

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 June 14, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimous

Copies of a memorandum dated July 12, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE EMERSON COLLEGE INSTITUTIONAL MASTER AMENDMENT AND 171-172 TREMONT STREET AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, August 16, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Emerson College 171-172 Tremont Street Boston, MA 02116 Institutional Master Plan Amendment and the 171-172 Tremont Street project as a Proposed Institutional Project and Development Impact Project, pursuant to Section 80D and 80B of the Boston Zoning Code.

Copies of a memorandum dated July 12, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE EXCHANGE SOUTH END PROJECT AS A DEVELOPMENT IMPACT PROJECT AND TO CONSIDER THE DEVELOPMENT PLAN FOR PDA NO. 119 EXCHANGE SOUTH END REDEVELOPMENT; PARCEL 48B IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", 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 ("BRA") on Thursday, August 16, 2018 at 5:40 p.m., or a date and time to be determined by the Director, pursuant to Sections 80B-5.4(c)(iv) and 80C-5.4 of the Boston Zoning Code to consider the Exchange South End project as a Development Impact Project and to consider the Development Plan for Planned Development Area No. 119 Exchange South End Redevelopment.

Copies of a memorandum dated July 12, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SIXTH AMENDMENT TO THE

MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87 BOSTON LANDING AND THE FIRST AMENDMENT TO THE DEVELOPMENT PLAN FOR THE RESIDENTIAL PROJECT AT 125 GUEST STREET WITHIN PLANNED DEVELOPMENT AREA NO. 87 FOR 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 August 16, 2018 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, regarding; (i) the Sixth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing and (ii) the First Amendment to the Development Plan for The Residential Project at 125 Guest Street within Planned Development Area No. 87 for Boston Landing, located on Guest Street in the Brighton neighborhood of Boston, undertaken by Railyard Residential LLC, as required pursuant to Article 80C of the Code.

Copies of a memorandum dated July 12, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 32 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 821198; BOA 822096; BOA 822182; BOA 824726; BOA 828722; BOA 830909; BOA 831277; BOA 833370; BOA 835354; BOA 836113; BOA 837308; BOA 823578; BOA 768194; BOA 793903; BOA 808923; BOA 810158; BOA 811438; BOA 812982; BOA 814670; BOA 827054; BOA 827471; BOA 828697; BOA 830943; BOA 832054; BOA 833201; BOA 835066; BOA 835790; BOA 837426; BOA 838415; BOA 840593-840595; BOA 842198 and BOA 843335.

Copies of a memorandum dated July 12, 2018 were distributed entitled "AUTHORIZATION TO AWARD AND EXECUTE THE 2018 LANDSCAPE AND HARDSCAPE SERVICE-FOR BRA DOWNTOWN WATERFRONT LONG WHARF PROPERTIES", 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 contract with Capital Contractors, Inc. for the 2018 Landscape and Hardscape Services Program for BRA

Downtown Waterfront Long Wharf Properties at a cost not to exceed Eighty Thousand Dollars (\$80,000.00) annually with a contingency price for services not anticipated or included in the Specifications not to exceed Twenty Thousand Dollars (\$20,000.00) annually. 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 Forty Thousand Dollars (\$240,000.00).

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

Copies of a memorandum dated July 12, 2018 were distributed entitled "AUTHORIZATION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR THE CLEANING OF THE CHINA TRADE BUILDING", 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 Secretary be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, to advertise and issue an Invitation for Bids for janitorial services for the cleaning of the China Trade Building located at 2 Boylston Street in Boston.

Copies of a memorandum dated July 12, 2018 were distributed entitled "APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT MASSWORKS INFRASTRUCTURE PROGRAM GRANT", which included three proposed votes.

Ms. Teresa Polhemus, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is authorized to submit applications to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant with the Commonwealth of Massachusetts and City of Boston.

Copies of a memorandum dated July 12, 2018 were distributed entitled "AUTHORIZATION TO GRANT A LICENSE AGREEMENT TO THE COMMONWEALTH OF MASSACHUSETTS, ACTING BY AND THROUGH ITS DEPARTMENT OF CONSERVATION AND RECREATION ("DCR"), FOR THE SHORT TERM USE OF PARKING LOT #1 AT BUNKER HILL COMMUNITY COLLEGE ("BHCC)", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

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 of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to enter into a license agreement with the Commonwealth of Massachusetts, acting by and through its Department of Conservation ("DCR"), for the use of the BRA-owned land identified as City of Boston Assessors' Parcel 0203964000, commonly referred to as Parking Lot 1 at BHCC, and located on Rutherford Avenue on a portion of Parcel P-15B in the Charlestown Urban Renewal Area on terms and conditions substantially consistent with Board Memorandum presented at the meeting held July 12, 2018.

