

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 September 14, 2017 were submitted and approved.

Copies of a memorandum dated October 12, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM/NOTICE OF PROJECT CHANGE FOR THE THIRD AMENDMENT TO THE 2013 INSTITUTIONAL MASTER PLAN FOR HARVARD UNIVERSITY'S CAMPUS IN ALLSTON, SCIENCE AND ENGINEERING COMPLEX", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing, pursuant to Sections 80A-2, 80A-6 and 80D of the Boston Zoning Code, before the Boston Redevelopment Authority on Thursday, November 16, 2017 at 5:30 p.m., or a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form/Notice of Project Change for the Third Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston for the Science and Engineering Complex.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR 49, 51, AND 63 MELCHER STREET, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES, LOCATED WITHIN THE FORT POINT CHANNEL DISTRICT OF SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on November 16, 2017 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Second Amendment to Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street within Planned Development Area No. 69,

South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE LANDMARK CENTER PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on November 16, 2017 at 5:50 p.m., or a time and date to be determined by the Director, to consider the Landmark Center project in the Fenway neighborhood of Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE APPLICATION OF QMG HUNTINGTON LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE 252-258 HUNTINGTON AVENUE PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to publish in the *Boston Herald*, and provide a Notice regarding a public hearing, to be held on Thursday, November 16, 2017 at 6:00 p.m., or such other time as determined by the Director, in connection with the Application of QMG Huntington Limited Partnership to the Boston Redevelopment Authority for Authorization and Approval of a Project Under Massachusetts General Laws, Chapter 121A and Acts of 1960, Chapter 652, each as amended for the 252-258 Huntington Avenue project in the Fenway neighborhood of Boston.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE APPROVAL OF THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78, SEAPORT SQUARE PROJECT, SOUTH BOSTON AND TO CONSIDER THE SEAPORT SQUARE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise, pursuant to Sections 80A-2, 80B-5, 80B-7 and 80C-5 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority on November 16, 2017 at 6:10 p.m., or at a date and time to be determined by the Director, with regard to the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston, and to consider the Seaport Square Project, as modified by the Notice of Project Change, as a Development Impact Project.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 2, BACK BAY/SOUTH END GATEWAY PROJECT, LOCATED IN THE BACK BAY/SOUTH END NEIGHBORHOODS OF BOSTON AND TO CONSIDER THE PROJECT A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2, 80B-5 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on November 16, 2017 at 6:20 p.m., or at such a time and date deemed appropriate by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 2, relating to the Back Bay/South End Gateway Project (the "Project") located in the Back Bay/South End Neighborhoods of Boston and to consider the Project a Development Impact Project.

Copies of a memorandum dated October 12, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 113, 159-201 WASHINGTON STREET, BRIGHTON", 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 80C of the Boston Zoning Code, before the Boston Redevelopment Authority to be held on November 16, 2017 at 6:30 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton.

Copies of a memorandum dated October 12, 2017 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 38 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BOA 647490; BOA 663708; BOA 664957; BOA 669523; BOA 680240; BOA 692756; BOA 701671; BOA 703633-703634; BOA 716302-716304; BOA 717297; BOA 719303; BOA 720251&720600; BOA 723437; BOA 725235; BOA 730716; BOA 732459-732460; BOA 732466; BOA 733481, 733438, 733332; BOA 733788; BOA 734181; BOA 736937; BOA 739099; BOA 740158; BOA 740840&740843; BOA 743386; BOA 745617; BOA 745722-745726; BOA 749571; BOA 750103-750104; BOA 752846; BOA 752855; BOA 753976; BOA 754123; BOA 754369; BOA 755224; BOA 755707; BOA 756297 and BOA 757453.

Copies of a memorandum dated October 12, 2017 were distributed entitled "ADDITIONAL DWELLING UNITS", which included a proposed vote. Attached to said memorandum were documents entitled "Text Amendment Application No. 474 Boston Redevelopment Authority, Additional Dwelling Units".

