

Mr. Brian P. Golden and 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 March 15, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimous

Copies of a memorandum dated April 12, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE HERB CHAMBERS COMPANIES - JAGUAR LAND ROVER DEALERSHIP PROJECT IN THE ALLSTON NEIGHBORHOOD 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 pursuant to Sections 80A-2, 80B-5.3(d), 80B-7 and 80C of the Boston Zoning Code (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on May 17, 2018 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Herb Chambers Companies - Jaguar Land Rover Dealership as a Development Impact Project.

Copies of a memorandum dated April 12, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE 1241 BOYLSTON STREET 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 May 17, 2018 at 5:40 p.m., or a time and date to be determined by the Director, to consider the 1241 Boylston Street project in the Fenway 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 April 12, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIFTH AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, BOSTON LANDING, AND THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE SPORTS FACILITY PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 87, BOSTON LANDING, LOCATED IN BRIGHTON, MASSACHUSETTS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Article 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on May 17, 2018 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, regarding: (i) The Fifth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing, Brighton Area of Boston, and (ii) The First Amendment to the Amended and Restated Development Plan for The Sports Facility Project within Planned Development Area No. 87, Boston Landing, Guest Street, Life Street and Arthur Street, Brighton Area of Boston, undertaken by Boston Landing LLC, as required pursuant to Article 80 of the Code.

Copies of a memorandum dated April 12, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 114, SHAWMUT AVENUE/WASHINGTON STREET, LOCATED IN THE SOUTH END NEIGHBORHOOD OF BOSTON", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on May 17, 2018 at 6:00 p.m., or a time and date to be determined by the Director, to consider the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street located in the South End neighborhood of Boston pursuant to Sections 80A-2, 80B, and 80C-5 of the Boston Zoning Code.

Copies of a memorandum dated April 12, 2018 were distributed entitled "BOYLSTON PROJECT; DISBURSEMENT OF FUNDS", which included two proposed votes.

Ms. Sonal Gandhi, Senior Policy Advisor, Mr. Patrick Brophy, Mayor's Office, Chief of Operations and Mr. Pablo Eduardo, 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 Million One Hundred Fifty Thousand and 00/100 Dollars (\$1,150,000) to artist Pablo Eduardo to fund the Boylston Project, located in the Back Bay neighborhood; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including a Grant Agreement, in connection with the disbursement of these funds.

Copies of a memorandum dated April 12, 2018 were distributed entitled "PROPOSED DISBURSEMENT OF THE FENWAY PARK DEMONSTRATION PROJECT COMMUNITY BENEFITS", which included two proposed votes.

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) from the Fenway Park Demonstration 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 Fenway Park Demonstration Project Community Benefits fund.

Copies of a memorandum dated April 12, 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 448233; BOA 681219; BOA 720063; BOA 754385; BOA 768740; BOA 786649; BOA 786957; BOA 788469; BOA 793533; BOA 793536; BOA 794261; BOA 794930; BOA 795260; BOA 796650; BOA 799089; BOA 799590; BOA 799594; BOA 800778; BOA 801461; BOA 803413; BOA 806799-806800; BOA 807032; BOA 807044&807046; BOA 807049; BOA 807054; BOA 807055-807056; BOA 807091; BOA 807998; BOA 808179 and BOA 815003.

Copies of a memorandum dated April 12, 2018 were distributed entitled "CONTRACT AUTHORIZATION FOR CONTRACT AMENDMENT NO. 2 FOR PLANNING AND DESIGN SERVICES FROM UTILE, INC. FOR THE DOWNTOWN WATERFRONT ACTIVATION AND PUBLIC REALM PLAN, DISTRICT MUNICIPAL HARBOR PLAN AND GREENWAY DISTRICT ZONING ANALYSIS", which included a proposed vote.

Mr. Chris Busch, Senior Waterfront Planner, 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 a Second Amendment to the Consultant Services Contract with Utile Inc. to extend the contract and assist the Boston Redevelopment Authority in preparation of recommendations for appropriate zoning mechanisms to codify the Downtown Waterfront Municipal Harbor Plan and Greenway District Use and Development Guidelines.

