

Mr. Meade attended the Meeting.

The 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 July 16, 2013 were submitted and approved.

Copies of a memorandum dated August 15, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 80, CHRISTIAN SCIENCE PLAZA, THE DEVELOPMENT PLAN FOR THE EASTERN PORTION OF THE BELVIDERE/DALTON SITE WITHIN PLANNED DEVELOPMENT AREA NO. 80, AND THE DEVELOPMENT PLAN FOR THE WESTERN PORTION OF THE BELVIDERE/DALTON SITE WITHIN PLANNED DEVELOPMENT AREA NO. 80, ALL IN THE PRUDENTIAL CENTER/HUNTINGTON AVENUE AREA OF BOSTON, AND TO CONSIDER THE BELVIDERE/DALTON PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80B-5.3, 80B-7, and 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on September 12, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Belvidere/Dalton Project as a Development Impact Project, the First Amendment to Master Plan for Planned Development Area No. 80 ("PDA No. 80"), Christian Science Plaza, the Development Plan for the Eastern Portion of the Belvidere/Dalton Site within PDA No. 80, and the Development Plan for the Western Portion of the Belvidere/Dalton Site within PDA No. 80, all within the Huntington Avenue/Prudential Center District of Boston.

Copies of a memorandum dated August 15, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 93 AT 500 HUNTINGTON AVENUE, MISSION HILL, AND TO CONSIDER THE 500 HUNTINGTON AVENUE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing on September 12, 2013 at 5:45 p.m., or a date and time to be determined by the Director, (i) pursuant to Section 80C of the Boston Zoning Code, to consider the Development Plan for the Planned Development Area No. 93 at 500 Huntington Avenue, Mission Hill ("PDA Plan") and, (ii) pursuant to Section 80B-7 of

the Boston Zoning Code, to consider the 500 Huntington Avenue Project described in the PDA Plan as a Development Impact Project.

Copies of a memorandum dated August 15, 2013 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE APPROVAL OF THE BARTLETT PLACE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 94 AND THE PHASE 1 DEVELOPMENT PLAN WITHIN PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE, WASHINGTON STREET AND BARTLETT STREET, ROXBURY", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on September 12, 2013 at 6:00 p.m., or at a date and time to be determined by the Director, to approve both the Master Plan for Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury, and the Phase 1 Development Plan within Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street.

Copies of a memorandum dated August 15, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE HOUSING CREATION PROPOSAL OF BRIGHAM AND WOMEN'S HOSPITAL AND ROXBURY TENANTS OF HARVARD", 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 a public hearing to be held on September 12, 2013 at 6:15 pm before the Boston Redevelopment Authority to consider a housing creation proposal by The Brigham and Women's Hospital, Inc. for the benefit of the Roxbury Tenants of Harvard Housing Project.

Copies of a memorandum dated August 15, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN AND TO CONSIDER THE INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING AS A DEVELOPMENT IMPACT PROJECT", 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 a Public Hearing before the Boston Redevelopment Authority on Thursday, September 12, 2013 at 6:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Northeastern University Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code ("Code"), and to consider the Interdisciplinary Science and Engineering Building as a Development Impact Project, pursuant to Sections 80B-5.3 and 80B-7 of the Code.

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 for Planned Development Area No. 92-Boston East submitted by

Trinity Border Street LLC, on May 31, 2013, and located at 75 Federal Street, 4th Floor, Boston, MA 02110.

This hearing was duly advertised on August 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 August 15, 2013 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 92 BOSTON EAST AT 122-148 BORDER STREET, EAST BOSTON", which included seven proposed votes. Attached to said memorandum was a document "Map Amendment Application No. 630 Boston Redevelopment Authority Planned Development Area No. 92 Map 33A/3B, East Boston Neighborhood District", A LETTER DATED July 12, 2013 from Sheila A. Dillion, Department of Neighborhood Development, an email dated July 12, 2013 from Beth Rochefort, an email dated June 24, 2013 from Rachel Edwards, an email dated June 24, 2013 from John Barnat, a letter dated June 27, 2013 from Scott Mohaney & Frederick Wright, a n email dated June 27, 2013 from David Shulman, an email dated July 9, 2013 from Robert Sarno, an email dated July 15, 2013 from Gloribella Mota, and a letter dated July 23, 2013 from John P. Sullivan, Boston Water and Sewer Commission and two maps indicating the location of the proposed project".

