

Messrs. Meade and Golden 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 August 15, 2013 were submitted and approved.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER: (1) THE BOSTON CHILDREN'S HOSPITAL 2013 INSTITUTIONAL MASTER PLAN AMENDMENT; AND (2) THE BOSTON CHILDREN'S CLINICAL BUILDING AND THE 819 BEACON STREET PROJECT AS DEVELOPMENT IMPACT PROJECTS", which included a proposed vote. Attached to said memorandum was a document

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 to consider: (1) the Boston Children's Hospital 2013 Institutional Master Plan Amendment for the inclusion of three Proposed Institutional Projects: a) an on-campus Project that includes an approximately 445,000 square foot Boston Children's Clinical Building ("BCCB"); b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces; and c) an off-campus Project at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and 432 parking spaces ("819 Beacon Street Project"); and (2) the BCCB and 819 Beacon Street Project as Development Impact Projects to be held at a time and date to be determined by the Director.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE PARCEL P- 7A PROJECT IN THE MIDTOWN CULTURAL DISTRICT OF BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum was a document

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 at its meeting on October 17, 2013, to consider the Parcel 7A project at 240 Tremont Street in the Midtown Cultural District of Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated September 12, 2013 were distributed entitled "ARTICLE 89: URBAN AGRICULTURE", 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 BRA to be held at a date and time to be determined by the Director, regarding Article 89, the proposed citywide zoning article for urban agriculture.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE 40 TRINITY PLACE PROJECT, LOCATED ON STUART STREET IN THE BACK BAY, AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum was a document

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80B-7 of the Boston Zoning Code, before the Boston Redevelopment Authority to be held at a date and time deemed appropriate by the Director, to consider the 40 Trinity Place Project as a Development Impact Project.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR AN AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 84, COPLEY PLACE AND THE COPLEY PLACE RESIDENTIAL ADDITION AND RETAIL EXPANSION 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 schedule and advertise a public hearing, pursuant to Section 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority, to be held at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place and The Copley Place Residential Addition and Retail Expansion Project.

Copies of a memorandum dated September 12, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE HARVARD UNIVERSITY ALLSTON CAMPUS INSTITUTIONAL MASTER PLAN", 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 at a date and time to be determined by the Director, to consider the Harvard University Allston Campus Institutional Master Plan pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Article 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be at a date and time to be determined by the Director, regarding the Fourth Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing, located on Guest Street in the Brighton

neighborhood of Boston.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SECOND AMENDMENT TO PLANNED DEVELOPMENT AREA MASTER PLAN FOR BOSTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", 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 advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on October 17, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Second Amendment to the Master Plan for Planned Development Area No. 87 for the Boston Landing project.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 95, 80 EAST BERKELEY STREET, SOUTH END, BOSTON, AND TO CONSIDER THE 80 EAST BERKELEY STREET 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 advertise pursuant to Sections 80B-5.3, 80B-7, and 80C-5 of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held at a date and time to be determined by the Director to consider the 80 East Berkeley Street project as a Development Impact Project, and regarding the Development Plan for Planned Development Area No.95, 80 East Berkeley Street, South End, Boston.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the First Amendment to Master Plan for Planned Development Area No. 80, 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- submitted by Wilmer Cutler Pickering Hale and Dorr, on July 19, 2013, and located at 60 State Street, Boston, MA 02109.

This hearing was duly advertised on August 29, 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 September 12, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER 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 EASTERN DEVELOPMENT PROJECT AND THE WESTERN DEVELOPMENT PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included twelve proposed votes. Attached to said memorandum were a document "Development Plan for the Western Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza"; Development Plan for the Eastern Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza"; "First Amendment to Master Plan for Planned Development Area No. 80, Christian Science Plaza" and "Boston Redevelopment Authority Development Plan for the Eastern Portion of the Belvidere/Dalton Site within planned Development Area No. 80 Christian Science Plaza Huntington Avenue/Prudential Center, Boston, Massachusetts".

