

Mr. Meade attended the Meeting.

Copies of a memorandum dated May 16, 2013 were distributed entitled "APPOINTMENT OF ACTING CHAIRMAN FOR MAY 16, 2013 BOSTON REDEVELOPMENT AUTHORITY MEETING", which included a proposed vote.

Mrs. Consuelo Gonzales Thornell, Treasurer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That in the absence of the Chairman and Vice-Chairman of the Boston Redevelopment Authority from the May 16 BRA Meeting, in accordance with applicable law, and with a quorum being present (three Members), James M. Coyle, is hereby appointed to function as the Acting Chairman to preside over the meeting and shall exercise, in accordance with applicable law and By-Laws, all the duties and powers of the BRA Chairman. The foregoing appointment is for the May 16 BRA Meeting only.

The Acting Chairman opened the meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of April 11, 2013 were submitted and approved.

Copies of a memorandum dated May 16, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE THIRD AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", 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 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on June 13, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, regarding the Third Amendment to the Development Plan (the "Development Plan") for Planned Development Area No. 46 (the "Third PDA Plan Amendment") for Brighton Landing, located on Guest Street in the Brighton neighborhood of Boston, undertaken by NB Guest Street Associates LLC.

Copies of a memorandum dated May 16, 2013 were distributed entitled "REQUEST FOR THE SCHEDULING OF A PUBLIC HEARING ON THE BOSTON COLLEGE 2150 COMMONWEALTH AVENUE RESIDENCE HALL 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 a Public Hearing before the Boston Redevelopment Authority on Thursday, June 13, 2013 at 5:45 p.m., or a date and time to be determined by the Director, to consider the Boston College 2150 Commonwealth Avenue Residence Hall, pursuant to Section 80B of the Boston Zoning Code.

Copies of a memorandum dated May 16, 2013 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 70, THE RESIDENCES AT 399 CONGRESS STREET, IN SOUTH BOSTON", 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 Section and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority on June 13, 2013 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 70, the Residences at 399 Congress Street, in South Boston.

Copies of a memorandum dated May 16, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE DEVELOPMENT PLAN FOR SECOND AMENDED AND RESTATED 49, 51 AND 63 MELCHER STREET, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/ THE 100 ACRES AND FOR THE SECOND AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", 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 Section 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on June 13, 2013 at 6:15 p.m., or at such a time and date deemed appropriate by the Director, regarding: (i) The First Amendment to the Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street (the "First Amendment to Development Plan") within Planned Development Area No. 69, South Boston/100 Acres; and (ii) the Second Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres (the "Second Master Plan Amendment").

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 Second Amended and Restated Development Plan for 371-401 D Street, South Boston, within Planned Development Area No. 50 and to consider the D Street Development project as a Development Impact Project submitted by the Massachusetts Convention Center Authority (MCCA), on February 25, 2013, and located at 415 Summer Street, South Boston.

This hearing was duly advertised on May 2, 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.

Ms. Williams will now begin the presentation.

Copies of a memorandum dated May 16, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR 371-401 D STREET, SOUTH BOSTON, WITHIN PLANNED DEVELOPMENT AREA NO. 50, TO CONSIDER THE D STREET DEVELOPMENT PROJECT AS A DEVELOPMENT IMPACT PROJECT AND TO ADOPT A DEMONSTRATION PROJECT PLAN AND AUTHORIZE A PILOT AGREEMENT, CONTINGENT UPON AN ORDER OF TAKING FOR A PORTION OF THE D STREET DEVELOPMENT PROJECT, AND TO TAKE ALL OTHER RELATED ACTIONS", which included eleven proposed votes. Attached to said memorandum were a letter dated May 13, 2013 from Peter N. Kochansky, Goulston & Storrs, a list of support letters and two maps indicating the location of the proposed project.

Ms. Lauren Williams, Project Manager, Mr. Howard Davis, Massachusetts Convention Center Authority, Mr. Dick Galvin, developer and Mr. David Manfredi, architect, addressed the Authority and answered the members' questions.

