

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 July 12, 2018 were submitted and approved. On a motion duly made and seconded, it was unanimous

Copies of a memorandum dated August 16, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SEVENTH AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, BOSTON LANDING, AND THE SECOND AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE OFFICE BUILDINGS/SPORTS PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 87, 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 ("BRA") to be held on September 13, 2018 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, regarding (i) the Seventh Amendment to the Master Plan for Planned Development Area No. 87 and (ii) the Second Amendment to the Amended and Restated Development Plan for The Office Buildings/Sports Project within Planned Development Area No. 87 for Boston Landing, located on Guest Street in the Brighton neighborhood of Boston, undertaken by Courtside Realty LLC, as required pursuant to Article 80 of the Code.

Copies of a memorandum dated August 16, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 44 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 808985; BOA 809010; BOA 814973; BOA 817068; BOA 819279; BOA 823589; BOA 827186; BOA 827431; BOA 828431; BOA 830281; BOA 833908; BOA 834611; BOA 835185; BOA 835809; BOA 818498; BOA 818882; BOA 822799; BOA 835829; BOA 810527; BOA 785881; BOA 795073; BOA 846459; BOA 846899;

BOA 849531; BOA 851451; BOA 803755; BOA 824173; BOA 825479; BOA 826526; BOA 841333; BOA 841390; BOA 848571; BOA 853982; BOA 824124; BOA 827512; BOA 835948; BOA 838925-839927; BOA 839409; BOA 840725; BOA 842916; BOA 846316-846317; BOA 849678; BOA 850679 and BOA 854191.

Copies of a memorandum dated August 16, 2018 were distributed entitled "CONSULTANT SERVICES FOR DOWNTOWN PLANNING STUDY", which included a proposed vote

Ms. Lauren Shurtleff, Deputy Director of Downtown and Neighborhood Planning and Ms. Kathryn Firth, Consultant, 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 contract for consultant services with NBBJ LP in the amount of up to \$600,000 to assist in the preparation of the Downtown Planning Study.

Copies of a memorandum dated August 16, 2018 were distributed entitled "MEMORANDUM OF AGREEMENT WITH THE CITY OF BOSTON DEPARTMENT OF PUBLIC WORKS - FLEET MAINTENANCE UNIT", which included two 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") approve a Memorandum of Agreement with the City of Boston Department of Public Works ("MOA"), and authorize, ratify and confirm the Director's execution of such MOA for the use of the DPW - Fleet Maintenance Unit for an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00), upon terms and conditions determined to be in the best interests of the BRA by the Director in his sole discretion.

Copies of a memorandum dated August 16, 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”) 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 August 16, 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 November 30, 2018, any and all rights granted by the tentative designation contemplated herein shall contemporaneously expire and/or terminate.

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

Copies of a memorandum dated August 16, 2018 were distributed entitled “REQUEST AUTHORIZATION TO: (1) ADOPT THE RESOLUTION AWARDDING FINAL DESIGNATION TO MCAF WINTHROP LLC, AN AFFILLIATE OF MILLENNIUM PARTNERS, AS REDEVELOPER OF 115 FEDERAL STREET; (2) ADOPT THE RESOLUTION AUTHORIZING A CONFIRMATORY TAKING RELATING TO CERTAIN PROPERTY WHICH IS LOCATED AT 115 FEDERAL STREET; AND (3) AUTHORIZE THE DIRECTOR TO TAKE ALL SUCH OTHER ACTIONS AND EXECUTE, DELIVER, AND RECORD, AS APPLICABLE, SUCH OTHER DOCUMENTS THE DIRECTOR DEEMS NECESSARY AND APPROPRIATE IN CONNECTION WITH THE FOREGOING”, which included three proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY D/B/A THE BOSTON PLANNING & DEVELOPMENT AGENCY RE " RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 16, 2018 RE: FINAL DESIGNATION OF MCAF WINTHROP LLC, AN AFFILLIATE OF MILLENNIUM PARTNERS, AS REDEVELOPER OF 115 FEDERAL STREET, IDENTIFIED AS CITY OF BOSTON ASSESSOR'S PARCEL NO. 0304225000 AND LOCATED IN THE FINANCIAL DISTRICT OF BOSTON" was introduced, read and considered.

Ms. Casey Hines, 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 (the "BRA"), hereby adopts the Resolution of the Boston Redevelopment Authority dated August 16, 2018 re: Final Designation of MCAF Winthrop LLC, an affiliate of Millennium Partners, as Redeveloper of 115 Federal Street, identified as City of Boston Assessor's Parcel No. 0304225000, and located in the Financial District of Boston.

