

Mr. Meade attended the Meeting.

The Vice 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 June 13, 2013 were submitted and approved.

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 Planned Development Area No. 91 with respect to the University Place Residences project in the Columbia Point Area. The Proposed Project within this Planned Development Area is a mixed-use project consisting of up to 165,000 square feet of residential space, including approximately one hundred eighty-four (184) rental units and 10,000 square feet of retail space.

The hearing was duly advertised on July 3, 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.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 91, UNIVERSITY PLACE RESIDENCES LOCATED AT 140-150 MOUNT VERNON STREET, DORCHESTER", which included seven proposed votes. Attached to said memorandum was a document entitled "Map Amendment Application No. 629 Boston Redevelopment Authority Planned Development Area No. 91 Map 4C/4D, Harborpark District Dorchester Bay/Neponset River Waterfront".

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

The following person spoke in favor of the proposed project:

Mr. Gary Walker, Electricians Union

Mr. Mark Fortune, President Boston Building Trades

Mr. Perez, Carpenters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 91, University Place Residences Development, 140-150 Mount Vernon Street (the "Proposed Project"), Dorchester (the "PDA Plan") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "Authority") on July 16, 2013, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in

the PDA Plan, the Authority finds with respect to the PDA Plan that: (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA Plan complies with any provisions of the underlying zoning, as amended 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, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City 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 benefits and burdens; and

FURTHER VOTED: That the Authority hereby approves, pursuant to Section 80C of the Boston Zoning Code (the "Code"), the PDA Plan, and the associated map amendment, in substantial accord with the PDA Plan and map amendment presented to the Authority on July 16, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Code, which (i) finds that the Expanded Project Notification Form adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the PDA Plan and the associated map amendment, both in substantial accord as presented to the Authority on July 16, 2013; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the PDA Plan; (b) the Proposed Project is consistent with the PDA Plan; and (c) the PDA Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C of the Code; and

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

The aforementioned PDA NO. 91 is filed in the Document Book at the Authority as Document No. 7388.

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 Amendment for the Planned Development Area No. 56 with respect to the Fenway Point Mixed Use project in the Fenway Area. The Proposed Project within this Planned Development Area is a mixed-use project consisting of the construction of a new 22-story mixed-use building totaling up to approximately 300,000 square feet, including up to 45,000 square feet of retail space on the first two floors and residential units on the remaining floors above.

The hearing was duly advertised on July 5, 2013 in the Boston Herald. In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 56, THE FENWAY MIXED USE PROJECT, FENWAY", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 440 Boston Redevelopment Authority Fenway Neighborhood District Article 66" and "Map Amendment Application No. 631 Boston Redevelopment Authority Planned Development Area No. 56 Map 1Q Fenway Neighborhood District".

Mr. John Fitzgerald, Senior Project Manager and Ms. Lesley Cohen, developer and Mr. Samuel Luckino, architect, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Mr. Mark Fortune, President Boston Building Trades

Ms. Sarah Hinton, Councilor Michael Ross Offices

Mr. Gary Walker, Electricians 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: That the Boston Redevelopment Authority ("Authority") hereby approves a text amendment ("Text Amendment") to Article 66 and a map amendment to Map 1Q ("Map 1Q Amendment") of the Boston Zoning Code ("Code") in substantial accord with the Text Amendment and Map 1Q Amendment presented to the Authority on July 16, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston ("Zoning Commission") for approval of the Text Amendment and Map 1Q Amendment in substantial accord with the Text Amendment and Map 1Q Amendment presented to the Authority on July 16, 2013; and