Ms. Lara Merida, Deputy Director for Community Planning, Ms. Marcy Ostberg; Mr. Bryan Glascock, Deputy Director for Regulatory Planning and Zoning and Mr. William Christopher, Commissioner, Inspectional Services Department, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Articles 53 (East Boston Neighborhood District), 55 (Jamaica Plain Neighborhood District) and 60 (Greater Mattapan Neighborhood District) of the Boston Zoning Code with respect to Additional Dwelling Units ("ADUs"), in substantial accord with the text amendment submitted to the Boston Redevelopment Authority ("BRA") at its meeting on October 12, 2017.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7709.

Copies of a memorandum dated October 12, 2017 were distributed entitled "1000 BOYLSTON STREET", which included a proposed vote. Attached to said memorandum were documents entitled "Text Amendment Application No. 473 Boston Redevelopment Authority, Huntington Avenue/Prudential Center District – Article 41" and "Map Amendment Application No. 701 Boston Redevelopment Authority, Map 1D, Huntington Avenue/Prudential Center District".

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: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 41 and Map 1D, Huntington Avenue/Prudential Center District, and a map amendment to Map 1, Boston Proper, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority ("BRA") at its meeting on October 12, 2017.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7710.

Copies of a memorandum dated October 12, 2017 were distributed entitled "CLIMATE CHANGE POLICY UPDATE", which included a proposed vote. Attached to said memorandum were a document entitled "Boston Planning & Development Agency Climate Change Review Policy- 2017 and Climate Change Resiliency and Preparedness Checklist-Public Comments Summary and Responses, Climate Change Resiliency and Preparedness Checklist UPDATE Developer Round Table Summary of Comments with Responds; an email dated September 7, 2017 from Tamara Small; an email dated June 22, 2017 from Wayne Cobleigh; an email dated June 27, 2017 Maura Zlody; a letter dated June 29, 2017 from Sarah J. Hamilton, Vice President, Area Planning and Development, MASCO; a letter dated June 29, 2017 from Tamara Small, Senior Vice President, Government Affairs, NAIOP; an email dated June 29, 2017 from Ris Bud; an email dated June 30, 2017 from John Cleveland; an email dated July 3, 2017 from Caroleen Verly; an email dated July 12, 2017 from Amelia Croteau, Floodplain, Conservation Assistant, Boston Environment Department; "Boston Planning & Development Agency, Climate Change Review Policy - 2017" and "Boston Planning & Development Agency, Climate Change Checklist".

Mr. John Dalzell, Senior Architect for Sustainable Development and Mr. Richard McGuinness, Deputy Director for Climate Change and Environmental Planning, addressed the Authority and answered the Members' questions.

Mr. Brian P. Golden enter the room at this time.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to replace the existing Climate Change Preparedness and Resiliency Guidelines and the Climate Change Resiliency and Preparedness Checklist through the adoption of the Climate Change Review Policy - 2017, and incorporation thereof into the updated "BPDA Development Review Guidelines," in substantial accord, with that presented to the Boston Redevelopment Authority at its meeting on October 12, 2017.

The aforementioned POLICY UPDATE is filed in the Document Book at the Authority as Document No. 7711.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO EXECUTE AND DELIVER CHANGE ORDER NUMBER ONE TO FLEMING BROS., INC. FOR THE EXISTING REPAIR AND MAINTENANCE SERVICE CONTRACT BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND FLEMING BROS., INC., AND ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR A REPAIR AND MAINTENANCE SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY-OWNED PROPERTY", which included two proposed votes.

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 execute and deliver Change Order Number One, to Fleming Bros., Inc., for the existing Repair and Maintenance Service Contract by and between the Boston Redevelopment Authority and Fleming Bros., Inc. (the "Contract"), and to take all related actions necessary to increase the maximum payment authorized under the Contract by Thirty Seven Thousand Five Hundred Dollars (\$37,500.00), upon terms and conditions determined to be in the best interest of the BRA, by the Director, in his sole discretion.