Ms. Casey Hines, Project Manager, Catherine Bachmann, Attorney and Mr. Jim Keefe, developer, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Mr. Michael Sinatra on behalf of Councilor Salvatore LaMattina

Mr. Al Calderelli, East Boston resident

Representative Carols Basile handed a letter in

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 Director be, and hereby is, authorized to issue a Determination Waiving Further Review pursuant to Section 80A-6 of the Boston Zoning Code (the "Code"), waiving further review of the Boston East Project located at 102-148 Border Street in East Boston (the "Proposed Project"), which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") on August 7, 2013 for the Proposed Project adequately describes the potential impacts arising from the

Proposed Project, subject to design review by the BRA; said 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 the issuance of said Determination; and

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

FURTHER VOTED: That, in connection with the Development Plan for Planned Development Area No. 92 ("PDA No. 92"), Boston East at 122-148 Border Street, East Boston (the "PDA Plan") presented at a public hearing, duly held at the offices of the Authority on August 15, 2013, and after consideration of evidence presented at and in connection with the hearing, the Authority finds that with respect to the PDA Plan that: (a) the PDA Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the portion of 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 Code, the PDA Plan, and the associated map amendment, in substantial accord with the PDA Plan and map amendment presented to the Authority on August 15, 2013, 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 BRA on August 15, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the portion of the Proposed Project located in PDA No. 92 pursuant to Section 80C-8 of the Code when the Director finds that (a) the Proposed Project is described adequately in 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 and Section 80C of the Code; 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 and the PDA Plan, all upon terms and conditions determined to be in the best interests of the Authority.

The aforementioned PDA NO. 92 is filed in the Document Book at the Authority

as Document No. 7396.

Copies of a memorandum dated August 15, 2013 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PARCELS PB 15 AND 45; NORTHAMPTON STREET CAMPUS", which included three proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCEL PB 15 AND PARCEL 45", was introduced, read and considered.

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") adopts the Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCEL PB 15 AND PARCEL 45."

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7397.

Copies of a memorandum dated August 15, 2013 were distributed entitled "1025-1065 TRUMAN HIGHWAY, HYDE PARK CERTIFICATE OF COMPLETION", which included a proposed vote. 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 Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for the Hyde Park Shopping Center Redevelopment Project by and between the Boston Redevelopment Authority ("BRA") and The Stop & Shop Supermarket Company, LLC dated as of February 26, 2010 (the "Cooperation Agreement") that approximately 68,818 SF of renovations and new construction and approximately 213-229 parking spaces, have been completed in compliance with all the terms and conditions of the Cooperation Agreement and the Article 80 Submissions and all obligations of The Stop & Shop Supermarket Company, LLC set forth in the Cooperation Agreement and the Article 80B Submissions as defined in the Cooperation Agreement that are presently required/ due have been fulfilled.

Copies of a memorandum dated August 15, 2013 were distributed entitled "POLK STREET RESIDENTIAL DEVELOPMENT, 30 POLK STREET, CHARLESTOWN", which included a proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Campbell, Project Assistant and Mr. Jack French, architect, addressed the Authority and answered the Members' questions.

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 30 Polk Street in Charlestown by Douglas MacDonald (the "Proposed Project"). The Proposed Project has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of four (4) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated August 15, 2013 were distributed entitled "17 COURT STREET RENOVATION, DOWNTOWN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Tyler Norod, Senior Project Manager and Mr. Andrew McCawley, developer, 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 (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 17 Court Street Renovation Project, located in the Downtown (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

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

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

Mr. Peter Meade left the room at this time.