FURTHER VOTED: That, in connection with the Second Amendment to the Development Plan for Planned Development Area No. 56, The Fenway Mixed Use Project, (the "Second PDA Plan Amendment") presented at a public hearing, duly held at the offices of the Authority on July 16, 2013, and after consideration of evidence presented at and in connection with the hearing and in connection with the Point Project described in the Second PDA Plan Amendment (the "Proposed Project"), the Authority finds with respect to the Second PDA Plan Amendment that: (a) the Second PDA Plan Amendment is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the Second PDA Plan Amendment complies with any provisions of the underlying zoning, as amended that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (c) the Second PDA Plan Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Second PDA Plan Amendment conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance nothing in the Second PDA Plan Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the Authority hereby approves, pursuant to Section 80C of the Code, the Second PDA Amendment, in substantial accord with the Second PDA Plan Amendment presented to the Authority on July 16, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the Second PDA Plan Amendment and the Map Overlay Amendment, both in substantial accord as presented to the BRA on July 16, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review under subsections 4 and 5 of Section 80B-5 of the Code, 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 Proposed Project pursuant to Section 80B-6 of the Code upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the Second PDA Plan Amendment; (b) the Proposed Project is consistent with the Second PDA Plan Amendment; and (c) the Second PDA Plan Amendment has been approved by the Authority and the Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a

Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project and the Second PDA Plan Amendment, all upon terms and conditions determined to be in the best interests of the Authority.

The aforementioned SECOND AMENDMENT TO PDA NO. 56 is filed in the Document Book at the Authority as Document No. 7389.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 92 BOSTON EAST AT 122-148 BORDER STREET PROJECT LOCATED IN EAST BOSTON", which included three proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager, Ms. Abby Goldenfarb, developer, Mr. Jamie Fahey, consultant and Ms. Kendra Halliwell, 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 Preliminary Adequacy Determination Waiving Further Review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code"), waiving the requirement to file and review a Final Project Impact Report for the Boston East Project located at 102-148 Border Street in East Boston (the "Proposed Project"), which Preliminary Adequacy Determination shall provide that the Draft Project Impact Report, submitted on June 2, 2008 and additional material submitted to the Boston Redevelopment Authority (the "Authority"): (i) is sufficient to meet the requirements of the Scoping Determination, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of the impacts of the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

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

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 Development Plan, within Planned Development Area No. 70, South Boston.

This hearing was duly advertised on July 4, 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.

HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 70, THE RESIDENCES AT 399 CONGRESS STREET, IN SOUTH BOSTON", which included six proposed vote. Attached to said memorandum were a document entitled "Development Plan for Planned Development Area No. 70 Residences at 399 Congress Street South Boston, Massachusetts Dated July 16, 2013" and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

Ms. Lauren Williams, Project Manager, Mr. Denis Dowdle, developer, Ms. Tamara Roy and Larry Grossman, architects, addressed the Authority and answered the members' questions.

The following person spoke in favor of the proposed project:

Mr. Mark Fortune, President Boston Building Trades

Mr. Gary Walker, Electricians Union

Mr. Perez, Carpenters Union

No one spoke in opposition to the proposed project.

VOTED: That the Director is authorized to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") waiving further review of the proposed Residences at 399 Congress Street, consisting of a 22-story, approximately 414-unit apartment building containing approximately 12,000 square feet of supporting ground-floor lobby, retail, and innovation space; two levels dedicated to approximately 60 compact, highly efficient "innovation" residential units with supporting "collision" common space on both levels; approximately 12,600 square feet of shared-use building amenity space on the 21st floor, consisting of a fitness room, media room, and a game and lounge area; and parking for approximately 144 vehicles (which may include stacker spaces as well as spaces allocated to a car-sharing service, such as Zipcar) in a 3-level underground garage (the "Proposed Project"), which finds that the Notice of Project Change submitted to the BRA on May 16, 2013, and additional materials for the Proposed Project adequately describes any potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize such impacts; said Determination shall also be deemed to be the Scoping Determination waiving further review as set forth in Section 80B-5.3(d) of the Code and the requirements of said Section 80B-5.3(d) of the Code shall be followed in the issuance of said Determination; and

FURTHER VOTED: That the Director is authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project, upon successful completion of the Article 80 Processes, subject to on-going design review by the BRA; and