Copies of a memorandum dated April 12, 2018 were distributed entitled "CONGRESS STREET BRIDGE LIGHTING PROJECT", which included a proposed vote.

Mr. Erikk Hokenson, Waterfront Planner, 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 amend the contract for design consultant services with Hartranft Lighting Design to produce the lighting design for the Congress Street Bridge Lighting Project by extending the term of the contract by twelve months, and to take all related actions on terms and conditions as are determined by the Director to be in the best interest of the Boston Redevelopment Authority. As a result of this amendment, the contract for design consultant services with Hartranft Lighting Design executed on March 21, 2017 shall expire no later than December 31, 2018.

Copies of a memorandum dated April 12, 2018 were distributed entitled "INVITATION FOR BIDS FOR THE PURCHASE AND INSTALLATION OF PARKING ACCESS AND REVENUE CONTROL EQUIPMENT FOR PARKING FACILITIES IN THE DOWNTOWN WATERFRONT URBAN RENEWAL AREA", 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 Economic Development and Industrial Corporation of Boston (“EDIC”) is authorized, on behalf of the Boston Redevelopment Authority (“BRA”), to advertise and issue an Invitation for Bids (“IFB”) for the purchase and installation of Parking Access and Revenue Control equipment in the Downtown Waterfront Urban Renewal Area, Boston, MA. The joint IFB issued by the EDIC will be for the purchase and installation of Parking Access and Revenue Control equipment for both EDIC and BRA-owned parking facilities at a total cost not expected to exceed \$1,100,000.

Copies of a memorandum dated April 12, 2018 were distributed entitled “2018 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, FOOD VENDOR KIOSK”, 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, and hereby is, authorized to select the New England Aquarium Corporation as vendor for the 2018 Food Vendor Services Program, along with two (2) one (1) year extensions, on behalf of the Boston Redevelopment Authority (“BRA”) and to enter into a License Agreement with such vendor for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves 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 April 12, 2018 were distributed entitled “2018 DOWNTOWN WATERFRONT TROLLEY SERVICES PROGRAM VENDOR KIOSK”, 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, and hereby is, authorized to select City view, Inc. as vendor for the 2018-19 Trolley Vendor Services Program, along with the option for two (2) one (1) year extensions, on behalf of the Boston Redevelopment Authority (“BRA”) and to enter into License Agreement with such vendor for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves 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 April 12, 2018 were distributed entitled "2018 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, MERCHANDISE VENDOR KIOSKS", which included two proposed votes.

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, and hereby is, authorized to rescind the selection of Dodd House Gift Shoppe LLC as the vendor for the 2018 Merchandise Vendor Services Program, as voted at the March 15, 2018 Boston Redevelopment Authority Board meeting; and

FURTHER VOTED: That the Director be, and hereby is, authorized to select Richard Natale as vendor for the 2018 Merchandise Vendor Services Program and to enter into a License Agreement for the 2018 season, along with two (2) successive one (1) year options, to be exercised at the Boston Redevelopment Authority's ("BRA") sole discretion, for the use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves 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 April 12, 2018 were distributed entitled "E+ (ENERGY POSITIVE) GREEN BUILDING PROGRAM, 36-38 COLONIAL AVENUE, DORCHESTER FINAL DESIGNATION OF REDEVELOPER", which included four proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: FINAL DESIGNATION OF GFC DEVELOPMENT, INC. AS THE REDEVELOPER OF 36-38 COLONIAL AVENUE IN DORCHESTER", was introduced, read and considered.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts a Resolution of the Boston Redevelopment Authority, dated April 12, 2018, re: Final Designation of GFC Development Inc. ("Redeveloper"), or a wholly owned subsidiary thereof, as Redeveloper of 36-38 Colonial Avenue in Dorchester (the "Proposed Project"); and

FURTHER VOTED: That the Director be, and hereby is, authorize the to enter into a Land Disposition Agreement, a Deed and any and all other documents the Director deems necessary and appropriate in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Grant Agreement and to execute any and all documents necessary in connection with the Grant Agreement with the Redeveloper to provide a grant in the amount of \$20,000 from the BRA to assist with the development of the Proposed Project; and

FURTHER VOTED: That this Final Designation be automatically rescinded without prejudice and without further action by the Authority's Board of Directors, if the Project Site has not been conveyed to the Redeveloper within one-hundred eighty (180) days from the date of this Final Designation.

