

Ms. Teresa Polhemus attended the meeting.

Chairman Timothy J. Burke opened the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

On a motion duly made and seconded, it was unanimously

The Minutes of the meetings of June 15, 2017 were submitted and approved.

Copies of a memorandum dated July 13, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR FIRST AMENDMENT TO MCPHS UNIVERSITY 2014 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 advertise a public hearing, pursuant to Section 80A-2 and 80D of the Boston Zoning Code, before the Boston Redevelopment Authority to be held on August 10, 2017 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form for First Amendment to MCPHS University 2014 Institutional Master Plan.

Copies of a memorandum dated July 13, 2017 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 47 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Deputy Director for Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: ; BOA 585382; BOA 656473; BOA 665387; BOA 671723; BOA 673434; BOA 676659; BOA 679070; BOA 683224; BOA 683250; BOA 683450; BOA 685446; BOA 690755; BOA 690834; BOA 693849; BOA 696526; BOA 696619; BOA 699095; BOA 700713; BOA 701131; BOA 701560-701561; BOA 702337; BOA 704394; BOA 705747; BOA 707122; BOA 707521; BOA 707854; BOA 707989; BOA 710277; BOA 710429; BOA 710535; BOA 711115; BOA 712843; BOA 713469; BOA 715581; BOA 716126; BOA 716190; BOA 716565; BOA 718727; BOA 719027; BOA 719031; BOA 719849; BOA 720513; BOA 720590; BOA 721110; BOA 722592; BOA 722681 and BOA 723406.

Copies of a memorandum dated July 13, 2017 were distributed entitled "CHINA TRADE BUILDING, 2 BOYLSTON STREET, BOSTON, MA AUTHORIZATION TO EXECUTE CONSTRUCTION CONTRACT FOR TENANT IMPROVEMENTS FOR THE BOSTON PUBLIC LIBRARY – CHINATOWN BRANCH", which included a proposed vote.

Mr. Paul Osborn, Deputy Director for Capital Construction, addressed the Authority and answered the Members' questions.

Mr. Brian P. Golden entered at this time.

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 to execute a construction contract with Northern Contracting Corp. in an amount not to exceed seven hundred ninety four thousand one hundred dollars and no cents (\$794,100.00) for the purposes of construction of Tenant Improvements for the Boston Public Library – Chinatown Branch at the China Trade Building, 2 Boylston Street, Boston, Massachusetts, BRA Project No. 5085L and to further execute any change orders that may be required to complete the work as deemed necessary by the Director, in an aggregate amount not to exceed ten percent (10%) of the contract amount or Seventy nine thousand four hundred ten dollars and no cents (\$79,410.00).

Copies of a memorandum dated July 13, 2017 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 22a, LOCATED AT 151 LENOX STREET", which included a proposed vote. Attached to said memorandum were an email dated June 11, 2017 from Armesse Brown, Tenants' Development Corporation; an email dated June 8, 2017 from Hillary Serraty, Tenants' Development Corporation; an email dated May 31, 2017 from Luis Muniz, Congregation Lion of Judah; an email dated May 31, 2017 from Caonabo Castro, Tenants' Development Corporation; an email dated May 31, 2017 from Isaiiah Dasilva, Tenants' Development Corporation; an email dated May 31, 2017 from Amaia Johnson, Tenants' Development Corporation; an email dated May 31, 2017 from Desdimona Rodney, Tenants' Development Corporation; an email dated May 30, 2017 from Faher Depina and an email dated May 30, 2017 from Maria Depina.

Ms. Reay Pannesi, Senior Manager for Disposition Services, 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 on behalf of the Boston Redevelopment Authority to advertise and issue a Request for Proposals for the disposition, on terms and conditions substantially consistent with the Board memorandum dated July 13, 2017, of Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area, Project No. Mass. R-56 in the Lower Roxbury

section of the City of Boston for a community center, mixed use development or other related community development use.

