

Mr. Meade attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority and announced that this was the Annual Meeting of Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

VOTED: To re-elect the current officers of the Authority until the next Annual Meeting of the Authority:

Clarence J. Jones, Chairman
Consuelo Gonzales Thornell, Treasurer
Paul D. Foster, Vice Chairman

The Minutes of the meeting of January 17, 2013 were submitted and approved.

Copies of a memorandum dated February 14, 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 February 14, 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.

Copies of a memorandum dated February 14, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR 1282 BOYLSTON STREET, BOSTON WITHIN PLANNED DEVELOPMENT AREA NO. 81, AND A NOTICE OF PROJECT CHANGE REGARDING THE 1282 BOYLSTON STREET PROJECT, LOCATED ON BOYLSTON STREET, FENWAY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80B-7 and 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on February 14, 2013 at 5:45 p.m., or at a date and time deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No.81, The 1282 Boylston Street Project, and for Article 80 approval of the Notice of Project Change.

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 415 William F. McClellan Highway project in the East Boston neighborhood of Boston submitted by MC-EB Realty LLC, on September 17, 2012.

This hearing was duly advertised on February 1, 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.

Staff will now begin the presentation.

Copies of a memorandum dated February 14, 2013 were distributed entitled "THE 415 WILLIAM F. MCCLELLAN HIGHWAY PROJECT, LOCATED IN THE EAST BOSTON NEIGHBORHOOD, TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included three proposed votes. Attached to said memorandum were two site plans.

Mr. Erico Lopez, Senior Project Manager, Ms. Lianne Marshall, developer/owner, Mr. Matthew Smith, engineer, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Mr. Gary Walker, electricians union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 415 William F. McClellan Highway Project, located in East Boston (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section

80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a Development Impact Project Agreement, and a Boston Permanent Employment Agreement Grant Agreements, along with any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project all upon terms and conditions determined to be in the best interests of the Authority

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7355.

Copies of a memorandum dated February 14, 2013 were distributed entitled "REQUEST FOR AUTHORIZATION TO ISSUE DETERMINATION PURSUANT TO ARTICLE 80A-6 FOR SUFFOLK UNIVERSITY 20 SOMERSET STREET PROJECT", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner and Mr. John Nucci, President of Suffolk University, 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 for the 20 Somerset Street Academic building ("Proposed Project") pursuant to Section 80A-6 of the Boston Zoning Code ("Code"), approving the Notice of Project Change dated November 28, 2012 ("NPC"), which finds that the NPC (1) adequately describes the potential impacts arising from the Proposed Project and does not result in any increased impacts; and (ii) waives further review of the Proposed Project; subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (ii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iii) Article 28: Boston Civic Design Commission; 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 with respect to the Proposed Project in the Suffolk University Institutional Master Plan (the "Suffolk IMP") when the Director finds that: (i) the Proposed Project (1) is described adequately in the

Suffolk IMP; and (2) is consistent with such Suffolk IMP; and (ii) the Suffolk IMP (1) has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (2) is in compliance with the update requirements of Section 80D-7 and the renewal requirements of Section 80D-8; and

FURTHER VOTED: That the BRA hereby authorizes the Director to take all actions and execute 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 or a Development Impact Project Agreement, and any and all other agreements or amendments deemed necessary and appropriate by the Director in connection with the Proposed Project.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7356

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, (collectively "Chapter 121A") and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, to consider an application filed by BW Office Owner Limited Partnership, BW Anchor Retail Owner Limited Partnership, and BW Residential-Retail Owner Limited Partnership, (collectively, the "Applicant") with the Authority for approval of a project regarding the redevelopment of an approximately 82,586 square foot area, bounded on three sides by Boylston Street, Kilmarnock Street, and Van Ness Street, commonly known as 1325 Boylston Street in the Fenway neighborhood of Boston (the "Project Area"). The Applicant will redevelop the Project Area into a new mixed-use building consisting of approximately: (i) 233,000 square feet of office space; (ii) 172 residential units; (iii) 168,750 square feet of anchor retail use, including approximately 42,000 square feet of storage, loading and back of the house areas; and (iv) 31,000 square feet of small store retail use.