FURTHER VOTED: That the Boston Redevelopment Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated August 16, 2018, relating to certain property which is located at 115 Federal Street, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take all such other actions and execute, deliver, and record, as appropriate, such other documents the Director deems are necessary or appropriate in connection with the foregoing votes.

The aforementioned RESOLUTION and ORDER OF TAKING are filed in the Document Book at the Authority as Document No. 7770.

Copies of a memorandum dated August 16, 2018 were distributed entitled "CERTIFICATE OF COMPLETION FOR THE SEAPORT SQUARE BLOCK L-2 PROJECT, LOCATED AT 121 SEAPORT BLVD", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the Block L-2 Project, pursuant to Section C.4 of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and SCD L2 Seaport Square LLC dated as of December 7, 2015, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated August 16, 2018 were distributed entitled "99 RIVERMOOR ST, WEST ROXBURY- CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a letter dated February 28, 2018 from Shawn P. Smidt, PE, LEED AP, R.J. Kelly Co., Inc., a memorandum dated March 16, 2018 from Michael Cannizzo, BPDA and a map indicating the located the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the successful completion of the 99 Rivermoor St project located in the West Roxbury neighborhood, in accordance with all applicable terms and conditions of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and VLR Roxbury, LLC, dated as of July 30, 2015, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated August 16, 2018 were distributed entitled "PIER 4 PHASE II (200 PIER FOUR BOULEVARD) CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum was a memorandum dated July 31, 2018 from David Carlson, BPDA.

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 Project, pursuant to Section C.4 of the Cooperation Agreement, by and between the Boston Redevelopment Authority and 130 Northern Avenue LLC dated as of February 22, 2016, subject to such terms and conditions as the Director deems to be necessary and appropriate.

Copies of a memorandum dated August 16, 2018 were distributed entitled "AUTHORIZATION TO EXECUTE AND DELIVER AN AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION IN CONNECTION WITH THE REDEVELOPMENT OF BUILDING 58 AND BUILDING 60 IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD", which included a proposed vote.

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") authorize the Director to execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the redevelopment of Building 58 (the Ropewalk) and Building 60 (the Tar Shed/House) in the Historic Monument Area of the Charlestown Navy Yard located on a portion of Parcel NY-1 within the Charlestown Urban Renewal Area, Project No. Mass. R-55 and owned by the Boston Redevelopment Authority d/b/a Boston Planning & Development

Agency, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection therewith, in substantial accord with the Board Memorandum presented on August 16, 2018.

Copies of a memorandum dated August 16, 2018 were distributed entitled "87-93 WEST BROADWAY, SOUTH BOSTON, DEMONSTRATION PROJECT PLAN", which included five proposed votes. Attached to said memorandum was a memorandum dated August 15, 2018 from George Morancy, Esq., Dams & Morancy.

Mr. Michael Rooney, 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 ("Authority") hereby finds and declares as follows:

(a) In order to prevent urban blight by the undertaking of the proposed 87-93 West Broadway project (the "Project"), it is in the public interest of both the BRA and the City of Boston to assist Broadway & A St, LLC (the "Applicant") in the acquisition of air rights in A Street and West Broadway and subsurface rights in West Broadway;

(b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;

(c) The undertaking of the Project by the Applicant requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Project constitutes a "Demonstration Project" under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Project: the Authority shall acquire title to air rights in A Street and West Broadway and subsurface rights in West Broadway, located at 87-93 West Broadway (the "Taking Areas") and convey the Taking Areas to Broadway & A St, LLC (the "Applicant"). The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the Applicant and other entities, to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority's role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Authority hereby adopts the Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated August 16, 2018, relating to portions of A Street and West Broadway in Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER VOTED: That the Authority ratify and confirm the co-petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of air rights in A Street and West Broadway and subsurface rights in West Broadway, located at 87-93 West Broadway ("Taking Areas") executed by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the Project in connection with the transfer of the Taking Areas to Broadway & A St, LLC.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7771.

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

Copies of a memorandum dated August 16, 2018 were distributed entitled "69 A STREET, SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were comment letters via the website dated July 18, 2108 from William Gleason; dated July 20, 2018 from David Michelson, Andrew Jeffery, Thomas Rising, James Gearhart, Hui Zhao; dated July 21, 2018 Yeonmi Ahn, Jonathan Barco, dated July 22, 2018 from Jared Laptas; dated July 23, 2018 from Deborah Wrighton-Wax, Wei Zheng, Hui Zhao; dated July 25, 2018 from Steven Mo and dated July 26, 2018 from Halina Butler and Rich Conklin and two maps indicating the location of the proposed project.