Copies of a memorandum dated July 12, 2018 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH KADENCE ARTS FOR TEMPORARY ACTIVATION OF 555 COLUMBIA ROAD IN THE UPHAM'S CORNER ARTS & INNOVATION DISTRICT, DORCHESTER", which included a proposed vote.

Ms. Natalia Urtubey, Executive Director, Imagine Boston 2030, 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 License Agreement with Kadence Arts for the use of 555 Columbia Road as temporary activation space, upon terms and conditions determined by the Director to be in the best interest of the BRA.

Copies of a memorandum dated July 12, 2018 were distributed entitled "THE CLEVELAND CIRCLE PROJECT 375-399 CHESTNUT HILL AVENUE, CERTIFICATE OF COMPLETION, which included a proposed vote. Attached to said memorandum were a memorandum dated July 5, 2018 from David Carlson, a Certificate of Use and Occupancy dated 6/19/2018 and Certificate of Inspection dated 6/19/2018.

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 Cleveland Circle project located at 375-399 Chestnut Hill

Avenue in the Brighton neighborhood of Boston, pursuant to Section C.6 of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and Cleveland Circle Development Associates, LLC May 12, 2016, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated July 12, 2018 were distributed entitled "200-204 OLD COLONY AVENUE, SOUTH BOSTON", which included four proposed votes. A binder containing comment letters is on file. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Stephen Harvey spoke in behalf of Councilor Michael Flaherty, Mr. Charlie Levin spoke on behalf of Councilor Ed Flynn and Ms. Karen Foley spoke on behalf of Councilor Annissa Essaibi-George all in opposition of the proposed project.

Mr. Raul Duverge, Senior Project Manager, Ms. Katie Fielder, Architect (Ms. Teresa Polhemus left the room momentarily) and Mr. Patrick Mahoney, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form filed on May 11, 2018 adequately describes the potential impacts arising from the 200-204 Old Colony Avenue project in the South Boston 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 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 Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, 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; 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-846136 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 July 12, 2018 were distributed entitled "5 MCBRIDE STREET, JAMAICA PLAIN", which included a proposed vote.

Ms. Aisling Kerr, Assistant Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to terminate the Affordable Housing Agreement and enter into an Affordable Housing Agreement for the creation of one (1) on-site Inclusionary Development Unit and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated July 12, 2018 were distributed entitled "4281 WASHINGTON STREET, ROSLINDALE", which included two proposed votes.

Ms. Aisling Kerr, Assistant 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 Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development of a twelve (12) unit building with twelve (12) at grade parking spaces at 4281 Washington Street in Roslindale (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction for the creation of two (2) on-site Inclusionary Development Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated July 12, 2018 were distributed entitled "217 ALBANY STREET, SOUTH END", which included four proposed votes. Attached to said memorandum were a letter dated June 8, 2018 from Kristen McCosh, Commissioner, Mayor's Commission for Persons with Disabilities; a letter dated May 10, 2018 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; a letter dated June 24, 2018 from Jennifer Ledet, Co-Chair, West Broadway Neighborhood Association; an email dated June 24, 2018 from Duggan Hill dated April 1, 2018; comments via the website from Zack DeClerck dated April 1, 2018; Mike McEvoy dated April 19, 2018; Jacob Oppenheim dated May 1, 2018; Sam Burgess dated May 2, 2018; Travis Chapman dated May 2, 2018; Andrew Curtis dated May 10, 2018; Pawel Latawiec dated May 10, 2018; Chris Donovan dated June 12, 2018; Michael Messina dated June 15, 2018; Jennifer Ledet dated

June 21, 2018; Mrs. Paul Swartz dated June 29, 2018; Christopher Allen dated June 29, 2018 and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 217 Albany Street project, located in the South End (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 Petitions BOA-851400 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 July 12, 2018 were distributed entitled "1000 BOYLSTON STREET PROJECT, LOCATED IN THE BACK BAY NEIGHBORHOOD OF BOSTON; PARCEL 27 IN THE FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115", which included two proposed votes. Attached to said memorandum were a document entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE FENWAY URBAN RENEWAL PLAN, PROJECT NO. MASS. R-115, WITH RESPECT TO PARCEL 27".