Notice of the Public Hearing was duly advertised in the Boston Herald on February 1, 2013.

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 Applicant's representatives 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.

Staff will now begin the presentation.

Copies of a memorandum dated February 14, 2013 were distributed entitled "PUBLIC HEARING FOR THE BOYLSTON WEST CHAPTER 121A PROJECT, LOCATED AT BOYLSTON, KILMARNOCK, AND VAN NESS STREETS IN THE FENWAY NEIGHBORHOOD OF BOSTON", which included a proposed vote.

Mr. John Fitzgerald, Senior Project Manager, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Mr. Gary Walker, electricians union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "APPLICATION FOR APPROVAL OF BW OFFICE OWNER LIMITED PARTNERSHIP, BW ANCHOR RETAIL OWNER LIMITED PARTNERSHIP AND BW RESIDENTIAL-RETAIL OWNER LIMITED PARTNERSHIP TO UNDERTAKE A PROJECT IN BOSTON, MASSACHUSETTS UNDER M.G.L. CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960" be, and hereby is, adopted in all respects

The aforementioned 121A APPLICATION is filed in the Document Book at the Authority as Document No. 7357.

Copies of a memorandum dated February 14, 2013 were distributed entitled "EDWARD W. BROOKE CHARTER SCHOOL PROJECT 95 HORACE STREET, EAST BOSTON", which included three proposed votes. Attached to said memorandum were a Board of Appeal Decision, a letter dated January 28, 2013 from Representative Carlo Basile, a letter dated February 4, 2013 from Councilor Salvatore LaMattina, an email dated February 4, 2013 from Eric Maxson, a letter dated February 12, 2013 from Senator Anthony Petrucci, a letter dated February 13, 2013 from Danille Valle Fitzgerald, Mayor's Office of Neighborhood Services and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Bob Baldwin, developer, Mr. Attorney Jeffrey Drago and Mr. James Loftus, 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 for the redevelopment, proposed by Edward W. Brooke Charter School ("Developer"), of the former Dom Savio High School building and two abutting residential properties located at the corner of Byron and Bennington Streets in East Boston in order to accommodate 475 students in grades k-8 ("Proposed Project"), in accordance with Article 80E, 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 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-32445, the Edward W. Brooke Charter School project in East Boston, for zoning relief necessary in a Two-Family Subdistrict ("2F"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated February 14, 2013 were distributed entitled "EAST BOSTON NEIGHBORHOOD HEALTH CENTER 10 GOVE STREET, EAST BOSTON, DEMONSTRATION PROJECT; ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included five proposed votes.

Mr. Erico Lopez, 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 "Authority") hereby finds and declares as follows:

(a) In order to prevent urban blight by the undertaking of the proposed East Boston Neighborhood Health Center project (the "Project"), it is in the public interest that the Authority acquire title to certain Air Rights over land owned by the City of Boston;

(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, 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 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 Proposed Project: the Authority shall acquire title to certain Air Rights over land owned by the city of Boston, located at 10 Gove Street (the "Air Rights") and convey the Air Rights to the East Boston Neighborhood Health Center. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and East Boston Neighborhood Health Center, 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 adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated February 14, 2013, relating to certain Air Rights at 10 Gove Street in the East Boston neighborhood of the city of 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 petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the Air Rights executed by the Director; and

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

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7358.

Copies of a memorandum dated February 14, 2013 were distributed entitled "SHOWA BOSTON PROJECT 3rd AMENDMENT -420 POND STREET, JAMAICA PLAIN", which included two 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, for that the proposal by Showa Boston to construct an approximately 1,500 square feet 80-seat classroom addition at 420 Pond Street in Jamaica Plain, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and

FURTHER VOTED: That the Boston Redevelopment Authority hereby approves the Third Amendment to the Showa Boston Institute Master Plan as required by the City of Boston Zoning Board of Appeal decision dated April 14, 1987 and numbered BZC-9718.