Copies of a memorandum dated August 15, 2013 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION FOR THE ST. KEVIN'S CHAPTER 121A PROJECT, LOCATED AT 516-530 COLUMBIA ROAD AND 35 BIRD STREET IN DORCHESTER", which included two proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ST. KEVIN'S CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF

1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED ST. KEVIN'S CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF UPHAMS CORNER LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT IN TWO PHASES" and a two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Lisa Alberghini, developer, Mr. David, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ST. KEVIN'S CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED ST. KEVIN'S CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF UPHAMS CORNER LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT IN TWO PHASES" , 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 transfer of ownership of the St. Kevin's Chapter 121A Project

The aforementioned ST. KEVIN'S FIRST AMENDMENT is filed in the Document Book at the Authority as Document No. 7398.

Mr. Peter Meade re-entered the room at this time.

Copies of a memorandum dated August 15, 2013 were distributed entitled "THE DUDLEY CROSSING PROJECT, 375-383 DUDLEY STREET, 387-397 DUDLEY STREET, 200 HAMPDEN STREET AND 204-206 HAMPDEN STREET /2-4 DUMORE STEET, ROXBURY", which included two proposed votes. A letter was handed in by the Ms. Pat Courtney, Mt. Pleasant Avenue.

Mr. Lance Campbell, Senior Project Manager, Mr. Neil Mongold, architect and Diane Clark, developer, 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 Dudley Crossing project, proposed by Nuestra Comunidad Development Corporation, the ("Developer"), for the provision of 42 units totaling 59,640 square feet including 3,296 square feet of ground floor commercial space with (10) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated August 15, 2013 were distributed entitled "WESTMINSTER HOUSE PROJECT, 3012 WASHINGTON STREET, ROXBURY", which included a proposed vote. Attached to said memorandum were a Zoning Code Refusal dated July 18, 2013, a letter dated May 30, 2013 from Chrystal Kornegay, Urban Edge, a letter dated May 28, 2013 from Captain Paul Russell, Boston Police, a letter dated May 31, 2013 from Councilor Tito Jackson, a letter dated May 28, 2013 from Solomon Lemma, Egleston Square Main Street and a map indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. _____, Elizabeth Stone House and Ms. Kitty Ryan, 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 Westminster House Project, proposed by Elizabeth Stone House, Inc., for the provision of the construction of a new four-story building containing 27 affordable rental units on the top three floors and 13,000 square feet of public meeting space and classrooms, staff offices, conference areas, and a childcare facility on the ground floor with off-street parking for twenty (20) vehicles and 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-33003, the Westminster House Project, Roxbury to erect a new, four (4) story, approximately 48,598 square foot, building and site improvements as per plans, for zoning relief necessary in a NS-1 subdistrict, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated August 15, 2013 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY AND 2101 WASHINGTON STREET, ROXBURY", which included two proposed votes. Attached to said memorandum were three site plans.

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 Director be, and hereby, is authorized to enter into a license agreement with the Redeveloper of Phase One of Parcel 10 for a portion of Parcel B to be determined by the Director to be used for construction staging in connection with the construction of Phase One of the Parcel 10 project, upon terms and conditions which the Director deems appropriate and to be in the best interest of the Boston Redevelopment Authority (BRA); and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into

a Construction, Operation, Reciprocal Easement and Restriction Agreement (“COREA”) by and among the BRA, the Commonwealth of Massachusetts Department of Transportation, Madison Tropical Market LLC (Phase One Redeveloper) and Madison Williams LLC (Phase Three Redeveloper), upon terms and conditions which the Director deems appropriate and to be in the best interest of the BRA.

Copies of a memorandum dated August 15, 2013 were distributed entitled “PARTIAL CERTIFICATES OF COMPLETION, E+ (ENERGY POSITIVE) GREEN BUILDING PROGRAM: 226-232 Highland Street IN HIGHLAND PARK SECTION OF ROXBURY”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Dalzell, Senior Architect for Sustainability, 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 Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement (“LDA”) and Deed dated September 28, 2012 between the Boston Redevelopment Authority (“BRA”) and E-Haus, LLC for the successful completion of a portion of the Improvements of the 226-232 Highland Street Project (“Project”) consisting of the completion of construction of four (4) attached three-story townhouses, each consisting of three-bedrooms and approximately 2,000 square feet of living space, with one unit available to a household earning at or below 80% of the area median income and with landscaped small yards and four (4) surface parking spaces (the “Improvements”) upon receipt of Certificate(s) of Occupancy from the City of Boston Inspectional Services Department for the Improvements and inspection and approval of said Improvements by BRA staff, subject to such terms as the Director deems to be necessary and appropriate, provided that the issuance of a Final Certificate of Completion for the entire Project shall require further Board approval.

