Proposed Projects"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA") on September 13, 2012, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Projects, the BRA finds that (a) PDA No. 87 is not a location or Proposed Projects for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Projects comply with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) PDA 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 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 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 Boston Redevelopment Authority ("BRA") hereby approves the First Amendment to the Master Plan (the "Master Plan") for Planned Development Area No. 87 ("PDA No. 87"), New Brighton Landing, Guest Street and Life Street, Brighton Landing Area of Boston (the "First Amendment") pursuant to Section 80C of the Boston Zoning Code (the "Code") in substantial accord with the First Amendment presented to the BRA on September 13, 2012; and

FURTHER VOTED: That the BRA hereby approves the Development Plan for the New Balance World Headquarters Project within PDA No. 87 pursuant to Section 80C of the Code and in substantial accord with the Development Plan presented to the BRA on September 13, 2012; and

FURTHER VOTED: That the BRA hereby approves the Development Plan for the Office Buildings Project within PDA No. 87 pursuant to Section 80C of the Code and in substantial accord with the Development Plan presented to the BRA on September 13, 2012; and

FURTHER VOTED: That the BRA hereby approves the Development Plan for the Sports Facility Project within PDA No. 87 pursuant to Section 80C of the Code and in substantial accord with the Development Plan presented to the BRA on September 13, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Proposed Projects; waiving the requirement to file and review a Draft Project Impact Report for the Proposed Projects, which Scoping Determination shall provide that the Expanded Project Notification Form, submitted on May 25, 2012: (i) is sufficient to meet the requirements of the Scoping Determination, subject to further BRA design review, and (ii) includes any

conditions necessary for the mitigation of the impacts of the Proposed Projects; and

FURTHER VOTED: That the BRA approve the Proposed Projects as Development Impact Projects within the meaning of Section 80B-7 of the Code and hereby finds and determines that the Proposed Projects conform to the general plan for the City of Boston as a whole, and that nothing in the Proposed Projects will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Proposed Projects as described in the Master Plan for PDA No. 87, as amended by the First Amendment (the "Amended Master Plan") when the Director finds that (a) the Proposed Projects are described adequately in the Amended Master Plan, (b) the Proposed Projects are consistent with the PDA Plan, and (c) the Amended Master Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Compliance or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Projects upon the successful completion of the Article 80B Large Project review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the First Amendment, the Development Plan for the New Balance World Headquarters Project within PDA No. 87, the Development Plan for the Hotel Project within PDA No. 87, the Development Plan for the Office Building Project within PDA No. 87, and the Development Plan for the Sports Facility Project within PDA No. 87, pursuant to Section 80C of the Code, and all in substantial accord with said documents presented to the BRA Board at a public hearing on September 13, 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, one or more Cooperation Agreements, Development Impact Project Agreements, Boston Residents Construction Employment Plans, and Boston Permanent Employment Agreements, as applicable, 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/DIP is filed in the Document Book at the Authority as Document No. 7319.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PARCEL P-15-2C-4, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOCATED AT 400 RUTHERFORD AVENUE", which included two proposed votes.

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

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 12, 2012 RE: TENTATIVE DESIGNATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority Dated September 12, 2012 Re: Tentative Designation of Bridgeview Apartments Limited Partnership Of Parcel P-15-2C-4 Of The Charlestown Urban Renewal Area Project No. Mass R-55" (the "Resolution") be, and hereby is, adopted; and

FURTHER VOTED: That if the terms and conditions of the Resolution have not been met to the satisfaction of the Director and the Final Designation has not been granted by January 31, 2013, the Tentative Designation shall be automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary license agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the Tentative Designation, by and between the Boston Redevelopment Authority and Bridgeview Apartments Limited Partnership ("Bridgeview"), all upon terms and conditions to be determined by the Director to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Boston Redevelopment Authority confirm that the termination conditions to secure financing and commence construction of the Project by January 31, 2013, set forth in Section J of the Report and Decision entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT," as amended, is in full force and effect.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7320.