Copies of a memorandum dated February 14, 2013 were distributed entitled "2013 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, MERCHANDISE VENDOR KIOSKS", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to select the following vendors for the 2013 Merchandise Vendor Services Program on behalf of the Boston Redevelopment Authority ("BRA") and to enter into License Agreements with such vendors for use of certain BRA-owned property between Long and Central Wharves and the north side of Long Wharf on terms and conditions determined to be in the best interest of the BRA by the Director in his discretion: Boston Tops, Inc., Rich Natale and The Unique Boutique of Brockton, Inc.

Copies of a memorandum dated February 14, 2013 were distributed entitled "2013 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, FOOD KIOSKS", which included a proposed vote

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to select the New England Aquarium Corporation as the food vendor for the 2013 Food Vendor Services Program on behalf of the Boston Redevelopment Authority ("BRA") to enter into a License Agreement with such vendor for use of certain BRA-owned property located on East India Row on terms and conditions determined to be in the best interest of the BRA by the Director in his discretion.

Copies of a memorandum dated February 14, 2013 were distributed entitled "2013 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, TROLLEY TOUR KIOSKS", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to select the following vendors for the 2013 Trolley Vendor Services Program on behalf of the Boston Redevelopment Authority ("BRA") and to enter into License Agreements for use of certain BRA-owned property between Long and Central Wharves on terms and conditions determined to be in the best interest of the BRA by the Director in his discretion: Super Duck Tours, LLC, Brush Hill Transportation Company and Cityview, Inc.

Copies of a memorandum dated February 14, 2013 were distributed entitled "AUTHORIZATION TO PURCHASE THREE (3) OUTDOOR VENDING KIOSKS FOR THE DOWNTOWN WATERFRONT/LONG WHARF VENDING PROGRAM", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: This Memorandum requests that the Boston Redevelopment Authority authorize the Director to purchase three (3) outdoor vending kiosks from Merchandising Frontiers Inc. in an amount not to exceed \$78,000.00.

Copies of a memorandum dated February 14, 2013 were distributed entitled "PROPOSED LICENSE AGREEMENT WITH CHLN, INC. FOR APPROXIMATELY 2,900 SQUARE FEET LOCATED ON LONG WHARF NORTH TO SERVE AS ADDITIONAL PATIO SEATING FOR THE ADJACENT CHART HOUSE RESTAURANT", which included a proposed votes. Attached to said memorandum was a Chart House Restaurant Term Sheet dated February 14, 2013.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority to execute a new License Agreement with CHLN, Inc. for use

of approximately 2,900 square feet located in the rear of the Chart House Restaurant for the purpose of seasonal outdoor seating to complement the Chart House Restaurant all on 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 February 14, 2013 were distributed entitled "AUTHORIZATION TO ADVERTISE AN INVITATION FOR BID FOR A TWO-YEAR CONTRACT FOR ELECTRICAL SERVICES AT BRA-OWNED PROPERTIES CITY-WIDE", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise an Invitation for Bids for a two-year Electrical Services contract for BRA-owned properties city-wide.

Copies of a memorandum dated February 14, 2013 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND THE TENTATIVE DESIGNATION FOR 4228 WASHINGTON STREET, ROSLINDALE, A/K/A/ MBTA ROSLINDALE SUBSTATION", which included two proposed votes. Attached to said memorandum were a letter two maps indicating the location of the proposed project.

Mr. Francis Collins, 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 "Authority") extend the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets as the Redeveloper of the property located at 4228 Washington Street, also known as the former MBTA Roslindale Substation, in the Roslindale section of the City of Boston for an additional twelve (12) month period or until February 14, 2013; and

FURTHER VOTED: That the Tentative Designation of Roslindale Substation Project Joint Venture, a joint venture between Historic Boston Inc. and Roslindale Village Main Streets, as Redeveloper of 4228 Washington Street, Roslindale, be automatically rescinded without prejudice and without further action by the Authority's Board if Final Designation has not been granted within twelve (12) months of this Tentative Designation or by February 14, 2014.