Mr. Gary J. Webster, Jr., Mr. Joseph Hanley, Project Attorney and Mr. Nate Turner, 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 proposed by CIEE, Inc. (the "Proponent") at 69 A Street in South Boston (the "Proposed Project"), in order to construct a two-story addition to the existing building, with approximately 33,700 square feet of commercial space and 12,000 square feet of ground floor retail space totaling 45,700 square feet, and approximately eighteen (18) 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 (“BRA”);

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

Copies of a memorandum dated August 16, 2018 were distributed entitled “187-191 AND 211 CONDOR STREET, EAST BOSTON”, which included a proposed vote. Attached to said memorandum were comments via the website dated July 21, 2018 from Alex DeFronzo; dated July 27 from Maureen O’Connor 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.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certification of Approval, approving the plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and ten (10) off-street parking spaces, located at 211 Condor Street and within the 187-191 and 211 Condor Street project (the “Proposed Project”), in accordance with the requirements of Small Project Review Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (“BRA”).

Copies of a memorandum dated August 16, 2018 were distributed entitled “125 STREET, EAST BOSTON”, which included a proposed vote.

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 Director be, and hereby is, authorized to execute and enter into an Affordable Housing Agreement in connection with the 125 Sumner Street project for the creation of fourteen (14) on-site homeownership Inclusionary Development Policy Units, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the 125 Sumner Street project.

Copies of a memorandum dated August 16, 2018 were distributed entitled “REQUEST AUTHORIZATION AND APPROVALS REGARDING THE HARVARD LONGWOOD INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL OF THE HARVARD LONGWOOD INSTITUTIONAL MASTER PLAN”, which included

three proposed votes. Attached to said memorandum was a document entitled "Institutional Master Plan Notification Form for Renewal of the Harvard University Longwood Campus Institutional Master Plan".

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 in connection with the Harvard Longwood Institutional Master Plan Notification Form for Renewal of the Harvard Longwood Institutional Master Plan ("IMPNF for Renewal") submitted to the Boston Redevelopment Authority (the "BRA") on June 20, 2018 by Harvard University and after consideration of the IMPNF for Renewal, the BRA finds that: (a) the Harvard Longwood Institutional Master Plan for Renewal ("IMPNF for Renewal") conforms to the provisions of Article 80D of the Boston Zoning Code (the "Code"); (b) the IMPNF for Renewal conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the IMPNF for Renewal, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the BRA waives further review of the IMPNF for Renewal pursuant to Section 80D-5.2(e), Section 80D-6 and Section 80D-8 of the Code and approves the IMPNF for Renewal and the Harvard Longwood IMP, as previously amended, together as the renewed Institutional Master Plan for a period of five years from the date of approval of this renewal vote by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take all actions and execute any and all documents deemed necessary and appropriate and in the best interest of the BRA by the Director in connection with the IMPNF for Renewal.

The aforementioned HARVARD MASTER PLAN RENEWAL is filed in the Document Book at the Authority as Document No. 7772.

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

Copies of a memorandum dated August 16, 2018 were distributed entitled "40 MOUNT HOOD ROAD, BRIGHTON", which included three proposed votes. Attached to said memorandum were a letter dated March 28, 2018 from John F. Sullivan, P.E., Chief Engineer and Operations Office, Boston Water and Sewer Commission; an email dated April 29, 2018 from Annette Pechenick; an email dated April 30, 2018 from Elizabeth Egan; an email dated April 20, 2018 from Yuhuda; an email dated April 18, 2018 from Shmuel Septimus; comments via the website dated March 3, 2018 from Jason Kaplan; dated April 2, 2018 from Jordan Meehan; Jacob Gilbertson; dated April 13, 2018 from Pawel Latawiec; dated April