The aforementioned Resolution is filed in the Document Book at the Authority as Document No. 7743.

Copies of a memorandum dated April 12, 2018 were distributed entitled "TEMPORARY LICENSE AGREEMENT FOR SO CALLED PARCEL P-1A, WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24, LOCATED AT 15 MILLS STREET, FOR PARKING WITH THE MILLS STREET COOPERATIVE", 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, and hereby is, authorized on behalf of the Boston Redevelopment Authority (BRA) to execute a Temporary License Agreement for two (2) years with an annual fee of Six Thousand Two Hundred Fifty Dollars (\$6,250.00) with the Mills Street Cooperative Inc., for the use of the Boston Redevelopment Authority property located at 15 Mills Street, so called Parcel P-1A in the Washington Park Urban Renewal Area, Project No. Mass. R-24, in Roxbury for the purpose of off-street parking for up to 10 cars, with items and conditions to be in the best interest of the BRA as determined by the Director, and to enter into any and all other documents that the Director deems appropriate and necessary in connection with the Temporary License Agreement.

Copies of a memorandum dated April 12, 2018 were distributed entitled "OFFICE/SPORTS BUILDING, 80 GUEST STREET, BRIGHTON, MASSACHUSETTS, BOSTON LANDING, PLANNED DEVELOPMENT AREA NO. 87: PARTIAL CERTIFICATE OF COMPLETION", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion pursuant to Section D.2 of the Second Amended and Restated Cooperation Agreement Boston Landing by and between the Boston Redevelopment Authority and Boston Landing LLC, dated August 15, 2016 evidencing the successful completion of the construction of the Office/Sports Building located at 80 Guest Street in Brighton.

Copies of a memorandum dated April 12, 2018 were distributed entitled "NEW BALANCE WORLD HEADQUARTERS, 100 GUEST STREET, BRIGHTON, MASSACHUSETTS, BOSTON LANDING, PLANNED DEVELOPMENT AREA NO. 87: PARTIAL CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a letter from

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion pursuant to Section D.2 of the Second Amended and Restated Cooperation Agreement Boston Landing by and between the Boston Redevelopment Authority and Boston Landing LLC, dated August 15, 2016 evidencing the successful completion of construction of the New Balance World Headquarters located at 100 Guest Street in Brighton.

Copies of a memorandum dated April 12, 2018 were distributed entitled "951-959A DORCHESTER AVENUE, DORCHESTER", which included four proposed votes. Attached to said memorandum were an email dated March 12, 2018 from Maria Roges; an email dated March 12, 2018 from Kenneth Osherow; an email dated March 14, 2018 from Susan Harris; an email dated March 20, 2018 from David Mogielnicki; an email dated March 20, 2018 from Susan Byers Paxon; an email dated Anna Gielazyn; an email dated March 21, 2018 from Krzysztof Szymanski; a letter dated March 2018 from Mark Culliton; an email dated March 23, 2018 from Jennifer Hazelton; an email dated March 23, 2018 from Bharti Kadian; an email dated March 23, 2018 from Alexander Lisek; an email dated March 23, 2018 from Marc Waterfall; two emails dated March 23, 2017 from Sudhir Kadian; an email dated March 27, 2018 from Cyrus Tehrani; an email dated March 27, 2018 from Bill Trabucco; an email dated March 28, 2018 from Jonathan Ludwig; an email dated March 28, 2018 from Aleksandra Trabucco; an email dated April 1, 2018 from Kirill Shklovsky and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. Joseph Hanley, Project Attorney, and Mr. Kevin Deabler, Architect, 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 mixed-use building containing thirty-eight (38) rental units and 6,670 square feet of commercial retail space at 951-959A Dorchester Avenue 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 issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA – 799148 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 April 12, 2018 were distributed entitled "SECOND AMENDMENT TO AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE PIERCE (AKA THE POINT), FENWAY", which included a proposed vote.

