

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 April 12, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimous

Copies of a memorandum dated May 17, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL AND AMENDMENT OF THE JOSLIN DIABETES CENTER INSTITUTIONAL MASTER PLAN", 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 Thursday, June 14, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form for Renewal and Amendment of the Joslin Diabetes Center Institutional Master Plan, pursuant to Section 80D of the Boston Zoning Code.

Copies of a memorandum dated May 17, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE THIRD 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 June 14, 2018 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Third 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 May 17, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 118, RIO GRANDE DUDLEY SQUARE DEVELOPMENT, 2343-2345 WASHINGTON STREET AND 11-29 ROXBURY STREET, ROXBURY", 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 (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on June 14, 2018 at 5:50 p.m., or at such a time and date deemed appropriate by the Director to consider the Development Plan for Planned Development Area No.118, Rio Grande Dudley Square Development, 2343-2345 Washington Street and 11-29 Roxbury Street, Roxbury.

Copies of a memorandum dated May 17, 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 May 17, 2018 were distributed entitled "TEXT AMENDMENT TO THE SOUTH END NEIGHBORHOOD DISTRICT", which included two proposed votes. Attached to said memorandum was a document entitled "Text Amendment Application No. 481 Boston Planning and Development Agency, Article 64, South End Neighborhood District".

Mr. Gerald Autler, Senior Project Manager/Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 64, South End Neighborhood District, with respect to the Economic Development Area South ("EDA South") subdistrict, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority ("BRA") at its meeting on May 17, 2018.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7747.

An Informational 3D Model presentation was provided by Ms. Corey Zehngbot, Senior Architect/Urban Designer and Ms. Carolyn Bennett, Geospatial Data Manager.

Copies of a memorandum dated May 17, 2018 were distributed entitled "MARTIN'S PARK CLIMATE RESILIENCY DESIGN GRANT", which included two proposed votes.

Mr. Richard McGuinness, Deputy Director for 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 authorizes the disbursement of \$40,000 to the Boston Parks Department to produce additional design and analysis of Martin's Park to protect the park from the effects of sea-level rise and coastal flooding and enable the new park to act as a flood defense mechanism for the South Boston Waterfront and Fort Point Neighborhood; and

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

Ms. Teresa Polhemus left the room momentarily.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO ISSUE AN INVITATION FOR BIDS FOR THE DOWNTOWN WATERFRONT MAINTENANCE SERVICES PROGRAM", 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 Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and issue an Invitation for Bids for the 2018 Downtown Waterfront Maintenance Services programs, along with two (2) one (1) options, to be exercised at the sole discretion of the BRA.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO AWARD AND EXECUTE THE 2018 LANDSCAPE AND GRASS CUTTING SERVICES PROGRAM CONTRACT FOR BOSTON PLANNING & DEVELOPMENT AGENCY-OWNED PARCELS", which included a proposed vote.

Mr. Francis Collins, Project Manager Asset Management, 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 enter into a contract with Karla Senior d/b/a KMZ Snow, 7 Grant Street, Spencer, MA for the 2018 Landscaping and Grass Cutting Services Program, at a cost not to exceed Seventy Five Thousand Dollars (\$75,000.00) for the 2018 season. The BRA will hold two (2) options for the 2019 and 2020 seasons, respectively, that may be exercised at the BRA's sole discretion. Should both options be exercised by the BRA, the total cost of the contract shall not exceed Two Hundred and Twenty Five Thousand Dollars (\$225,000.00).

Copies of a memorandum dated May 17, 2018 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND TENTATIVE DESIGNATION TO THE EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION FOR THE LEASE AND REDEVELOPMENT OF 148-172 CONDOR STREET IN EAST BOSTON", which included three proposed votes.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") ratify to date and extend the Tentative Designation status of East Boston Community Development Corporation ("EBCDC") as the Redeveloper of 148-172 Condor Street in East Boston (the "Property") through August 31, 2018 and that the Director be, and hereby is, authorized to execute the necessary documentation to extend Tentative Designation status and continue lease negotiations with EBCDC for the lease and development of the Property, on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held May 17, 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 August 31, 2018, any and all rights granted by the tentative designation contemplated herein shall contemporaneously expire and/or terminate.

Copies of a memorandum dated May 17, 2018 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: A PORTION OF PARCEL P-3 AND A PORTION OF PARCEL P3-h", which included two proposed votes.