Ms. Casey Hines, Project Manager, Mr. Friedman, developer, Mr. Gary Johnson, architect, Mr. Harry Cobb, architect and Mr. Peter Dianna, consultant, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Mr. Patrick Lyons, resident/business owner  
Representative from Councilor Michel Ross's Office  
Ms. Colleen Kennan, Starwood Hotel  
Ms. Meg Mainzer Cohen, Back Bay Association  
Representative from the Mayor's Office of Neighborhood Services  
Ms. Tracy Canton, real estate company  
Mr. Javier Cortes, resident/business owner  
Mr. Arthur Cashman, resident  
Mr. Perez, Carpenters Union  
Mr. Greg Galore, Preservation Alliance  
Ms. Kelley Brilliant, Fenway Alliance  
Ms. Shanita Turner, Sheetmetal Union  
Mr. Terrance, resident and Sheetmetal Union  
Ms. Mary, resident and Sheetmetal Union  
Mr. Grant, Sheetmetal Union  
Mr. Allen Langham, Sheetmetal Union

Mr. Brian Doherty, Boston Building Trades  
Mr. Mark Fortune, President Boston Building Trades  
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 (the "Authority") at the conclusion of the public hearing on September 12, 2013, finds and determines that the Eastern Development Project and the Western Development Project are approved as a Development Impact Project within the meaning of Section 80B-7 of the Boston Zoning Code (the "Code");

FURTHER VOTED: That in connection with the First Amendment to Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston (the "First Master Plan Amendment"), relating to the Eastern Development Project, located at the intersection of Belvidere and Dalton Streets, which is proposed by CL BD LLC (the "Eastern Proponent"), and the Western Development Project located west of Dalton Street at its intersection with Belvidere Street, which is proposed by PRG BD Investors LLC (the "Western Proponent"), each in accordance with Article 80C of the ("Code") and in substantial accord with the versions presented to the Authority at its hearing on September 12, 2013, (1) the Authority finds that: (a) the First Master Plan Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by underlying zoning, (b) each of the Eastern Development Project and the Western Development 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 First Master 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 First Master 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, (e) nothing in the First Master Plan Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the First Master Plan Amendment adequately and sufficiently satisfies all other development plan criteria and specifications for a Planned Development Area and Master Plan as set forth in the Boston Zoning Code; and (2) the Authority hereby approves the First Master Plan Amendment; and

FURTHER VOTED: That in connection with the Development Plan for the Eastern Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston (the "Eastern Development Plan"), relating to the Eastern Development Project, which is proposed by the Eastern Proponent in accordance with Article 80C of the Code and in substantial accord with the versions presented to the Authority at its hearing on September 12, 2013, (1) the Authority hereby finds that: (a) the Eastern Development Plan is not for a location or proposed project for which Planned Development Areas are forbidden by underlying zoning, (b) the Eastern Development 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 Eastern Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas, (d) the Eastern Development 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, (e) nothing in the Eastern Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; (f) the Eastern Development Plan adequately and sufficiently satisfies all other development plan criteria and specifications for a Planned Development Area and Development Plan as set forth in the Code; and (g) the Eastern Development Project as described in the Eastern Development Plan complies with the regulations and controls of the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, as amended (the "Urban Renewal Plan"); and (2) the Authority hereby approves the Eastern Development Plan; and

FURTHER VOTED: That in connection with the Development Plan for the Western Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston (the "Western Development Plan"), relating to the Western Development Project, which is proposed by the Western Proponent in accordance with Article 80C of the Code and in substantial accord with the versions presented to the Authority at its hearing on September 12, 2013, (1) the Authority hereby finds that: (a) the Western Development Plan is not for a location or proposed project for which Planned Development Areas are forbidden by underlying zoning, (b) the Western Development 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 Western Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas, (d) the Western Development 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, (e) nothing in the Western Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; (f) the Western Development Plan adequately and sufficiently satisfies all other development plan criteria and specifications for a Planned Development Area and Development Plan as set forth in the Code; and (g) the Western Development Project as described in the Western Development Plan complies with the regulations and controls of the Urban Renewal Plan; and (2) the Authority hereby approves the Western Development Plan;