Copies of a memorandum dated July 13, 2017 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92, A PORTION OF PARCEL P-12, LOCATED AT 290 TREMONT STREET", which included a proposed vote. Attached to said memorandum were an email dated June 24, 2017 from Lydia Lowe, Chinatown Community Land Trust; an email dated June 26, 2017 from James Foley, Tufts Health Science Campus; a letter dated June 26, 2017 from Angie Liou, Executive Director, Asian Community Development Corporation; an email dated June 26, 2017 from Richard Chin, Wang YMCA of Chinatown; an email dated June 27, 2017 from Sarah Herlihy, Bay Village Neighborhood Association, Inc. and a letter dated June 26, 2017 from Karen Chen, Executive Director, Asian Community Development Corporation.

Ms. Reay Pannesi, Senior Manager for Disposition Services, 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 on behalf of the Boston Redevelopment Authority ("BRA") to advertise and issue a Request for Proposals for the long term lease and development, on terms and conditions substantially consistent with the Board memorandum dated July 13, 2017, of the remaining BRA-owned portion of Parcel 12 located at 290 Tremont Street in the South Cove Urban Renewal Area, Project No. Mass. R-92, in the Chinatown / Mid-Town Cultural District section of the City of Boston for a dense, mixed-use infill development that prioritizes affordable housing and a vibrant streetscape environment at the ground level. This development must be sensitive and responsive to the surrounding neighborhood and institutional uses and should aspire to improve the existing context beyond the boundaries of the development.

Copies of a memorandum dated July 13, 2017 were distributed entitled "REQUEST FOR PROPOSALS FOR CONSULTANT SERVICES FOR THOMSON PLACE NETWORK ANALYSIS AND DESIGN", which included two proposed votes.

Mr. Matthew Moran, Senior Transportation Planner, Mr. James Fitzgerald, Deputy Director of Transportation and Infrastructure Planning and Ms. Sara Myerson, Director of 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 authorizes the Secretary to advertise and issue a Request for Proposals for consultant services to assist in the Thomson Place Network Analysis and Design for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00).

Copies of a memorandum dated July 13, 2017 were distributed entitled "THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PORTIONS OF PARCELS X-28A AND X-28B (ALSO KNOWN AS PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN)", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director 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 to date and extend the final designation set forth in Resolution of Melnea Partners LLC, as redeveloper ("Redeveloper") of Parcels X-28A and X-28B in the South End Urban Renewal Area, Project No. Mass. R-56 (also known as Parcel 9 of the Southwest Corridor Development Plan)" for three (3) months until September 30, 2017 to allow for the Redeveloper to complete negotiations and documentation with BRA and other public agencies in order to proceed with the Proposed Project; and

FURTHER VOTED: That the final designation of Melnea Partners LLC, as the Redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area, Project No. Mass. R-56 (also known as Parcel 9 of the Southwest Corridor Development Plan) shall automatically be rescinded without prejudice and without further action by the BRA Board if the Ground Lease set forth in the final designation resolution is not executed by September 30, 2017.

Copies of a memorandum dated July 13, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND TENTATIVE DESIGNATION TO THE EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION FOR THE LEASE AND REDEVELOPMENT OF 148-172 CONDOR STREET IN EAST BOSTON", which included three proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, 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 the necessary documentation to extend Tentative Designation status and continue lease negotiations with East Boston Community Development Corporation ("EBCDC") for the lease and development of 148-172 Condor Street in East Boston, on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held July 13, 2017; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, the East Boston Community Development Corporation specifically acknowledges that the East Boston Community Development Corporation shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation or hereafter, in

connection with the development of 148-172 Condor Street, and the Boston Redevelopment Authority ("BRA") shall not be responsible or liable for any of such costs or be required to reimburse the East Boston Community Development Corporation in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation shall automatically be rescinded without prejudice and without further action or vote of the Boston Redevelopment Authority ("BRA"). If final designation has not been granted to the East Boston Community Development Corporation by October 31, 2017, any and all rights granted by the Tentative Designation contemplated herein shall contemporaneously expire and/or terminate.