Mr. Lance Campbell, Senior 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") extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to October 31, 2018; and

FURTHER VOTED: That the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area shall automatically be rescinded without prejudice and without further action by the BRA if final designation or extension of Tentative Designation has not been granted by October 31, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY", which included two proposed votes.

Mr. Raul Duverge, Senior 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") extend the Tentative Designation of Madison Tropical, LLC as the Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B, in Roxbury, for three (3) months until August 31, 2018 to allow for the completion of the conditions set forth in "Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Madison Tropical LLC as Redeveloper of Parcel 10 in the Southwest Corridor development Plan". If Final Designation has not been granted by August 31, 2018, the tentative designation is

automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to extend as appropriate the temporary license agreement with Madison Tropical LLC for Parcel B as temporary parking space in connection with the Tentative Designation extension of a portion of Parcel 10 known as Parcel B on terms and conditions substantially consistent with the Board Memorandum submitted at the BRA Board meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "BIG DOG SHOW PUBLIC ART EXHIBIT IN THE CHARLESTOWN NAVY YARD", 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 enter into a License Agreement on behalf of the Boston Redevelopment Authority ("BRA") with the Navy Yard Garden Association Inc. for use of certain land within the Charlestown Navy Yard for a seasonal interactive public art exhibit on terms and conditions determined to be in the best interest of the BRA by the Director in his sole discretion.

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a contract on behalf of the Boston Redevelopment Authority ("BRA") with the Dale Rogers Studio for the installation of the "Big Dog Show" art exhibit.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO AMEND THE EXISTING LICENSES BETWEEN CHLN, INC. AND THE BOSTON REDEVELOPMENT AUTHORITY TO EXTEND THE TERMINATION DATE TO MAY 31, 2019 AND ESTABLISH A NEW LICENSE FEE FOR THE USE OF APPROXIMATELY 5,375 SQUARE FEET OF LAND ADJACENT TO THE CHART HOUSE RESTAURANT ON LONG WHARF FOR SEASONAL OUTDOOR RESTAURANT SEATING", which included a proposed vote.

Mr. Dennis Davis, 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 is hereby authorized to amend the existing License Agreements with CHLN, Inc. and the Boston Redevelopment Authority to establish a new termination date of May 31, 2019 to each License Agreement and to establish a new license fee for the use of the combined approximately 5,375 square feet of land adjacent to the Chart House Restaurant

on Long Wharf for seasonal outdoor seating on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held May 17, 2018.

Copies of a memorandum dated May 17, 2018 were distributed entitled "MENINO PARK, PARCEL 5, CHARLESTOWN NAVY YARD, BOSTON, MA AUTHORIZATION TO ENTER INTO CERTAIN AGREEMENTS WITH THE CITY OF BOSTON PARKS AND RECREATION DEPARTMENT REGARDING THE MAINTENANCE AND ACTIVATION OF PIER 10", 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 enter into a Memorandum of Agreement with the Boston Parks & Recreation Department for certain items related to the transfer and maintenance of Thomas M. Menino Park (the "Park"), located at the Charlestown Navy Yard, Boston MA, including payments not to exceed Seven Thousand and Five Hundred Dollars (\$7,500.00) per year for five (5) years at a total cost not to exceed Thirty-Seven Thousand Five Hundred Dollars and no cents (\$37,500.00) for maintenance and activation of the Park.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE BOSTON WATER AND SEWER COMMISSION FOR USE OF THE SECOND FLOOR TRAINING ROOM LOCATED AT BOSTON WATER AND SEWER COMMISSION HEADQUARTERS, 980 HARRISON AVENUE, BOSTON 02119 FOR THE PURPOSE OF CONDUCTING COMMUNITY MEETINGS", which included a proposed vote.

Ms. Reay Pannesi, Senior Manager for Disposition Services, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority to enter into an Agreement with the Boston Water and Sewer Commission for use of the Second Floor Training Room located at Boston Water and Sewer Commission Headquarters, 980 Harrison Avenue, Boston 02119 for the purpose of conducting community meetings that occurred on February 2, March 5, March 19, April 2, April 10, April 30 and May 7; it shall also include future meetings currently expected to occur on or about May 21, June 4, June 18, July 2, July 16, September 10, September 17, October 1, October 15, November 5, and November 19.