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination which waives the requirement for the preparation and submission of a Draft Project Impact Report and Final Project Impact Report, pursuant to Section 80B-5.3(d) of the Code and finds that the Project Notification Form along with the subsequent actions and submissions by the Eastern Proponent and Western Proponent are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Eastern Development Project and the Western

Development Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Eastern Development Project after the Director has determined that the Eastern Development Project complies with (1) the conditions of the Scoping Determination, and (2) to the extent applicable, the following provisions of the Code: (a) Section 80B-8, Disclosure of Beneficial Interests, (b) Section 80C-8, Planned Development Area Review, and (c) Article 28, Boston Civic Design Commission review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Western Development Project after the Director has determined that the Western Development Project complies with (1) the conditions of the Scoping Determination, and (2) to the extent applicable, the following provisions of the Code: (a) Section 80B-8, Disclosure of Beneficial Interests, (b) Section 80C-8, Planned Development Area Review, and (c) Article 28, Boston Civic Design Commission review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for Planned Development Area Review when the Director finds that (1) the Eastern Development Project is consistent with the Eastern Development Plan and (2) the Eastern Development Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a. and Article 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for Planned Development Area Review when the Director finds that (1) the Western Development Project is consistent with the Western Development Plan and (2) the Western Development Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a. and Article 80C of the Code; and

FURTHER VOTED: That the Authority hereby finds and determines that each of the First Master Plan Amendment, Eastern Development Plan and Western Development Plan conform to the general plan for the City of Boston as a whole, and that nothing in such First Master Plan Amendment, Eastern Development Plan or Western Development Plan 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 petition the Boston Zoning Commission pursuant to the provisions of Section 3-1A.a. and Article 80C of the Code to approve the First Master Plan Amendment, Eastern Development Plan and Western Development Plan in substantial accord with the versions presented to the Authority at its hearing on September 12, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take all actions and execute all documents deemed necessary and appropriate in connection with the foregoing, including, without limitation, executing and delivering a Development Impact Project Agreement, Boston Residents Construction Employment Plans, Cooperation Agreements, affordable housing agreements, and any and all other documents as may be necessary and appropriate.

The aforementioned PDA NO. 80 is filed in the Document Book at the Authority as Document No. 7405.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to approve the Development Plan for Planned Development Area No. 93, at 500 Huntington Avenue, Mission Hill (the "PDA Plan") pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the "Code") and to consider the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code.

This hearing was duly advertised on August 29, 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 the 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 brief period for rebuttal if they so desire.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated September 12, 2013 were distributed entitled "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 six proposed votes. Attached to said memorandum were ADD LETTERS and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, Project Manager, Mr. Yanni Tsipis, consultant and Mr. David A. Wahlstrom, Wentworth University addressed the Authority and answered the members' questions.

The following person spoke in favor of the proposed project:

Representative of the Mayor Office of Neighborhood Services

Representative of Councilor Michael Ross's Office

Representative for Representative Jeffrey Sanchez

Mr. Susan St. Claire, 40 yr resident and Task Force

Mr. Nicholas Fondus, resident

Mr. Manuel Delgall, Fenway Community Development Corporation

Mr. Perez, Carpenters Union

Ms. Debbie Pepper, Colleges of the Fenway

Mr. Bruce Keary Mission Hill Neighborhood Service

2 Mission Main residents

Mr. Brian Doherty, Boston Building Trades

Mr. Mark Fortune, President Boston Building Trades

The following people spoke in opposition to the project:

The Director of the Museum of Fine Arts

Attorney Fredenberg on behalf of the Museum of Fine Arts



Ms. Kelly Brilliant, Fenway Alliance

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 93 at 500 Huntington Avenue, Mission Hill (the "PDA Plan"), describing the development at 500 Huntington Avenue (the "Proposed Project"), presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on September 12, 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 BRA 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 BRA hereby approves, pursuant to Sections 3-1A.a and 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 BRA on September 12, 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 September 12, 2013, and in accordance with Sections 3-1A.a and 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or partial Certifications 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 BRA 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 BRA hereby approves the Proposed Project as a Development Impact Project pursuant to Section b0B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Development Impact Project Agreement, 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 BRA.