FURTHER VOTED: That, in connection with the Development Plan for Planned Development Area No. 70, Residences at 399 Congress, South Boston (the "PDA Plan") presented at a public hearing duly held at the offices of the BRA on July 16, 2013, and after consideration of evidence presented at and in connection with the hearing on the PDA Plan, 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 Proposed Project 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 Planned Development Area 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, pursuant to Sections 3-1A.a and 80C of the Code, the BRA approves the PDA Plan and associated map amendment, and authorizes the Director to petition the Boston Zoning Commission for approval of the PDA Plan and the associated map amendment, in substantial accordance with the form presented to the BRA at its July 16, 2013, hearing; and

FURTHER VOTED: That the Director is authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project, when the Director finds that: (a) the Proposed Project is described adequately in the PDA Plan; (b) the Proposed Project 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 is authorized to execute all documents and agreements deemed necessary and appropriate by the Director in connection with the approval of the Proposed Project and the PDA Plan, including but not limited to a Cooperation Agreement, a Boston Residents Construction Employment Plan, and an Affordable Rental Housing Agreement and Restrictions, 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 PDA NO. 70 is filed in the Document Book at the Authority as Document No. 7390.

Copies of a memorandum dated July 16, 2013 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

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

Copies of a memorandum dated July 16, 2013 were distributed entitled “75 AMORY PROJECT, SITE III, PHASE 2 BUILDING K, SUPPLEMENTAL FILING TO JACKSON SQUARE MASTER PLAN, JAMAICA PLAIN AND ROXBURY”, which included four proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Ms. Lesley Bos, Jamaica Plain Neighborhood Development Corporation and Mr. Steven Tise, architect, addressed the Authority and answered the Members’ questions.

VOTED: That the Boston Redevelopment Authority (“Authority”) hereby finds and determines that the proposed Jackson Commons Site III, Phase 2 project (the “Revised Proposed Project”), as described in the Supplemental Filing dated May 16, 2013 submitted by Jackson Square Partners, LLC, conforms to the general plan for the City of Boston as a whole, and that nothing in such Revised Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code which finds that such Supplemental Filing to the Jackson Square Master Plan for the Revised Proposed Project adequately describes the potential impacts of the Revised Proposed Project and provides sufficient mitigation measures to minimize those impacts; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Revised 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 Revised Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated July 16, 2013 were distributed entitled "BLESSED SACRAMENT CAMPUS REDEVELOPMENT PROJECT; NOTICE OF PROJECT CHANGE; NORBERT SCHOOL BUILDING PROJECT, JAMAICA PLAIN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Attorney Matthew Kiefer and Mr. Eric Robertson, 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 Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") on the Notice of Project Change ("NPC") for the development of the Norbert School Redevelopment project, located at 365 Centre Street in Jamaica Plain, which includes approximately twenty-one (21) residential rental units, two of which have been designated affordable, seventeen (17) parking spaces and related site improvements (the "Proposed Project") provided that no such Determination will issue unless and until the execution and recording of a Declaration of Restrictive Covenants running in favor of the Roman Catholic Archdiocese of Boston restricting use of the Church Unit of the Blessed Sacrament Campus which has been approved by the parties to the purchase and sale agreement for the Master Church Unit; and.

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, provided that no such Certification will issue unless and until the execution and recording of a Declaration of Restrictive Covenants running in favor of the Roman Catholic Archdiocese of Boston restricting use of the Church Unit of the Blessed Sacrament Campus which has been approved by the parties to the purchase and sale agreement for the Master Church Unit; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into (i) an Amended and Restated Cooperation Agreement with Church Square Community Partners LLC, or related entity; (ii) a Boston Residents Construction Employment Plan; (iii) an Affordable Rental Housing Agreement and Restriction; and (iv) any and all other agreements and document that the Director deems necessary and appropriate, in his sole discretion, in connection with the NPC and the Proposed Project.