Copies of a memorandum dated July 13, 2017 were distributed entitled LICENSE AGREEMENT WITH JOHN F. KENNEDY FAMILY SERVICE CENTER, INC.", 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 a License Agreement on behalf of the Boston Redevelopment Authority ("BRA") and to enter into License Agreements with the John F. Kennedy Family Resource Center, Inc. for use of certain land within the Charlestown Urban Renewal Area, specifically on BRA-owned property located at the corner of Austin and main Streets known as John Boyle O'Reilly Park on terms and conditions determined to be in the best interest of the BRA by the Director in his discretion.

Copies of a memorandum dated July 13, 2017 were distributed entitled "LICENSE AGREEMENT WITH CAP LONG WHARF LLC", 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 a License Agreement on behalf of the Boston Redevelopment Authority ("BRA") and to enter into License Agreements with the Cap Long Wharf LLC for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property located at the end of lower State Street known as Long Wharf Park on terms and conditions determined to be in the best interest of the BPDA by the Director in his discretion.

Copies of a memorandum dated July 13, 2017 were distributed entitled "600 HARRISON AVENUE - CERTIFICATE OF COMPLETION """, which included a proposed vote. Attached to said memorandum were a Memorandum dated July 11, 2017 from Alexa Pinard; a Certificate of Use and Occupancy dated October 13, 2016 and four renderings 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 Certificate of Completion for the 600 Harrison Avenue project in the South End neighborhood, pursuant to Section C.5 of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and 600 Harrison Avenue Associates, LLC, dated as of February 5, 2015 subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated July 13, 2017 were distributed entitled "114 ORLEANS STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were a letter dated June 20, 2017 from Boston City Councilor Salvatore LaMattina; a letter dated June 5, 2017 from Fr. John Nazzaro, Salesian Boys & Girls Club; a letter dated June 5, 2017 from Anthony Bellanti; an email dated May 25, 2017 from Peter Doliber; an email dated May 25, 2017 from Richard Cresta; an email dated May 25, 2017 from Abigail Atkins; an email dated May 25, 2017 from Karen Sullivan; one hundred and thirteen support letters from the abutters and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager and Project Attorney Jeffrey Drago, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five-story residential building containing twenty-three (23) condominium units at 114 Orleans Street, in East Boston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, 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 execute an Affordable Housing Agreement for the creation of three (3) on-site Inclusionary Development Policy Units; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-721541 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Copies of a memorandum dated July 13, 2017 were distributed entitled "10-16 EVERETT STREET, EAST BOSTON", which included three proposed votes. Attached to said memorandum were a letter dated June 20, 2017 from Boston City Councilor Salvatore LaMattina; an email dated June 9, 2017 from Konstantin Novakivsky; forty-seven support letters from Everett Street abutters and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager and Project Attorney Jeffrey Drago, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a four-story residential building containing nineteen (19) condominium units at 10-16 Everett Street, in East Boston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, 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 execute an Affordable Housing Agreement for the creation of two (2) on-site Inclusionary Development Policy Units and an Inclusionary Development Policy Fund contribution in the amount of \$94,000; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-570065 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Copies of a memorandum dated July 13, 2017 were distributed entitled "70 BREMEN STREET, EAST BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the project.

Mr. Raul Duverge, 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 terminate the existing Amended and Restated Affordable Rental Housing Agreement and Restriction executed on January 18, 2017 between the BRA and 70 Bremen Development Partners, LLC for the creation of five (5) on-site rental Inclusionary Development Policy Units; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and enter into an Affordable Housing Agreement in connection with the 70 Bremen Street project for the creation of five (5) on-site homeownership Inclusionary Development Policy Units, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the 70 Bremen Street project.