Copies of a memorandum dated August 15, 2013 were distributed entitled “121 BROOKLINE AVENUE, FENWAY CERTIFICATE OF COMPLETION”, which included a proposed vote. Attached to said memorandum were a memorandum from David Carlson dated July 18, 2013 and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of Section 9 of the Amended and Restated Cooperation Agreement for 121 Brookline Avenue, Fenway by and between the Boston Redevelopment Authority and BAM Hotel LLC dated as of February 27, 2012 (the “Cooperation Agreement”) that the construction of the 121 Brookline Avenue project including a 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 August 15, 2013 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BOYLSTON WEST CHAPTER 121A PROJECT LOCATED AT 1325 BOYLSTON STREET IN THE FENWAY", which included four proposed votes. Attached to said memorandum was a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BOYLSTON WEST CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE REMOVAL AND ADDITION OF CERTAIN PORTIONS OF THE PREVIOUSLY APPROVED BOYLSTON WEST CHAPTER 121A PROJECT, AND CONSENT TO BW GARAGE OWNER LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT, AND RELATED MATTERS".

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 document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BOYLSTON WEST CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE REMOVAL AND ADDITION OF CERTAIN PORTIONS OF THE PREVIOUSLY APPROVED BOYLSTON WEST CHAPTER 121A PROJECT, AND CONSENT TO BW GARAGE OWNER LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT, AND RELATED MATTERS" (the "First Amendment") 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 Boylston West Chapter 121A Project (the "Project").

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an assignment of master lease and sublease of a portion of the Garage Unit in the Project from Boylston West Garage LLC and/or their affiliate(s) on terms and conditions acceptable to the Director, in his sole discretion, and in the best interest of the Boston Redevelopment Authority.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an assignment of master lease and sublease of a portion of the Garage Unit in the Project to an appropriate board, department or agency of the City of Boston, as determined by the

Commissioner of Assessing of the City of Boston, on terms and conditions acceptable to the Director, in his sole discretion, and in the best interest of the Boston Redevelopment Authority.

The aforementioned BOYLSTON WEST 121A FIRST AMENDMENT is filed in the Document Book at the Authority as Document No. 7399.

Copies of a memorandum dated August 15, 2013 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: AMENDMENT TO THE LAND DISPOSITION AGREEMENT FOR THE ISLAMIC SOCIETY OF BOSTON TRUST", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Armindo Goncalves, Deputy Director for Economic Development Planning, 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 an amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and the Islamic Society of Boston Trust dated May 16, 2003 (a) to include housing, a wash room, a café and a gift shop, (b) to delete the 488 square foot parcel of land being transferred by the Islamic Society of Boston Trust to an abutter, and (c) to extend the commencement date for Phase II of the Islamic project to not later than December 31, 2016, upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a release of deed restrictions as set forth in the Deed from the BRA to the Islamic Society of Boston Trust dated May 16, 2003 as to the 488 square foot parcel of land being transferred by the Islamic Society of Boston Trust to an abutter, upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents, agreements and instruments in connection with the foregoing votes determined to be necessary and appropriate, all upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA.

Copies of a memorandum dated August 15, 2013 were distributed entitled "244 HANOVER STREET, NORTH END", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed 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 an Affordable Rental Housing Agreement and Restriction for the creation of one (1) unit to be made available to households earning up to 70% of area median income and any and all agreements and documents which the Director deems appropriate and necessary in

connection with the 244 Hanover Street project in the North End, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated August 15, 2013 were distributed entitled "CHARLESVIEW APARTMENTS CHAPTER 121A PROJECT, CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to said memorandum was a map indicating the location of the property.