Copies of a memorandum dated July 16, 2013 were distributed entitled "JOSEPH M. SMITH COMMUNITY HEALTH CENTER PROJECT, ALLSTON", which included three proposed votes. Attached to said memorandum were a letter dated May 5, 2013 from Paul Berkeley, President, Allston Civic Association, a letter dated June 13, 2013 from Representative Michael J. Moran, a letter dated July 1, 2013 from Representative Kevin G. Honan, a letter dated July 1, 2013 from Barbara Ferrer, PhD, MPH, Med, Executive Director, Boston Public Health Commission, a letter dated July 3, 2013 from Lauren Fogarty, Director of Extended Services Gardner Pilot Academy, a letter dated July 4, 2013 from Karen Smith, a letter dated June 24, 2013 from Andrew Tuite,

Principal, Jackson Mann K-8 School, an email dated July 9, 2013 from Harry Mattison, a letter dated July 9, 2013 from Valerie K. Frias, Allston Brighton Community Development Corporation, an email dated July 9, 2013 from Jane McHale, an email dated July 9, 2013 from Matthew R. Danish, an email dated July 10, 2013 from Tim McHale and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Elizabeth Brown, developer and Mr. Martin Batt, 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 Joseph M. Smith Community Health Center Project, proposed by Joseph M. Smith Community Health Center for the provision of the construction of a new clinical and administrative facility with and one hundred twelve (112) parking spaces with related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: In reference to Petition BZC-32919, the Joseph M. Smith Community Health Center Project, Allston to erect a new, two (2) story approximate 48,000 square foot building with associated surface parking and site improvements as per plans, for zoning relief necessary in a CC-1 subdistrict, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated July 16, 2013 were distributed entitled "132 CHESTNUT HILL AVENUE, BRIGHTON", 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 be, and hereby is, authorized to advertise a Request for Proposals for the sale and redevelopment of 132 Chestnut Hill Avenue in Brighton.

Copies of a memorandum dated July 16, 2013 were distributed entitled "BOSTON REDEVELOPMENT AUTHORITY OWNED PARCEL SWC-1 LOCATED AT 68 ROWE STREET IN ROSLINDALE", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Request for Proposals for the sale and development for a portion of Parcel SWC-1 located at 68 Rowe Street in the Roslindale section of the City of Boston for residential and/or commercial use including associated parking.

Copies of a memorandum dated July 16, 2013 were distributed entitled "368 CONGRESS STREET, SOUTH BOSTON, CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a memo dated July 15, 2013 from David Carlson and two maps indicating the location of the proposed project.

Mr. Tyler Norod, 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 certifying in accordance with the provisions of Section c.4 of the Amended and Restated Cooperation Agreement for 368 Congress Street by and between the Authority and Norwich Partners of Boston LLC dated as of July 27, 2011 (the "Cooperation Agreement") that the construction of the hotel building with street level retail, has been completed in compliance with all the terms and conditions of the Cooperation Agreement.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT AREA; PARCELS X-28A AND X-28B IN THE SOUTH END URBAN RENEWAL AREA, PROJECT MASS. NO. R-56", which included four proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Mr. Kamran Zahedi, Urbanica, Inc. and Ms. Katherine Faulkner, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Expanded Project Notification Form submitted to the Boston Redevelopment Authority ("BRA") on April 26, 2013 ("PNF") adequately describes the potential impacts arising from the development of a one hundred forty-five (145) room hotel, ground floor commercial, restaurant and community space, fifty (50) units of mixed income rental housing, and underground parking for one hundred twenty-two (122) cars (the "Proposed Project") to be located on Parcels X-28A and X-28B in the South End Urban Renewal Area, Project Mass. No. R-56, also known as Parcel 9 in the Southwest Corridor Development Plan, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Boston Zoning Code's Article 80 processes for the Proposed Project, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with

the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER VOTED: In reference to petitions BZC-32846 for two (2) variances for Floor Area and Height, as well as one (1) conditional use permit for a bar with entertainment, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated July 16, 2013 were distributed entitled "BARTLETT PLACE DEVELOPMENT (BARTLETT YARD) ROXBURY", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