The following person spoke in favor of the proposed project:

Ms. Linda Lucas, Sleeper Street resident

Ms. Alex, South Boston Community Development

Mr. Brian Lang, Hotel Workers Union

Mr. Mark Fortune, Boston Building Trades + Sprinklerfitters Union

Mr. Brian Doherty, Boston Building Trades

Mr. Gary Walker, Electrician Union

Mr. Perez, Carpenters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: The Boston Redevelopment Authority hereby finds and determines that the proposed D Street Development (the "Proposed Project"), as described in the Notice of Project Change dated December 17, 2012 submitted by the Massachusetts Convention Center Authority, 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, in connection with the Second Amended and Restated Development Plan for 371-401 D Street, South Boston, Within Planned Development Area No. 50 (the "PDA Plan"), presented at a public hearing duly held at the offices of

the Boston Redevelopment Authority (“BRA”) on May 16, 2013, and after consideration of evidence presented at and in connection with the hearing and in connection with the D Street Development Project consisting of two components; the first component comprises two hotels containing approximately 510 rooms , including restaurant and other hotel services and facilities (the “hotels component”), and the second component comprises a parking garage for approximately 1,350 spaces which may include retail and/or restaurant space (the “garage component”), as well as landscape improvements, site drives and service drives (collectively, the “Proposed Project”), the BRA finds that: (a) the PDA Plan is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the PDA Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, sub-district, or similar geographic area in which the PDA No. 50 is located and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the PDA Plan in substantial accord as presented to the BRA on May 16, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Notice of Project Change Determination pursuant to Section 80A-6 of the Code (“NPC Determination”) waiving further review and waiving the requirement to file and review a Final Project Impact Report for the Proposed Project, such that the NPC Determination shall provide that the Project Notification Form submitted on September 2, 1999 and the Draft Project Impact Report submitted on May 26, 2000, as modified by the Notice of Project Change submitted on August 25, 2000, the Notice of Project Change submitted on June 5, 2006, and Notice of Project Change submitted on December 17, 2012: i) adequately describe the impacts of the Proposed Project, and (ii) include any conditions necessary for the mitigation of the impacts of the Proposed Project; said NPC Determination shall be deemed to be the Preliminary Adequacy Determination waiving further review as set forth in Section 80B-5.4(c)(iv) of the Code and the requirements of said Section 80B-5.4(c)(iv) of the Code shall be followed in connection with said NPC Determination; and

FURTHER VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project and, or for each component of the Proposed Project when the Director finds that: (a) the Proposed Project (or such component, as applicable) is described adequately in the PDA Plan; (b) the Proposed Project (or such component, as applicable) is consistent with the PDA Plan, and (c) the PDA Plan has been approved by the BRA and the Boston Zoning

Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project and, or for each component of the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

FURTHER VOTED: That the application presented at the May 16, 2013 meeting of the BRA, also attached hereto as Exhibit B, entitled, "371-401 D Street, South Boston: Application for adoption of a demonstration project plan pursuant to M.G.L. Under c.121B, Section 46(f)as amended" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Proposed Project and adopted by the BRA; and

FURTHER VOTED: That the BRA, in connection with certain property interests owned by the Massachusetts Convention Center Authority (the "Proponent"), in order to effectuate the development of the Proposed Project, improve public infrastructure, attract and retain jobs, and improve the public realm in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and effectuate private and public development, it is in the public interest for the BRA to acquire by eminent domain certain property interests owned by the Proponent in a portion of the Project Site (the "Taking"); and
- (b) The development of the Proposed Project cannot be achieved without the assistance of the BRA; and
- (c) Based on (a) and (b) above, the adoption of the Taking constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Payment in Lieu of Taxes ("PILOT") Agreement in connection with the hotels component of the Proposed Project subject to such terms and conditions as the Director deems to be appropriate and necessary and in the best interest of the BRA, and contingent upon an Order of Taking for a portion of the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all related instruments, agreements and documents 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, in connection with the Demonstration Project Plan, and the PILOT Agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all