Copies of a memorandum dated September 13, 2012 were distributed entitled "TENTATIVE REDEVELOPER DESIGNATION OF PARCEL 39A, LOCATED AT 45 FIRST AVENUE IN THE CHARLESTOWN NAVY YARD", which included three proposed votes.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 13, 2012 RE: TENTATIVE DESIGNATION OF KAVANAGH ADVISORY GROUP, LLC OF PARCEL 39A IN THE CHARLESTOWN NAVY YARD OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55", was introduced, read and considered

Mr. Geoffrey Lewis, Senior Project Manager and Mr. John Kavanagh, developer, 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 adopts the Resolution of the Boston Redevelopment Authority dated September 13, 2012 re: Tentative Designation of Kavanagh Advisory Group, LLC as Redeveloper of Parcel 39A, in the Charlestown Urban Renewal Area Project No. Mass. R-55; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Kavanagh Advisory Group, LLC or a related entity created and controlled by Kavanagh Advisory Group, LLC for the purpose of providing the Redeveloper with access onto Parcel 39A (the "Parcel"), for the purposes of soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the analysis and feasibility for redevelopment of the Parcel; and

FURTHER VOTED: That this tentative designation of Kavanagh Advisory Group, LLC as the redeveloper of the Parcel, is automatically rescinded without prejudice and without further action by the BRA Board, if the Redeveloper has not received final designation as Redeveloper by September 30, 2013.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7323.

Copies of a memorandum dated September 13, 2012 were distributed entitled "GREATER BOSTON YMCA- 316 HUNTINGTON AVENUE, FENWAY, NOTICE OF PROJECT CHANGE", which included a proposed vote. Attached to said memorandum was a letter dated August 14, 2012 from David R. Jackowitz, Shaevel & Krens, LLP.

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 Approval for the YMCA-316 Huntington Avenue Project as affected by the Notice of Project Change under Article 80E of the Boston Zoning Code, subject to continuing design review

Copies of a memorandum dated September 13, 2012 were distributed entitled "BOSTON COLLEGE HIGH SCHOOL CADIGAN HALL PROJECT 150 MORRISSEY BOULEVARD, DORCHESTER", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Bill Maher, Boston College High School and Mr. Bill Kemeza, President of Boston College High School, addressed the Authority and answered the Members' questions.

Mr. Chris English from the Mayor Office of Neighborhood Services spoke in favor 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 for the development, proposed by Boston College High School to construct a new academic building of 28,000 square foot Cadigan Hall within existing Boston College High School Campus located at 150 Morrissey Boulevard in Dorchester, and related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER VOTED: In reference to Petition BZC-32107, the Boston College High School Proposed Project in Dorchester, for zoning relief necessary in a Subdistrict (“GPOD”), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated September 13, 2012 were distributed entitled “SIXTH AMENDMENT TO REPORT AND DECISION ON THE EDISON GREEN APARTMENTS CHAPTER 121A PROJECT”, which included a proposed vote. Attached to said memorandum were a document entitled “SIXTH AMENDMENT TO REPORT AND DECISION ON THE EDISON GREEN APARTMENTS CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS” and two maps indicating the location of the property.

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

On a motion duly made and seconded, it was unanimously

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

The aforementioned SIXTH REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7321.

Copies of a memorandum dated September 13, 2012 were distributed entitled “345 D STREET, SOUTH BOSTON AFFORDABLE HOUSING AGREEMENT”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, addressed the Authority and answered the Members’ questions.

Councilor Bill Linehan spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement and any and all documents which the Director deems appropriate and necessary in connection with 345 D Street Project in South

Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS ASSOCIATED WITH THE CHANNEL CENTER PROJECT IN THE FORT POINT CHANNEL NEIGHBORHOOD IN SOUTH BOSTON", which included two proposed votes.

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

Councilor Bill Linehan spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$80,000 from the Channel Center Mitigation Fund maintained by the BRA from contributions made by the developers of the Channel Center Project pursuant to the Cooperation Agreement dated January 31, 2003, as amended, to the Fort Point Arts Community, Inc. ("FPAC"); and

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

Copies of a memorandum dated September 13, 2012 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS ASSOCIATED WITH THE WATERSIDE PLACE PROJECT IN SOUTH BOSTON", which included three proposed votes.