FURTHER VOTED: That the Secretary be, and hereby is, authorized to advertise an Invitation for Bids for the purposes of soliciting bids for a one (1) year contract, with two one (1) year options that the Boston Redevelopment Authority will hold and may exercise at its own discretion, for the repair and maintenance of Boston Redevelopment Authority-owned property citywide. The resulting contract shall include labor, materials and equipment, and will include a not to exceed amount of Two Hundred Thousand Dollars (\$200,000.00) per year.

Copies of a memorandum dated October 12, 2017 were distributed entitled "CHINA TRADE BUILDING, 2 BOYLSTON STREET, BOSTON, MA AUTHORIZATION FOR THE DIRECTOR TO EXECUTE AND DELIVER CHANGE ORDER NUMBER FIVE TO ENTERPRISE EQUIPMENT CO., INC. FOR THE EXISTING CONSTRUCTION OF MECHANICAL SYSTEM IMPROVEMENTS CONTRACT BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND ENTERPRISE EQUIPMENT CO., INC.", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver Change Order Number Five, to Enterprise Equipment Co., Inc., for the existing Construction of Mechanical Systems Improvements Contract by and between the Boston Redevelopment Authority ("BRA") and Enterprise Equipment Co., Inc. (the "Contract"), and take all related actions necessary to increase the maximum payment and duration authorized under the Contract by Twenty-One Thousand Eight Hundred Seventy-Nine Dollars (\$21,879.00), upon terms and conditions determined to be in the best interest of the BRA, by the Director, in his sole discretion.

Copies of a memorandum dated October 12, 2017 were distributed entitled "AUTHORIZATION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR THE FIFTH FLOOR OFFICE RENOVATIONS IN CHINA TRADE CENTER, LOCATED AT 2 BOYLSTON STREET, BOSTON MASSACHUSETTS", which included a proposed vote.

Mr. Paul Osborn, Deputy Director for Capital Construction, 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 an Invitation of Bids for the Fifth Floor Office Renovations in the China Trade Building, located at 2 Boylston Street, Boston Massachusetts, in accordance with Massachusetts General Law, Chapter 149.

Copies of a memorandum dated October 12, 2017 were distributed entitled "CHINA TRADE BUILDING, 2 BOYLSTON STREET, BOSTON, MA AUTHORIZATION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR THE CONSTRUCTION OF STAIRWAY IMPROVEMENTS", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise and issue an Invitation for Bids for the Construction of Stairway Improvements at the China Trade Building located at 2 Boylston Street, Boston, Massachusetts.

Copies of a memorandum dated October 12, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND TENTATIVE DESIGNATION STATUS OF 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 October 12, 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 January 31, 2018, any and all rights granted by the tentative designation contemplated herein shall contemporaneously expire and/or terminate.

Copies of a memorandum dated October 12, 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 for Community Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("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 December 31, 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 December 31, 2017.

Copies of a memorandum dated October 12, 2017 were distributed entitled "WESTERN PORTION OF THE BELVIDERE/DALTON SITE WITHIN PLANNED DEVELOPMENT AREA NO. 80-CHRISTIAN SCIENCE PLAZA, 30 DALTON STREET – CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a memorandum dated December 7, 2016 from David Carlson; a Certificate of Use and Occupancy dated 02/03/2017; a Certificate of Inspection dated 2/3/2107 and a Place of Assembly Permit dated 06/30/2017.

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 Western Portion of the Belvidere/Dalton project located at 30 Dalton Street in the Back Bay neighborhood, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and PRG BD Investors LLC dated as of September 26, 2014, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated October 12, 2017 were distributed entitled "LOVEJOY WHARF PROJECT, 131 BEVERLY STREET PORTION– CERTIFICATION OF COMPLETION", which included a proposed vote. Attached to said memorandum was a memorandum dated September 25, 2017 from David Carlson.