The aforementioned INSTITUTIONAL MASTER PLAN filed in the Document Book at the Authority as Document No. 7406.

Ms. Consuelo Thornell left the room at this time.

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 Bartlett Place Master Plan and Planned Development Area Plan for the Planned Development Area No. 94, Roxbury, on September 12, 2013.

This hearing was duly advertised on August 13, 2013 in the Boston Herald.

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

Copies of a memorandum dated September 12, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE, ROXBURY AND THE PHASE 1 DEVELOPMENT PLAN WITHIN PLANNED DEVELOPMENT AREA NO. 94, BARTLETT PLACE", which included seven proposed votes. Attached to said memorandum were a document "Map Amendment Application No. 638 Boston Redevelopment Authority Planned Development Area No. 94, Map 6A/6B/6C, Roxbury Neighborhood District ; "Map Amendment Application No. 637 Boston Redevelopment Authority Planned Development Area No. 93, Map 6D, Roxbury Neighborhood District".

Ms. Lauren Williams, Project Manager, Mr. Cliff, architect and Mr. David Price, Nuestra Comunidad, addressed the Authority and answered the Members' questions.

Ms. Consuelo Thornell re-entered the room at this time.

The following people spoke in favor of this proposed project:

Mr. Jason Churchin, Fort Hill resident

Ms. Donna Cramer, Nuestra and resident

Ms. Tricia Adams, work force group Nuestra

Reverend Francisco Talatinom, Nuestra Local Board

Mr. Mike Miles, Roxbury resident

The Chairman called for a recess at 7:30 p.m.

The Chairman re-adjourned the meeting at 7:38 p.m.

Mr. David Lopez, Mass Minority Contractors Association

Mr. Greg Duware

Ms. Minnie B. Clark, resident

Mr. Tito Jackson, District 7

Ms. Ronette Taylor, business owner

The following people spoke in opposition to the proposed project:

Mr. Rodney Singleton, abutter

Mr. Joshue Rosewood, abutter

Ms. Patricia Courtney, Vine Street resident

Ms. Victoria Nadel, resident

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Master Plan for Planned Development Area No. 94, Bartlett Place (the “Bartlett Place Project”), Roxbury (the “Master Plan”) and the Phase 1 Development Plan within Planned Development Area No. 94, describing the first phase of the Bartlett Place Project (the “First Phase Project”) (the Phase 1 Development Plan”), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (“BRA”) on September 12, 2013, and after consideration of evidence presented at and in connection with the hearing, the BRA finds that: (a) the Master Plan and Phase 1 Development Plan are not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Bartlett Place Project and the First Phase Project in such Master Plan and Phase 1 Development Plan, respectively, comply with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the Master Plan and Phase 1 Development Plan comply with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Master Plan and Phase 1 Development 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 Master Plan and Phase 1 Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA, hereby approves, pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the “Code”), the Master Plan, the Phase 1 Development Plan, and the accompanying map amendment, all in substantial accord as presented to the BRA on September 12, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the Master Plan, Phase 1 Development Plan, and accompanying map amendment, all in substantial accord as presented to the BRA on September 12, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review (the “Scoping Determination”) for the First Phase Project pursuant to Section 80B-5.3 of the Code, finding that the Scoping Determination provides that the Expanded Project Notification Form and the Additional Materials (the “PNF”): (i) adequately describe the impacts of the First Phase Project, and (ii) include any conditions necessary for the mitigation of the impacts of the First Phase Project; and

FURTHER VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Bartlett Place Project and, or for each component of the Bartlett Place Project, as described in the Master Plan and for the First Phase Project, as described in the Phase 1 Development Plan when the Director finds that: (a) the Bartlett Place Project (or such component, as applicable) is described adequately in the Master Plan and the First Phase Project is adequately described in the Phase 1 Development Plan; (b) the Bartlett Place Project (or such component, as applicable) is consistent with the Master Plan and the First Phase Project is consistent with the Phase 1 Development Plan, and (c) the Master Plan and Phase 1 Development Plan have been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, upon successful completion of the Article 80 Process, including completion of design review by the BRA, authorized to issue a Certification of Compliance or Partial Certification of Compliance pursuant to Section 80B-6 of the Code for the First Phase Project upon the successful completion of the Article 80 Large Project Review Process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, certifications and/or agreements deemed necessary and appropriate by the Director in connection with the Scoping Determination for the First Phase Project, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan and an Affordable Rental Housing Agreement and Restriction, 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 Bartlett Place Project and/or the First Phase Project.