Ms. Aisling Kerr, Assistant 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 (the "BRA") hereby adopts the Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT

AUTHORITY RE: MINOR MODIFICATION TO THE FENWAY URBAN RENEWAL PLAN, PROJECT NO. MASS. R-115, WITH RESPECT TO PARCEL 27" presented at the meeting held before the BRA on July 12, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to co-petition the City of Boston Public Improvement Commission to discontinue portions of Boylston Street, St. Cecilia Street, Scotia Street and Cambria Street

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7766.

Copies of a memorandum dated July 12, 2018 were distributed entitled "60 STATE STREET, PARCEL 13/14 OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN AND PARCEL E-11 OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN", which included six proposed votes. Attached to said memorandum were and two maps indicating the location of the proposed project.

Ms. Aisling Kerr, Assistant Project Manager; Ms. Ruth Silman, Proponent and Ms. Tara Heath, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "BRA") hereby adopts the Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35, WITH RESPECT TO PARCEL 13/14 THEREOF, AND TO THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL E-11 THEREOF" presented at the meeting held before the BRA on July 12, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Easement Agreement by which MA-60 State Associates, L.L.C., the ground lessee of the 60 State Street building grants easements for pedestrian travel on the stairs, plaza and next to the 60 State Street building from Congress Street and Faneuil Hall Square to State Street, upon terms and conditions as the Director deems to be in the best interest of the BRA; and

FURTHER VOTED: That the BRA authorizes the Director to issue a Certification of Approval for the renovation and expansion of the existing restaurant on the rear side of the 60 State Street building (the "Proposed Project") pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the BRA approves the construction in connection with the Proposed Project within 10 feet of the northerly boundary of the parcel containing 2,276 square feet ("Adjacent Parcel") transferred by the BRA to 60 State

Street Trust by the Deed dated June 8, 1978 and recorded with the Suffolk Registry of Deeds at Book 9074, Page 13 ("BRA Adjacent Parcel Deed"); and

FURTHER VOTED: That BRA recommends the approval of BOA-833842 and BOA-842176 for variances from the Boston Zoning Code and Building Code, with the proviso that the Final Working Drawings and Specifications for the Proposed Project are submitted to the BRA for design review approval; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver (i) an amendment to the Land Disposition Agreement dated November 15, 1975 and recorded with the Suffolk Registry of Deeds at Book 8804, Page 451, as amended by the Amendment to Land Disposition Agreement dated July 30, 1975 and recorded with the Suffolk Registry of Deeds at Book 8804, Page 562, and the Second Amendment to Land Disposition Agreement dated October 27, 1977 and recorded with the Suffolk Registry of Deeds at Book 9024, Page 224, in connection with Parcel 13/14 in the Government Center Urban Renewal Area and Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area (the "LDA"), and (ii) any and all other documents and instruments deemed necessary and appropriate, all in connection with the Proposed Project and upon such terms and conditions as the Director deems to be in the best interests of the BRA.

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7767.

Copies of a memorandum dated July 12, 2018 were distributed entitled "GARRISON TROTTER PHASE II: PARCELS A-2C, J-5b-1, L-54, L-55 AND J-5b-2 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, which included two proposed votes. Attached to said memorandum were a memorandum dated July 2, 2018 from Michael Cannizzo; a Neighborhood Housing Development Division Construction Completion Certificate for 98, 96, 34 and 100 Waumbeck Street all dated June 26, 2018; Certificate of Use and Occupancy for 94, 96, 98 and 100 Waumbeck Street all dated June 5, 2018.

Mr. Gary Webster, 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 Partial Certificates of Completion for the units located at 94, 96, 98 and 100 Waumbeck Street in the Garrison Trotter Phase II Project located on Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2 in the Washington Park Urban Renewal Project Area, Project No. Mass. R-24, pursuant to the provisions of the Deed from the Boston Redevelopment Authority ("BRA") to Garrison Trotter Phase II, LLC ("Redeveloper") dated December 2, 2016 and recorded with the Suffolk County Registry of Deeds at Book 57221, Page 1 ("Deed") and Section 304 of the Land Disposition Agreement

by and between the BRA and the Redeveloper dated December 2, 2016 and recorded with the Suffolk County Registry of Deeds at Book 57220, Page 252 (“LDA”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Partial Certificates of Completion for the remaining units in the Garrison Trotter Phase II Project located on Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2 in the Washington Park Urban Renewal Project Area, Project No. Mass. R-24, pursuant to the provisions of the Deed and Section 304 of the LDA, conditioned upon the receipt of Certificates of Occupancy issued by the City of Boston Inspectional Services Department, the issuance of Construction Completion Certificates by the City of Boston Department of Neighborhood Development, and the recommendation of BRA design staff.