Ms. Janet Carlson, First Assistant General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") in accordance with G.L. c. 121A, §18C, hereby determines and finds with regard to the Charlesview Apartments Chapter 121A Project, as follows: (1) that Charlesview, Inc. has carried out its obligations and performed the duties as imposed by M.G.L. c. 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereinafter "C. 121A"); and (2) that the Charlesview Apartments Chapter 121A Project is terminated as of April 10, 2009, and thereafter the property which constitutes the Charlesview Apartments Chapter 121A Project and Charlesview, Inc. shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by C. 121A; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination with regard to the Charlesview Apartments Chapter 121A Project, and a termination of any other agreements with or restrictions held by the BRA with respect to the Chapter 121A Project. Such Certificate of Project Termination shall be delivered to Charlesview, Inc., the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively, the City Clerk, the Commissioner of Assessing, the Assessing Department and the Collector-Treasurer of the Treasury Department.

The aforementioned CHARLESVIEW 121A TERMINATION is filed in the Document Book at the Authority as Document No. 7401.

Copies of a memorandum dated August 15, 2013 were distributed entitled "PARCEL R-1 IN THE NORTH HARVARD URBAN RENEWAL AREA; CHARLESVIEW APARTMENTS PROJECT - TERMINATION OF LAND DISPOSITION AGREEMENT AND RELEASE OF RESTRICTIONS IN DEED", which included a proposed vote. Attached to said memorandum was a map indicating the location of the property.

Ms. Janet Carlson, First Assistant General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("Authority") be, and hereby is, authorized to execute on behalf of the Authority, a

termination of the Land Disposition Agreement by and between the Authority and Charlesview, Inc. dated November 4, 1969 and recorded as Document No. 296018 (“Land Disposition Agreement”), the release of the restrictions in the Deed from the Authority to Charlesview, Inc. dated November 4, 1969 and recorded as Document No. 296015 in the Suffolk County Registry District of the Land Court, and any other agreements with or restrictions held by the BRA with respect to the Land Disposition Agreement, all in connection with the Parcel R-1 in the North Harvard Urban Renewal Project Area.

Copies of a memorandum dated August 15, 2013 were distributed entitled “CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES FOR PARCEL 5 PLAYGROUND AND PARK, CHARLESTOWN NAVY YARD, CONTRACT NO. 2. PROJECT NO. 6033”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the property.

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 The Parcel 5 Playground and Park, Charlestown Navy Yard (“Project”) to MacKay Construction Services, Inc. for an amount not to exceed Three Million One Hundred Ninety-seven Thousand, Seven Hundred Eleven Dollars and No cents (\$3,197,711.00) 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 ten percent (10%) contingency for an amount of Three Hundred Nineteen Thousand, Seven Hundred Seventy-one Dollars and No Cents (\$319,771.00).

Copies of a memorandum dated August 15, 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 32766; BZC 32773; BZC 32774; BZC 32775; BZC 32776; BZC 32777; BZC 32797; BZC 32799; BZC 32800; BZC 32804; BZC 32805; BZC 32806; BZC 32807; BZC 32808; BZC 32809; BZC 32810; BZC 32812; BZC 32813; BZC 32814; BZC 32815; BZC 32816; BZC 32820; BZC 32822; BZC 32828-32829; BZC 32831; BZC 32848; BZC 32849; BZC 32850; BZC 32851; BZC 32854; BZC 32855; BZC 32856; BZC 32858; BZC 32883; BZC 32888; BZC 32891; BZC 32892; BZC 32894; BZC 32898; BZC 32900-32901; BZC 328902; BZC 32912; BZC 32924; BZC 32925; BZC 32926; BZC 32927; BZC 32928 BZC 32934 and BZC 32940.

Copies of a memorandum dated August 15, 2013 were distributed entitled "SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT EXTENSION", which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 636 Boston Redevelopment Authority South Boston Interim Planning Overlay District; Extension of Time Maps 4 and 4A" and "Text Amendment Application No. 445 Boston Redevelopment Authority South Boston Waterfront Interim Planning Overlay District: Extension of Time".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the South Boston Waterfront Interim Planning Overlay District, from September 22, 2013 to September 22, 2014, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on August 15, 2013.

The aforementioned are filed in the Document Book at the Authority as Document No. 7402.

