

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.

The Minutes of the meetings of December 14, 2017 were submitted and approved.

On a motion duly made and seconded, it was unanimously

Copies of a memorandum dated January 11, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE GENERAL ELECTRIC HEADQUARTERS PROJECT NOTICE OF PROJECT CHANGE, FIRST AMENDMENT TO THE DEVELOPMENT PLAN AND FOURTH AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, 100 ACRES, SOUTH BOSTON AND TO CONSIDER THE GENERAL ELECTRIC HEADQUARTERS PROJECT NOTICE OF PROJECT CHANGE AS A DEVELOPMENT IMPACT PROJECT, FORT POINT AREA, SOUTH BOSTON WATERFRONT NEIGHBORHOOD", which included a proposed vote. Attached to said memorandum were a document entitled "First Amendment to Development Plan for General Electric Company Headquarters Campus, South Boston, Massachusetts within Planned Development Area No. 69, South Boston/The 100 Acres; an email dated January 2, 2018 from Joseph A. Mellia, The Envoy Hotel and an email dated January 2, 2018 from Seth Greenberg, Sterling Group Management, INC.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to advertise a public hearing, pursuant to Sections 80 A-2, 80B-5, and 80C-5 of the Boston Zoning Code (the "Code") at 5:30 p.m., or at a date and time to be determined by the Director, to: (i) consider the First Amendment to the Development Plan and Fourth Amendment to the Master Plan for Planned Development Area No. 69, 100 Acres, South Boston ("PDA No. 69"); and (ii) consider the General Electric Headquarters Project Notice of Project Change as a Development Impact Project.

Copies of a memorandum dated January 11, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SUFFOLK DOWNS PHASE 1 PROJECT IN THE EAST BOSTON NEIGHBORHOOD OF BOSTON TO BE CONSIDERED 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 advertise a public hearing before the Boston Redevelopment Authority on February 8, 2018 at 5:40 p.m., or a time and date to be determined by the Director, to consider the Suffolk Downs Phase 1 project in the East Boston neighborhood of Boston as a Development Impact Project pursuant to Section 80B-5.3(d) of the Boston Zoning Code.

Copies of a memorandum dated January 11, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 54, FAN PIER, NORTHERN AVENUE, LOCATED IN THE SOUTH BOSTON WATERFRONT", 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 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on February 8, 2018 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the Second Amendment to the Development Plan for Planned Development Area No. 54, Fan Pier, Northern Avenue, within the South Boston Waterfront.

Copies of a memorandum dated January 11, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 30 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BOA 692756; BOA 7716137; BOA 734059; BOA 736923; BOA 748820&748815; BOA 749082; BOA 749408; BOA 749994; BOA 753977; BOA 755158; BOA 757448; BOA 762105; BOA 755180; BOA 762119; BOA 763031; BOA 765621; BOA 766691; BOA 771102; BOA 771174; BOA 772605; BOA 772658; BOA 773336-773401-782336; BOA 773382; BOA 773894; BOA 774032; BOA 776192; BOA 777099&777101-777107; BOA 778302; BOA 779137 and BOA 779860.

Copies of a memorandum dated January 11, 2018 were distributed entitled "TEXT AMENDMENT TO THE EAST BOSTON NEIGHBORHOOD DISTRICT", which included two proposed votes. Attached to said memorandum were documents entitled "Text Amendment Application No. Boston Planning & Development Agency East Boston Neighborhood District Article 53" and a map indicating the proposed area.

Mr. Tim Czerwienski, Project Manager, Mr. Jeffrey Hampton, Deputy Director of Zoning, Ms. Sara Myerson, Director of Planning and Mr. Jonathan Greeley, Director 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 petition the Boston Zoning Commission to adopt a text amendment to Article 53, East Boston Neighborhood District, with respect to the Suffolk Downs Economic Development Area ("EDA"), in substantial accord with the text amendment submitted to the Boston Redevelopment Authority ("BRA") at its meeting on January 11, 2018.

The aforementioned Text Amendment is filed in the Document Book at the Authority as Document No. 7729.

Copies of a memorandum dated January 11, 2018 were distributed entitled "2018 DOWNTOWN WATERFRONT VENDING SERVICES PROGRAM REQUEST FOR PROPOSALS", 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 Executive Director/Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2018 Downtown Waterfront Vending Services Program for the sale of merchandise.