Copies of a memorandum dated May 17, 2018 were distributed entitled "AC HOTEL PROJECT 225 ALBANY STREET CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a Certificate of Use and Occupancy dated March 2, 2018; a memorandum from Michael Cannizzo dated May 1, 2018 and a copy of the signed Cooperation Agreement dated December 18, 2015.

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 AC Hotel project located in the South End neighborhood of Boston, pursuant to Section C.4 of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and Albany Street Hotel LLC dated December 18, 2015, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated May 17, 2018 were distributed entitled "INK BLOCK PROJECT - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a Certificate of Use and Occupancy dated April 4, 2018; a memorandum from Michael Cannizzo dated May 1, 2018 and a copy of the signed Cooperation Agreement dated January 28, 2013.

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 Ink Block project located in the South End neighborhood of Boston, pursuant to Section 12 of the Cooperation Agreement, as amended, made by and between the Boston Redevelopment Authority and Ink Block South End, LLC dated January 18, 2013 ("Cooperation Agreement"), as amended, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated May 17, 2018 were distributed entitled "22 BOSTON WHARF ROAD, SOUTH BOSTON WATERFRONT- CERTIFICATION OF COMPLETION", which included a proposed vote. Attached to said memorandum were a memorandum from Alexa Pinard dated May 7, 2018; four renderings; Certificates of Use and Occupancy dated April 13, 2018 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 Partial Certificate of Completion for the successful completion of the 22 Boston Wharf Road project located in the South Boston Waterfront neighborhood, in accordance with the all applicable terms and conditions of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and MEPT Seaport Stillings 13 LLC, dated as of September 9, 2016, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated May 17, 2018 were distributed entitled "MASSPORT MARINE TERMINAL PARCEL 6, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated April 22, 2018 from Adam McLaughlin; an email dated April 20, 2018 from Bill Sullivan; a letter dated April 25, 2018 from Michael Scola, President, Boston Sword & Tuna; a letter dated March 29, 2018 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; a letter dated April 10, 2018 from Constitution Seafoods, Inc.; an email dated April 23, 2018 from Denise Connolly; an email dated April 22, 2018 from Dennis MacLaughlin; an email dated April 22, 2018 from Eric R. Knibbs; an email dated April 21, 2018 from Eugen Stancato; a letter dated April 14, 2018 from Jim Murray, International Longshoremen's Association; an email dated April 22, 2018 from Joseph Casiello, International Longshoremen's Association; an email dated April 23, 2018 from Juliana Portalla; an email dated April 20, 2018 from Kathy Shea; an email dated April 19, 2018 from Kelly Allison; a letter dated April 19, 2018 from Neil Fitzpatrick; an email dated April 23, 2018 from Sean O'Brien; an email dated April 19, 2018 from Steven McPhee; an email dated April 23, 2018 from William J. Dalton and two maps indicating the location of the proposed project.

Ms. Aisling Kerr, Assistant Project Manager and Ms. Cheryl Tougias, 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 Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") submitted by Pilot Seafood Properties III LLC (the "Proponent") to the Boston Redevelopment Authority ("BRA") on February 28, 2018 adequately describes the potential impacts arising from the development of the MMT Parcel 6 Development (the "Proposed Project"), and provides sufficient mitigation measures to minimize those impacts in connection with the Proposed Project; and (ii) waives further review of the PNF, 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 pursuant to Section 80B-6 of the Code for successful completion of the Article 80 review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement and Boston Residents Construction Employment Plan, and to execute and deliver any other documents or agreements, and take any and all other actions, deemed necessary and appropriate by the Director in connection with the Proposed Project, all upon terms and conditions determined by the Director to be in the best interest of the BRA.

Copies of a memorandum dated May 17, 2018 were distributed entitled "55 WEST FIFTH STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were comments via the website from Janson Weissman dated March 3, 2108; Dan Duval dated March 5, 2018; Cyrus Tehrani dated March 6, 2018; Jason Kaplan dated March 8, 2018; Maryellen Hennessey dated March 27, 2018; Eric Herot dated March 27, 2018; Jason Kaplan dated April 4, 2018; Nicholas Wencis dated April 6, 2018;, Joel Barciauskas and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager and Mr. Marc LaCasse, Project Attorney, addressed the Authority and answered the Members' questions.

Mr. Kevin McLaughlin in favor on behalf of Councilor Mark Ciommo.