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 approve a conditional funding award of up to One Million Dollars (\$1,000,000) from the Inclusionary Development Program ("IDP") Fund to Nuestra Comunidad Development Corp., or related entity, for the creation of IDP affordable units as part of the Bartlett Place Development and, that the Director is authorized to execute any and all documents necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director's sole discretion.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY AND 2101 WASHINGTON STREET, ROXBURY", which included nine proposed votes. Attached to said memorandum were site maps.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FIANL DESIGNATION OF MADISON TROPICAL MARKET LLC AS REDEVELOPER OF A PORTION OF PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY", was introduced, read and considered.

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") hereby finds and determines as follows:

(a) In order to eliminate urban blight by the undertaking of the mixed use project on Parcel 10 of the Southwest Corridor Development Plan (the "Proposed Project"), it is in the public interest of both the Authority to assist the Proposed Project by adopting a confirmatory Order of Taking for the Authority's portion of Parcel 10 of the Southwest Corridor Development Area ("Taking Parcel");

(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 or have been taken to avoid or minimize potential damage to the environment;

(c) That the undertaking of the Proposed Project requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Proposed 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 confirm title to the Authority's portion of Parcel 10 in the Southwest Corridor Development Plan, shall lease the portions of Parcel 10 in the Southwest Corridor Development Plan owned by the Commonwealth of Massachusetts or a subdivision thereof ("Commonwealth") from the Commonwealth and shall lease portions of Parcel 10 in the Southwest Corridor Development Plan to the entities granted final designation by the Authority from time to time. The Director is hereby authorized on behalf of the Authority to execute such documents and agreements with the entities granted final designation from time to time as may be necessary 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 Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING relating to PARCEL 10 in the Southwest Corridor Development Plan 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 Boston Redevelopment Authority revise the Tentative Designation of Madison Tropical, LLC as the Redeveloper of Parcel 10 of the Southwest Corridor Development Plan in Roxbury by: (i) modifying the area of said designation to include the land set forth in Attachment A, and (ii) extending said Tentative Designation to November 16, 2015; and

FURTHER VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of Madison Tropical Market LLC, as the Redeveloper of a portion of Parcel 10 in the Southwest Corridor Development Plan"; and

FURTHER VOTED: That the final designation of Madison Tropical Market LLC, as the Redeveloper of a portion of Parcel 10 in the Southwest Corridor Development Plan shall automatically be rescinded without prejudice and without further action by the BRA Board if the Ground Lease set forth in the final designation resolution is not executed within eighteen (18) months from the date of this designation; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Madison Tropical Market LLC for the portion of Parcel 10 set forth in Attachment B for landscaping and parking in connection with the construction of the Tropical Foods building project, said License Agreement shall contain terms and conditions that the Director deems to be appropriate and in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Lease with the Commonwealth of Massachusetts or subdivision thereof (the "Commonwealth") to obtain a leasehold interest to the portions of Parcel 10 owned by the Commonwealth, upon terms and conditions that the Director deems appropriate and in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents that the Director deems necessary and appropriate in connection with the development of the Tropical Foods Building on the portion of Parcel 10 known as Parcel A, said documents to contain terms and conditions to be determined by the Director.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7391.

Copies of a memorandum dated July 16, 2013 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Tyler Norod, 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") hereby extends the Tentative Designation of a joint venture between Amherst Media Investors Boston, LLC and Tremont Stuart Development LLC as the Redeveloper of Parcel P-7A, until January 31, 2014, to allow the Redeveloper time to negotiate lease terms and complete the Article 80 process with the BRA and provide other information that the BRA deems necessary regarding the new hotel development proposal on Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District of Boston.