16, 2018 from Moshe Kaufman, Yosef Kornbluth and Aaron Frager; dated April 17, 2018 from Aran Rosenberg, Michael Greene, Jared Greenblatt, Tzvi Gluckin, David Liberman, N Debra Cohen, Joseph Shayani, Benjamin Mermelstein, J Aaron; dated April 18, 2018 from Rachel Faibish, Judith L., Abigail Ossip, Elana Kahn, Hillel Alpert, Shmuel Septimus and Jessica Ross; dated April 19, 2018 from Neil Kowall; dated April 20, 2018 from Rivka Halpern and Igor Stolarov; dated April 21, 2018 from Emilia Keselman; dated April 22, 2018 from Aaron Rackoff; dated April 24, 2018 from David Berlove and Uri Feldman; dated April 25, 2018 from Michael Clark and Sam Burgess; dated April 26, 2018 from Eric Metchik, Aryeh Schwebel and Ronit Armin; dated April 27, 2018 from Andrew Kazakoff, Andrew Ledewitz and Jeffrey Mintzes; dated April 28, 2018 from Leland Webster and Adam Gelernter; dated April 29, 2018 from Annette Pechenick; dated April 30, 2018 from Nancy O'Hara, Barbara Morse, Kristen Ryan, Yaakov Bier, MaryAnn Urban, Sholom Fine, Neal Shanske, Rollin Crittendon, Thomas Farley, Bo Pessek, Wilma Wetterstrom, Christina Clamp, Marsha Brecher and Cyrus Tehrani and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Michael Vaughen, Consultant and Mr. James Gray, 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 October 2, 2017 adequately describes the potential impacts arising from the 40 Mount Hood Road 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 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 August 16, 2018 were distributed entitled "CERTIFICATION OF APPROVAL FOR UHOMES @ 90 ANTWERP STREET, BRIGHTON AND EXTENSION TENTATIVE DESIGNATION", which included four proposed votes. Attached to said memorandum were an email dated July 31, 2018 from Diane Kline; a letter dated July 26, 2018 from Zach Wassmouth, Public Works Department; a letter dated July 20, 2018 from Kristen McCosh, Commissioner, Mayor's Commission for Persons with Disabilities; an email dated July 26, 2018 from Jenyffer Alvarez Zumaran; an email dated July 31, 2018 from Jane McHale; a letter dated July 30, 2018 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Shawn Pang, Urbanica, 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 UHomes @ 90 Antwerp Street project in Brighton (the "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 Housing Agreement for the creation of twelve (12) onsite Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Project; and

FURTHER VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of UHOMES LLC/Urbanica ("Urbanica") as the Redeveloper of 90 Antwerp Street; and

FURTHER VOTED: That the Tentative Designation of Urbanica as the Redeveloper of 90 Antwerp Street 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 January 31, 2019.

Copies of a memorandum dated August 16, 2018 were distributed entitled "THE SPORTS FACILITY PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 87, LOCATED IN BRIGHTON, MASSACHUSETTS – NOTICE OF PROJECT CHANGE", which included three proposed votes. Attached to said memorandum was a Site Plan.

Ms. Casey Hines, 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 issue a determination Waiving Further Review under Section 80A-6.2 of the Boston Zoning Code (the "Code") waiving further review of the Sports Facility Project within Planned Development Area No. 87, Boston Landing, as amended by the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") on July 13, 2018 ("Revised Project"), 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 or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Revised Project 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 Cooperation Agreements, Development Impact Project Agreements, and Boston Residents Construction Employment Plans, or amendments to any of the same that currently exist, 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 Revised Project.

Copies of a memorandum dated August 16, 2018 were distributed entitled "30 PENNIMAN ROAD, ALLSTON", which included four proposed votes. Attached to said memorandum were a letter dated June 7, 2018 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; a letter dated June 8, 2018 from Kristen McCosh, Commissioner, Mayor's Commission for Persons with Disabilities; a letter dated June 14, 2018 from Zach Wassmouth, Public Works Department; an email dated June 18, 2018 from Anthony D'Isidoro; a letter dated June 22, 2018 from Kevin M. Carragee, Brighton-Allston Community Coalition; the Allston Civic Association Executive Board Recommendation; comments via the website dated May 2, 2018 from Sam Burgess; dated May 31, 2018 from Patrick Kennedy; dated June 5, 2018 from Susan Rutkiewicz; dated June 13, 2018 from Deb Baye; dated June 13, 2018 from Bruce Kline; dated June 14, 2018 from Pawel Latawiec; dated from Cyrus Tehrani and Thomas Farley and two maps indicating the location of the proposed project.