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, approving the development proposed by Boston Real Estate Capital (the "Proponent") at 55 West Fifth Street in South Boston (the "Proposed Project"), in order to construct fifty (50) residential rental units, including nine (9) income restricted units, approximately 1,600 square feet ground floor retail/commercial space, and up to approximately forty three (43) off street parking spaces, 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction ("ARHAR") for the creation of nine (9) 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 a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Chairman Timothy J. Burke called for a recess at 5:23 p.m.

Chairman Timothy J. Burke reconvened at 5:38 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 Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment, located at 115 Federal Street in the Downtown neighborhood of Boston, and to consider the 115 Winthrop Square project as a Development

Impact Project.

The hearing was duly advertised on May 3, 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 Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Casey Hines will now begin the presentation.

Copies of a memorandum dated May 17, 2018 were distributed entitled "REQUEST AUTHORIZATION TO APPROVE THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 117, 115 WINTHROP SQUARE REDEVELOPMENT, LOCATED AT 115 FEDERAL STREET IN THE DOWNTOWN NEIGHBORHOOD OF BOSTON, PETITION THE ZONING COMMISSION FOR APPROVAL OF SAID DEVELOPMENT PLAN, ISSUE A PRELIMINARY ADEQUACY DETERMINATION WAIVING FURTHER REVIEW, ISSUE ONE OR MORE CERTIFICATIONS OF COMPLIANCE OR PARTIAL CERTIFICATIONS OF COMPLIANCE UPON SUCCESSFUL COMPLETION OF THE ARTICLE 80 LARGE PROJECT REVIEW PROCESS, ISSUE ONE OR MORE CERTIFICATIONS OF CONSISTENCY OR PARTIAL CERTIFICATIONS OF CONSISTENCY UPON SUCCESSFUL COMPLETION OF THE PLANNED DEVELOPMENT AREA REVIEW PROCESS, APPROVE THE 115 WINTHROP SQUARE PROJECT AS A DEVELOPMENT IMPACT PROJECT AND TO TAKE ALL RELATED ACTIONS", which included nine proposed votes. Attached to said memorandum were two documents entitled "Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment, 115 Federal Street, MCAF Winthrop LLC May 17, 2018" and "Map Amendment Application No. 708 Boston Planning & Development Agency Planned Development Area No. 117-Map 1, Boston Proper"; a binder containing all the comment letters is on file and two maps indicating the location of the proposed project.

Ms. Casey Hines, Senior Project Manager, Mr. Joseph Larkin, Proponent and Mr. Blake Middleton, Architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Flynn spoke earlier in the meeting

Ms. Rosemarie Sansone, Downtown Business Improvement District
Mr. Mark Gonrad, Westcom Security
Mr. Jerry Rubin, abutter
Mr. William Watkins, Urban League
Ms. Angie Liou, Asian Community Development Corporation
Ms. Bruestein, Electrician Union
Ms. Deb Blair, LINK resident
Mr. Corey Allen, Suffolk University – a letter was passed in
Ms. Fluer
Mr. Abdullahi Gurham
Mr. T. M. Thomas, Peoples Academy
Ms. Jessica Martinez, resident and Millennium employee
Attorney
Mr. Carl
Mr. Meldrick Harper, Millennium employee
Mr. Noah Sawyer, Community Builders
Mr. Brian P. Golden left the room at this time.
Mr. Blake Jackson
Mr. David Fitzgerald, CBRE
Mr. Greg Galer, Boston Preservation Alliance
Mr. Mynor Perez, Carpenters Union
Mr. Michael Taylor, Urban College
Mr. Allan McIntosh
Mr. Abdi Yusuf
Mr. Muhammad W
Mr. Robert Chihade, Tufts University
Gentleman from CBRA
Mr. Tim Horn, Fenway Civic Association
Mr. Barry Gaither, African American Museum
Mr. Steve G, WZBR
Gentleman from Lawyers Committee
Mr. Gregory
Ms. Karen LaFranzia, St. Francis House
Mr. Sam Hogan, First Church
Mr. Malcolm Winn
Mr. JJ Rudder, Millennium Partners employee
The following people spoke in opposition of the proposed project:
Mr. John Conley, Equity Office
Mr. Brian P. Golden re-entered the room at this time.
Mr. Dan Domb, Rockpoint Group