Copies of a memorandum dated July 16, 2013 were distributed entitled "SHIPYARD PARK, CHARLESTOWN NAVY YARD: AUTHORIZATION FOR TRANSFER OF PROPERTY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

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 execute: (1) any and all agreements, deeds and instruments, as he may determine appropriate at his sole

discretion, to transfer or convey the care, custody, control and maintenance, or fee, in the property at Shipyard Park of the Charlestown Navy Yard, to the City of Boston, acting through appropriate commissions, departments or divisions, including but not limited to, the Parks and Recreation Department; and (2) any and all agreements and instruments, as he may determine appropriate at his sole discretion, with any federal agencies, divisions or departments. All such agreements, deeds and instruments, may contain terms and conditions acceptable to the Director.

Copies of a memorandum dated July 16, 2013 were distributed entitled "CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES PROPOSED WATER FEATURE, SHIPYARD PARK BRA PROJECT NO. 6031", which included a proposed vote.

Mr. Paul Osborn, Deputy Director for 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, on behalf of the Boston Redevelopment Authority, to (1) award the contract for Proposed Water Feature, Shipyard Park, Charlestown Navy Yard to Fleming Bros., Inc. of Quincy, MA for a total amount not to exceed Two Hundred Fifty Five Thousand, Seven Hundred Ninety Dollars (\$255,790.00); and (2) to execute any change orders that may be required to complete the project and deemed necessary and convenient, by the Director, in an aggregate amount not to exceed a fifteen percent (15%) contingency of Thirty Eight Thousand, Three Hundred Sixty Eight Dollars and Fifty Cents (\$38,368.50).

Copies of a memorandum dated July 16, 2013 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH CITY VIEW TROLLEY TOURS FOR THE USE OF A BOSTON REDEVELOPMENT AUTHORITY OWNED BOAT RAMP ON TERMINAL STREET IN CHARLESTOWN", 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: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority ("BRA") to execute a License Agreement with City View Trolley Tours for the non-exclusive use of the Terminal Street boat ramp on a six (6) month trial period on terms and conditions substantially consistent with the memorandum presented at the meeting held on July 16, 2013.

Copies of a memorandum dated July 16, 2013 were distributed entitled "AUTHORIZATION TO ENTER INTO A SIX-MONTH LICENSE AGREEMENT WITH BOSTON WATERBOAT MARINA, INC. FOR THE USE OF BOSTON REDEVELOPMENT AUTHORITY OWNED WATER SHEET ON LONG WHARF", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority ("BRA") to execute a License Agreement with Boston Waterboat Marina, Inc. for the use of approximately 4,125 square feet of additional water sheet on Long Wharf on terms and conditions substantially consistent with the board memorandum presented at meeting held July 16, 2013.

Copies of a memorandum dated July 16, 2013 were distributed entitled "DOWNTOWN WATERFRONT, MANAGEMENT SERVICES CONTRACT FOR MAINTENANCE SERVICES", 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 enter into a Management Service Contract with Compass Facility Services, Inc. which will manage and maintain Authority-owned property located on the Downtown Waterfront on or about Long and Central Wharves from August 1, 2013 through August 1, 2014 with the option for two (2) additional annual renewals and the fee shall not exceed \$75,000 per year up to a maximum amount of \$225,000 for three (3) years.

Copies of a memorandum dated July 16, 2013 were distributed entitled "AUTHORIZATION TO ADVERTISE A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE, GENERAL CONSTRUCTION BASIC SERVICE CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTIES", 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 be, and hereby is, authorized to issue an invitation for bids for a Property Management, Repair and Maintenance General Construction Services Contract for BRA owned properties.

Copies of a memorandum dated July 16, 2013 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PUBLIC BID FOR A CONTRACT FOR SNOW PLOWING AND REMOVAL 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 be, and hereby is, authorized to issue an invitation for a Snow Plowing and Removal Services Contract for BRA owned properties City-wide, substantially in the form as presented at this meeting.