Copies of a memorandum dated January 11, 2018 were distributed entitled "CHINA TRADE BUILDING, 2 BOYLSTON STREET, BOSTON, MA: AUTHORIZATION TO EXECUTE A CONTRACT FOR THE CONSTRUCTION OF STAIRWAY IMPROVEMENTS", 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 on behalf of the Boston Redevelopment Authority, to award a contract to L & L Contracting, Inc. in an amount not to exceed three hundred seventy-three thousand dollars and no cents (\$373,000.00) for purposes of construction of Stairway Improvements at the China Trade Building located at 2 Boylston Street, Boston, Massachusetts, BRA Project No. 5085H 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 fifteen percent (15%) of the contract amount or Fifty-five thousand nine hundred fifty dollars and no cents (\$55,950.00).

Copies of a memorandum dated January 11, 2018 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.

Ms. Maureen O'Flaherty, Project Manager, Project Manager, 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 January 12, 2018; 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 March 31, 2018, any and all rights granted by the tentative designation contemplated herein shall contemporaneously expire and/or terminate.

Copies of a memorandum dated January 11, 2018 were distributed entitled "248 DORCHESTER AVENUE, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated October 19, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; an email dated October 25, 2018 from Travis Chapman; an email dated October 25, 2018 from Jon Ramos, Southie Bikes; an email dated October 27, 2017 from Luisa Cox; an email dated October 30, 2017 from Cyrus Tehrani; a letter dated October 31, 2017 from Pattie McCormack, Vice President, Andrew Square Civic Association and Director of Development for Edgerly Family South Boston

Club/Boys & Girls Clubs of Boston; an email dated November 1, 2017 from Linda Zablocki, IAG member; an email dated November 8, 2017 from Margaret Itri, Citywide Neighborhood Association; an email dated November 8, 2017 from Dylan Welsh, Hakeye Hospitality; an email dated November 9, 2017 from Anna White, IAG member; an email dated November 9, 2017 from Sera Gaboury; an email dated November 10, 2017 from Monique Hall; a letter dated November 9, 2017 from Barry P. Fogel, Keegan Werlin LLP Attorneys At Law and two maps indicating the location of the proposed project.

Ms. Casey Hines, Senior Project Manager, Mr. Joseph Hanley, Project Attorney (Mr. Brian P. Golden enter the room at this time) and Mr. Michael Utile, Architect, 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 adequately describes the potential impacts arising from the 248 Dorchester Avenue project, located at 248 Dorchester Avenue 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, 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 January 11, 2018 were distributed entitled "20 WEST FIFTH STREET, SOUTH BOSTON" which included four proposed votes. Attached to said memorandum were public comments dated June 28, 2017 from Brian Langevin and Karen DiMartino dated July 6, 2017; an email dated July 11, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter dated July 26, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission and two maps indicating the location of the proposed project.

Ms. Aisling Kerr, Assistant Project Manager and Mr. Tim Russell, Architect, 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 14, 2017 adequately describes the potential impacts arising from the 20 West Fifth Street 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to recommend approval to the City of Boston Zoning Board of Appeals on Petition BOA – 784511 for necessary zoning relief to construct the Proposed Project, with the proviso that the plans be submitted to the BRA for design review approval.

Copies of a memorandum dated January 11, 2018 were distributed entitled "187-191 & 211 CONDOR STREET, EAST BOSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the project.

Mr. Raul DuVerge, Senior Project Manager and Mr. Marc LaCasse, Project Attorney 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 Partial Certification of Approval, approving the revised plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, located at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "Proposed Project"), in accordance with the requirements of Small Project Review Article 80E, of the Boston Zoning 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 and deliver Affordable Housing Agreement(s) for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver Community Benefits Agreement(s) and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated January 11, 2018 were distributed entitled "PARCEL SE-13 IN THE SOUTH END URBAN RENEWAL AREA, ONE NEWCOMB PLACE, ROXBURY", which included two proposed votes. Attached to said memorandum was a subdivision map.

Ms. Allyson Quinn, Special 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 Second Amendment to the Land Disposition Agreement for Parcel SE-13 located at 1900-1900A Washington Street and One Newcomb Street in the South End Urban Renewal Area, Project No. Mass. R-56 to remove a portion of Parcel SE-13; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a new Land Disposition Agreement for the portion of Parcel SE-13 and the adjacent parcel to allow for the development of a six- (6) story residential building containing twenty-three (23) rental units at 1 Newcomb Street, containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated January 11, 2018 were distributed entitled "PROPOSED DISBURSEMENT OF THE LONGWOOD RESEARCH INSTITUTE PROJECT FUNDS", which included two proposed votes. Attached to said memorandum were two location of the proposed project. A binder containing the comment letters is on file at the Secretary's Office.

