

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 September 26, 2013 were submitted and approved.

Director Meade announced that Northeastern University has been removed from the agenda as issues are still be resolved.

Councilor Michael Ross speak

Copies of a memorandum dated October 8, 2013 were distributed entitled "SOUTH BOSTON HOTEL - 6 WEST BROADWAY", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Lauren Williams, Project Manager, Mr. Joseph Hanley, attorney, Mr. Nathan Knutson, architect and Guy Busa, consultant, addressed the Authority and answered the Members' questions.

Ms. Consuelo Thornell entered the room at this time

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the construction of an approximately 87,000 gross square feet of hotel use (156± rooms) along with supporting uses and on-site parking in a below-level garage ("Proposed Project") located at 6 West Broadway in South Boston ("Proposed Site") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority; and

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

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

FURTHER VOTED: That, the Director is authorized to recommend approval to the Boston Zoning Board of Appeal on BZC Petition #33051 for necessary zoning relief in order to permit the construction of the Proposed Project.

Copies of a memorandum dated October 8, 2013 were distributed entitled "22-26 WEST BROADWAY MIXED USE DEVELOPMENT, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were four floor plans and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver a First Amendment to Affordable Rental Housing Agreement and Restriction and all agreements and documents which the Director deems appropriate and necessary in connection with the 22-26 West Broadway Mixed Use Development, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA").

Mr. Timothy Burke recused himself and 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 Boston College Institutional Master Plan Amendment, which amends the approved Boston College IMP to reflect de minimus dimensional changes to the proposed 2150 Commonwealth Avenue Residence Hall Project.

The hearing was duly advertised on September 27, 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. 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.

Mr. Autler will now begin the

Copies of a memorandum dated October 8, 2013 were distributed entitled "BOSTON COLLEGE IMP AMENDMENT AND 2150 COMMONWEALTH AVENUE RESIDENCE HALL PROJECT", which included seven proposed votes. Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Tom Keady, Boston College and Mr. Paul King, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Angela, Mayor's Office of Neighborhood Services

Mr. Mark Hanley on behalf of Councilor Mark Ciommo, Representative Michael Moran and Representative Kevin Honan

Mr. Mark Fortune, president Boston Building Trades

Mr. Gary Walker, electricians union

Mr. Tom, carpenters union

Mr. Michael Buckley, resident and neighbor

Mr. Mary Kennedy, resident  
Mr. John Hoffman, neighbor  
Mr. Brian Doherty, general agent Boston Building Trades  
Mr. Bobbie Scanlon, employee and resident  
Mr. Donal Carroll, task force member  
Ms. Ann Mulligan, graduate and resident

The following people spoke in opposition to the proposed project:

Mr. Mark Alford, business owner  
Mr. Patrick Galvin, resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“Authority” or “BRA”) hereby finds that the Institutional Master Plan Notification Form for Amendment and Renewal (“IMP NF”), which would amend and renew the Boston College Institutional Master Plan that was approved by the BRA on January 29, 2009 and by the Boston Zoning Commission on June 10, 2009 (“Original IMP”) meets the criteria to qualify for Waiver of Further Review of Unchanged Plans pursuant to Section 80D-5.2(e) of the Boston Zoning Code (“Code”) because: (i) no new or Proposed Institutional Projects are planned; (ii) no changes in the Original IMP, as amended by the IMP NF, are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Original IMP, as amended by the IMP NF, other than a de minimus dimensional change with respect to height, and (iii) no significantly greater impacts would result from the continued implementation of the Original IMP, as amended by the IMP NF, than were originally projected; and

FURTHER VOTED: That in connection with the IMP NF presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the Authority on October 8, 2013 , and after consideration of evidence presented at, and in connection with, the proposed IMP NF, the BRA finds that: (a) the Original IMP, as amended by the IMP NF conforms to the provisions of Article 80D of the Code; (b) the Original IMP, as amended by the IMP NF conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Original IMP, as amended by the IMP NF will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the IMP NF, which together with the Original IMP, will constitute the amended Boston College Institutional Master Plan (“Amended IMP”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirement to file and review a Draft Project Impact Report and Final Project Impact Report for the 2150 Commonwealth Avenue Residence Hall Project (“Proposed Project”) pursuant to Section 80B-5.3(d) of the Code, which Scoping Determination shall provide that the Project Notification Form (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) include any conditions that the Director deems appropriate and necessary for the mitigation of such impacts; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue a Certification of Consistency with respect to the Proposed Project set forth in the Amended IMP when the Director finds that: (a) the Proposed Project is adequately described in the Amended IMP; (b) the Proposed Project is consistent with the Amended IMP; (c) the Amended IMP has been approved by the BRA in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the Amended IMP is in compliance with the update requirements of Section 80D-7 and with the renewal requirements of Section 80D-8; and

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

FURTHER VOTED: That the Director is authorized to take any and all actions and to execute all documents deemed necessary and appropriate by the Director in connection with the Proposed Project and the Amended IMP, including, without limitation, as necessary or appropriate, a separate Cooperation Agreement and Boston Residents Construction Employment Plan.