Copies of a memorandum dated July 16, 2013 were distributed entitled "ENERGY THERMAL SYSTEM GRANT 64-70 BURBANK STREET, FENWAY", which included two proposed votes.

Mr. Dana Whiteside, Deputy Director for Community Economic Development and Ms. Pam Wylie, a representative for the Fenway Community Development Corporation, 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 a funding award of Fifty-Nine Thousand Thirty-One Dollars (\$59,031) from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Fenway Community Development Corporation ("Fenway CDC") to assist with a energy/heating system upgrades to the Apartments at 64-70 Burbank Street in the Fenway neighborhood of Boston (the "Project"); 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 these grants from the IDP Energy Efficiency Program to the Fenway CDC in support of the Project.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PARCEL 4 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", which included two proposed votes.

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 4 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 4"), located at 120 Shawmut Avenue allowing Parcel 4 to be used for educational, community and office purposes, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority; 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 of Parcel 4 to the Boston Chinese Evangelical Church and the change of use of Parcel 4 to educational, community and office uses.

Copies of a memorandum dated July 16, 2013 were distributed entitled "PARTIAL CERTIFICATE OF COMPLETION FOR BIOSQUARE II: PLANNED DEVELOPMENT AREA NO. 41A", which included a proposed vote. Attached to said memorandum were a memo dated January 16, 2013 from David Carlson and three maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion to UALP pursuant to the Cooperation Agreement dated November 14, 2005 by and between the Boston Redevelopment Authority and University Associates Limited Partnership and the Land Disposition Agreement dated December 12, 1991, by and between the Boston Redevelopment Authority and University Associates Limited Partnership, as amended, evidencing the successful completion of the National Emerging Infectious Disease Laboratories Project on Parcel F and the BioSquare II Garage Project on Parcel H.

Copies of a memorandum dated July 16, 2013 were distributed entitled "BIOSQUARE I, PLANNED DEVELOPMENT AREA NO. 41", which included four proposed votes. Attached to said memorandum were a memo dated January 156, 2013 from David Carlson and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the Cooperation Agreement for Planned Development Area No. 41, South End Technology Square dated September 26, 1991 entered into by and between University Associates Limited Partnership and the Boston Redevelopment Authority ("Authority") upon terms and conditions determined by the Director to be in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a fourth amendment to the Land Disposition Agreement dated December 12, 1991 by and between University Associates Limited Partnership and the Authority, upon terms and conditions determined by the Director to be in the best interest of the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion for Planned Development Area No. 41 regarding the Cooperation Agreement and Land Disposition Agreement, except for Component E on sub-parcel E; and

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

Copies of a memorandum dated July 16, 2013 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 47 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 32694; BZC 32696; BZC 32697; BZC 32703; BZC 32705; BZC 32707; BZC 32711; BZC 32712; BZC 32740-32741; BZC 32742; BZC 32743; BZC 32744; BZC 32749; BZC 32750; BZC 32751-32752; BZC 32753; BZC 32754; BZC 32755; BZC 32756;

BZC 32757; BZC 32758; BZC 32759; BZC 32760; BZC 32761; BZC 32762; BZC 32763; BZC 32767; BZC 32768; BZC 32781-32788; BZC 32789-32790; BZC 32791; BZC 32792-32793; BZC 32794; BZC 32795; BZC 32796; BZC 32798; BZC 32801; BZC 32802; BZC 32803; BZC 32817-32818; BZC 32819; BZC 32832; BZC 32834; BZC 32840; BZC 32842; BZC 32847 and BZC 32904-32906.

Copies of a memorandum dated July 16, 2013 were distributed entitled "GREENWAY OVERLAY DISTRICT (ARTICLE 49A)", which included a proposed vote. Attached to said memorandum was a

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions. Attached to said memorandum was a document entitled "Text Amendment Application No. 441 Boston Redevelopment Authority Greenway Overlay District Article 49A" and "Text Amendment Application No. 433 Boston Redevelopment Authority Establishment of Zoning Districts".