Copies of a memorandum dated August 15, 2013 were distributed entitled "REQUEST AUTHORIZATION TO PETITION THE BOSTON ZONING COMMISSION FOR APPROVAL OF A MAP AMENDMENT TO ADD PROPERTIES TO THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS INSTITUTIONAL MASTER PLAN OVERLAY AREA", which included a proposed vote. Attached to said memorandum was a document entitled "Map Amendment Application No. 634 Boston Redevelopment authority Boston University Charles River Campus Institutional Master Plan Map 1, Boston Proper" and a map indicting the location of the Overlay Area.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Boston Zoning Code to approve the map amendment to Map 1, Boston Proper, of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, to add areas to the Boston University Institutional Master Plan Overlay Area, in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on August 15, 2013.

The aforementioned is filed in the Document Book at the Authority as Document No. 7403.

Copies of a memorandum dated August 15, 2013 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE GOVERNMENT CENTER/MARKETS DISTRICT", which included two proposed votes. Attached to said memorandum was a document entitled "Text Amendment Application No. 444 Boston Redevelopment

Authority Government Center/Markets District Article 45” and “Map Amendment Application No. 7653 Boston Redevelopment Authority Map1H Government Center/Markets District.”

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 45, Government Center/Markets District, of the Boston Zoning Code (“Code”) and a map amendment to Map 1H, Government Center/Markets District,” of the series of maps entitled “Zoning Districts City of Boston,” dated August 15, 1962, as amended, to create the new “Wharf Street Restricted Growth Area”, all in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on August 15, 2013.

The aforementioned is filed in the Document Book at the Authority as Document No. 7404.

Copies of a memorandum dated August 15, 2013 were distributed entitled “APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS MASSDEVELOPMENT BROWNFIELDS DEVELOPMENT FUND”, which included three proposed votes.

Mr. Dana Whiteside, Deputy Director Community Economic Development, 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 submit an application to the Commonwealth of Massachusetts MassDevelopment for funds from its Brownfields Redevelopment Program in support of the Melnea Hotel and Residences Project as proposed for Parcel 9; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to enter into an agreement with Melnea Partners, LLC for the use of funds from the Brownfields Redevelopment Fund for the Melnea Hotel and Residences Project; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the Brownfields Redevelopment Fund Grant with the Commonwealth of Massachusetts MassDevelopment and City of Boston in connection with the Melnea Hotel and Residences Project.

Copies of a memorandum dated August 15, 2013 were distributed entitled “APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT MASSWORKS INFRASTRUCTURE PROGRAM GRANT”, which included three proposed votes.

Mr. Dana Whiteside, Deputy Director Community Economic Development, 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 submit applications to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to enter into a Grant Agreement with respective development entities/proponents of said projects for the use of funds from the MassWorks Infrastructure Program Grant; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant with the Commonwealth of Massachusetts and City of Boston.

Director Peter Meade did not have an update for the Board Members,

Copies of a memorandum dated August 15, 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
Crosby, Schlessigner, Small	\$ 16,603.68
Englander, Leggett et al	\$ 26,555.78
Weston & Sampson	\$ 40,045.86
HDR Engineering	\$ 11,114.00
UTILE, Inc.	\$ 5,722.50
Klopfer Martin Design	\$ 17,688.96
Newport Construction	\$ 1,257,429.97
Fed Corp	\$ 507,251.51
The Cecil Group	\$ 15,737.43
Bargman Hendrie et al	\$ 30,326.28

Copies of a memorandum dated August 15, 2013 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: Request authorization to accept the Retirement/Resignation for Gregory Perkins, Senior Researcher, Research effective 7/31/13.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: Request authorization to accept the resignation of Joseph Conran, Senior Real Estate Specialist, ECD/Asset Management effective 8/5/13.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously
VOTED: Request authorization to approve the appointment Richard Pellegrino as
Green Tech Manufacturing Senior Manager, \$75,000 annually, Job Posting #13-13.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize the appointment of Michael O'Shea as Chief
Information Officer, Job Posting #3-13 Rev.

VOTED: That the next meetings of the Authority will be held on 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 7:02 p.m.

Assistant Secretary