agreements and any and all other documents, certifications and/or agreements deemed necessary and appropriate by the Director in connection with the approval of the PDA Plan, NPC Determination, Demonstration Project Plan, and PILOT Agreement for the Proposed Project (or applicable portion thereof), including, without limitation, one or more Cooperation Agreements, Development Impact Project Agreements, Boston Residents Construction Employment Plans and Boston Permanent Employment Agreements, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned SECOND AMENDMENT TO PDA NO. 50 is filed in the Document Book at the Authority as Document No. 7376.

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 First Amendment to the Report and Decision on the Northampton Tower 121A Project submitted by Trinity Northampton Phase One Limited Partnership, on April 10, 2013, and located at 40 Court Street., Suite 800, Boston, MA 02108.

This hearing was duly advertised on May 2, 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.

Ms. Hines will now begin the presentation

Copies of a memorandum dated May 16, 2013 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE NORTHAMPTON TOWER CHAPTER 121A PROJECT, SOUTH END/LOWER ROXBURY", which included two proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE NORTHAMPTON TOWER CHAPTER 121 PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE AMENDMENT TO THE PREVIOUSLY APPROVED NORTHAMPTON TOWER CHAPTER 121A PROJECT, TO ALLOW FOR CHANGES IN THE PROJECT AREA AND FINANCING STRUCTURE" and two maps indicating the location of the project.

Ms. Casey Hines, Project Manager, Ms. Eva Erlich, Trinity and Attorney Kathy Bachmann, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Perez, Carpenters Union

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 "FIRST AMENDMENT TO REPORT AND DECISION ON THE NORTHAMPTON TOWER CHAPTER 121 PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE AMENDMENT TO THE PREVIOUSLY APPROVED NORTHAMPTON TOWER CHAPTER 121A PROJECT, TO ALLOW FOR CHANGES IN THE PROJECT AREA AND FINANCING STRUCTURE", be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other agreements, instruments, documents or letters he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the First Amendment to the Northampton Tower Chapter 121A Project.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7377.

Copies of a memorandum dated May 16, 2013 were distributed entitled "309 E STREET: THE RESIDENCES AT DAHLGEN HALL, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a "Zoning Code Refusal" and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Bill Christopher, architect, addressed the Authority and answered the Members' questions.

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the development, proposed by Dahlgren Hall, LLC ("Developer") for 309 E Street in South Boston involving the construction of eighteen (18) residential units, twenty (20) 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 Housing Agreement 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-32578, the Residences at Dahlgren Hall project located at 309 E Street in South Boston, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated May 16, 2013 were distributed entitled "THE ICON AT 75 BRAINERD ROAD RESIDENTIAL PROJECT, ALLSTON", which included four proposed votes. Attached to said memorandum were a letter dated March 11, 2013 from Inspectional Services Department, an email dated February 27, 2013 from Earl Henry, an email dated February 23, 2013 from Dawn Marie Rathi, an email dated February 14, 2013 from Lawrence Goldstein, a letter dated February 12, 2013 from Morey Danesh, a letter dated February 12, 2013 from Sam Resnick, an email dated February 12, 2013 from Mike Hynes, an email dated February 12, 2013 from Daniel Daly, an email dated February 11, 2013 from Bruce Percelay, a letter dated February 11, 2013 from Daniel F. Dori, a letter dated February 11, 2013 from Gloria Tatrian, an email dated February 11, 2013 from Janet Tambascio, an email dated February 11, 2013 from Gregory Barchard, an email dated February 06, 2013 from Dana Epstein, a letter dated February 5, 2013 from Chuck Hajjar, an email dated February 04, 2013 from Joan Pasquale, a letter dated May 5, 2013 from Paul Berkeley and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. David Chilinski, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which finds that the Project Notification Form Submitted on January 2, 2013 ("PNF"): (i) adequately describes the potential impacts arising from the 75 Brainerd Road residential project, (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment 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 and an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: In reference to Petition BZC-32670, for variances in the Neighborhood Shopping Subdistrict in the Allston-Brighton Neighborhood District, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 16, 2013 were distributed entitled "AUTHORIZATION TO AWARD AN ELECTRICAL SERVICES, REPAIR AND MAINTENACE CONTRACT TO GONE GREEN ELECTRIC LLC FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", 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 for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into an Electrical Services, Repair and Maintenance Contract with Gone Green Electric LLC for electrical services on BRA owned properties in the amount of Forty Thousand Eight Hundred Dollars and Zero Cents (\$40,800.00) and further to execute any change orders that may be required to complete the work and deemed necessary and appropriate by the Director in an amount not to exceed 10% of the contract amount, for an aggregate amount of Forty-Four Thousand Eight Hundred Eighty and Zero Cents (\$44,880.00).