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

Councilor Bill Linehan spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$37,500 from the Waterside Place Mitigation Fund maintained by the BRA from contributions made by the developers of the Waterside Place Project pursuant to the Cooperation Agreement for the Waterside Place Project, Phase 1A, dated March 29, 2012 (the "Cooperation Agreement"), to the Gavin Foundation, Inc.; and

FURTHER VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$37,500 from the Waterside Place Mitigation Fund maintained by the BRA from contributions made by the developers of the Waterside Place Project pursuant to the Cooperation Agreement to the Parclate Foundation; and

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 Waterside Place Mitigation Fund, as set forth in the prior votes.

Copies of a memorandum dated September 13, 2012 were distributed entitled "PARKING LICENSE AGREEMENT WITH THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON", which included a proposed vote. Attached to said memorandum was a site plan.

Ms. Kristin Kara, Deputy Director for Special Projects, addressed the Authority and answered the Members' questions.

Councilor Bill Linehan spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Parking License Agreement with Roman Catholic Archbishop of Boston, which shall manage and maintain the Boston Redevelopment Authority-owned 2,775 square foot property as a surface parking lot adjacent to the Our Lady of Good Voyage Chapel.

Copies of a memorandum dated September 13, 2012 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 156-160 HIGHLAND STREET IN ROXBURY", which included two proposed votes. Attached to said memorandum were a letter dated August 8, 2012 from Jonathan Kantar, Sage Builders, LLP and a map indicating the location of the proposed property.

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

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF E+ SOLUTIONS, LLC AS THE REDEVELOPER OF 156 HIGHLAND STREET IN ROXBURY", was introduced, read and considered

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby re-adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Re: Tentative Designation of E+ Solutions, LLC as redeveloper ("Redeveloper") of 156-160 Highland Street ("Project Site") in Roxbury; and

FURTHER VOTED: That the tentative designation of E+ Solution ("Redeveloper") as Redeveloper of the Project Site, shall automatically be rescinded without prejudice and without further action by the BRA Board if final designation has not been granted by December 13, 2012.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7322.

Copies of a memorandum dated September 13, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: SOUTH END/LOWER ROXBURY OPEN SPACE LAND TRUST, INC. AND BOSTON NATURAL AREAS NETWORK, INC. COMMUNITY GARDENS AND PARKS", which included five proposed votes. Attached to said memorandum were four maps indicating the location of the proposed parcels.

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 Boston Redevelopment Authority ("BRA") authorize the
acceptance of a deed from the Boston Natural Areas Network, Inc. to the BRA
transferring to the following twelve (12) community gardens and parks:

1. Berkeley Street Community Garden (Shawmut, E. Berkeley, Tremont Streets and PA 705)
2. Bessie Barnes Community Garden (Lot A 25-29 Warwick Street)
3. Bessie Barnes Park (Lots B and C Warwick Street)
4. Dartmouth Park (29-31 Dartmouth Street)
5. Lenox-Kendall Streets Community Garden (corner of Lenox, Kendall and Tremont Streets)
6. Northampton Street Community Garden (75-87 Northampton Street)
7. Rutland-Washington Streets Community Garden (1561-1565 Washington Street)
8. Warren Clarendon Community Garden (69-71 Warren Street and 20-22 Clarendon Street)
9. Wellington Green (561 Columbus Avenue)
10. Wellington Common (Parcel SE-18 Wellington Street)
11. West Springfield Street Community Garden (106-118 West Springfield Street)
12. Worcester Street Community Garden (108-138 Worcester Street); and

FURTHER VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated SEPTEMBER 13, 2012, relating to PARCEL RD-22 in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, 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 following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING dated SEPTEMBER 13, 2012, relating to PARCEL X-26A in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, 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 following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING dated SEPTEMBER 13, 2012, relating to PARCEL SE-18 in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, 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 a deed(s), a land disposition agreement termination agreement, releases of restrictions, and any and all other related instruments, agreements and documents in

connection with the transfer of the South End Gardens to BNAN, 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 BRA.