The aforementioned PDA NO. 94 filed in the Document Book at the Authority as Document No. 7407.

Clarence "Jeep" Jones read a statement regarding his retirement.  
Mr. Peter Meade read a letter from Mayor Menino to Mr. Jones.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: REAR WARWICK STREET", which included a proposed vote. Attached to said memorandum was a map and a site plan.

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

VOTED: That the Director, be and hereby, authorized to execute and deliver a License Agreement with Mill Street Environmental Corporation for the use and occupancy of a six foot portion of the BRA-owned Rear Warwick Street parcel for access and storage during the remediation of the 90 Warwick Street parcel.

Copies of a memorandum dated September 12, 2013 were distributed entitled "41-43 SARATOGA STREET, EAST BOSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Assistant, Mr. Bill Christopher, developer and the project consultant, 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, approving the development at 41-43 Saratoga Street in East Boston by Pat Buonopane (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 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 three (3) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BZC-32827 for zoning relief necessary in connection with the Proposed Project:

APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated September 12, 2013 were distributed entitled "ALLELE BUILDING: PHASE II, 148-152 DORCHESTER AVENUE, SOUTH BOSTON", which included three proposed vote. Attached to said memorandum were LETTERS and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Edward Nunz, architect and Mr. Eric Speed, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the development, proposed by South Boston, LLC ("Developer") for 148-152 Dorchester Avenue in South Boston involving the provision of thirty (30) residential condominium units, thirty (30) parking spaces and related site improvements ("Proposed Project"), in accordance with Section 80E-5.2, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Zoning Board of Appeal Petition BZC-32966, the Allele Building: Phase II project, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated September 12, 2013 were distributed entitled "OLD COLONY PHASE ONE REDEVELOPMENT, LOCATED AT 265 EAST NINTH STREET IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a Memorandum dated August 23, 2013 from David Carlson, BRA and two maps indicating the location of the proposed project.

Ms. Lauren Williams, 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 Old Colony Phase One Redevelopment project, located at 265 East Ninth Street in the South Boston neighborhood of Boston, by and between the Boston Redevelopment Authority ("BRA") and Boston Housing Authority ("BHA"), dated as of July 1, 2010 (the "Cooperation Agreement") that the Old Colony Phase One Redevelopment project has been completed in compliance with all the terms and conditions of the Cooperation Agreement, the Article 80 Submissions and all obligations set forth in the Cooperation Agreement and the Article 80 Submissions as defined in the Cooperation Agreement that are presently required/due have been fulfilled.

Copies of a memorandum dated September 12, 2013 were distributed entitled "THE BOSTON INNOVATION CENTER ON PARCEL F AND THE BLOCK Q RECREATIONAL AREA OF THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS - CERTIFICATE OF COMPLETION", which included a proposed vote. ADD

Ms. Lauren Williams, 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 in accordance with the provisions of the Cooperation Agreement for the Innovation Center and Block Q Components of the Seaport Square Project by and between the Boston Redevelopment Authority ("BRA") and MS Boston Seaport, L.L.C., dated as of May 16, 2012 (the "Cooperation Agreement") that the construction of the Boston Innovation Center on Parcel F of the Seaport Square Site (including the ICA Connector) and the Block Q Recreational Area has been completed in compliance with the terms and conditions of the Cooperation Agreement.

Copies of a memorandum dated September 12, 2013 were distributed entitled "1480-1486 TREMONT STREET, MISSION HILL", which included three proposed votes.

Mr. Tyler Norod, Senior Project Manager and the architect, addressed the Authority and answered the Members' questions.