Copies of a memorandum dated May 16, 2013 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-48-1C IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum were a memo and two maps indicating the location of the project.

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 Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel R-48-1C in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-48-1C"), located at 45 Sullivan Street/17-25 Welsey Street, allowing the construction of five (5) townhouses, 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 May 16, 2013 were distributed entitled "PARCEL X-33 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum were a letter dated April 29, 2013 from Gary Laclethie, a letter dated May 6, 2013 from Janet B. Richardson and two maps indicating the location of the project.

, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approve the transfer of Parcel X-33 (as defined below) and that the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement regarding Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-33") in order to change the use of such parcel from off-street parking and extended yard space for 20 Concord Street, to an allowable buildable lot for a semi-attached single family residence at 25 Jefferson Avenue; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all agreements, amendments or documents, that he deems necessary and appropriate in connection with the transfer and change of use of Parcel

X-33.

Copies of a memorandum dated May 16, 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 were two maps indicating the location of the project.

Ms. Heather Campisano, Deputy Director for Development Review, 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 temporary License Agreement with Kavanagh Advisory Group LLC, or related entity, for construction staging at Building 105 for the Proposed Project at Parcel 39A in the Historic Monument Area of the Charlestown Navy Yard.

Copies of a memorandum dated May 16, 2013 were distributed entitled "TENTATIVE REDEVELOPER DESIGNATION OF BUILDING 58, THE ROPEWALK COMPLEX, CONSISTING OF BUILDING 58 (THE ROPEWALK), BUILDING 60 (THE TAR SHED), AND THE HEMP HOUSE, LOCATED IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD", which included three proposed votes. Attached to said memorandum were Exhibit A - "Restoration Guidelines - The Ropewalk (Building 58)" and two maps indicating the location of the project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 16, 2013 RE: TENTATIVE DESIGNATION OF FRONTIER ENTERPRISES, INC. AS REDEVELOPER OF THE ROPEWALK COMPLEX, INCLUDING BUILDINGS 58 AND 60, IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD OF CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55" was introduced, read and considered.

Ms. Heather Campisano, Deputy Director for Development Review, Mr. Joseph Timilty, developer and Mr. Dennis, 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 of the Boston Redevelopment Authority dated May 16, 2013 re: Tentative Designation of Frontier Enterprises as Redeveloper of the Ropewalk complex, consisting of Building 58 (the Ropewalk), and Building 60 (the Tar Shed/House), located in the Historic Monument Area of the Charlestown Navy Yard (the "Project Site"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Frontier Enterprises, or a related entity, for the purpose of providing the Redeveloper with access onto the Project Site, for the purposes of building exploration, soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the analysis and feasibility for redevelopment of the Project Site; and

FURTHER VOTED: That this tentative designation of Frontier Enterprises as the redeveloper of the Project Site, is automatically rescinded without prejudice and without further action by the BRA Board, if the Redeveloper has not received final designation as Redeveloper by May 16, 2014.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7378.