Copies of a memorandum dated July 12, 2018 were distributed entitled “PROPOSED DISBURSEMENT OF FUNDS FROM HARVARD ALLSTON PUBLIC REALM FLEXIBLE FUND”, which included two proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby approves disbursement of up to \$5,000 of funds from the Harvard Allston Public Realm Flexible Fund, pursuant to the Cooperation Agreement between the President and Fellows of Harvard College and the BRA, dated July 10, 2014 (“Cooperation Agreement”), to be used as stipends by two artists/teams: 1) Gregory Gomez; and 2) a team of artists led by Jillian Widenmeyer.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including, but not limited to, Grant Agreements, in connection with the prior vote.

Copies of a memorandum dated July 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.	\$ 21,311.00
Tetra Tech	\$ 18,321.05
Bargmann Hendrie + Archetype Inc.	\$ 3,094.88
Kittelson & Associates	\$ 8,053.78
Paul J. Rogan Co.	\$ 314,591.17
Vital Source Technologies, LLC	\$ 198,798.39

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

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment of Christopher Breen, DIR/DIR effective 8/6/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the Market Adjustment with Brian Golden, DIR/DIR effective 7/1/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the Pay Equity Adjustment with Lisa G. Richardson, OGC/GC effective 12/15/2017.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the Promotion with Michelle Goldberg, A&F/B&F effective 7/1/2018.

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

Chairman Timothy J. Burke reconvened at 5:33 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 Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended, to consider the "Application of Trinity Orient Heights Phase Two Limited Partnership to the Boston Planning & Development Agency for Authorization and Approval of a Project Under Chapter 121A of the General Laws and Acts of 1960, Chapter 652 Both As Amended", in connection with Phase Two of the Orient Heights Redevelopment project in East Boston.

The hearing was duly advertised on June 28, 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.

Raul Duverge will now begin the presentation.

Copies of a memorandum dated July 12, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE APPLICATION OF TRINITY ORIENT HEIGHTS PHASE TWO LIMITED PARTNERSHIP TO THE BOSTON PLANNING & DEVELOPMENT AGENCY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR PHASE TWO OF THE ORIENT HEIGHTS REDEVELOPMENT PROJECT IN THE EAST BOSTON NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were a document entitled "APPLICATION OF TRINITY ORIENT HEIGHTS PHASE TWO LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND ACTS OF 1960, CHAPTER 652 EACH AS AMENDED"; an email dated May 4, 2018 from Bob D'Amico and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager and Ms. Eva Erlich, Proponent, Ms. Nancy Ludwig, Architect and Mr. David Linhart, project Attorney, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Nicole Beckels, resident

Mr. Gary walker, Electricians Union

Mr. John Cusack, Carpenters Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled

"APPLICATION OF TRINITY ORIENT HEIGHTS PHASE TWO LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND ACTS OF 1960, CHAPTER 652 EACH AS AMENDED" be, and hereby is, adopted, subject to the Applicant entering into a Section 6A Contract with the City of Boston with terms and conditions acceptable to the Commissioner of Assessing; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code ("Code") which finds that the Notice of Project Change ("NPC") submitted to the Boston Redevelopment Authority ("BRA") by Trinity Orient Heights Limited Partnership (the "Proponent"), for the Orient Heights Redevelopment (the "Revised Master Project"): (i) adequately describes the potential impacts arising from the development of the Revised Master Project, and does not significantly increase the impacts of the

Revised Master Project; and (ii) waives further review of the Master Project, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance or partial Certification(s) of Compliance for the Revised Master Project pursuant to Section 80B-6 upon the successful completion of all Article 80 review processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned 121A Application is filed in the Document Book at the Authority as Document No. 7768.

This is a public hearing for the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street Project, which was scheduled to be held on June 14, 2018 at 5:50 p.m., after which, I moved and the Board voted to table the proposed actions for further consideration. At this time I move to take from the table the proposed actions for consideration and to hold the Public Hearing.

On a motion duly made and seconded, it was unanimously
VOTED: To hold the Public Hearing

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, proposed Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street, in the South End neighborhood of Boston.

The hearing was duly advertised on June 28, 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 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.

Mr. Brian P. Golden entered at this time.

Copies of a memorandum dated July 12, 2018 were distributed entitled "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; PARCELS 3 AND 4 OF THE SOUTH END URBAN RENEWAL PLAN AREA, PROJECT NO. MASS. R-56", which included nine proposed votes. Attached to said memorandum were a document entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3" and "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 4" and "Boston Redevelopment Authority Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street, South End neighborhood, Boston" and two maps indicating the location of the proposed project. A binder containing comment letters is on file.