Copies of a memorandum dated July 13, 2017 were distributed entitled "PIPEFITTERS ASSOCIATION LOCAL 537 TRAINING AND OFFICE FACILITY, 40 ENTERPRISE STREET, DORCHESTER", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A letter of support dated July 13, 2017 from City Councilor At-Large Annissa Essabi-George and a letter of support dated July 12, 2017 from Susan L. Sullivan, Executive Director, Newmarket Business Association were submitted at this time.

Mr. Raul Duverge, Project Manager and Mr. Brian Kelly, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the proposed Pipefitters Association Local 537 Training and Office Facility project (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and



any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-721162 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated July 13, 2017 were distributed entitled "PARCEL R-11B IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included two proposed votes. Attached to said memorandum was a letter dated July 6, 2017 from Alexa Pinard.

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 pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and John G. MacLetchie dated September 28, 2016 and recorded with the Suffolk Registry of Deeds at Book 56921, Page 32, evidencing the completion of the construction of a single family house and associated landscaping on a portion of Parcel R-11B in the Charlestown Urban Renewal Area, Project No. R-55, located at 344 Medford Street; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the BRA and John G. MacLetchie dated September 28, 2016 and recorded with the Suffolk Registry of Deeds at Book 56921, Page 78, evidencing the completion of the construction of a single family house and associated landscaping on a portion of Parcel R-11B in the Charlestown Urban Renewal Area, Project No. R-55, located at 7 Kelley Court.

Copies of a memorandum dated July 13, 2017 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NUMBER R-56, PARCEL RR-89, LOCATED AT 213 WEST SPRINGFIELD STREET – CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum was a copy of the recorded Deed.

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 pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Joseph B. Donovan dated December 28, 1973, evidencing the completion of the Improvements, as defined in

the Land Disposition Agreement, on Parcel RR-89 in the South End Urban Renewal Area, Project No, Mass. R-56 located at 213 West Springfield Street.

Copies of a memorandum dated July 13, 2017 were distributed entitled “PROPOSED DISBURSEMENT OF FUNDS FROM HARVARD ALLSTON PUBLIC REALM FLEXIBLE FUND”, which included two proposed votes. Attached to said memorandum were a letter and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner, 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 approves grants from the Harvard Allston Public Realm Flexible Fund, pursuant to the Cooperation Agreement between Harvard University and the BRA, dated July 10, 2014 (“Cooperation Agreement”), as follows:

Organization	Amount/Purpose
Allston Village Main Streets	\$26,425
Artists for Humanity	\$37,623
Brain Arts Organization	Up to \$3,400
Charles River Watershed Association	Up to \$80,000
Gardner Pilot Academy	Up to \$66,660
Mayor’s Office of Arts and Culture	\$3,510
Ringer Park Crime Watch	\$100,000
Total	\$317,618

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 prior vote.

Copies of a memorandum dated July 13, 2017 were distributed entitled “APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING AND 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’s Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; and

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

FURTHER VOTED: That the Director 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 with the Commonwealth of Massachusetts and City of Boston.

Copies of a memorandum dated July 13, 2017 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, Leggett, Chicone	\$ 5,927.50
Hartranft Lighting Design	\$ 6,227.07
HR&A Advisors, Inc.	\$ 80,261.42
Weston & Sampson, Inc.	\$ 12,070.00
Utile	\$ 24,742.20
Enterprise Equipment	\$ 100,828.25
Howard Stein Hudson	\$ 19,430.76
Bargman Hendrie	\$ 14,385.06
AECOM Technical Services	\$ 13,953.56
Studio Enee Architects	\$ 13,165.00

Copies of a memorandum dated July 13, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Gary Webster to the position of Project Manager, Development Review Department as a Project Manager, effective August 14, 2017, with an annual salary of \$64,000.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve the Change in Status for Rita Lombardi, Compliance Analyst SEC/COMPL, from 28 hours per week with a salary of \$65,839.61 to 21 hours per week with a salary of \$45,379.69 effective July 17, 2017.