Copies of a memorandum dated May 16, 2013 were distributed entitled "CONTRACT AUTHORIZATION FOR ENGINEERING SERVICES FOR PLAYGROUND AND PARK, PARCEL NO. 5, CHARLESTOWN, MA WESTON & SAMPSON ENGINEERS, INC.", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

Mr. Paul Osborn, Senior Project Engineer, Capital Construction, 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 Engineering Services Contract for a total contract amount not to exceed Seventy Five Thousand Dollars and Zero Cents (\$75,000.00) with Weston & Sampson Engineers, Inc., for the provision of environmental engineering services required in connection with the Playground/Park, Parcel No. 5, Charlestown, MA.

Copies of a memorandum dated May 16, 2013 were distributed entitled "CONTRACT AUTHORIZATION FOR AMENDMENT NO. 1, ENGINEERING SERVICES WITH AQUATICS GROUP A DIVISION OF WESTON & SAMPSON ENGINEERS, INC.", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Paul Osborn, Senior Project Engineer, Capital Construction, 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 No.1 to the existing Engineering Services Contract with Aquatics Group a division of Weston & Sampson Engineers, Inc., for the provision of engineering services required in connection with the Playground and Park, Parcel No. 5, in Charlestown Navy Yard, at an additional cost not to exceed Two Hundred Two Thousand Dollars and Zero Cents (\$202,000.00) and a total contract amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00).

Copies of a memorandum dated May 16, 2013 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY", which included a proposed vote.

Mr. Raul DuVerge, Project Assistant, 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 retroactively the Tentative Designation of Madison Tropical, LLC as the Redeveloper of Parcel 10 of the Southwest Corridor Development Plan, consisting of approximately 90,270 square feet of land in Roxbury, for six (6) months until November 16, 2013, to allow completion of the conditions set forth in “Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Madison Tropical LLC as Redeveloper of Parcel 10 in the Southwest Corridor development Plan. If Final Designation has not been granted by November 16, 2013, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated May 16, 2013 were distributed entitled “THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN”, which included two proposed votes.

Mr. Raul DuVerge, Project Assistant, 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”) retroactively extend the tentative designation of Melnea Partners, LLC as the Redeveloper of Parcel 9 in the South End Urban Renewal Area, Project No. Mass. R-56 consisting of approximately 57,238 square feet of land in Roxbury for six (6) months, until November 16, 2013 to allow for the completion of the conditions set forth in “Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Melnea Partners, LLC as redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area Project No. Mass. R-56 (a/k/a Parcel 9 of the Southwest Corridor Development Plan”. If final designation has not been granted by November 16, 2013, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated May 16, 2013 were distributed entitled “REQUEST AUTHORIZATION TO AMEND THE REDEVELOPERS TENTATIVE DESIGNATION FOR 4228 WASHINGTON STREET, ROSLINDALE, A/K/A/ MBTA ROSLINDALE SUBSTATION”, which included two proposed votes. Attached to said memorandum were 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 hereby amends the Tentative Designation of Roslindale Substation Project Joint Venture a joint venture between Historic Boston Inc., and Roslindale Village Main Streets to add Peregrine Group LLC as development partner of the Property located at 4228 Washington Street in the Roslindale section of the City of Boston; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a designation letter with the Redeveloper and any and all documents appropriate and necessary in connection with the tentative designation and in the Director's sole discretion.

Copies of a memorandum dated May 16, 2013 were distributed entitled "ONE CANAL STREET PROJECT, REVISION OF A CERTAIN CONDITION IN THE ARTICLE 80 APPROVALS, ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included five proposed votes. Attached to said memorandum was a letter dated May 13, 2013 from Katharine E. Bachman, Partner, Wilmer Hale.

