

Mr. Meade attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Open Meeting Law requires that I notify the public that this meeting is being recorded. Therefore, please be aware that an audio and visual recording of this meeting is being made and broadcast by Boston City TV, which is a part of the City of Boston Office of Cable Communications.

The Minutes of the meeting of December 13, 2013 were submitted.

This is a public hearing before the Boston Redevelopment Authority and is being held to consider the approval of the Housing Creation Proposal submitted by The BioSquare Realty Trust and Caritas Acquisitions LLC committing up to \$167,115.71 in Housing Creation Funds for the development of the Project Place Cortes Street Development in the South End.

This public hearing is being held in accordance with the Housing Creation Regulations adopted in April 17, 1986.

This public hearing was duly advertised on January 5, 2013 in the Boston Herald.

In a Boston Redevelopment Authority public hearing, staff will first present their case and are subject to questioning by members of the BRA Board only. Thereafter, others wishing to speak in favor of the Housing Creation Proposal will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents will be allowed five minutes for rebuttal if they so desire. I ask that people limit their comments to two minutes and to the subject of the hearing today, the Housing Creation Proposal, only.

Dana Whiteside will now proceed with the presentation.

Copies of a memorandum dated January 17, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON HOUSING CREATION PROPOSAL FOR THE CORTES STREET DEVELOPMENT", which included four proposed votes.

Mr. Dana Whiteside, Deputy Director, Community Economic Development, Ms. Susanne Kenny, Project Place, Mr. Mark M , Caritas and Mr. Gary Nicksa, Boston University, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Mr. Bill McLaughlin, Board member of Caritas Communities and Avalon Bay

Mr. James Change, for Councilor Bill Linehan

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in accordance with the Housing Creation Regulations adopted on April 17, 1986, the Boston Redevelopment Authority ("Authority") approves the January 4, 2013 Housing Creation Proposal by The BioSquare Realty Trust and Caritas Acquisitions LLC for the benefit of the Cortes Street Development (the "Housing Creation Proposal"); and

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

FURTHER VOTED: That the Authority approve a funding award of up to \$192,175.00 from the Authority's Planning and Development Fund for the Cortes Street Development; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to a Conditional Grant Agreement, in connection with the \$192,175.00 funding award from the Authority's Planning and Development Fund for the Cortes Street Development as determined to be necessary and appropriate by the Director and containing terms and conditions that are in the best interest of the Authority in the Director's sole discretion.

The aforementioned HOUSAING CREATION PROPOSAL is filed in the Document Book at the Authority as Document No. 7346.

Copies of a memorandum dated January 17, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, February 14, 2013 at 5:30 p.m. to consider the Harvard University Institutional Master Plan Amendment, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated January 17, 2013 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE 415 WILLIAM F. MCCLELLAN HIGHWAY PROJECT, LOCATED IN THE EAST BOSTON NEIGHBORHOOD, AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise, pursuant to Section 80B-7 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on February 14, 2013 at 5:45 p.m., or at such a time and date deemed appropriate by the Director to consider the 415 William F. McClellan Highway Project as a Development Impact Project.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Boston University Charles River Campus 2013-2023 Institutional Master Plan.

This hearing was duly advertised on January 5, 2013 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 questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Mr. Lopez will now begin the presentation.

Copies of a memorandum dated January 17, 2013 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE BOSTON UNIVERSITY 2013-2023 INSTITUTIONAL MASTER PLAN", which included five proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 623 Boston Redevelopment Authority Boston University Charles River Campus Institutional Master Plan Area Map 1, Boston Proper" and three maps indicating the location of the proposed project.

Mr. Erico Lopez, Senior Project Manager, Mr. Gary Nichsa, Boston University addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Ms. Pamela Beale, BU Community Task Force

Mr. Mark Fortune, Board of Building Trades

Mr. Dan Cuddy, BU Task Force and resident

Mr. Robert McCormack, Boston Public School teacher

Mr. Perez, Carpenters Union

Mr. Andre , Brighton resident

Mr. Gary Walker, Electricians Union

Mr. Neil Connolly, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Boston University Charles River Campus ("BU" or the "University") 2013-2023 Institutional Master Plan ("IMP") presented at a public hearing held pursuant to Section 80D-5 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on January 17, 2013, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the BU IMP conforms to the provisions of Article 80D of the Code; (b) the BU IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the BU IMP 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 BU IMP; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission (“Zoning Commission”) pursuant to the provisions of Article 80D of the Code to approve the BU IMP and the associated map amendment, all in substantial accord with the BU IMP and map amendment presented to the BRA at its hearing on January 17, 2013; and

FURTHER VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue one or more Certification(s) of Consistency with respect to the Proposed Institutional Projects described in the BU IMP when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the BU IMP; (b) the Proposed Institutional Projects are consistent with the BU IMP, including the requirement of Section 80D-10.1(d) of the Code concerning the location of High Impact Subuses; (c) the BU IMP has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the BU IMP is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

FURTHER VOTED: That the BRA hereby authorizes the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the BU IMP and the Proposed Institutional Projects described therein including a Cooperation Agreement.