Councilor Michael Ross spoke in favor of 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 under Section 80A-6 of the Boston Zoning Code, which finds that the Notice of Project Change submitted by Trellis Group, LLC adequately describes the potential impacts of the Proposed Project and provides sufficient mitigation measures to minimize those impacts (, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan and Affordable Rental Housing Agreement and Restriction 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

Copies of a memorandum dated September 12, 2013 were distributed entitled "NORTH HARVARD URBAN RENEWAL AREA, PROJECT NO. MASS. R-54: PARCEL 1 (OTHERWISE KNOWN AS PARCEL R-1), LOCATED AT THE INTERSECTION OF NORTH HARVARD STREET AND WESTERN AVENUE", which included a proposed vote. Attached to said memorandum were a and two maps 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 Boston Redevelopment Authority ("BRA") adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE NORTH HARVARD URBAN RENEWAL AREA, PROJECT NO. MASS. R-54, WITH RESPECT TO PARCEL 1."

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7408.

Copies of a memorandum dated September 12, 2013 were distributed entitled "CHARLESVIEW RENTAL PROJECT, PHASE ONE OF THE CHARLESVIEW REDEVELOPMENT PROJECT, ALLSTON-BRIGHTON - CERTIFICATE OF COMPLETION", which included a proposed votes. Attached to said memorandum were a Memorandum dated September 6, 2013 from David Carlson, BRA, 23 Occupancy and Use Certificates, a Place of Assembly Permit and Certificate of Inspection.

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 the Cooperation Agreement

for Construction of the Charlesview Rental Project – 240 Residential Units and Related Commercial Space and Parking, Brighton Neighborhood, City of Boston by and between the Boston Redevelopment Authority (“BRA”) and the Charlesview Housing Limited Partnership dated as of June 1, 2011 (the “Cooperation Agreement”) that the Charlesview Rental Project (otherwise known as, Phase One of the Charlesview Redevelopment Project) has been completed in compliance with all the terms and conditions of the Cooperation Agreement upon BRA determination that the open space bounded by Western Avenue to the north, Teleford Street to the east, Antwerp Street to the west, and the “new street” to the south has been completed.

Copies of a memorandum dated September 12, 2013 were distributed entitled “CHAIN FORGE BUILDING, ALSO KNOWN AS BUILDING 105 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55; TENTATIVE DESIGNATION”, which included two proposed votes.

A Resolution entitled: “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF KAVANAGH ADVISORY GROUP, LLC OF THE CHAIN FORGE BUILDING , ALSO KNOWN AS BUILDING 105, IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. 55 MASS R-55.”, was introduced, read and considered.

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 adopt a resolution entitled “Resolution of the Boston Redevelopment Authority re: Tentative Designation of Kavanagh Advisory Group, LLC as Redeveloper of the Chain Forge Building, also known as Building 105, in the Charlestown Urban Renewal Area Project No. Mass. R-55”; and

FURTHER VOTED: That this Tentative Designation of Kavanagh Advisory Group, LLC as Redeveloper of the Chain Forge Building, also known as Building 105, be automatically rescinded without prejudice and without further action by the BRA Board, if Final Designation has not been granted within 270 days from the date of this Tentative Designation or by June 9, 2014.

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7409

Copies of a memorandum dated September 12, 2013 were distributed entitled “BUILDING 104 - 104 FIRST AVENUE, CHARLESTOWN NAVY YARD”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the property.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to restructure the BRA Loans on the Project with Bricklayers Building 104 LLC and to enter into and any and



all agreements and documents that the Director deems necessary and appropriate and in the best interest of the BRA relative to the restructuring of the debt on the Project.

Copies of a memorandum dated September 12, 2013 were distributed entitled "MEZZO DESIGN LOFTS F.K.A. LITTLE NECK LOFTS AND CITY LOFTS OF CHARLESTOWN 48-52 BRIGHTON STREET, CHARLESTOWN", which included a proposed vote.

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 execute and deliver the First Amendment to the Affordable Rental Housing Agreement and Restriction and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the substitution of Unit #119 in place of Unit #421 as an affordable unit in the Mezzo Design Lofts project in Charlestown.

Mr. Paul Foster recused himself and left the room at this time.