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 131 Beverly Street portion of the Lovejoy Wharf project located at 131 Beverly Street in the Downtown neighborhood, pursuant to Section C.4 of the Cooperation Agreement, by and between the Boston Redevelopment Authority and Related Lovejoy Residential, LLC dated January 3, 2014, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated October 12, 2017 were distributed entitled "THE FORECASTER BUILDING AT 121-127 PORTLAND STREET, BULFINCH TRIANGLE– CERTIFICATION OF COMPLETION", which included a proposed vote. Attached to said memorandum were an email dated September 14, 2017 from Tina Brzezinski, 121 Portland LLC; a memorandum dated September 25, 2017

from David Carlson; a Certificate of Use and Occupancy dated 09/14/2017 and two maps indicating the location 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 Forecaster Building project located at 121-127 Portland Street in the Bulfinch Triangle neighborhood, pursuant to the Cooperation Agreement, made by and between the Boston Redevelopment Authority and 121 Portland, LLC/ Pizzuti Development Team, as amended dated as of October 2006, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated October 12, 2017 were distributed entitled "233 HANCOCK STREET, DORCHESTER", which included four proposed votes. Attached to said memorandum were a list of 22 public comments from the website; a letter dated August 15, 2017 from James Harrison; a letter dated August 16, 2017 from Jennifer Johnson; a letter dated August 15, 2017 from Norberto & Marta Rosa; a letter dated August 24, 2017 from Robert Schwartz; a letter dated August 31, 2017 from Diskshant Rajbhandari; a letter from John N. Alekna; a letter dated August 14, 2017 from Henry Pham; a letter dated August 14, 2017 from Alisha Dumeer; a letter dated August 11, 2017 from Anam Khan; a letter dated August 16, 2017 from Andrew Litchfield; a letter dated August 15, 2017 from Carics Kcich; a letter dated August 14, 2017 from Chris Lincoln; a letter dated August 15, 2017 from Corey Moy; a letter dated August 14, 2017 from Diustin Cruz; a letter dated August 10, 2017 from James Iacoi; a letter dated August 15, 2017 from Jason Weinsman; a letter dated August 11, 2017 from Joseph Catro; a letter dated August 15, 2017 from Joe Coppers; a letter dated August 16, 2017 from Jordan Yarboko; a letter dated Joshua Bloomberg; a letter dated August 12, 2017 from Julie A. Simmons; a letter dated August 14, 2017 from Justin Green; a letter dated August 10, 2017 from Keith Harrington; a letter dated August 14, 2017 from Lara Miele; a letter dated August 14, 2017 from Milizen Gill; a letter dated August 16, 2017 from Nelson Machado; a letter dated August 14, 2017 from Rosha Wasame; a letter dated August 15, 2017 from Ryan Acone; a letter dated August 11, 2017 from Vincent Vomero; an email dated August 24, 2017 from Bob Schwartz; an email dated October 10, 2017 from David Moll; an email dated August 16, 2017 from Jason S. Weisseman, Boston Realty Advisors; an email dated September 26, 2017 from John N. Alekna; an email dated August 23, 2017 from John Walsh; an email dated Jordan Yarboko; an email dated August 15, 2017 from Josh Bloomberg, Vazberg Properties; an email dated August 16, 2017 from Josh Rosenfield; an email dated August 22, 2017 from Julie Simmons, Jack Conway & Co., Realtors; an email dated August 11, 2017 from Kerr Mone; an email dated August 28, 2017 from Matt Klein; an email dated August 14, 2017 from Michael J. Panagako, Vice President,

Senior Strategist, khj/Brand Activation; an email dated September 26, 2017 from Peter Michaud; an email dated August 14, 2017 from Steve Zavaski; an email dated September 25, 2017 from Vin Vomero; an email dated September 28, 2017 from Vivan Girard; a letter dated September 6, 2017 from Marti A. Glynn, Hancock Street Civic Association; a letter dated September 26, 2017 from Jennifer Johnson; a letter dated August 16, 2017 from Davida Andelamn, Greater Bowdoin/Geneva Neighborhood Association; a letter dated August 14, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; an email dated July 31, 2017 from Kara Elliott-Ortega and two maps indicating the location of the proposed project.