Mr. Tim Czerwienski, 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 Affordable Rental Housing Agreement and Restriction for the Pierce, and take any other action and execute and other documents deemed appropriate and necessary by the Director.

Copies of a memorandum dated April 12, 2018 were distributed entitled "CENTRAL BUSINESS DISTRICT – SOUTH STATION URBAN RENEWAL AREA; SOUTH STATION AIR RIGHTS PROJECT: AMENDMENT TO LAND DISPOSITION AGREEMENT AND AMENDMENT TO DEVELOPMENT AGREEMENT", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the project.

Mr. Tim Czerwienski, Project Manager and Mr. David Perry, 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 execute and deliver an amendment to that certain Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and TUDC LLC and South Union Station LLC dated March 21, 2007, as assigned to South Union Station LLC and further assigned to South Station Phase 1 Owner LLC, and as amended by the letter amendment dated January 12, 2009, the Second Amendment to Land Disposition Agreement dated June 29, 2012, the Third Amendment to Land Disposition Agreement dated June 30, 2014, the Fourth Amendment to Land Disposition Agreement dated September 23, 2016, the Fifth Amendment to Land Disposition Agreement dated December 31, 2016, the Sixth Amendment to Land Disposition Agreement dated as of April 27, 2017, and the Seventh Amendment to Land Disposition Agreement dated as of December 27, 2017 (as amended and assigned, the "Land Disposition Agreement" or the "LDA") to extend each of the Outside Conveyance Date and the end of the Adverse Conditions Period to October 31, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to that certain Development Agreement by and among the BRA, the Massachusetts Bay Transportation Authority ("MBTA") and South Station Phase 1 Owner LLC (as successor to TUDC LLC and South Union Station LLC) for South Station Air Space dated April 30, 2007, as amended by each of that certain First Amendment to Development Agreement dated as of April 27, 2017, Second Amendment to Development Agreement dated as of May 30, 2017, and Third Amendment to Development Agreement dated as of June 29, 2017 (as so amended, the "Development Agreement"), to extend the Outside Closing Date to October 31, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver such other documents, including any amendments to the LDA, the Development Agreement and other agreements related to the Project, to the extent necessary or appropriate in the opinion of the Director from time to time in connection with the foregoing votes.

Copies of a memorandum dated April 12, 2018 were distributed entitled "SO-CALLED PARCEL R-28C IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included two proposed votes. Mr. Michael Sinatra, Project Manager, addressed the Authority and answered the Members' question.

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 in accordance with Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority (“BRA”) and 27-29 Cook Street, LLC dated September 27, 2016 and recorded with the Suffolk Registry of Deeds at Book 56907, Page 33 with respect to a market-rate single family home on a portion of Parcel R-28C in the Charlestown Urban Renewal Area, Project No. Mass. R-55, subject to the issuance of a Certificate of Occupancy by the City of Boston Inspectional Services Department; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion in accordance with Section 304 of the Land Disposition Agreement by and between the BRA and 27-29 Cook Street, LLC dated September 27, 2016 and recorded with the Suffolk Registry of Deeds at Book 56907, Page 64 with respect to a two unit residential condominium on a portion of Parcel R-28C in the Charlestown Urban Renewal Area, Project No. Mass. R-55, subject to the issuance of a Certificate of Occupancy by the City of Boston Inspectional Services Department.

Copies of a memorandum dated April 12, 2018 were distributed entitled “36 BELMONT STREET, A PORTION OF PARCEL R-23B, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55”, which included a proposed vote.