Mr. Gary J. Webster, Jr., Project Manager, Mr. Joseph Hanley, Project Attorney and Mr. David O' Sullivan, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of the demolition of the existing four-story building, and construction of a new seven-story with recessed seventh floor residential building, totaling forty-six (46) residential homeownership units, including two artist live/work units at 30 Penniman Road in Allston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of six (6) on-site Inclusionary Development Policy Units; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to recommendation to the City of Boston Zoning Board of Appeals on Petition BOA – 621947 for zoning relief necessary, Approval with proviso that plans are submitted to the BRA for design review approval, to construct the Proposed Project.

Mr. Ted Landsmark enter the meeting at this time.

Copies of a memorandum dated August 16, 2018 were distributed entitled "252-258 HUNTINGTON AVENUE CHAPTER 121A PROJECT FIRST AMENDMENT TO REPORT AND DECISION, LOCATED IN THE FENWAY", which included a proposed vote. Attached to said memorandum was a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE 252-258 HUNTINGTON AVENUE CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE CHANGE IN THE OWNERSHIP STRUCTURE FOR PURPOSES OF FINANCING" and a letter dated July 30, 2018 from Jared Eigerman, of Counsel, Reuben, Junius & Rose, LLP.

Mr. Tim Czerwienski, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE 252-258 HUNTINGTON AVENUE CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE CHANGE IN THE OWNERSHIP STRUCTURE FOR PURPOSES OF FINANCING, be and hereby is, approved and adopted in all respects.

The aforementioned FIRST AMENDMENT TO REPORT AND DECISION is filed in the Document Book at the Authority as Document No. 7773.

Copies of a memorandum dated August 16, 2018 were distributed entitled "PARCEL U PROJECT, JAMAICA PLAIN SECOND NOTICE OF PROJECT CHANGE", which included three proposed votes. Attached to said memorandum were a letter dated August 2, 2018 from John P. Sullivan, P.E., Chief Engineer and Operations Officer, Boston Water and Sewer Commission; an email dated July 12, 2018 from Eva Kaniasty and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Senior Project Manager, Ms. Peimeizi Ge, Proponent and 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 issue a Determination under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Second NPC for the Parcel U Project (the "Proposed Project"): (1) adequately describes the impacts of the Proposed Project; (2) does not significantly increase those impacts; and (3) that waives further review of the Proposed Project, subject to continuing design review; and

FUTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance or one or more Partial Certifications of Compliance for the Proposed Project upon successful completion of the Article 80 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, an Affordable Housing Agreement and any and all agreements and documents as may be deemed necessary and appropriate by the Director.

FURTHER VOTED AS AMENDED: That two units with be 100% of Median Income not one unit.

Copies of a memorandum dated August 16, 2018 were distributed entitled "233 HANCOCK STREET, DORCHESTER PROJECT UPDATE", which included two proposed votes. Attached to said memorandum were an email dated August 14, 2018 from Hancock Street Civic Association; an email dated August 16 from Julie Ryan, City Councilor Frank Baker Office and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Senior Project Manager and Mr. Benjamin Moll, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five (5)-story residential building containing thirty-six (36) residential rental units, twenty-one (21) of which will be income restricted, 720 square feet of ground-floor retail space, and 400 square feet of lobby gallery space at 233 Hancock Street in Dorchester (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated August 16, 2018 were distributed entitled "FOURTH AMENDMENT TO REPORT AND DECISION ON THE FIELDSTONE APARTMENTS CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "APPLICATION FOR APPROVAL OF FOURTH AMENDMENT TO THE APPLICATION AND REPORT AND DECISION OF FIELDSTONE APARTMENTS LIMITED PARTNERSHIP FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP FORMED UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 109".

Ms. Mallory Toomey, 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 "APPLICATION FOR APPROVAL OF FOURTH AMENDMENT TO THE APPLICATION AND REPORT AND DECISION OF FIELDSTONE APARTMENTS LIMITED PARTNERSHIP FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP FORMED UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 109", be and hereby is, approved and adopted in all respects.

The aforementioned FOURTH AMENDMENT TO REPORT AND DECISION is filed in the Document Book at the Authority as Document No. 7774.

Mr. Brian Golden left at this time.

Copies of a memorandum dated August 16, 2018 were distributed entitled "GARDNER APARTMENTS CHAPTER 121A PROJECT, CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to said memorandum were a letter dated August 2, 2018 from Joseph S. Lieber, Klein Horning LLP and two maps indicating the location of the proposed project.