Ms. Aisling Kerr, Project Assistant and Mr. Benjamin Moll, 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 Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five (5)-story residential building containing thirty-six (36) residential rental, 720 square feet of ground-floor retail space, and 400 square feet of lobby gallery space at 233 Hancock Street in Dorchester (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 Rental Housing Agreement and Restriction for the creation of five (5) 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 recommendation to the City of Boston Zoning Board of Appeals on Petition – BOA 763318 for zoning relief necessary, Approval with proviso that plans are submitted to the BPDA for design review approval, to construct the Proposed Project.

Ms. Teresa Polhemus left the room momentarily.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SECOND NOTICE OF PROJECT CHANGE; 99 TREMONT STREET APARTMENTS, BRIGHTON", which included three proposed votes. Attached to said memorandum were an email dated October 11, 2017 from Anabela Gomes, Brighton Allston Improvement Association; a letter from Jim Kelliher, President, Mainsail Management, Inc. and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Jim Kelliher, 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 Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code"), which finds that the Second Notice of Project letter (the "Second NPC") submitted to the to the Boston Redevelopment Authority (the "BRA") by Saracen Properties, LLC and Mainsail Management, Inc. (collectively the "Proponent") on August 8, 2017: (i) adequately describes the potential impacts arising from the 99 Tremont Street Apartments development project (the "Second NPC Project"); (ii) provides sufficient mitigation measures to minimize these impacts in connection with the Second NPC; and (iii) waives further review of the Second NPC, subject to continuing design review by the BRA; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Amendment to the Cooperation Agreement dated October 1, 2015, enter into an Affordable Housing Agreement, and execute and deliver any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Second NPC Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated October 12, 2017 were distributed entitled "87-93 WEST BROADWAY, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated July 11, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter from Jennifer Ledet, IAG Member; a letter from Bill Gleason, IAG Member & West Broadway Neighborhood Association; a letter dated July 20, 2017 from Cheryl Flaherty; a letter dated July 21, 2017 from Colleen Mulrey; a letter dated July 22, 2017 from Jane Nicky; a letter dated July 26, 2017 from Elizabeth Flaherty; a letter dated July 26, 2017 from Isabel Alicia; a letter dated July 25, 2017 from Steve Mulrey; a letter dated July, 2017 from K.A.; a letter dated July 25, 2017 from Jim Holland; a letter dated July 25, 2017 from Irene; a letter dated July 25, 2017 from K. Pyne; a letter dated July 25, 2017; a letter dated July 25, 2017 from M.S.; a letter dated July 25, 2017 from C. E.; a letter dated July 25, 2017 from Ottorus LaGrasso; a letter dated July 25, 2017 from C.C.; a letter dated July 25, 2017 from Domenico L.; a letter dated July 21, 2017 from P.D.; a letter dated July 21, 2017 from Charles McC.; a letter dated July 27, 2017 from Peter Triantos and Sturgis L.; a letter dated July 20, 2017; a letter dated July 20, 2017; a letter dated July 24, 2017 from Anthony

Flaherty; a letter dated July 2017 from Donald Keenan; a letter dated July 2017 from Leanne Keenan; a list of ten public comments from the website on July 31, 2017 and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Project Manager and Mr. George Morancy, Project Attorney, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form submitted on June 21, 2017 adequately describes the potential impacts arising from the 87-93 West Broadway Project in the South Boston neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that 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 BRA.