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 document presented at the May 16, 2013 meeting of the Boston Redevelopment Authority (the "Authority") entitled, Trinity One Canal LLC- Demonstration Project Plan, dated May 13, 2013 be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project; and

FURTHER VOTED: That the Authority, in connection with the air rights and subterranean parcels located over Anthony "Rip" Valenti Way and New Chardon Street in the Bulfinch Triangle neighborhood of the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight, it is the public interest for the Authority to acquire by eminent domain the air rights and subterranean parcels located over Anthony "Rip" Valenti Way and New Chardon Street, which will accommodate architectural features and footings for the One Canal Street Project, (collectively, the air rights and subterranean parcels are referred to as the "Taking Parcels") and to convey to the MBTA the Taking Parcels as described herein;
- (b) The development of the Taking Parcels and the related One Canal Street Project cannot be achieved without the assistance of the Authority; and
- (c) Based on (a) and (b) above, the acquisition and conveyance of the Taking Parcels constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2013, relating to certain air rights and subterranean parcels of land located at Anthony "Rip" Valenti Way and New Chardon Street, 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 authorize the Director to petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the Taking Parcels executed by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute a deed and any and all other related instruments, agreements and documents in connection with the revision to certain conditions in the Article 80 approvals, Taking Parcels and PIC petition, 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 Authority.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7379.

Copies of a memorandum dated May 16, 2013 were distributed entitled "MERANO PROJECT, BULFINCH TRIANGLE - AMENDMENT OF DEMONSTRATION PROJECT; ORDER OF TAKING", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

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") amend the Merano Demonstration Project Plan as approved by the Authority on July 19, 2007, for the acquisition of approximately 100 square feet of land owned by the city of Boston (the "City Parcel"); and

FURTHER VOTED: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2013 relating to a certain parcel of land on Causeway Street containing approximately 100 square feet in the Bulfinch Triangle, 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 a deed and any and all documents necessary and appropriate in connection with the amended Demonstration Project Plan and the Order of Taking.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7380.

Copies of a memorandum dated May 16, 2013 were distributed entitled "GATEWAY TERRACE CONDOMINIUM PROJECT, (F/K/A DOVER RESIDENCES PROJECT) LOCATED AT 40 FAY STREET IN THE SOUTH END URBAN RENEWAL AREA", which included a proposed vote. Attached to said memorandum were a letter dated May 2, 2013 from Bernard F. Shadrawy, Jr., a letter dated May 3, 2013 from Bernard F. Shadrawy, Jr., a letter from Old Dover Neighborhood Association, a letter dated March 20, 2013 from Bill

Kasper, agent for Gateway Terrace Condominium Trust, Urban Property Management and two maps indicating the location of the property.

Ms. Heather Campisano, Deputy Director for Development Review, 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 or letter, or any other document that Director deems appropriate and necessary certifying that under that certain Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and Dover Residences, LLC, dated February 12, 2003, the allowed commercial use for the Gateway Terrace Condominium Project, formerly known as the Dover Residences Project, includes fitness center for physical training, fitness studio and classes open to the public.

Copies of a memorandum dated May 16, 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 32148; BZC 32566; BZC 32567; BZC 32568; BZC 32573-32574; BZC 32581; BZC 32585; BZC 32599; BZC 32607-32608; BZC 32610; BZC 32611; BZC 32612; BZC 32615; BZC 32616; BZC 32617; BZC 32619; BZC 32620; BZC 32621; BZC 32622; BZC 32623; BZC 32624; BZC 32633; BZC 32637; BZC 32639; BZC 32642; BZC 32647; BZC 32648; BZC 32649; BZC 32650; BZC 32651; BZC 32652; BZC 32653; BZC 32654; BZC 32655-32656; BZC 32657; BZC 32658; BZC 32659; BZC 32660; BZC 32661; BZC 32662; BZC 32663-32664; BZC 32665; BZC 32666; BZC 32672; BZC 32679; BZC 32684; BZC 32687; BZC 32689-32691; BZC 32708; BZC 32713; BZC 32714; BZC 32715; BZC 32718; BZC 32719; BZC 32720 and BZC 32729

Copies of a memorandum dated May 16, 2013 were distributed entitled "ELECTRONIC SIGNAGE AMENDMENT", which included a proposed vote. Attached to said memorandum was a "Text Amendment Application No. 438 Boston Redevelopment Authority Definitions Articles 2 and 2A".