Mr. Michael Sinatra, Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion in accordance with Section 304 of the Land Disposition Agreement by and between the BRA and Brian Hickey and Mary Hickey, dated April 14, 1988, and recorded with the Suffolk Registry of Deeds at Book 14619, Page 164 as amended by First Amendment to Land Disposition Agreement, dated April 2, 2007, and recorded with the Suffolk Registry of Deeds at Book 41575, Page 22, with respect to a single family home with landscaping on a portion of Parcel R-23B in the Charlestown Urban Renewal Area.

Copies of a memorandum dated April 12, 2018 were distributed entitled “PARCEL R-74 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, LOCATED AT 14 LAWNWOOD PLACE”, which included three proposed votes. Attached to said memorandum were a

Mr. Michael Sinatra, Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) approve the sale of Parcel R-74 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel R-74”) to David J. McDermott; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Amended and Restated Land Disposition Agreement by and between the BRA and Alison Berglund dated September 22, 2016 and recorded with the Suffolk Registry of Deeds at Page 58330, Page 122 in connection with the Parcel R-74 located at 14 Lawnwood Place in Charlestown, Massachusetts to extend the date for the commencement of construction of the single family house to December 31, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into any and all other documents deemed necessary and appropriate by the Director in connection with the sale of Parcel R-74 to David J. McDermott, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the BRA.

Copies of a memorandum dated April 12, 2018 were distributed entitled “PARCEL 47X IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. R-55; LOCATED AT 47X MEAD STREET”, which included three proposed votes. Attached to said memorandum were a

Mr. Michael Sinatra, Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) approve the transfer of the property known as Parcel 47X Mead Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel 47X”) from the Estate of Timothy F. Sullivan to 324 – 330 Bunker Hill Street LLC; and

FURTHER VOTED: That the BRA approve the transfer of the property known as Parcel 47X from 324 – 330 Bunker Hill Street LLC to Bunker Hill Development LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with said transfers set forth in the foregoing votes.

Copies of a memorandum dated April 12, 2018 were distributed entitled “PARCEL I-2A IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. R-24; FOUNTAIN HILL PHASE III”, which included two proposed votes.

Ms. Janet Carlson, First Assistant General Counsel, 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”) approve the transfer of the portion of Parcel I-2A of the Washington Park Urban Renewal Area, Project No. Mass. R-24, remaining after the construction of Phase I (“Remaining Portion of Parcel I-2A”) to OFR Dev LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with said transfer set forth in the foregoing vote.

Copies of a memorandum dated April 12, 2018 were distributed entitled “CITY HALL PLAZA, PARCEL 11 IN THE GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35”, which included two proposed votes.

Ms. Janet Carlson, First Assistant General Counsel, 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 (i) extend the term of the License Agreement by and among the Boston Redevelopment Authority, the City of Boston and the Massachusetts Bay Transportation Authority (“MBTA”) dated December 9, 2013 (“License Agreement”) for three (3) months to August 1, 2018, and (ii) execute any and all documents in connection with said License Agreement extension; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Permanent Easement and Agreement with the MBTA and the City of Boston to transfer permanent easement rights in City Hall Plaza located on Parcel 11 of the Government Center Urban Renewal Area, Project No. Mass. R-35, for the MBTA Government Center Station.

Copies of a memorandum dated April 12, 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.	\$ 5,687.50
L&L Contracting, Inc.	\$ 277,984.00
Bargmann Hendrie + Archetype Inc.	\$ 18,220.27
Kittleson & Associates	\$ 8,783.23

Copies of a memorandum dated April 12, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Jonathan Greeley to Detroit, MI effective 5/2/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Brian Golden to Detroit, MI effective 5/2/2018.

Mr. Brian P. Golden updated the Board Members: Senior Staff went to New York as part of Professional Development & Peer Cities and meet with the City Planning Agency and toured various development projects; and, April 15<sup>th</sup> is One Boston Day so the BPDA's act of kindness we are holding a sock drive.

Chairman Timothy J. Burke called a recess at 4:59 p.m.

Chairman Timothy J. Burke re-adjourned the meeting at 5:32 p.m.

This is a public hearing before the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the First Amendment to Suffolk University's Institutional Master Plan.