Copies of a memorandum dated February 14, 2013 were distributed entitled "ON LUCK HOUSING CHAPTER 121A PROJECT, CHINATOWN; DEMONSTRATION PROJECT AND ORDER OF TAKING", which included five proposed votes. Attached to said memorandum was a letter dated November 14, 2012 from Lawrence S. DiCara, Nixon Peabody LLP.

Ms. Casey Hines, 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 "Authority") hereby finds and declares as follows:

- (a) In order to prevent urban blight by the undertaking of the proposed On Luck Housing Chapter 121A Project (the "Project"), it is in the public interest that the Authority acquire a temporary construction easement containing approximately 2653 ± square feet on privately owned land;
- (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, 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 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 a temporary construction easement containing approximately 2653 ± square feet on privately owned land adjacent to the Project Site (the "Temporary Easement") and license the Temporary Easement to LE Housing Limited Partnership or related entity. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements 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 adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated February 14, 2013, relating to a temporary construction easement containing approximately 2653 ± square feet on Essex Street in the city of 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 Notice of Intent to Take the Temporary Easement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Demonstration Project, including but not limited to a Land Damage and Settlement Agreement, or License Agreement for the operation of an on grade parking lot, as, in part, a replacement parking facility on Parcel 5 of the South End Urban Renewal Plan area, located at 148 Shawmut Avenue, South End.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7359.

Copies of a memorandum dated February 14, 2013 were distributed entitled "NASHUA STREET RESIDENCES PROJECT LOCATED ON PARCEL 2B OF THE NORTH STATION URBAN RENEWAL AREA AND IN THE NEW BOSTON GARDEN DEVELOPMENT AREA OF THE NORTH STATION ECONOMIC DEVELOPMENT AREA", which included five proposed votes. Attached to said memorandum were a List of Meetings with Community Groups and Interested Parties and a letter dated February 14, 2013 from Christopher W. Maher, Vice President, Garden Corporation.

A Resolution entitled: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE NORTH STATION URBAN RENEWAL PLAN WITH RESPECT TO PARCEL 2B AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THE MINOR MODIFICATION", was introduced, read and considered

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Harry Collings, consultant, Mr. Scott Dale, developer, Mr. Alfred Wojciechowski, architect and Ms. Marilyn Sticklor, 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 adopts the Resolution, entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE NORTH STATION URBAN RENEWAL PLAN WITH RESPECT TO PARCEL 2B AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THE MINOR MODIFICATION" presented at this meeting; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving the requirement of further review pursuant to Article 80, Section 80A-6.2 of the Code, which finds that the Second Notice of Project Change does not significantly increase the impacts arising from the Nashua Street Residences Project and waives further review of the Nashua Street Residences Project, subject to continuing design review by the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Nashua Street Residences Project pursuant to Section 80B-6 of the Code upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director he, and hereby is, authorized to execute and deliver all documents deemed appropriate by the Director in connection with the Nashua Street Residences Project, including, without limitation, a Cooperation Agreement, an Affordable Housing Agreement and Restriction, an Affordable Housing Contribution Agreement, a Boston Residents Construction Employment Plan, documents confirming the termination of the M.G.L. Chapter 121A status for the Project Site, and if necessary the Garden Corporation Chapter 121A Project; and any and all other agreements and documents which the Director deems appropriate and necessary

in connection with the Nashua Street Residences Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is authorized on behalf of the Boston Redevelopment Authority to execute and deliver such agreements, documents or instruments, as he determines necessary and appropriate to: grant a nonexclusive pedestrian easements over Parcel D-1/Lowell Way for the benefit of the Nashua Street Residences Project; all containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of Boston Redevelopment Authority.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7360.