The aforementioned is filed in the Document Book at the Authority as Document No. 7347.

Copies of a memorandum dated January 17, 2013 were distributed entitled “CERTIFICATE OF COMPLETION FOR THE BOSTON UNIVERSITY MEDICAL SCHOOL GRADUATE STUDENT HOUSING ”, which included a proposed vote. Attached to said memorandum was a letter dated January 3, 2013 from Myrna Putziger, The Fallon Company, a Certificate of Completion memo from David Carlson dated January 14, 2013 and two maps indicating the location of the project.

Ms. Sonal Gandhi, 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 Certificate of Completion to Boston University pursuant to the Cooperation Agreement dated as of November 3, 2010, evidencing the successful completion of the Boston University Medical School Graduate Student Housing project.

Copies of a memorandum dated January 17, 2013 were distributed entitled “EXTENSION OF TENTATIVE DESIGNATION CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: A PORTION OF PARCEL P-3; AND A PORTION OF P3-h”, which included two proposed votes.

Mr. James Tierney, Chief of Staff and Special Counsel to the Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to April 30, 2013; and

FURTHER VOTED: That the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area shall automatically be rescinded without prejudice and without further action by the BRA if final designation has not been granted by April 30, 2013.

Copies of a memorandum dated January 17, 2013 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE SIMMONS COLLEGE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL AND EXTENSION OF THE SIMMONS COLLEGE INSTITUTIONAL MASTER PLAN", which included three proposed votes. Attached to said memorandum was a Campus site plan.

Ms. Katelyn Sullivan, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Notification Form for Renewal and Extension of the Simmons College Institutional Master Plan ("IMPNF for Renewal") submitted to the Boston Redevelopment Authority ("Authority") on December 7, 2012 by Simmons College and after consideration of the IMPNF for Renewal, the Authority finds that: (a) the Simmons College Institutional Master Plan, as amended, and the IMPNF for Renewal (collectively the "Amended IMP") conform to the provisions of Article 80D of the Boston Zoning Code (the "Code"); (b) the Amended IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Amended IMP, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the Authority 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 Simmons IMP as previously amended together as the renewed Institutional Master Plan for a period of two years from the date of approval of this renewal vote by the Authority; and

FURTHER VOTED: That the Authority hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate and in the best interest of the Authority by the Director in connection with the IMPNF for Renewal and the Amended IMP.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7348.

Copies of a memorandum dated January 17, 2013 were distributed entitled "WENTWORTH INSTITUTE OF TECHNOLOGY STUDENT APARTMENTS AT 525 HUNTINGTON AVENUE PROJECT AIR RIGHTS TAKING", which included two proposed votes. Attached to said memorandum were four Taking Plans and two maps indicating the location of the project.

Ms. Katelyn Sullivan, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 17, 2013 relating to certain air rights along Vancouver Street 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 execute any and all documents and agreements necessary and appropriate in connection with the eminent domain taking.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7349.

Copies of a memorandum dated January 17, 2013 were distributed entitled "16-20 PETERBOROUGH STREET, FENWAY", which included three proposed votes.

Mr. John Fitzgerald, 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 Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed development of twenty (20) residential rental units at 16-20 Peterborough Street in the Fenway (the "Proposed Project") by Yannis Leminopoulos, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction to provide three (3) affordable units at 70% of the Area Median Income ("AMI"), as well as any and all 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 Boston Redevelopment Authority; and

FURTHER VOTED: In reference to Petition BZC-32207, 16-20 Peterborough Street, Fenway, for required relief, the Boston Redevelopment Authority recommends: Approval with Proviso: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated January 17, 2013 were distributed entitled “NORTHAMPTON STREET TOWER (35 NORTHAMPTON STREET) ROXBURY”, which included a proposed vote.

Mr. James Tierney, Chief of Staff and Special Counsel to the Director, 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 funding award of up to \$1,750,000 from the Inclusionary Development Program Fund (“IDP”) to Trinity Northampton Phase One Limited Partnership, or related entity, for the creation of IDP affordable units as part of the Northampton Tower and, that the Director is authorized to execute a Grant Agreement and any and all documents deemed necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director’s sole discretion.