Ms. Dam Altrautar, Foley White

Mr. Michael Sher, MAPFRA

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment (“Development Plan”) and the 115 Winthrop Square Project (the “Proposed Project”), located at 115 Federal Street in the Downtown neighborhood of Boston, presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the “BRA”) on May 17, 2018, and after consideration of evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the “Code”), that: (a) such Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA hereby approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Development Plan in substantial accord with the Development Plan and the accompanying map amendment (the “Map Amendment”) in substantial accord with the Map Amendment presented to the BRA at its public hearing on May 17, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the accompanying Map Amendment pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA at its public hearing on May 17, 2018; and

FURTHER VOTED: That the BRA hereby finds and determines in accordance with Section 80B-4(3) of the Code that the Proposed Project 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code,

which: (i) finds that the DPIR adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsection 4 of 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 one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 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 Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code: and

FURTHER VOTED: That the Director be, and hereby is, authorized to 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, executing and delivering a Development Impact Project Agreement, a Cooperation Agreement, Boston Residents Construction Employment Plan Agreement, Off-Site Inclusionary Development Policy ("IDP") Unit Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned PDA No. 117 and DIP is filed in the Document Book at the Authority as Document No. 7749.

Chairman Timothy J. Burke called for a recess at 7:00 p.m.

Chairman Timothy J. Burke reconvened at 7:15 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 proposed Herb Chambers Dealership project in Allston as a Development Impact Project. The Proposed Project will contain approximately 192,321 square feet of building area, and will include showrooms, offices, service bays, vehicle storage, and customer amenities, including lounges with approximately 537 off-street parking spaces.

The hearing was duly advertised on May 3, 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 questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Campbell will now begin the presentation.

Copies of a memorandum dated May 17, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE PROPOSED HERB CHAMBERS DEALERSHIP PROJECT IN ALLSTON AS A DEVELOPMENT IMPACT PROJECT", which included five proposed votes. Attached to said memorandum were comment letters via the website from Julie Meyer dated March 31, 2018; David Danesh dated March 22, 2018; Lisa Kempler dated March 27, 2018; Bruce Mallory dated March 27, 2018; Jocelyn Gordon dated March 28, 2018; Bruce Kline dated March 31, 2018; a letter dated March 23, 2018 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; a letter dated April 6, 2018 from Emma Walters, Executive Director, Allston Village; a letter from Gloria Tatarian; an email dated March 22, 2018 from David Danesh; an email dated March 22, 2018 from David Danesh; an email dated May 9, 2018 from Doug Bacon and a letter dated May 15, 2018 from Anthony P. D'Isidoro, President, Allston Civic Association.

Mr. Lance Campbell, Senior Project Manager, Mr. Donald Weist, Project Attorney and Mr. David Berryman, Architect, addressed the Authority and answered the Members' questions.

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

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electrical Union

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 Herb Chambers Dealership project ("Proposed Project"), as described in the Project Notification Form ("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 PNF adequately describes the potential impacts arising from 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 to execute and deliver any other documents or agreements, and take any and all other actions, deemed necessary and appropriate by the Director in connection with the Proposed Project, all upon terms and conditions determined by the Director to be in the best interest of the BRA; 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 - 823130 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7750.

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, regarding the Fifth Amendment to the 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, Guest Street, Life Street and Arthur Street, in the Brighton Area of Boston.

The hearing was duly advertised on May 3, 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 Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are

allowed a brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Casey Hines will now begin the presentation

Copies of a memorandum dated May 17, 2018 were distributed entitled "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, LOCATED IN BRIGHTON, MASSACHUSETTS", which included seven proposed votes. Attached to said memorandum was a document entitled "Fifth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing, Brighton Area of Boston".

Ms. Casey Hines, Senior Project Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electrical Union

No one spoke in opposition of the proposed project.

VOTED: That, in connection with the Fifth Amendment to Master Plan for Planned Development Area No. 87, Boston Landing, Brighton Area of Boston (the "Fifth Amendment"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA") on May 17, 2018, and after consideration of evidence presented at and in connection with the hearing on the Fifth Amendment, the BRA finds that: (a) the Fifth Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) each Proposed Project in the Fifth Amendment complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the Fifth Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Fifth Amendment conforms to the plan for the district, sub-district, or similar geographic area in which PDA No. 87 is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Fifth Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, in connection with the First Amendment to the Amended and Restated Development Plan for The Sports Facility Project (the "Proposed Project") within Planned Development Area No. 87 ("PDA No. 87"),