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 Article 49A, Greenway Overlay District, of the Boston Zoning Code (the "Code") in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on July 16, 2013.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7392.

Copies of a memorandum dated July 16, 2013 were distributed entitled "MISSION HILL/ROXBURY CROSSING MAP AMENDMENT", which included a proposed vote. Attached to said memorandum was a document entitled "Map Amendment Application No. 633 - Boston Redevelopment Authority Map 6D, Mission Hill Neighborhood District", a letter dated July 3, 2013 from Jason Savage, Manager and Mitchell Wilson, Manager, 1435 Tremont Street, LLC.

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 Map 6D, Mission Hill Neighborhood District, by changing the existing zoning of a 1,807 square foot parcel (Parcel ID #0902921000) from "LI", indicating a Local Industrial Subdistrict to "CC-2", indicating a Community Commercial Subdistrict, in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on July 16, 2013.

The aforementioned MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7393.

Copies of a memorandum dated July 16, 2013 were distributed entitled "MEDICAL MARIJUANA TREATMENT CENTERS", which included two proposed votes. Attached to said memorandum was a document entitled "Text Amendment

Application No. 442 Boston Redevelopment Authority Medical Marijuana Treatment Center”.

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 the Boston Zoning Code relative to the definitions and Use of Medical Marijuana Treatment Centers, in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its meeting on July 16, 2013.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7394.

Director Peter Meade updated the Board Members of the parking policy from 2011 that had been in the papers lately – the change reflects the increase in population of the 20-33 year olds in Boston (10% in dorms, 30% in homes) with 60% with no cars. The cost for constructing parking aboveground is \$25,000 and underground is \$80,000-\$100,000; an example is 1330 Boylston Street projects the spaces are vacant – Transient oriented developments require less cars per unit. The City is figuring how to integrate bike parking but with “No change to the parking policy”.

Copies of a memorandum dated July 16, 2013 were distributed entitled “TRANSFER OF INCLUSIONARY DEVELOPMENT POLICY RESPONSIBILITIES AND FUNDS TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT”, which included two proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to transfer to the City of Boston, Department of Neighborhood Development, all uncommitted Inclusionary Development Policy funds for the purpose of making future financial commitments to affordable housing projects in the City of Boston; and

FURTHER VOTED: That the Director be, and hereby is, authorized enter into any agreement with the City of Boston and/or the Department of Neighborhood Development necessary to implement the administration, transfer and collection of Inclusionary Development Policy funds and Affordable Housing units.

The aforementioned INCLUSIONARY DEVELOPMENT FUNDS TRANSFER is filed in the Document Book at the Authority as Document No. 7395.

Copies of a memorandum dated July 16, 2013 were distributed entitled “AUTHORIZATION TO AMEND THE AGREEMENT WITH BOSTON INTERACTIVE FOR THE REDESIGN OF THE BRA WEBSITE”, which included a proposed vote.

Mr. Andrew Grace, Senior Planner/Urban Designer, 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 amend the contract amount with Boston Interactive for the redesign of the BRA website from \$240,000 to \$290,000 to reflect the inclusion of an online glossary, ecommerce functionality for maps, and an events calendar and email list management tool.

Copies of a memorandum dated July 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
REMI, Inc.	\$ 19,000.00
Englander, Leggett et al	\$ 34,926.85
Weston & Sampson	\$ 16,964.13
HDR Engineering	\$ 11,114.00
UTILE, Inc.	\$ 13,477.50
Nitsch Engineering, Inc.	\$ 1,670.00
Newport Construction	\$ 29,013.00
Fed Corp	\$ 327,732.65
The Cecil Group	\$ 23,952.87
Bargman Hendrie et al	\$ 9,255.15
Klopfer Martin Design	\$ 18,074.15

VOTED: That the next meetings of the Authority will be held on 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 7:54 p.m.

Assistant Secretary