Copies of a memorandum dated January 17, 2013 were distributed entitled “EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC”, which included a proposed vote.

Mr. John Fitzgerald, 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 authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC (“Developer”) dated September 29, 2005, and said time period hereby is extended until July 31, 2013, in order to meet necessary requirements for final designation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Developer by July 31, 2013.

Copies of a memorandum dated January 17, 2013 were distributed entitled “25 MORRISSEY BOULEVARD PROJECT, DORCHESTER”, which included four proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Mr. Dave, Investments and Ms. Nancy Ludwig, architect, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director 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 Expanded Project Notification Form (“PNF”) adequately describes the potential impacts arising from the development of two proposed five-story buildings containing, in total, two hundred and seventy-eight (278) units of multi-family residential housing with approximately one hundred and forty-three (143) parking spaces (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 by the Boston Redevelopment Authority (“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 the Boston Zoning Code’s Article 80 process for the Proposed Project subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 25 Morrissey Boulevard project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER VOTED: In reference to petitions BZC-32463 and BZC-32464 for two (2) variances for FAR and Height, as well as three (3) conditional use permits for Greenbelt Protection Overlay District multi-family residential use and to locate one residential building behind another on the same lot, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated January 17, 2013 were distributed entitled “HERB CHAMBERS DORCHESTER: A HERB CHAMBERS CERTIFIED PRE-OWNED BMW AUTOMOBILE DEALERSHIP AT 75 MORRISSEY BOULEVARD, DORCHESTER”, which included two proposed votes. Attached to said memorandum were a Zoning Code Refusal dated December 4, 2012 and two maps indicating the location of the project.

Mr. Lance Campbell, Senior Project Manager, Mr. Paul Losordo and Mr. Kevin Joyce, 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 Certification of Approval for the Herb Chambers Pre-Owned BMW Automobile Dealership at 75 Morrissey Boulevard, proposed by The Herb Chambers Companies in Dorchester, which consist of the total renovation of the existing building and parking lot and related site improvements in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”) and

FURTHER VOTED: In reference to Petition BZC-32449, for the Herb Chambers Certified Pre-Owned BMW Dealership project in Dorchester, for zoning relief necessary in a (“CC”) Subdistrict, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated January 17, 2013 were distributed entitled “22-26 WEST BROADWAY MIXED USE DEVELOPMENT, SOUTH BOSTON”, which included three proposed votes. Attached to said memorandum were a Zoning Code Refusal, an email dated January 11, 2013 from Bill Gleason Lorriane Downey & Peter Zalewski, a letter dated December 3, 2012 from Senator Jack Hart and two maps indicating the location of the proposed area.

Mr. Lance Campbell, Senior Project Manager and Jason Cincotta of Evergreen Property Group and Michael LeBlanc, 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 for the development, proposed by Evergreen Property Group ("Developer") for 22-26 West Broadway in South Boston involving the provision of thirty-one (31) residential units, eighteen (18) parking spaces and related site improvements ("Proposed Project"), in accordance with Section 80E-5.2, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction and all 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 Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Zoning Board of Appeal Petition BZC-32342, the 22-26 West Broadway Mixed Use Development project, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated January 17, 2013 were distributed entitled "THE INNOVATION CENTER ON PARCEL F OF THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included two proposed votes.

Mr. Geoffrey Lewis, 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") adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 17, 2013, relating to certain rights and interests in a parcel located on a portion of Block F of the Seaport Square Project on Northern Avenue, 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 Director be, and hereby is, authorized to execute any and all related agreements and documents in connection with the Taking and any and all other documents relating to financial assistance relating to the Innovation Center in the Seaport Square Project, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA

Copies of a memorandum dated January 17, 2013 were distributed entitled "PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA ("CANA") PARCELS – CITY SQUARE)", which included two

proposed votes. Attached to said memorandum were a letter two maps indicating the location of the proposed project.

Mr. Geoffrey Lewis, 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 hereby authorizes the disbursement of \$100,000 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square Central Artery North Area parcels as follows:

<u>Organization</u>	<u>Proposed Grant Amount</u>
Charlestown Girls Softball	\$ 3,122.67
Charlestown Youth Hockey	\$ 9,417.07
Charlestown Little League	\$ 8,672.53
Skate to Success	\$ 2,022.67
Charlestown Youth Soccer	\$ 4,678.00
Town Track	\$ 1,646.93
CHAD	\$ 3,556.00
City Square Elderly Housing	\$ 856.00
Harvest on the Vine	\$ 7,754.40
Charlestown Lacrosse and Learning	\$ 8,920.20
Memorial Hall	\$ 2,674.13
Special Townies	\$10,030.13
Historical Society	\$ 3,819.20
Gardens for Charlestown	\$ 3,475.67
Kennedy Center	\$14,080.00
Battle of Bunker Hill Parade	\$ 3,589.33
Townie Association	\$ 2,208.27
Charlestown Working Theater	\$ 9,476.80