Ms. Casey Hines, Senior Project Manager, Mr. Brian Fallon, Proponent, Mr. Michael Liu, Architect, Mr. Tim Davis, Housing Policy Manager, Mr. Peter Munkenbeck, Consultant and Mr. Jonathan Greeley, Director of Development Review, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Staff member of behalf of Senator Joe Boncore

Mr. James Chang, Chinese Merchants Association

Mr. Ming Ho Chan, American Legion Chinatown Post

Mr. Felix Lui, Chinatown South Cove Neighborhood Council

Ms. Paula Yee Chan, Yee Family Association

Robert Huie, Boston Chinese Evangelical Church

Ms. Ruth Moy, Greater Boston Golden Age Center

Ms. Teresa Choy, Chinatown Business Association

Mr. Edward Change, Chinese Economic Development Council

Ms. Fong, Tai Tung property manager

A representative of the American Chinese Social Services

Mr. Jevon Liu, Boston Chinese Evangelical Church

Ms. Lollie, Gee How Oak Tin Association

Mr. Gary Walker, Electrical Union

Mr. John Cusack, Carpenters Union

Ms. Mary Chin Asian American Civic Association

Mr. Howard Lau, Boston Chinese Evangelical Church member

The following people spoke in opposition of the proposed project.

Mr. Tom Henlock, direct abutter

Ms. Karen Chen, Chinese Progressive Association
Ms. Deborah Backus, Castle Square Tenants Association
Ms. Ann Moy, Castle Square resident

VOTED: That the Boston Redevelopment Authority (the "BRA") hereby adopts the Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3" presented at the meeting held before the BRA on July 12, 2018; and

FURTHER VOTED: That the Boston Redevelopment Authority (the "BRA") hereby adopts the Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 4" presented at the meeting held before the BRA on July 12, 2018; and

FURTHER VOTED: That, in connection with the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street ("Proposed Project"), South End neighborhood, Boston (the "Development Plan") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority ("BRA") on July 12, 2018, and after consideration of evidence presented at and in connection with the hearing, the BRA finds that with respect to the Development Plan that: (a) the Development Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the Development Plan 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 Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Development Plan conforms to the plan for the district, sub-district, or similar geographic area in which the Development Plan is to be located, and to the general plan for the City as a whole; and (e) on balance nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the BRA hereby approves, pursuant to Sections 3-1A.a and 80C-5.4 of the Boston Zoning Code (the "Code"), the Development Plan and associated Map Amendment (the "Map Amendment"), all in substantial accord with the versions presented to the BRA at its public hearing on July 12, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Sections 3-1A.a and Article 80C-5.4 of the Code to approve the Development Plan and the associated Map Amendment, all in substantial accord with the versions presented to the Authority at its public hearing on July 12, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review (the "Scoping Determination") under Section 80B-5.3(d) of the Code which: (1) finds that the Project Notification Form submitted to the BRA by DIV Shawmut, LLC on August 29, 2017 and the Supplemental Information submitted to the BRA by DIV Shawmut, LLC Chinese Consolidated Benevolent Association of New England, Inc. and Boston Chinese Evangelical Church (the "Proponents") on September 29, 2017 and April 17, 2018 adequately describe the impacts of the Proposed Project consisting of three (3) new buildings with a combined total maximum of 660,456 square feet of Gross Floor Area (the "Proposed Project"); (2) waives the requirement for the preparation and submission of a Draft Project Impact Report and Final Project Impact Report under subsections 4 and 5 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 after the Director has determined that the Proposed Project complies with: (1) the terms of the Scoping Determination, and (2) to the extent applicable, the following provisions of the Code: (a) Section 80B-8, Disclosure of Beneficial Interests, (b) Section 80C-8, Planned Development Area Review, and (c) Article 28, Boston Civic Design Commission review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code; 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 in connection with the foregoing, including, without limitation, executing and delivering Boston Residents Construction Employment Plans, Cooperation Agreements, Affordable Housing Agreements, Affordable Rental Housing Agreements and Restrictions and any and all other documents as may be deemed necessary and appropriate by the Director upon terms and conditions determined to be in the best interest of the Authority, in connection with the Proposed Project and the Development Plan.

The aforementioned PDA NO. 114 AND 2 SOUTH END MINOR MODIFICATIONS are filed in the Document Book at the Authority as Document No. 7769.

Mr. Brian P. Golden did not provide an update to the Board Members.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on 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 6:50 p.m.

Secretary