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 7419.

Mr. Timothy Burke re-entered the room at this time.

Copies of a memorandum dated October 8, 2013 were distributed entitled "PARCEL RE-7B, SOUTH END URBAN RENEWAL AREA, MASS. R-56; RESTRUCTURING OF THE LANGHAM COURT PROJECT", which included a proposed vote.

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 be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the restructuring of the Langham Court Project located on Parcel RE-7B in the South End Urban Renewal Area, Project No. Mass. R-56, and the transfer of the Langham Court Project to Langham Court Apartments LLC, including but not limited to the assignment of a promissory note and a subordination, subject to any such terms and conditions that the Director of the Boston Redevelopment Authority deems necessary and appropriate.

Copies of a memorandum dated October 8, 2013 were distributed entitled "LIBERTY MUTUAL, 157 BERKLEY STREET, BACK BAY - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum was a map indicating the project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for the Liberty Mutual Project by and between the Boston Redevelopment Authority and Berkeley/Columbus Real Estate LLC, dated as of December 13, 2010 (the "Cooperation Agreement"), that the renovations and new construction have been completed in compliance with all the terms and conditions of the Cooperation Agreement and the Contract Documents (as such term is used in the Cooperation Agreement), subject to receipt by the Proponent of the Certificate of Occupancy for the Project from ISD.

Director Peter Meade updated the Board Members about the environment climate change and the preparedness of building in the future and remediation – close to a Waterfront Activation Plan for severe weather and transportation guidelines

Mr. Paul Foster read the following statement and left the room at this time:

For item 8, on the original agenda, relative to the Midtown Cultural District, consideration of a Demonstration Project Plan for the Millennium Tower and Burnham Building Project, I notify the Board that under applicable law\* (G.L.c.268A s23(b)(3)), to avoid the appearance of a conflict of interest I will recuse myself from any participation in this matter. Further, I will not be presiding officer only for consideration of this matter. I will leave the room and return after action is taken by the Board. Consuelo Thornell, Member, will be the Acting Chairman for this matter.

Copies of a memorandum dated October 8, 2013 were distributed entitled "MILLENNIUM TOWER AND BURNHAM BUILDING REDEVELOPMENT (f/k/a THE ONE FRANKLIN/FILENE'S REDEVELOPMENT) PROJECT, LOCATED IN THE MIDTOWN CULTURAL DISTRICT", which included proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

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 ("Authority") hereby finds and determines as follows:

(a) In order to eliminate urban blight and effectuate private and public development by the undertaking of the Millennium Tower and Burnham Building Redevelopment Project (the "Project"), it is in the public interest of both the Authority and the City of Boston to assist MP Franklin Tower Co LLC (the "Applicant") or its nominee in the acquisition of the parcels underlying a portion of Franklin Street between Hawley Street and Washington Street and a portion of Hawley Street between Franklin Street and Summer Street ("Taking Parcels");

(b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, with the implementation of

mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;

(c) That the undertaking of the 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 document presented at the October 8, 2013 meeting of the Authority entitled "Discontinuance of a Portion of Franklin Street and a Portion of Hawley Street, Millennium Tower and Burnham Building Redevelopment Project: Application for Adoption of a Demonstration Project under M.G.L. c. 121B, § 46(f), as amended" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, for the Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of a portion of Franklin Street and a portion of Hawley Street; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute documents, which may include an indemnification agreement and easements with the Applicant and/or utilities, and any and all other related instruments, agreements and documents in connection with the Taking Parcels, PIC petition, and Demonstration Project Plan, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

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

Copies of a memorandum dated October 8, 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
MacKay Construction Corp.	\$ 488,871.00
Bargman Hendrie et al	\$ 2,286.04
RDA Construction Corp.	\$ 44,506.55
Klopfert Martin Design	\$ 29,003.86
Weston & Sampson	\$ 18,155.15
Weston & Sampson	\$202,000.00

VOTED: That the next meetings of the Authority will be held on 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 6:40 p.m.

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Secretary