The aforementioned ORDERS OF TAKING is filed in the Document Book at the Authority as Document No. 7324.

Copies of a memorandum dated September 13, 2012 were distributed entitled "AUTHORIZATION TO AWARD CONTRACT TO FED CORP., TO PERFORM CONSTRUCTION SERVICES FOR THE NEWMARKET SQUARE INFRASTRUCTURE IMPROVEMENTS, CONTRACT NO. 1, BRA PROJECT NO. 5052C", which included three proposed votes. Attached to said memorandum was a map indicating the location of the project site.

Mr. Bill Barbato, P.E. Chief Project Engineer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the bid submission requirement that the completed and signed Union Sponsor Verification Form be submitted on September 5, 2012 by Fed Corp. is hereby waived as being in the public interest; and

FURTHER VOTED: That the Director be and hereby is, authorized on behalf of the Boston Redevelopment Authority to execute Contract No. 1 (Project No. 5052C) for the infrastructure improvements in Newmarket Square with the firm Fed Corp. in the amount of \$1,492,598.45 to construct such infrastructure site improvements and further to execute any change orders that may be required to complete the improvements and deemed necessary and appropriate by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or \$149,260.00; and

FURTHER VOTED: That the Director is authorized to advertise the future infrastructure improvement Contract No. 2 near completion of the work under Contract No. 1.

Copies of a memorandum dated September 13, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 59 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 31936; BZC 32015; BZC 32017; BZC 32021; BZC 32022; BZC 32023; BZC 32025; BZC 32026; BZC 32028; BZC 32056; BZC 32058; BZC 32059; BZC 32060; BZC 32061; BZC 32062; BZC 320263; BZC 32064; BZC 32065; BZC 32066-32067; BZC 32076; BZC 32080; BZC 32083; BZC 32085; BZC 32087; BZC 32089; BZC 32090; BZC 32094; BZC 32096; BZC 32098; BZC 32099; BZC 32100; BZC 32101; BZC 32102; BZC 32102-32104; BZC 32105; BZC 32106; BZC 32109; BZC 32110; BZC 32111; BZC 32112; BZC 32113; BZC 32114; BZC 32119; BZC 32122; BZC 32123; BZC 32126; BZC 32129; BZC 32130; BZC 32131; BZC 32132-32133; BZC 32134; BZC 32135; BZC 32181-32183; BZC 32184; BZC 32151; BZC 32166 and BZC 32174.

Copies of a memorandum dated September 13, 2012 were distributed entitled "APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT MASSWORKS INFRASTRUCTURE PROGRAM GRANT", which included three proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to submit applications to the Commonwealth of Massachusetts Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of the Jackson Commons project, the Harvard Commons project, the Madison Tropical project, and the New Market Community project in the City of Boston (the "MassWorks Project"); and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to enter into Grant Agreement(s) with the respective development entities/proponents of said MassWorks Projects for the use of funds from the MassWorks Infrastructure Program Grants; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant(s) with the Commonwealth of Massachusetts and City of Boston in connection with the MassWorks Projects.

Copies of a memorandum dated September 13, 2012 were distributed entitled "CITY OF BOSTON INNER HARBOR PASSENGER WATER TRANSPORTATION INFRASTRUCTURE INVESTMENTS", which included two 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 accept a grant in the amount of \$1,280,000 from the Federal Highway Administration Ferry Boat Discretionary Program; and

FURTHER VOTED: That the Director be, and hereby is, authorized to advertize a Request for Proposals for the purchase of two inner harbor passenger water transportation vessels to initiate new ferry service between the East Boston, South Boston and the Charlestown waterfront districts.

Director Peter Meade updated the Board Members: With the projects that were just approved Downtown, South End, Brighton and Fenway the housing units are 3300 units and the 1300 dorm rooms.

Copies of a memorandum dated September 13, 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
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Bargman Hendrie & Archetype	\$ 5,939.21
The Cecile Group	\$ 15,329.63
HDR Engineering, Inc.	\$ 18,662.80
Englander, Leggett, Chicoine	\$ 41,005.39

VOTED: That the next meetings of the Authority will be held on Thursday, 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 8:29 p.m.

Secretary