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

Copies of a memorandum dated January 17, 2013 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-21B IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel R-21B in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-21B"), located at 7 to 11 Woods Place, allowing the construction of a three single family attached

residential buildings, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated January 17, 2013 were distributed entitled "PARCEL P-15-2C-4, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOCATED AT 400 RUTHERFORD AVENUE", which included four proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 17, 2013 RE: TENTATIVE DESIGNATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55", was introduced, read and considered.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority Dated January 17, 2013 Re: Tentative Designation Of Bridgeview Apartments Limited Partnership of Parcel P-15-2C-4 Of The Charlestown Urban Renewal Area Project No. Mass R-55" (the "Resolution") be, and hereby is, adopted; and

FURTHER VOTED: That if the terms and conditions of the Resolution have not been met to the satisfaction of the Director and the Final Designation has not been granted by December 31, 2013, the Tentative Designation shall be automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary license agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the Tentative Designation, by and between the Boston Redevelopment Authority and Bridgeview Apartments Limited Partnership ("Bridgeview Apartments LP"), all upon terms and conditions to be determined by the Director to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Boston Redevelopment Authority confirm that the termination conditions to secure financing and commence construction of the Project by December 31, 2013, set forth in Section J of the Report and Decision entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT," as amended, is in full force and effect.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7350.

Copies of a memorandum dated January 17, 2013 were distributed entitled

“AUTHORIZATION TO ENTER INTO A TEMPORARY LICENSE AGREEMENT WITH THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY TO LAY BERTH COMMUTER FERRY BOATS AT PIER #3 IN THE CHARLESTOWN NAVY YARD”, which included a proposed vote.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a sixty (60) day temporary License Agreement with the Massachusetts Bay Transportation Authority for lay berthing of commuter ferry boats at Pier #3 in the Charlestown Navy Yard, upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority by the Director in his discretion.

Copies of a memorandum dated January 17, 2013 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT”, which included a proposed vote.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) extend the Tentative Designation of a joint venture between Amherst Media Investors Boston, LLC and Tremont Stuart Development LLC as the Redeveloper of Parcel P-7A, until April 30, 2013, to allow the Redeveloper time to complete the Article 80 process with the BRA and provide other information that the BRA deems necessary regarding the new hotel development proposal on Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District of Boston.

Copies of a memorandum dated January 17, 2013 were distributed entitled “CITY HALL PLAZA, GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS R-35”, which included a proposed vote. Attached to said memorandum were two Taking Plans.

Ms. Jill Ochs Zick, Landscape Architect, 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”) hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated JANUARY 17, 2013 relating to a portion of Scollay Square/Cambridge Street, and a portion of New Sudbury Street in the GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35, 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.”

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7351.

Copies of a memorandum dated January 17, 2013 were distributed entitled "PORTIONS OF SUB AREA I IN THE NORTH STATION URBAN RENEWAL AREA LOCATED ADJACENT TO THE THOMAS P. O'NEILL, JR. FEDERAL BUILDING", which included two proposed votes. Attached to said memorandum was a Taking Plans.

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 (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated JANUARY 17, 2013 relating to a portions of Sub Area I in the NORTH STATION URBAN RENEWAL AREA 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 Director be, and hereby is, authorized to execute (i) a deed transferring the portions of Sub Area I in the North Station Urban Renewal Area taken by the Order of Taking adopted by the prior vote to the United States of America, and (ii) any and all other documents that the Director deems necessary and appropriate in connection with said transfer.

The aforementioned CONFIRMATORY ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7352.

Copies of a memorandum dated January 17, 2013 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 58 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 32140; BZC 32280; BZC 32281; BZC 32282; BZC 32283; BZC 32284; BZC 32286; BZC 32287; BZC 32302-32303; BZC 32312 & 32416; BZC 32314; BZC 32315; BZC 32316; BZC 32317; BZC 32318-32319; BZC 32321; BZC 32323; BZC 32324; BZC 32325; BZC 32329; BZC 32330; BZC 32331; BZC 32332; BZC 32333; BZC 32334; BZC 32335; BZC 32336; BZC 32337; BZC 32338; BZC 32339; BZC 32340; BZC 32344; BZC 32346; BZC 32349; BZC 32357; BZC 32366; BZC 32368; BZC 32374; BZC 32379; BZC 32380; BZC 32382; BZC 32383; BZC 32384; BZC 32385; BZC 32386 & 32393; BZC 32387; BZC 32388; BZC 32389; BZC 32390; BZC 32391; BZC 32397; BZC 32404; BZC 32412; BZC 32414; BZC 32421; BZC 32423; BZC 32447; BZC 32453