Ms. Sonal Gandhi, Senior Policy Advisor, 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 One Hundred Thousand and 00/100 Dollars (\$100,000) to Community Resources for Justice to support the services of Brooke House, located in the Fenway neighborhood from the Longwood Research Institute fund; 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 Research Institute fund.

Ms. Michelle Goldberg, Budget & Procurement Manager and Mr. Bob Luisi, Controller presented the BPDA FY17 End of Year Summary & FY18 Budget 1st Quarter Update.

Copies of a memorandum dated January 11, 2018 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously VOTED: To approve payment of the following bills:

NAME	AMOUNT
Englander & Chicoine, P.C.	\$ 5,010.00
Weston & Sampson Engineers, Inc.	\$ 2,357.50
Bargmann Hendrie + Archetype Inc.	\$ 9,227.91
Hartranft Lighting Design	\$ 1,877.59
Studio Enee Architects – House Doctor	\$ 67,342.44
Weston & Sampson – House Doctor	\$ 2,150.00
Urban College of Boston	\$ 96,144.00

Copies of a memorandum dated January 11, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To designate Carol Downs as a member of the Community Preservation Committee established by the Boston City Council through An Ordinance Creating the Community Preservation Committee adopted by the City Council on August 2, 2017.

Mr. Brian P. Golden updated the Board Members: 50 Liberty Project at Fan Pier is seeking a Request for Interest by February 2, 2018; a Request for Proposals for Parcel 12C was issued and one proposal was submitted; and, Ms. Lara Merida will be leaving for a New York City Planning position and Thanked Lara.

Chairman Timothy J. Burke called a recess at 5:12 p.m.

Chairman Timothy J. Burke re-adjourned the meeting at 5:34 p.m.

This is a public hearing before the Boston Planning & Development Agency and is being held to: (1) consider the Housing Creation Proposal as submitted by Children’s Hospital Inc. and Mission Hill Neighborhood Housing Services Inc. This public hearing is required by the guidelines of the Housing Creation Regulations. This public hearing was duly advertised on December 29, 2017 in the Boston Herald. In a Boston Planning & Development Agency public hearing, staff will first present their case and are subject to questioning by members of the BPDA Board only. Thereafter, others wishing to speak in favor of the proposed development will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents will be allowed five minutes for rebuttal if they so desire. I would ask that people limit their comments to two minutes and to the subject of the hearing today, the Housing Creation Proposal, only. Dana Whiteside, Deputy Director for Community Economic Development, will now proceed with the presentation.

Copies of a memorandum dated January 11, 2018 were distributed entitled “PUBLIC HEARING ON THE HOUSING CREATION PROPOSAL OF THE CHILDREN’S HOSPITAL CORPORATION AND MISSION HILL NEIGHBORHOOD HOUSING SERVICES INCORPORATED”, which included two proposed votes. Attached to said memorandum were an email dated November 9, 2017 from David Read; an email dated November 8, and two maps indicating the location of the proposed project.

Mr. Dana Whiteside, Deputy Director, Community Economic Development, Ms. Patricia Flaherty, Proponent and Ms. Lisa Hogarty, Children’s Hospital, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Ms. Joanna Sena, Wentworth University

Mr. Carlos Sanchez on behalf of Representative Sonya Chang Diaz

Ms. Trish Hannon, New England Baptist Hospital (letter has handed in)

Ms. Christian Curtis, Back if the Hill Community Development Corporation

Ms. Lisa on behalf of Representative Jeffrey Sanchez (letter has handed in)

Ms. Susan St. Clair, resident

Mr. Richard Trussell, member, Mission Hill Neighborhood Housing Services

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in accordance with the Housing Creation Regulations adopted on April 17, 1986, the Boston Redevelopment Authority (“BRA”) approves the Housing Creation Proposal submitted by The Children’s Hospital Corporation and Mission Hill Neighborhood Housing Services Incorporated on September 26, 2017 for the benefit of the Mission Hill Neighborhood Housing Services Parcel 25 Phase Two Project (the Housing Creation Proposal”); and

FURTHER VOTED: That the City of Boston Department of Neighborhood Development and/or the BRA, as appropriate, be, and hereby are, authorized to enter into a Housing Creation Agreement pursuant to Section 9 of the Housing Creation Regulations adopted by the BRA on April 17, 1986 and such other documents as may be necessary to implement the Housing Creation Proposal.

The aforementioned HOUSING CREATION is filed in the Document Book at the Authority as Document No. 7730.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, February 8, 2018; Thursday, March 15, 2018; Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn. The meeting adjourned at 6:14 p.m.

Secretary