Copies of a memorandum dated September 12, 2013 were distributed entitled "HAYWARD PLACE, PARCEL C-6 CENTRAL BUSINESS DISTRICT/BEDFORD WEST URBAN REVEWAL PLAN, MIDTOWN CULTURAL DISTRICT - 580 WASHINGTON STREET CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a Memorandum dated September 9, 2013 from David Carlson, BRA and 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 issue one or more partial Certificates of Completion or a full Certificate of Completion following a site/building inspection of the Hayward Place Project (or the applicable portions thereof) by BRA staff, receipt of the applicable Certificates of Occupancy issued by the City of Boston Inspectional Services Department and when otherwise appropriate in accordance with the Cooperation Agreement for the Hayward Place Project by and between the Boston Redevelopment Authority ("BRA") and MP Hayward Development Co LLC ("Proponent") dated as of July 25, 2011 (the "Cooperation Agreement") and the Land Disposition Agreement for the Hayward Place Project by and between the BRA and the Proponent dated as of November, 2011 (the "LDA"), certifying in accordance with the provisions of the Cooperation Agreement and the LDA that the construction of the Hayward Place Project (or the applicable portions thereof) has been completed in compliance with all the terms and conditions of the Cooperation Agreement and the LDA.

Mr. Paul Foster re-entered the room at this time.

Copies of a memorandum dated September 12, 2013 were distributed entitled "THE VICTOR, SIMPSON PARCEL 1, 110 BEVERLY STREET, BULFINCH TRIANGLE, CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum was a map indicating the location of the property.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for the Simpson Parcel 1 project in the Bulfinch Triangle, by and between the Boston Redevelopment Authority ("BRA") and SHLP BULFINCH LLC, dated as of April 29, 2011 (the "Cooperation Agreement") that the construction of 286 residential rental units, approximately 17,007 square feet of ground floor retail space and a 105 space parking garage has been completed in compliance with all the terms and conditions of the Cooperation Agreement, the Article 80 Submissions and all obligations set forth in the Cooperation Agreement and the Article 80 Submissions as defined in the Cooperation Agreement that are presently required/ due have been fulfilled.

Copies of a memorandum dated September 12, 2013 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE AUSONIA HOMES A/K/A CHRISTOPHER COLUMBUS APARTMENTS CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE AUSONIA HOMES A/K/A CHRISTOPHER COLUMBUS APARTMENTS, A PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE, FOR THE REFINANCING OF THE PROJECT AND RELATED MATTERS".

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 document presented at this meeting entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE AUSONIA HOMES A/K/A CHRISTOPHER COLUMBUS APARTMENTS, A PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE, FOR THE REFINANCING OF THE PROJECT AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7410.

Copies of a memorandum dated September 12, 2013 were distributed entitled "25 MINER STREET PROJECT, NOTICE OF PROJECT CHANGE AUDUBON CIRCLE, FENWAY", which included three proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Ms. Janet Salisby, architect and Mr. Handley, consultant, addressed the Authority and answered the Members' questions.

Representative form Councilor Michael Ross's office spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to (i) issue a Determination waiving further review under Section 80A-6 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") on August 21, 2013 adequately describes the potential impacts arising from reducing the overall envelope of the building for the 25 Miner Street Project (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts 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 process for the Proposed Project subject to continuing design review by the BRA; and

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

Copies of a memorandum dated September 12, 2013 were distributed entitled "JACKSON SQUARE PROJECT, SITE II, PHASE 1 BUILDINGS D & F, JACKSON COMMONS, DEMONSTRATION PROJECT, JAMAICA PLAIN AND ROXBURY", which included two proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

(a) To prevent and overcome urban blight by undertaking the acquisition of a vacant parcel of land known as 1540 and 1540R Columbus Avenue, containing approximately 58,123 square feet (the "Property"), in the Jackson Square Project Area, from the city of Boston, and to convey the Property to Jackson Square Partners, LLC, or related entity, for the Jackson Commons project (the "Project"), it is in the public interest to adopt a Demonstration Project Plan for the Project;

(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) The undertaking of the Project requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Project: the Authority shall acquire a vacant parcel of land known as 1540 and 1540R Columbus Avenue, containing approximately 58,123 square feet (the “Property”) in the Jackson Square Project Area from the city of Boston and convey the Property to Jackson Square Partners, LLC, or related entity. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with Jackson Square Partners, LLC, and other entities 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 Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7411.