Copies of a memorandum dated January 17, 2013 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE ROXBURY NEIGHBORHOOD DISTRICT",

which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 621 Boston Redevelopment Authority Map 7B/7C, Allston-Brighton Neighborhood District" and Text Amendment No. 434 Boston Redevelopment Authority Allston-Brighton Neighborhood District Article 51"

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 50 and Map 6A/6B/6C (Roxbury Neighborhood District), amending the underlying zoning for the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District to remove the Housing Priority Overlay District from the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District and to amend the underlying zoning on the Bartlett Yard parcel from "3F-4,000", indicating a Three-Family Residential Subdistrict, to Dudley Square EDA, indicating an Economic Development Area and making the parcel Planned Development Area eligible, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on January 17, 2013.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7353 & a.

Copies of a memorandum dated January 17, 2013 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 622 Boston Redevelopment Authority Map 6A/6B/6C, Roxbury Neighborhood District" and Text Amendment No. 435 Boston Redevelopment Authority Roxbury Neighborhood District Article 50"

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED:

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7354 & a.

Copies of a memorandum dated January 17, 2013 were distributed entitled "SECOND AMENDMENT TO THE CONTRACT WITH THE CECIL GROUP FOR THE FAIRMOUNT INDIGO PLANNING INITIATIVE", which included a proposed vote.

Ms. Ines Soto Palmarin, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority ("BRA"), to execute a Second Amendment to the Consultant Contract for consultant services with The Cecil Group to assist the BRA in developing a plan for the Fairmount Indigo Planning Initiative to provide for an increase in the total

contract by up to Twenty-Five Thousand Dollars (\$25,000.00). The additional funding provided by the BRA, with reimbursement from the Department of Neighborhood Development (“DND”), seeks to develop a vision and preliminary conceptual plans for proposed traffic, pedestrian and streetscape improvements to Quincy Street in Dorchester.

Copies of a memorandum dated January 17, 2013 were distributed entitled “AUTHORIZATION TO ENTER INTO LICENSE AGREEMENT(S) WITH THE MASSACHUSETTS PORT AUTHORITY AND THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY FOR ACCESS REQUIRED IN CONNECTION WITH THE EAST BOSTON GREENWAY NARROW GAUGE LINK”, which included two proposed votes.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with the Massachusetts Port Authority for permission to access Massachusetts Port Authority land for survey work, reconnaissance and construction of the East Boston Greenway Narrow Gauge Link, upon such terms and conditions that the Director deems to be in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with the Massachusetts Bay Transportation Authority for permission to access Massachusetts Bay Transportation Authority land for survey work, reconnaissance and construction of the East Boston Greenway Narrow Gauge Link, upon such terms and conditions that the Director deems to be in the best interest of the Authority.

Director Peter Meade updated the Board Members: Converse International Headquarters has signed a lease for LoveJoy Wharf connecting Charlestown and Rose Kennedy Greenway. North Station project receiving a limited tax break retaining jobs; and, Mr. Meade filed a disclosure with the Secretary’s Office: He and Rosemary are on the Board of the University Club – a project that may be filed.

Copies of a memorandum dated January 17, 2013 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
Meister Consultants Group	\$ 5,300.00
The Cecil Group	\$ 9,716.66
HDR Engineering, Inc.	\$ 5,706.00
Englander, Leggett et al	\$21,363.42
Weston Sampson	\$35,090.35
UTILE, Inc.	\$ 1,318.24

Bargman Hendrie & Archetype	\$ 6,272.29
REMI, Inc.	\$ 4,550.00

VOTED: That the next meetings of the Authority will be held on Thursday, February 14, 2013 at 5:30 p.m.; Thursday, March 14, 2013 at 5:30 p.m.; Thursday, April 11, 2013 at 5:30 p.m.; Thursday, May 16, 2013 at 5:30 p.m.; Thursday, June 13, 2013 at 5:30 p.m.; Thursday, July 18, 2013 at 5:30 p.m.; Thursday, August 15, 2013 at 5:30 p.m.; Thursday, September 12, 2013 at 5:30 p.m.; Thursday, October 17, 2013 at 5:30 p.m.; Thursday, November 14, 2013 at 5:30 p.m. and Thursday, December 12, 2013 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:10 p.m.

Secretary