Copies of a memorandum dated February 14, 2013 were distributed entitled "PARCEL 39A, HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Thomas Miller, developer and Mr. Rob Del Savio, 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 Project Notification Form adequately describes the potential impacts arising from the proposed development by Kavanagh Advisory Group, LLC on approximately 13,710 square feet of land within the Historic Monument Area of the Charlestown Navy Yard, identified as Parcel 39A, to include the construction of approximately 54 residential rental units (the "Proposed Project"), and provides sufficient mitigation measures to minimize any such impacts; and (ii) waives further review under subsection three 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 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, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to negotiate the terms of a Lease Term Sheet and Ground Lease with Kavanagh Advisory Group,

LLC, or an affiliated entity controlled by Kavanagh Advisory Group, LLC, for the purpose of the redevelopment of Parcel 39A.

Copies of a memorandum dated February 14, 2013 were distributed entitled "BUILDING 31, ALSO KNOWN AS THE MUSTER HOUSE, LOCATED AT 31 FIFTH STREET IN THE CHARLESTOWN NAVY YARD", which included three proposed votes. Attached to said memorandum was a map 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 transfer of the Lease from Werner and Patience Bundschuh, trustees of Royalston Trust, to Velji Realty, LLC be, and hereby is, authorized; and

FURTHER VOTED: That the Director be and hereby is, authorized to execute any and all other agreements and documents, including a Landlord's Consent and Estoppel Certificate, that the Director deems appropriate and necessary with respect to the transfer of the Building 31 in the Charlestown Navy Yard Lease from Werner and Patience Bundschuh, trustees of Royalston Trust, to Velji Realty, LLC; and

FURTHER VOTED: That the Director be and hereby is, authorized to negotiate the terms of an amendment to the Lease or an Amended and Restated Lease with respect to Building 31 in the Charlestown Navy Yard with Velji Realty, LLC.

Copies of a memorandum dated February 14, 2013 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, CERTIFICATE OF COMPLETION FOR PARCEL R-59C AND PARCEL R-59-C-1 LOCATED AT 50 RUTHERFORD AVENUE IN CHARLESTOWN", which included a proposed vote. Attached to said memorandum were 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 Director be, and hereby is, authorized to issue a Certificate of Completion and/or one or more partial Certificate(s) of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and 46 Rutherford Ave, LLC dated as of December 13, 2012, for the successful completion of the improvements to Parcel R-59C and Parcel R-59-C-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at 50 Rutherford Avenue, subject to the receipt of the appropriate Certificate(s) of Occupancy issued by the City of Boston Inspectional Services Department, and conditioned upon the resolution of design issues.

Copies of a memorandum dated February 14, 2013 were distributed entitled "THE INNOVATION CENTER ON PARCEL F OF THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included a proposed

vote. Attached to said memorandum were 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 ("BRA") adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 14, 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 Assistant 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. 7361.

Copies of a memorandum dated February 14, 2013 were distributed entitled "CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES FOR FLEMING BROTHERS, INC. AND CONTRACT AMENDMENT NO. 1 FOR ENGINEERING SERVICES FOR FAY, SPOFFORD & THORNDIKE, LLC INTERSECTION IMPROVEMENTS AT BEDFORD STREET AND KINGSTON STREET, DOWNTOWN CROSSING, BOSTON, MA, BRA PROJECT NO. 5100", which included two proposed votes.

Mr. Nathaniel Gorham, Project Engineer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to award the contract for Intersection Improvements at Bedford Street and Kingston Street to Fleming Brothers, Inc., of Quincy, MA, for a total amount not to exceed Two Hundred Eighty-three Thousand, Nine Hundred Eighty Dollars and Zero Cents (\$283,980.00); and

FURTHER VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to enter into Contract Amendment No. 1 with Fay, Spofford & Thorndike, LLC, of Boston, MA for engineering services related to contract administration for Intersection Improvements at Bedford Street and Kingston Street for a total not to exceed Thirty Thousand, Six Hundred Fifty Dollars and Zero Cents (\$30,650.00).