Ms. Renee LeFerve, General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") in accordance with G.L. c. 121A, §18C, hereby determines and finds with regard to the Gardner Apartments Chapter 121A Project, as follows: (1) that GCT Limited Partnership has carried out its obligations and performed the duties as imposed by G.L. c. 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereinafter "C. 121A"); and (2) that the Gardner Apartments Chapter 121A Project is terminated as of December 27, 2014, and thereafter the property which constitutes the Project and CGT Limited Partnership shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by C. 121A.

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination with regard to the Gardner Apartments Chapter 121A Project. Such Certificate of Project Termination shall be delivered to the City of Boston, respectively the City Clerk, and the Commissioner of Assessing, Assessing Department and in recordable form.

The aforementioned CERTIFICATE OF TERMINATION is filed in the Document Book at the Authority as Document No. 7775.

Copies of a memorandum dated August 16, 2018 were distributed entitled "PARCEL R-97 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOACTAED AT 305 MAIN ST/2-2B FRANKLIN ST, CHARLESTOWN- CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a memorandum dated July 23, 2018 from Alexa Pinard, BPDA; an email dated June 14, 2018 from Patrick Sweeney, Morrissey Sweeney LLC and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the successful completion of the 305 Main St/2-2B Franklin St project located in the Charlestown neighborhood, in accordance with all applicable terms and conditions of the Amended and Restated Land Disposition Agreement, made by and between the Boston Redevelopment Authority and Raymond A. Snow and Mary E. Snow, dated as of May 22, 2017, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated August 16, 2018 were distributed entitled "PARCEL R-48-1B IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included three proposed votes. Attached to said memorandum were a memorandum dated July 23, 2018 from Alexa Pinard, BPDA; an email dated June 14, 2018 from Patrick Sweeney, Morrissey Sweeney LLC and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the successful completion of the 51-55 Sullivan St project located in the Charlestown neighborhood, in accordance with all applicable terms and conditions of the Amended and Restated Land Disposition Agreement for Lot A, made by and between the Boston Redevelopment Authority and Joseph Wrenn, dated as of September 22, 2016, subject to such terms as the Director deems to be necessary and appropriate.

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the successful completion of the 51-55 Sullivan St project located in the Charlestown neighborhood, in accordance with all applicable terms and conditions of the Land Disposition Agreement for Lot B, made by and between the Boston Redevelopment Authority and Joseph Wrenn, dated as of September 22, 2016, subject to such terms as the Director deems to be necessary and appropriate.

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the successful completion of the 51-55 Sullivan St project located in the Charlestown neighborhood, in accordance with all applicable terms and conditions of the Land Disposition Agreement for Lot C, made by and between the Boston Redevelopment Authority and Joseph Wrenn, dated as of September 22, 2016, subject to such terms as the Director deems to be necessary and appropriate.

Chairman Timothy J. Burke called for a recess at 5:16 p.m.
Chairman Timothy J. Burke reconvened at 5:34 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 Emerson College Institutional Master Plan Amendment.

This hearing was duly advertised on August 1, 2018 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to the questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed 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.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated August 16, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SIXTH EMERSON COLLEGE INSTITUTIONAL MASTER PLAN AMENDMENT AND 171-172 TREMONT STREET PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included seven proposed votes. Attached to said memorandum were a letter dated July 13, 2018 from Rosemarie E. Sansone, President & CEO, Downtown Boston Business Improvement District; a letter dated August 10, 2018 from Boston City Councilor Ed Flynn, District 2; a letter dated August 9, 2018 from Karen LaFrazia, President/CEO, St. Francis House; a letter dated July 20, 2018 from Christine Dunn; a letter dated August 16, 2018 from Michael Taylor, Urban College of Boston and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, Senior Project Manager and Ms. Peggy Inges, Emerson College, 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

Ms. Rosemarie Sansone Downtown Boston Business Improvement District

Ms. Karen LaFrazia, St. Francis House

Ms. Christine Dunn, resident

Mr. Michael Taylor, Urban College of Boston

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, in connection with the Sixth Institutional Master Plan Amendment to the Emerson College Institutional Master Plan entitled "Emerson College 171-172 Tremont Street Boston, MA 02116 Institutional Master Plan Amendment" ("Sixth IMP Amendment"), dated June 12, 2018 in connection with the 171-172 Tremont Street project ("Proposed Project") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on August 16, 2018, and after consideration of evidence presented at, and in connection with, the Sixth IMP Amendment, the BRA hereby finds that: (a) the Sixth IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on April 27, 2018 ("IMPNF"); (b) the Sixth IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the Sixth IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the Sixth IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

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

FURTHER VOTED: That, pursuant to Article 80D of the Code, the Director be authorized to petition the Boston Zoning Commission for approval of the Sixth IMP Amendment and associated map amendment in substantial accord with that presented to the BRA Board at a public hearing on August 16, 2018; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Project is described adequately in the Emerson College Institutional Master Plan as amended ("Amended IMP") and is consistent with the Amended IMP, and (b) the Sixth IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

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

FURTHER VOTED: That the Director be, and hereby is authorized to issue one or more Certifications of Approval for the Proposed Project pursuant to Section 80E-6 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement or an amendment to a Cooperation Agreement.