Copies of a memorandum dated October 12, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE- NORTH POINT, CHARLESTOWN; PARCEL C11 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included four proposed votes. Attached to said memorandum were an email dated September 25, 2017 from Lesley Hauser, Esq.; an email dated October 2, 2017 from Diane Valle, Boston Portfolio Properties, LLC; a letter from William P. Lamb, Chair, Design Review Committee and two maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Manager and Mr. Mark Johnson, 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 Determination under Section 80A-6 of the Boston Zoning Code ("Code") which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") by DW NP Property, LLC (the "Proponent") on September 1, 2017

and the supplemental information submitted by the Proponent on September 28, 2017 for the Boston portion of the North Point project (the "NPC Project");, (i) adequately describe the potential impacts arising from the development of the NPC Project, and does not significantly increase the impacts of the NPC Project; (ii) and waives further review of the NPC Project, subject to continuing 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 NPC 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 NPC Project in connection with the Urban Renewal Area Overlay and the Development Regulatory Agreement dated July 24, 2014, as amended in connection with the NPC Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to the Development Regulatory Agreement or an Amended and Restated Development Regulatory Agreement, an amendment to Development Impact Project Agreement or an Amended and Restated Development Impact Project Agreement, a Cooperation Agreement, [a](#) Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the NPC Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated October 12, 2017 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT LOCATED ON CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, PARCEL P-15-2C-4 WITH AN ADDRESS OF 400 RUTHERFORD AVENUE, CHARLESTOWN NEIGHBORHOOD, REGARDING APPROVAL OF ADDITIONAL PROJECT FINANCING", which included a proposed vote. Attached to said memorandum were a document entitled "SECOND AMENDMENT TO THE REPORT AND DECISION ON THE BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT FOR APPROVAL OF ADDITIONAL FINANCING FOR THE PROJECT AND RELATED MATTERS", a letter dated September 27, 2017 from Joseph S. Lieber, Klein Horning LLP Counselors at Law and a map indicating the location of the Project.

Ms. Renee LeFerve, General Counsel, 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 "SECOND AMENDMENT TO THE REPORT AND DECISION ON THE BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT FOR APPROVAL OF ADDITIONAL FINANCING FOR THE PROJECT AND RELATED MATTERS", be and hereby is approved and adopted in all respects.

The aforementioned SECOND AMENDMENT TO REPORT AND DECISION is filed in the Document Book at the Authority as Document No. 7712.

Chairman Timothy Burke called a recess at 5:29 p.m.

Chairman Timothy Burke reconvened the meeting at 5:43 p.m.

This is a public hearing before the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Second Amendment to Boston University Medical Center Institutional Master Plan, consisting of the renovation and expansion of the BUMC Goldman School of Dental Medicine, located at 100 East Newton in the South End. The hearing was duly advertised on September 28, 2017 in the Boston Herald. In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, 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. 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. Rooney will present.

Copies of a memorandum dated October 12, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE BOSTON UNIVERSITY MEDICAL CENTER INSTITUTIONAL MASTER PLAN, LOCATED AT 100 EAST NEWTON STREET IN THE SOUTH END, AND TO CONSIDER THE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were an email dated October 6, 2017 from Caroline K. Foscatto; a letter dated June 13, 2017 John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; a list of 10 public comments for the website and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Project Manager and Mr. Michael Donovan, Boston University, addressed the Authority and answered the Members' questions.

Mr. Gary Walker, Electricians Union spoke in favor of the proposed project.

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and determines that the renovation and expansion of the Boston University Medical Center Goldman School of Dental Medicine (the "Proposed Project") as described in the Institutional Master Plan Notification Form/Project Notification Form ("IMPNF"/"PNF") and Supplemental Information, conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Article 80B-7 of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination Waiving Further Review of the Proposed Project pursuant to Section 80B-5(3) of the Code based on a finding that the PNF, together with the Supplemental Information, adequately addresses the impacts of the Proposed Project; and

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

FURTHER VOTED: That in connection with the Second Amendment to the BUMC Institutional Master Plan (the "Second IMP Amendment") filed by Trustee of Boston University dated August 2, 2017 to be considered as an amendment to Boston University Medical Center Institutional Master Plan presented at a public hearing held pursuant to Section 80D-5.4(c) and 80D-9.2 of the Code at the offices of the BRA on October 12, 2017, and after consideration of evidence presented at, and in connection with, the proposed Second IMP Amendment, the BRA finds that: (a) the Second IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the Second IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Second IMP Amendment will be injurious to the neighborhoods or otherwise detrimental to the public welfare,

weighing all the benefits and burdens; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the Second IMP Amendment and accompanying map amendment upon successful completion of the Article 80D process; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the Second IMP Amendment, all in substantial accord with the Second IMP Amendment associated therewith presented to the BRA at its hearing on October 12, 2017.