This hearing was duly advertised on March 29, 2018 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 the questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about the 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.

Gerald will now begin the presentation.

Copies of a memorandum dated April 12, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN AND NOTICE OF PROJECT CHANGE TO 1047 COMMONWEALTH AVENUE PROJECT", which included seven proposed votes.

Attached to said memorandum were a document entitled "SUFFOLK UNIVERISTY"; an email dated March 27, 2018 from Anabela Gomes; a letter dated December 12, 2017 from Joan Pasquale, Executive Director, The Parents and Community Build Group, Inc. and an email dated March 27, 2018 from Angela T.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. John Nucci, Proponent and Mr. Tim Davis, Senior Housing Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Kevin Sullivan on behalf of Councilor Mark Ciommo

Mr. Mynor Perez, Carpenters Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the First Institutional Master Plan Amendment to the Suffolk University Institutional Master Plan ("First IMP Amendment"), dated January 12, 2018 in connection with 1047 Commonwealth Avenue ("Proposed Institutional Project") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on April 12, 2018, and after consideration of evidence presented at, and in connection with, the First IMP Amendment, the BRA hereby finds that: (a) the First IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on November 14, 2017 ("IMP NF"); (b) the First IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the First IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the First IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the First IMP Amendment; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Institutional Project is described adequately in the Suffolk University Institutional Master Plan as amended ("Amended IMP") and is consistent with the Amended IMP, and (b) the First 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

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 First IMP Amendment; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Institutional Project and the First IMP Amendment, including, without limitation, a Cooperation Agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6 of the Code, determining that no further review of the third Notice of Project Change submitted to the BRA on December 11, 2017 is required; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to enter into and take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation an Amended and Restated Affordable Rental Housing Agreement and Restriction with 1047 Commonwealth Avenue Properties, LLC setting forth the terms and conditions to be met by 1047 Commonwealth Avenue Properties, LLC to ensure the Inclusionary Development Policy ("IDP") units are in as new condition prior to renting said IDP units to IDP eligible households and increasing the number of IDP Units from twenty-three (23) to twenty-four (24).

The aforementioned First Amendment Institutional Master Plan is filed in the Document Book at the Authority as Document No. 7744.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Second Notice of Project Change and Amended and Restated Development Plan for Planned Development Area No. 103, consisting of the development of the Parcel 9-Haymarket Hotel project in Downtown.

The hearing was duly advertised on March 29, 2018 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. Sinatra will present.



Copies of a memorandum dated April 12, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND NOTICE OF PROJECT CHANGE AND AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 103, CENTRAL ARTERY PARCEL 9, HAYMARKET HOTEL AND TO CONSIDER THE PARCEL 9-HAYMARKET HOTEL PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included seven proposed votes. Attached to said memorandum were a document entitled "Boston Redevelopment Authority Amended and Restated Development Plan Planned Development Area No. 103 – Central Artery Parcel 9 Haymarket parcel 9 Investor, LLC"; a letter dated February 13, 2018 from Richard A. Galvin, Haymarket Parcel 9 Investor, LLC c/o CV Properties; a letter dated April 5, 2018 from Victor Brogna; an email dated April 6, 2018 from Emilio Favorito; comments via the website dated 2/6/2018 from Mary Sweeney and Diana Tomova and two maps indicating the location of the proposed project.

Mr. Michael Sinatra, Project Manager, Mr. Richard Galvin, Proponent, Mr. Harry Wheeler, Architect, Ms. Rebecca Lee, Project Attorney and Mr. Jonathan Greeley, BPDA, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Kevin Bogart, resident and Local 26 worker

Mr. Pat Lyon on behalf of Representative Michlewitz

Mr. Mynor Perez, Carpenters Union

Mr. Victor Brogna spoke in opposition 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 Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Second Notice of Project Change ("Second NPC") submitted to the Boston Redevelopment Authority ("BRA") by Haymarket Parcel 9 Investor, LLC (the "Proponent") on February 14, 2018, does not significantly increase the impacts of the Parcel 9-Haymarket Hotel Project to be located at Central Artery Parcel 9 in the Government Center/Market District of downtown Boston (the "Second NPC Project") and waives further review of the Second NPC Project, subject to on-going design review by the BRA; and