Boston Landing (the "First Amendment") located on Guest Street in the Brighton neighborhood of Boston, presented at a public hearing duly held at the offices of the BRA on May 17, 2018, and after consideration of evidence presented at and in connection with the hearing on the First Amendment and the Proposed Project, the BRA finds that: (a) the First Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the First Amendment complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the First Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the First Amendment conforms to the plan for the district, subdistrict, or similar geographic area in which PDA No. 87 is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the First 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 petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Fifth Amendment and First Amendment all in substantial accord with that presented to the BRA on May 17, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Director to issue a Determination Waiving Further Review in connection with the Proposed Project, as described in the Fifth Amendment and the First Amendment, waiving the requirement of further review pursuant to Section 80A-6 of the Boston Zoning Code ("Code"), subject to further BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency or one or more Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project, as described in the First Amendment and the Fifth Amendment when the Director finds that: (a) the Proposed Project is described adequately in said documents; (b) the Proposed Project is consistent with said documents; and (c) the Fifth Amendment and the First Amendment have been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance or one or more Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project as described in the Fifth Amendment and the First Amendment upon the successful completion of the Article 80B Large Project review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, one or more amendments to the Cooperation Agreement, the Development Impact Project Agreement, and the Boston Residents Construction Employment Plan, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned Fifth Amendment to Master Plan for PDA No. 87 and First Amendment to Amendment and Restated PDA No. 87 is filed in the Document Book at the Authority as Document No. 7751.

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 Development Plan for Planned Development Area No.110, Harrison Albany Block Development, South End. The First Amendment to Development Plan for Planned Development Area No.110, Harrison Albany Block Development, South End.

The hearing was duly advertised on May 3, 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 questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Duverge will now begin the presentation.

Copies of a memorandum dated May 17, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO.110, HARRISON ALBANY BLOCK DEVELOPMENT, SOUTH END, BOSTON", which included five proposed votes. Attached to said memorandum was a document entitled "Fact Sheet-First Amendment Development Plan for Planned Development Area No. 110 Harrison Albany Block Project" and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electrical Union

No one spoke in opposition to the proposed project.

VOTED: That, in connection with the First Amendment to Development Plan for Planned Development Area No. 110, Harrison Albany Block Development, South End, Boston (the "First PDA Amendment") and presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on May 17, 2018, and after consideration of the evidence presented at, and in connection with, the hearing on the First PDA Amendment, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such First PDA Amendment is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Harrison Albany Block Development ("Proposed Project") in such First PDA Amendment complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) such First PDA Amendment complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such First PDA Amendment 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 First PDA 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 BRA hereby approves, pursuant to Section 3-1A.a and Section 80C of the Code, the First PDA Amendment, in substantial accord with the First PDA Amendment presented to the BRA Board at its public hearing on May 17, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission ("BZC") for approval of the First PDA Amendment, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA Board at its public hearing May 17, 2018; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in

connection with the foregoing, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing votes.

The aforementioned First Amendment to PDA No. 110 is filed in the Document Book at the Authority as Document No. 7752.

Copies of a memorandum dated May 17, 2018 were distributed entitled "40 RUGG ROAD PROJECT, ALLSTON", which included four proposed votes. Attached to said memorandum were a letter dated May 16, 2018 from Anthony P. D'Isidoro, President, Allston Civic Association and two maps indicating the location of the proposed project.

Ms. Casey Hines, Senior Project Manager, Ms. Kristina Vagen, Proponent and Architect, addressed the Authority and answered the Members' questions.

Mr. Kevin McLaughlin spoke in favor on behalf of Councilor Mark Ciommo and passed in a letter.

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 40 Rugg Road project, located in the Allston neighborhood of Boston (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 Code, subject to continuing design review; 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 Rental Housing Agreement and Restriction, 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 issue the following recommendation to the Zoning Board of Appeal on Petition BOA-789186 for zoning relief necessary in connection with the Proposed Project:

APPROVAL WITH PROVISIO: that plans be submitted to the

Copies of a memorandum dated May 17, 2018 were distributed entitled "70 LEO M. BIRMINGHAM PARKWAY, BRIGHTON", which included three proposed votes. Attached to said memorandum were comments via the website from Bruce Kline dated October 19, 2017; Ray Sleeper dated October 25, 2017, Kathleen Clifford dated November 6, 2017, Joanne Olivares dated December 26, 2017; Emily Hanson dated December 26, 2017; Sarah Rodingo dated January 1, 2018, George Kunerth dated January 17, 2018; Jacob Gilbert dated January 21, 2018; Bernadette Lally dated January 22, 2018; Jane McHale dated January 23, 2018; Kevin Cleary January 30, 2018; Leigha Cleary dated January 30, 2018; Michael Bucelewicz dated January 31, 2018; Yaakov Bier dated February 1, 2108; an email dated October 19, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter dated November 16, 2107 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; an email dated December 8, 2017 from Joseph Hanley; a letter dated January 30, 2018 from Tracy Wu; two emails dated January 30, 2018 and February 4, 2018 from John Harold Miner; an email dated January 30, 2018 from Michael Dziedzic; an email dated January 31, 2018 from Michael Bucell; an email dated February 1, 2018 from Karen Smith; an email dated February 1, 2018 from Tim & Jane McHale; a letter dated February 2, 2018 from John Bligh; an email dated February 2, 2018 from Anthony D'Isidoro; a letter dated May 16, 2018 from Anthony P' D'Isidoro, President, Allston Civic Association; an email dated March 17, 2018 from Austin Grimes and a letter dated May 16, 2018 from John Bligh.

Mr. Lance Campbell, Senior Project Manager, Mr. Joseph Hanley, Project Attorney and Mr. Gary Hendren, Architect, addressed the Authority and answered the Members' questions.

Mr. Ted Landsmark left to the room momentarily.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("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 ("PNF") submitted on October 2, 2017 adequately describes the potential impacts arising from the 70 Leo M. Birmingham Parkway Project in the Brighton 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, a Community Benefits Agreement, 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 May 17, 2018 were distributed entitled "1550 SOLDIERS FIELD ROAD AND 21 SOLDIERS FIELD PLACE, BRIGHTON", which included three proposed votes. Attached to said memorandum were an email dated April 14, 2018 from Joanne D'Alcomo; a letter from Elizabeth Breadon; a letter dated May 16, 2018 from Anthony P. D'Isidoro, President, Allston Civic Association; comments via the website from Deborah Savarese dated February 27, 2018; Jason Kaplan dated March 8, 2018; Donal Carroll, IAG dated April 6, 2018; Pawel Latawiec dated April 13, 2018; Stephen Yale dated April 13, 2018; Cyrus Tehrani dated April 13, 2018 and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Joseph Hanley, Project Attorney and Ms. Nancy Ludwig, 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 ("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 ("PNF") submitted on February 21, 2018 adequately describes the potential impacts arising from the 1550 Soldiers Field Road and 21 Soldiers Field Place Project in the Brighton 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 Off-Site Agreement, 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 May 17, 2018 were distributed entitled "152 LIVERPOOL STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were a comment via the website from Cyrus Tehrani dated April 11, 2018 and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager, Mr. Richard Lynds, Project Attorney and Mr. Dartagnan Brown, 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, approving the development at 152 Liverpool Street in the East Boston neighborhood, proposed by MG2 Group, LLC (the "Proponent"), for the construction of twenty three (23) residential units, including three (3) Inclusionary Development Policy units ("IDP Units"), approximately nine (9) off-street vehicle parking spaces, approximately 1,910 square feet of retail/commercial space, and at least twenty three (23) on-site bicycle storage spaces (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 an Affordable Rental Housing Agreement and Restriction 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 a Community Benefits Agreement and execute and deliver 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-735387 for the zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated May 17, 2018 were distributed entitled "287 MAVERICK STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were comments via the website from Peter Scherer dated March 17, 2018; Steve Tellier dated March 22, 2018; Alex DeFronzo, Piers Park Sailing Center dated March 23, 2018; Ross Curley, Gove Street Neighborhood Association Member dated April 4, 2018; Nik Pundit, April 3, 2018; Matthew Cunha dated April 3, 2018; Kannan Thiruvengadam, Eastie Farm; Dan Bailey dated April 8, 2018; Matt Cameron dated April 9, 2018; DJ Hatfield dated