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 City of Boston Zoning Commission to amend Articles 2 (Definitions) and 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval) of the Boston Zoning Code relative to the definition of electronic sign in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its hearing on May 16, 2013.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7381.

Copies of a memorandum dated May 16, 2013 were distributed entitled "SOUTH HUNTINGTON AVENUE FRAMEWORK FOR FUTURE DEVELOPMENT REVIEW", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the study area.

Ms. Marie Mercurio, Senior Planner I, 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 South Huntington Framework for Future Development Review as the framework for the Boston Redevelopment Authority and the community to guide future development and public realm improvements within the South Huntington Corridor.

The aforementioned SOUTH HUNTINGTON CORRIDOR STUDY is filed in the Document Book at the Authority as Document No. 7382.

Copies of a memorandum dated May 16, 2013 were distributed entitled "INCLUSIONARY DEVELOPMENT PROGRAM FUND & ENERGY EFFICIENCY/RENEW BOSTON FUND (CITY WIDE)", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, 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") approve the use of \$250,000 from the Inclusionary Development Program ("IDP") Fund to support the Energy Retrofit/Renew Boston Fund; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with this expenditure from the IDP Fund for the Energy Retrofit/Renew Boston Fund.

Copies of a memorandum dated May 16, 2013 were distributed entitled "AUTHORIZATION TO ESTABLISH A SHORT LIST OF CONSULTANTS AND TO ENTER INTO CONTRACTS FOR REAL ESTATE APPRAISAL, BROKERAGE AND CONSULTING SERVICES IN CONFORMANCE WITH A REQUEST FOR PROPOSALS ISSUED IN MARCH 2013", which included a proposed vote.

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: The Director is authorized on behalf of the Boston Redevelopment Authority ("BRA") to execute with recommended firms, consistent with the fees set forth in the Board Memorandum of this date, all appropriate documents to procure on an as-needed basis real estate appraisal, brokerage, and consulting services to provide economic analysis of proposed development projects and to assist in the analysis, appraisal, marketing, disposition or leasing of BRA owned real estate.



Director Peter Meade updated the Board Members of Post Marathon - the complications of reopening the business on Boylston Street but the BRA/EDIC staff that volunteered and the 24 hour services helped to reopen – proud of the their and the Groundbreaking of Franklin Braham Building soon and the Innovation Center.

Copies of a memorandum dated May 16, 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       |
|-----------------------------|--------------|
| The Cecil Group             | \$ 24,783.59 |
| Englander, Leggett et al    | \$ 49,545.40 |
| Klopfer Martin Design Group | \$ 40,547.73 |
| HDR Engineering             | \$ 3,832.00  |
| UTILE, Inc.                 | \$ 22,651.29 |
| Boston Interactive          | \$ 55,000.00 |
| Bargman Hendrie et al       | \$ 10,376.44 |

Copies of a memorandum dated May 16, 2013 were distributed entitled “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, authorized to expend funds in the amount of \$1010 for the purpose of marketing Boston for 1 BRA staff member, Martina Toponarski to attend US Healthcare and Life Science Conference.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for David Carlson to Denver, Colorado from 6/16/13-6/22/13 at a seminar cost of \$935.

VOTED: That the next meetings of the Authority will be held on Thursday, June 13, 2013 at 5:30 p.m.; TUESDAY, July 16, 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 5, 2013 at 5:30 p.m. and Thursday, December 19, 2013.

VOTED: To adjourn.

The meeting adjourned at 7:25 p.m.

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Assistant Secretary