Mr. Brian P. Golden updated the Board Members: Commissioner Cook and himself testified at the State House regarding the Shadow Bank; on July 12, 2017 a

Draft Performing Arts Assessment was released for a 30 day comment period; on July 19, 2017 the BPDA will be holding a Workstreams Open House, these are one of the results from Continuum; in an upcoming meeting there will be a presentation on the success of the IDP through 2016; Chris Giuliani, Director of Finance will be leaving for a post at UMass Boston; and, Ms. Heather Campisano, Chief of Staff will be receiving the Shattuck Award on September 19, 2017.

Chairman Timothy Burke thanked Mr. Giuliani for his contribution to the BPDA.

This is a public hearing before the Boston Redevelopment Authority D/B/A the Boston Planning and Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Development Plan for Planned Development Area No. 85 in connection with the proposed 99 Sumner Street project in East Boston. The Proposed Project consists of an approximately 125,678 square foot mixed-use building anticipated to include a facility of public accommodation comprised of approximately 7,200 square feet of work-share space; approximately 119 residential market and affordable rate residential units; and associated parking in a below grade parking garage for approximately 83 vehicles.

The hearing was duly advertised on June 28, 2017 in the [Boston Herald](#).

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, BPDA staff members will first present their case and are subject to the questioning by members of the Agency. 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 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. BPDA 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.

Mr. Duverge will now begin the presentation.

Copies of a memorandum dated July 13, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE APPROVAL AND PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 85, 99 SUMNER STREET, EAST BOSTON", which included seven proposed votes. Attached to said memorandum were an email dated May 30, 2017 from Jason Burrell; an email dated May 30, 2017 from Alex Adkins, a letter dated May 25, 2017 from Katie Pederson; an email dated May 30, 2017 from Davis Adkins; an email dated May 30,

2017 from Claudia Correa; a letter dated May 29, 2017 from Carlton Wharf Condominium Association; a letter dated May 22, 2017 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; a letter dated May 24, 2017 Boston Groundwater Trust; a letter dated May 30, 2017 to Secretary of Energy and Environmental Affairs from Richard McGuinness, Deputy Director for Climate Change and Environmental Planning; an email dated June 12, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter dated June 9, 2017 from Magdalena Ayed, Norma Ortiz, Hanane Ihizan, Maverick Association of Residents and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Project Manager, Project Attorney Ms. Rebecca Lee, Mr. Brian O'Connor, Architect, Mr. Tim Davis, Housing Policy Manager, Mr. Jonathan Greeley, Director of Development Review, Mr. John Copley, Landscape Architect and Mr. Stephen Davis, Proponent, addressed the Authority and answered the Members' questions.

A support letter dated July 12, 2017 from Councilor Salvatore LaMattina and Representative Adrian Madaro was submitted at this time.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, Electrician Union

Mr. Mynor Perez, Carpenters Union

Mr. Alex Adkins, Pier Park Sailing Center, Inc.

Ms. Madeline Steczynski, Zumix, Inc.

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with Development Plan for Planned Development Area No. 85, 99 Sumner Street, East Boston (the "Development Plan") describing the 99 Sumner Street project (the "Proposed Project") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on July 13, 2017, and after consideration of the evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), 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 hereby approves, pursuant to Section 3-1A.a and Section 80C of the Code, the Development Plan and the associated map amendment (the "Map Amendment"), in substantial accord with the Development Plan and the Map Amendment presented to the BRA Board at its public hearing on July 13, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the associated Map Amendment, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA Board at its public hearing on July 13, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change ("NPC) submitted to the BRA by DIV Sumner Street, LLC\_ (the "Proponent") on April 10, 2017, does not significantly increase the impacts of the Proposed Project and waives further review of the Proposed Project, subject to on-going design review by the BRA; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

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

The aforementioned PDA No. 85 - 99 Sumner Street is filed in the Document Book at the Authority as Document No. 7697.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, August 10, 2017; Thursday, September 14, 2017; Thursday, October 12, 2017; Thursday, November 16, 2017 and Thursday, December 14, 2017.

VOTED: To adjourn.

The meeting adjourned at 6:12 p.m.

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Secretary