April 9, 2018; Andrew Primeau dated April 9, 2018; Marygrace Gravallesse Festa dated April 9, 2018; Jason Burrell dated April 10, 2018; Scot Krueger dated April 10, 2018; Sepheap Hem dated April 10, 2018; Andrew Tilden dated April 10, 2018; Jennifer Harris dated April 10, 2018; Lyle Bradley dated April 11, 2018; Cyrus Tehrani dated April 11, 2018; a letter dated April 11, 2018 from Zach Wassmouth, Public Works Department; an email dated April 9, 2018 from DJ Hatfield; an email dated April 1, 2018 from John Casamassima; an email dated April 9, 2018 from Casey Silvia; a letter dated April 30, 2018 from Margaret Farmer & Renee Scalfini, Cho-Chairs of Jefferies Point Neighborhood Association; a letter dated September 25, 2017 from John F. Scalcione, Chairperson, Gove Street Citizens Association; a letter dated April 19, 2018 from Allison Dibiassio, Engineer; a letter dated May 14, 2018 from Jordan and Liz Silver; a letter dated April 19, 2018 from Carol and Mario Franzese and a letter dated April 19, 2018 from Ruth Anne Correale-Pavlis.

Mr. Raul Duverge, Senior Project Manager, Mr. Richard Lynds, Project Attorney and Mr. Dartagnan Brown, 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, approving the development at 287 Maverick Street in the East Boston neighborhood, proposed by MG2 Group, LLC (the "Proponent"), for the construction of an approximately 37,270 square foot mixed-use building with approximately thirty seven (37) homeownership condominium units, including five (5) Inclusionary Development Policy units ("IDP Units"), approximately 2,180 square feet of retail/commercial space, approximately thirty (30) off-street vehicle parking spaces, and at least thirty seven (37) on-site bicycle storage spaces, 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 an Affordable Housing Agreement for the creation of five (5) 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 a Community Benefits Agreement and execute and deliver 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-725789 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated May 17, 2018 were distributed entitled "FIRST AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE PORTSIDE AT EAST PIER, BUILDINGS 5 AND 6 (AKA PORTSIDE EAST PHASE 2), EAST BOSTON", which included a proposed vote.

Mr. Tim Davis, Housing Policy 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 the First Amendment to the Affordable Rental Housing Agreement and Restriction dated December 22, 2015, between the BRA and Portside 5/6 LLC for Portside at East Pier Buildings 5 and 6, a component of the Portside at Pier One residential project for the Portside at East Pier, and take any other action and execute and other documents deemed appropriate and necessary by the Director.

Copies of a memorandum dated May 17, 2018 were distributed entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE OXFORD PLACE APARTMENTS CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF OXFORD PLACE ASSOCIATES LIMITED PARTNERSHIP FOR THE AUTHORIZATION AND APPROVAL OF NEW MORTGAGE FINANCING, ORGANIZATIONAL CHANGE AND CAPITAL IMPROVEMENTS AND ALTERATIONS PURSUANT TO GENERAL LAWS CHAPTER 121A FOR THE OXFORD PLACE APARTMENTS CHAPTER 121A PROJECT, A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED".

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 "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF OXFORD PLACE ASSOCIATES LIMITED PARTNERSHIP FOR THE AUTHORIZATION AND APPROVAL OF NEW MORTGAGE FINANCING, ORGANIZATIONAL CHANGE AND CAPITAL IMPROVEMENTS AND ALTERATIONS PURSUANT TO GENERAL LAWS CHAPTER 121A FOR THE OXFORD PLACE APARTMENTS CHAPTER 121A PROJECT, A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED" be and hereby is adopted, approved and adopted in all respects.

The aforementioned Third Amendment is filed in the Document Book at the Authority as Document No. 7753.

Copies of a memorandum dated May 17, 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.	\$ 2,307.50
L&L Contracting, Inc.	\$ 69,958.00
Bargmann Hendrie + Archetype Inc.	\$ 5,161.97
Kittelsohn & Associates	\$ 1,737.27
Paul J. Rogan Co.	\$ 399,783.75
Foth Infrastructure & Environment	\$ 34,509.00
Health Resources in Action, INC.	\$ 394,317.65

Copies of a memorandum dated May 17, 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 Heather Campisano, to Las Vegas, NV, effective 5/19/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve out of state travel for the Director's Office, to San Francisco, CA and Seattle, Washington, effective 6/17/2018.

Mr. Brian P. Golden updated the Board Members: Hosting a Celebration in Dudley Square; The Harpoon Road Race will be run through the Raymond L. Flynn Marine Park; public art in the Charlestown Navy Yard with the Big Dog sculptures voted earlier and the number approved tonight are 2.7 million square feet of construction, 1,200 construction jobs and 3,000 permanent jobs

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on 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 8:39 p.m.

Secretary