FURTHER VOTED: That, in connection with the Amended and Restated Development Plan for Planned Development Area No. 103, Central Artery Parcel 9, Haymarket Hotel ("Amended and Restated Development Plan") describing the Second NPC Project presented at the public hearing duly held at the offices of the BRA on April 12, 2018, and after consideration of evidence presented at, and in connection with, the hearing on the Amended and Restated Development Plan and the Second NPC Project, the BRA finds that, pursuant to Section 80C-4 of the Code: (a) such Amended and Restated Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the

underlying zoning; (b) the Second NPC Project in such Amended and Restated 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, including one or more of the following: (i) diversification and expansion of Downtown's economy and job opportunities through economic activity; (ii) creation of new job opportunities; and (iii) improvements to the urban design characteristics and aesthetic character of the development site and its surroundings, and the enhancement of existing open space or the creation of new open space; (c) such Amended and Restated Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Amended and Restated 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 Amended and Restated 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 approve the Second NPC Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Amended and Restated Development Plan, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the Amended and Restated Development Plan presented to the BRA on April 12, 2018; 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 Second NPC Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review process; 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 Second NPC Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project 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 Second NPC Project and the Amended and Restated Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned Amended and Restated PDA No. 103 is filed in the Document Book at the Authority as Document No. 7745.

Copies of a memorandum dated April 12, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR HARRISON COMMONS AND HARRISON COURT WITHIN PLANNED DEVELOPMENT AREA NO.59 LOCATED AT 771 HARRISON AVENUE, THE FORMER IMMACULATE CONCEPTION CHURCH IN THE SOUTH END".

On a motion duly made and seconded, it was unanimously VOTED: To Table the Public Hearing for the Second Amendment to the Development Plan for Planned Development Area No.59, 771 Harrison Avenue, also known as the Cosmopolitan, in the South End neighborhood and its associated votes, until a date and time to be determined by the Director.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the proposed 135 Morrissey Boulevard project in Dorchester as a Development Impact Project. The renovation and improvements of this building will result in approximately 695,000 square feet of gross floor area meant to attract commercial tenants, approximately 868 off-street parking spaces, and approximately 209 bicycle storage spaces.

The hearing was duly advertised on March 29, 2018 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 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 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 April 12, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE PROPOSED 135 MORRISSEY BOULEVARD PROJECT IN DORCHESTER AS A DEVELOPMENT IMPACT PROJECT", which included four proposed votes. Attached to said memorandum were comments received via the website from Marta Carney dated 2/14/2018; Stuart Schrier dated 2/21/2018; Paul Nutting, IAG member and resident dated 3/1/2018; Cristi Rinklin dated 3/5/2018; Dorothy Manning, Cormorant & Associates LLC dated 3/5/2018; Jonathan Lee, Savin Hill Civic Association dated 3/5/2018; Michelle Skronacz dated

3/12/2018; a letter dated March 9, 2018 from Desmond Rohan, President Columbia Savin Hill Civic Association; an email dated March 13, 2018 from Robb Ross; a letter dated March 8, 2018 from Lyndia Downie, President and Executive Director, Pine Street Inn; an email dated February 1, 2018 from Don Walsh, a letter from Shane Losi, IAG member and resident and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager and Mr. Todd Fremont-Smith, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Frank Baker

Mr. Mynor Perez, Carpenters Union

Mr. Paul Nutting, resident

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 in accordance with 80B-4(3) of the Code that the Proposed Project, as described in the PNF, conforms to the general plan for the City as a whole, and that nothing in the Proposed Project will be injurious 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 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 135 Morrissey Boulevard 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 BRA; 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 Development Impact Project Agreement, 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 BRA.

The aforementioned Development Impact Project is filed in the Document Book at the Authority as Document No. 7746.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on 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 6:31 p.m.

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Secretary