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one of more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Project is described adequately in the Second IMP Amendment and is consistent with the Second IMP Amendment; and (b) the Second IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D Institutional Master Plan Review and is in compliance with the update requirements of Sections 80D-7 of the Code and the renewal requirements of Section 80D-8 of the Code; and

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

The aforementioned SECOND IMP AMENDMENT/DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7713.

Mr. Brian P. Golden and Ms. Teresa Polhemus entered the room at this time.

Copies of a memorandum dated October 12, 2017 were distributed entitled "MEMORANDUM OF AGREEMENT WITH THE CITY OF BOSTON, ACTING BY AND THROUGH ITS PROPERTY MANAGEMENT DEPARTMENT, CONCERNING THE USE OF MUNICIPAL PROTECTIVE SERVICES AT THE CHINA TRADE CENTER", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute and deliver a Memorandum of Agreement with the City of Boston, acting by and through its Property Management Department, authorizing the use of Municipal Protective

Services at the China Trade Center for the period from February 1, 2017 through June 30, 2017 and July 1, 2017 through June 30, 2018 at a combined total cost not to exceed \$496,287.81, upon terms and conditions determined to be in the best interest of the BRA, by the Director, in his sole discretion.

Copies of a memorandum dated October 12, 2017 were distributed entitled "PROPOSED DISBURSEMENT OF THE WGBH PROJECT COMMUNITY BENEFITS", which included a proposed vote.

Mr. Brian Norton, Deputy Director of Mayor's Office of Workforce Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of Sixty Thousand and 00/100 Dollars (\$60,000) from the WGBH Project Community Benefits fund to the community organizations identified in this memorandum; 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 from the WGBH Project Community Benefits fund.

Copies of a memorandum dated October 12, 2017 were distributed entitled "PROPOSED DISBURSEMENT OF THE LONGWOOD CENTER PROJECT COMMUNITY BENEFITS", which included a proposed vote.

Mr. Brian Norton, Deputy Director of Mayor's Office of Workforce Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of Seventy Five Thousand and 00/100 Dollars (\$75,000) from the Longwood Center Project Community Benefits fund to the community organizations identified in this memorandum; 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 from the Longwood Center Project Community Benefits fund.

Copies of a memorandum dated October 12, 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
Northern Contracting	\$ 226,419.19
Weston & Sampson	\$ 1,922.50
Enterprise Equipment	\$ 81,784.55
VAV International – House Doctor	\$ 9,887.00

Copies of a memorandum dated October 12, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve out of state travel for Chris Busch, Senior Waterfront Planner to New York, NY to attend the Urban Innovation for Livable Cities-Copenhagen's Public-Private Partnership Model for Urban Planning on 9/1/9/2017, at a cost of \$255.00.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve out of state travel for Trinh Nguyen, OWD/OWD to Washington, D.C. to attend the PolicyLink Conference from 10/30-10/31/2017, at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: That Eileen E. Brophy, Senior Counsel, be authorized, for matters of conflicts of interest and when the General Counsel may be absent, to be delegated as the Acting General Counsel.

Mr. Brian P. Golden updated the Board Members: The BPDA and the Boston Society of Architects/AIA provided a Bootcamp about the BPDA development and urban design review processes; we updated your guidelines for releasing community benefits that are not outlined in a cooperation agreement by having an open process for organization to apply through a Request for Proposals; Kristin Kara, Kristin Kara, Deputy Director for Special Projects is leaving the Authority and Frank Kelliher who is currently the Assistant Controller will be retiring after 50 years at the BPDA.

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

VOTED: To adjourn. The meeting adjourned at 6:26 p.m.

Secretary