Copies of a memorandum dated September 12, 2013 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 57 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 32833; BZC 32836 BZC 32838; BZC 32841; BZC 32843; BZC 32859; BZC 32862; BZC 32863; BZC 32864; BZC 32865-32866; BZC 32867; BZC 32871-32872; BZC 32873; BZC 32874; BZC 32875; BZC 32876; BZC 32877; BZC 32878; BZC 32879; BZC 32880; BZC 32881; BZC 32882; BZC 32886; BZC 32887; BZC 32899; BZC 32903; BZC 32904; BZC 32906; BZC 32907; BZC 32908; BZC 32909; BZC 32910; BZC 32911; BZC 32913; BZC 32916; BZC 32917; BZC 32918; BZC 32919; BZC 32923; BZC 32929-32930; BZC 32931; BZC 32932; BZC 32933; BZC 32935; BZC 32936; BZC 32938; BZC 32939 BZC 32941; BZC 32942; BZC 32943; BZC 32953; BZC 32961 ; BZC 32962; BZC 32965; BZC 32972 and BZC 32995.

Copies of a memorandum dated September 12, 2013 were distributed entitled “TEXT AND MAP AMENDMENTS TO THE GOVERNMENT CENTER/MARKETS DISTRICT”, which included a proposed vote. Attached to said memorandum were a document entitled “Text Amendment Application No. 446 Boston Redevelopment Authority Government Center/Markets District Article 45” and a Map Amendment Application No. 639, Boston Redevelopment Authority”.

Mr. Richard McGuinness, Deputy Director for Waterfront 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 petition the Boston Zoning Commission to adopt text and map amendments to Article 45 and Map 1H,

with respect to areas where PDAs may be permitted, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on September 12, 2013.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7412a&b.

Copies of a memorandum dated September 12, 2013 were distributed entitled "SELECTION OF REGIONAL ECONOMIC MODELS, INC. AS THE CHOICE FOR THE ECONOMETRIC MODELING CONSULTANT FOR THE BOSTON REDEVELOPMENT AUTHORITY FOR 2013-2014", which included a proposed vote.

Ms. Kelly Dowd, Research 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 award to Regional Economic Models, Inc. a one-year contract extending from November 15, 2013 through November 14, 2014 for the purpose of providing and maintaining an econometric model for Boston at a cost not to exceed \$18,200.

Director Peter Meade updated the Board Members: Speaking of Jeep; Mayor Menino signed an agreement for the Suffolk Downs Casino - Letter in Intent to be filed and hanging in the hallway are maps of city over centuries.

Copies of a memorandum dated September 12, 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, Schlessinger, Small	\$ 21,221.57
Englander, Leggett et al	\$ 6,757.50
Weston & Sampson	\$243,802.34
HDR Engineering	\$ 4,299.20
UTILE, Inc.	\$ 9,315.00
MacKay Construction Corp.	\$293,272.15
Newport Construction	\$ 66,293.25
Fed Corp	\$103,033.26
The Cecil Group	\$ 38,894.98
Boston Interactive	\$ 50,000.00

Copies of a memorandum dated September 12, 2013 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Nora Healy, Administrative Services Supervisor, A&F/AS effective September 30, 2013.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the promotion of Stacey Watson to Sr. Contract  
Compliance Officer.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the promotion of Andrew Grace to Deputy  
Director for Business Development.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the resignation/retirement of John Avault, Chief Economist,  
Research effective September 6, 2013.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize a change in status for Lisa Richards on , Senior  
Counsel from regular part-time to regular full-time status effective 9/16/13.

VOTED: That the next meetings of the Authority will be held on Thursday,  
September 26, 2013 at 5:30 p.m.; Tuesday, October 8, 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 9:13 p.m.

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Secretary