Copies of a memorandum dated February 14, 2013 were distributed entitled "BOYLSTON WEST; A/K/A FENWAY TRIANGLE MIXED USE PROJECT; ORDER OF TAKING", 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 Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 14, 2013 relating to a portion, containing approximately 6,570 square feet, of the property and the improvements thereon, if any, known as 70 Van Ness Street, Ward 05, Parcel 04326, 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 “Order of Taking”); 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 as he determines in his discretion; and

FURTHER VOTED: In connection with the adoption of the Order of Taking on this date, an award of ten (\$10.00) dollars is hereby made subject to amendment in accordance with G.L. c. 79, as amended and applicable.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7362.

Copies of a memorandum dated February 14, 2013 were distributed entitled “AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE FENWAY TRILOGY MIXED USE PROJECT LOCATED IN THE FENWAY NEIGHBORHOOD”, 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, and hereby is, authorized to enter into an amendment to the Affordable Rental Housing Agreement and Restriction for the Fenway Trilogy Mixed Use Project, changing the affordability percentage of Unit #333 from 80% area median income (“AMI”) to 100% AMI from Exhibit B-1 and changing Unit #533 from 100% AMI to 80% from Exhibit B-1, 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 February 14, 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 32343; BZC 32347; BZC 32350; BZC 32351; BZC 32352; BZC 32354; BZC 32355; BZC 32360; BZC 32361; BZC 32362; BZC 32364; BZC 32365; BZC 32367; BZC 32369; BZC 32371; BZC 32372; BZC 32373; BZC 32376; BZC 32394; BZC 32395; BZC 32396; BZC 32398; BZC 32405; BZC 32406; BZC 32407; BZC 32408; BZC 32409; BZC 32410; BZC 32411; BZC 32413; BZC 32415; BZC 32417-32418; BZC 32419; BZC 32420; BZC 32422; BZC 32424; BZC 32425; BZC 32429; BZC 32431; BZC 32435; BZC

32436; BZC 32444; BZC 32445; BZC 32448; BZC 32450; BZC 32451-32452; BZC 32454; BZC 32455; BZC 32456; BZC 32457; BZC 32468; BZC 32469 and BZC 32513.

Copies of a memorandum dated February 14, 2013 were distributed entitled "DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum was a document entitled "Map Amendment Application No. 624 Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time Map 1: Boston Proper".

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 extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2013 to March 24, 2014, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 14, 2013.

The aforementioned is filed in the Document Book at the Authority as Document No. 7363.

Copies of a memorandum dated February 14, 2013 were distributed entitled "TEXT AND MAP AMENDMENT TO THE MISSION HILL NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No.437 Boston Redevelopment Authority Mission Hill Neighborhood District Article 59" and "Map Amendment Application No. 626 Boston Redevelopment Authority Harvard University Allston Campus Institutional Master Plan Area Map 7B/7D, Allston -Brighton Neighborhood District".

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 59 and Map 6D (Mission Hill Neighborhood District), with respect to the approximately 3.03 area of land known as Sweeney Field, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on February 14, 2013.

The aforementioned is filed in the Document Book at the Authority as Document No. 7364.

Copies of a memorandum dated February 14, 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
Boston Interactive	\$30,000.00
Englander, Leggett et al	\$39,336.41
UTILE, Inc.	\$ 2,502.43
Bargman Hendrie & Archetype	\$ 1,455.81

Director Peter Meade updated the Board Members that the Bond Rating results: \$4.4 billion under construction in Boston and 11 million square feet of construction - \$4.6 billion voted this year with 13.6 million square feet of construction.

Copies of a memorandum dated July 12, 2012 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: The Board approves a salary increase of 3% for all BRA personnel other than division heads effective January 1, 2013.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the promotion of Erico Lopez to Senior Policy Advisor effective 2/18/13 an annual salary of \$82,000.

VOTED: That the next meetings of the Authority will be held on 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 7:18 p.m.

Assistant Secretary