The aforementioned SIXTH INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 7776.

Mr. Brian Golden entered the meeting at this time

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. 119, Exchange South End, located at 540 Albany Street in the South End neighborhood of Boston, and to consider the Exchange South End project as a Development Impact Project.

The hearing was duly advertised on August 1, 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.

Gerald Autler will now begin the presentation.

Copies of a memorandum dated August 16, 2018 were distributed entitled "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 eight proposed votes. Attached to said memorandum were a document entitled "Boston Redevelopment Authority D/B/A Boston Planning & Development Agency Development Plan for Planned Development Area No. 19, Exchange South End Redevelopment – 540 Albany Street, Boston Flower Exchange, LLC, an affiliate of The Abbey Group.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Bill William Keravuori, Proponent and Mr. Larry Grossman, Architect, 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

Mr. Tom Ward, Ironworkers Union

Ms. Karen Michaud, South End Soccer, resident and IAG member

Ms. Sue Sullivan, New Market Business Association

Mr. Steve Fox, South End Forum and IAG member

No one spoke in opposition of the proposed project.

VOTED: That in connection with the Development Plan for Planned Development Area No. 119 ("PDA No. 119"), presented at a public hearing held at the offices of the BRA on August 16, 2018, and after consideration of evidence presented at, and in connection with the Exchange South End project (the "Proposed Project"), the BRA hereby finds, in accordance with Section 80C of the Boston Zoning Code ("Code"), that (i) the Development Plan for PDA No. 119, when approved by the Boston Zoning Commission, will not be for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (ii) the Proposed Project in such 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; (iii) the Development Plan for PDA No. 119 complies with any provisions of the underlying zoning that establish planning and development criteria for Planned Development Areas; (iv) the Development Plan for PDA No. 119 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; (v) on balance, nothing in the Development Plan for PDA No. 119 will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (vi) PDA No. 119 adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code; and

FURTHER VOTED: That the BRA approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Development Plan for PDA No. 119 presented to the BRA at its public hearing on August 16, 2018, and the associated map amendment (the "Map Amendment") presented to the BRA at its public hearing on August 16, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 119, Exchange South End and the Map Amendment to amend "Map 1P, South End" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, by adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 119, Exchange South End", both in substantial accord with the same, as

presented to the BRA at its public hearing on August 16, 2018; and

FURTHER VOTED: That the BRA hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; 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, waiving the requirement to file and review a Final Project Impact Report for the Exchange South End ("Proposed Project") pursuant to Section 80B-5.5 of the Code, which Preliminary Adequacy Determination shall provide that (i) the Draft Project Impact Report adequately describes the impacts of the Proposed Project, and (ii) include any conditions that the Director deems appropriate and necessary for the mitigation of such impacts, subject to further BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80B-6 of the Code, to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80C-8 of the Code, to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project, when appropriate; 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 Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement, a Development Impact Project Agreement, and a Second Amended and Restated Land Disposition Agreement.

The aforementioned PDA No. 119 and DIP is filed in the Document Book at the Authority as Document No. 7777.

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: (i) the Sixth Amendment to the Master Plan for Planned Development Area No. 87 and the First Amendment to the Development Plan for the Residential Project at 125 Guest Street 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 August 2, 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.

Copies of a memorandum dated August 16, 2018 were distributed entitled "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 nine proposed votes. Attached to said memorandum were a document entitled "Sixth Amendment to Master Plan for Planned Development Area No. 87 Boston Landing Brighton Area of Boston Dated August 16, 2018" and a document entitled "First Amendment to the Development Plan for the Residential Project at 125 Guest Street within PDA No. 87 for Boston Landing Guest Street, Life Street and Arthur Street Brighton Area of Boston Dated August 16, 2018".

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

The following people spoke in favor of the proposed project:

Mr. Raham Sheperd, Carpenters Union

Mr. Gary Walker, Electrical Union

No one spoke in opposition of the proposed project.

VOTED: That, in connection with the Sixth Amendment to Master Plan for Planned Development Area No. 87 (the "PDA No. 87") Boston Landing (the "Sixth Amendment"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (the "BRA") on August 16, 2018, and after consideration of evidence presented at and in connection with the hearing on the Sixth Amendment, the BRA finds that: (a) the Sixth Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Sixth 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 Sixth Amendment

complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Sixth Amendment conforms to the plan for the district, sub-district, or similar geographic area in which the 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 Sixth 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 (the "First Amendment") to the Development Plan for the Residential Project at 125 Guest Street (the "Proposed Project") within PDA No. 87 for Boston Landing (the "Development") located on Guest Street in the Brighton neighborhood of Boston, presented at a public hearing duly held at the offices of the BRA on August 16, 2018, and after consideration of evidence presented at and in connection with the hearing on 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 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, sub-district, or similar geographic area in which the 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 and the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA approve, pursuant to Section 3-1.A.a and Section 80C of the Code, the Sixth Amendment and the First Amendment as such amendments are presented to the BRA on August 16, 2018; and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Boston Zoning Commission ("BZC") for approval of the Sixth Amendment and the First Amendment, both in substantial accord with the Sixth Amendment and the First Amendment presented to the BRA on August 16, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination Waiving Further Review in connection with the Notice of Project Change for the Proposed Project submitted to the BRA on August 14, 2018 in connection with the Sixth Amendment and the First Amendment, waiving the requirement of further review, subject to further BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project for the Sixth Amendment and the First Amendment when the Director finds that (a) the Proposed Project is described adequately in the Master Plan for PDA No. 87, as amended, and the Development Plan for the Residential Project at 125 Guest Street within PDA No. 87 for Boston Landing, as amended, (b) the Proposed Project is consistent with the Master Plan for PDA No. 87, as amended, and the Development Plan for the Residential Project at 125 Guest Street within PDA No. 87 for Boston Landing, as amended, and (c) the Master Plan for PDA No. 87, as amended, and the Development Plan for the Residential Project at 125 Guest Street within PDA No. 87 for Boston Landing, as amended, have been approved by the BRA and the BZC 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 Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project 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 Cooperation Agreements, Development Impact Project Agreements, and Boston Residents Construction Employment Plans, an Amended and Restated Affordable Housing Agreement and Restriction, and amendments to any of the same that currently exist, 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion pursuant to Section D.2 of the Second Amended and Restated Cooperation Agreement Boston Landing by and between the Boston Redevelopment Authority and Boston Landing LLC, dated August 15, 2016 evidencing the successful completion of construction of the Proposed Project.

The aforementioned SIXTH AMENDMENT TO THE MASTER PLAN AND FIRST AMENDMENT TO PDA No. 87 is filed in the Document Book at the Authority as Document No. 7778.

Copies of a memorandum dated August 16, 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.	\$ 9,808.50
L&L Contracting, Inc.	\$ 21,906.30
Hartranft Lighting Design	\$ 310.00
Kittelsohn & Associates	\$ 4,864.74
Bargmann Hendrie + Archetype Inc.	\$ 2,206.56
Vital Source Technologies, LLC	\$ 350,596.62
Paul J. Rogan Co.	\$ 400,173.72
Foth Infrastructure & Environmental	\$ 8,613.70

Copies of a memorandum dated August 16, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Devin Quirk, R.E/R.E., effective 9/4/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Jeffrey Ng, Senior Web Architect MIS/MIS, effective 8/27/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Michael O'Shea, Chief Information Officer, MIS/MIS effective 8/27/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Trinh Nguyen, Director of OWD, OWD/A&M, effective September 17, 2018.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Director's right to transfer identified staff to BRA status effective 8/16/2018.

Mr. Brian P. Golden updated the Board Members: Two BPDA employees will be receiving the Shattuck Award this year. Alan Gentle, Financial Empowerment Roxbury Center and Michael Cannizzo, Senior Architect/Urban Designer; 20% of all residential units vote through the August Board meeting are affordable deed restricted units; this number exceeds all of 2017; Downtown Planning Study was approved tonight and we will be working with nearby communities and government interagencies; the Research Department prepared a pilot proposal for the Late Night Bus Service to be used by a number of stakeholders and the service is to begin in September; and, Thank you to the three dozen Summer Interns for their service and many continue to become BPDA employees.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn. The meeting adjourned at 6:41p.m.

Secretary