

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 13, 2011 were submitted.

Copies of a memorandum dated February 10, 2011 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT", 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 March 10, 2011 at 5:30 p.m., or a date and time to be determined by the Director, to consider the Harvard University Third Institutional Master Plan Amendment, pursuant to Sections 80D-5 and 80D-9 of the Boston Zoning Code.

Copies of a memorandum dated February 10, 2011 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED IN THE FORT POINT CHANNEL NEIGHBORHOOD OF THE SOUTH BOSTON INNOVATION DISTRICT, TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND TO CONSIDER THE FIRST AMENDED AND RESTATED PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN FOR THE 49/51/63 MELCHER STREET PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included a proposed vote. Attached to the 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, pursuant to Section 80B-7 and Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on March 10, 2011, at 5:45 p.m., or at a date and time to be determined by the Director, regarding the 49/51/63 Melcher Street Project located within the Fort Point Channel neighborhood of the South Boston Innovation District, which will be undertaken by W2005 BWH II Realty LLC, to consider amendment(s) to the Development Impact Project Agreement and to consider the First Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project within Planned Development Area No. 69, South Boston/The 100 Acres.

Copies of a memorandum dated February 10, 2011 were distributed entitled "ST. KEVIN'S REDEVELOPMENT REGARDING PROPOSED CHAPTER 121A PROJECT, LOCATED AT COLUMBIA ROAD AND BIRD STREET IN THE DORCHESTER DISTRICT OF BOSTON REQUEST FOR THE SECRETARY TO SCHEDULING OF A PUBLIC HEARING", which included two proposed votes. Attached to the 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 schedule and advertise a public hearing, to be held on March 10, 2011 at 6:00 p.m., or at a date and time to be determined by the Director, in connection with the Application for a proposed Chapter 121A Project, to be known as the St. Kevin's Redevelopment Project, in

accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the proposed Chapter 121A project as authorized by the preceding vote.

Copies of a memorandum dated February 10, 2011 were distributed entitled "RESCHEDULING OF A PUBLIC HEARING ON THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 60, THE KENSINGTON", 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 re-advertise pursuant to Section 80A-2 and 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority on March 10, 2011, at 6:15 p.m., or at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 60 for the Kensington Project.

This is a Public Hearing before the Boston Redevelopment Authority to approve a text amendment to Article 3 (Establishment of Zoning Districts) and to Article 60 (Greater Mattapan Neighborhood District) of the Boston Zoning Code (the "Code") to establish an Urban Agriculture Overlay District ("UAOD") and to approve a map amendment to Maps 8B and 8C of the series of Boston Zoning Maps, as amended, establishing the UAOD on four (4) City-owned properties and to petition the Boston Zoning Commission (the "Zoning Commission") to approve said map and text amendments. The four City-owned properties are located in the Greater Mattapan Neighborhood District and include the following addresses: 23-29 Tucker Street, 131 Glenway Street, 18-24 Standish Street, vacant property between 94 Ballou Avenue and 116 Ballou Avenue.

Notice of this Public Hearing was duly advertised in the Boston Herald on January 31, 2011.

In a Public Hearing before the Authority, staff members will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire.

Tad Read will now begin the presentation.

Copies of a memorandum dated February 10, 2011 were distributed entitled "REQUEST AUTHORIZATIONS AND APPROVAL REGARDING THE ADOPTION OF PROPOSED URBAN AGRICULTURE OVERLAY DISTRICT IN GREATER MATTAPAN NEIGHBORHOOD DISTRICT (ARTICLE 60)", which included a proposed vote. Attached to the memorandum were a document entitled 'Text Amendment Application No.416 Boston Redevelopment Authority Establishment of Urban Agriculture Overlay District' and a document entitled 'Map Amendment Application No. 592 Boston Redevelopment Authority Urban Agriculture Overlay District Map 8B and 8C, Great Mattapan Neighborhood District', a letter dated February 7, 2011 from Susan L. Sullivan, NewMarket Business Association, a letter dated February 7, 2011 from Rosanne A. Foley, Director, Dorchester Environmental Health Coalition; two maps indicating the location of the proposed project.

Mr. Tad Read, Senior Planner II and Ms. Edith Murnane, Mayor Office, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Charles Yancey

Spokeswoman for Councilor Ayanna Pressley's Office

Ms. Cassandra Cato-Lewis, Food & Fitness Collation

Ms. Roseanne Foley, SCI Dorchester

Ms. Aliza Wasserman, Boston Public Health Commission

A woman

Ms. Jessica Liborio, Food Project

Ms. Shani Fletcher, City Growers

Mr. Glen Lloyd, City Growers

Ms. Vivian Morris, resident & Mattapan Food & Fitness Coalition

Ms. Carla Scovell, resident - never notified

Ms. Jane Ross, four corners resident

Ms. Nadine Nelson, resident of Roxbury

Ms. Kim Szeto, Boston Public School

Mr. Ali, Nubian Unite Benevolent International Association

Dora and Randolph Vaughan, Ballou Avenue residents

Ms. Tori Okner, South Boston resident, The Food Project volunteer

Ms. Mimi Ramos, New England United for Justice

Mr. Cullen Deas, Youth Program Director, Codman Square CDC

Ms. Carolyn Govell

Ms. Meredith Hoffer/Hoffman, Conservation Law

Mr. David Warner, City Feed and Supply

The following people spoke in opposition to the proposed project:

Mr. Richard Matos-Haile, resident

Mr. Harry Thompson, resident.

On a motion duly made and seconded, it was unanimously

VOTED: That Boston Redevelopment Authority (the "Authority") approve a text amendment to Article 3 (Establishment of Zoning Districts) and to Article 60 (Greater Mattapan Neighborhood District) of the Boston Zoning Code (the "Code") to establish an Urban Agriculture Overlay District ("UAOD") and to approve a map amendment to Maps 8B and 8C of the series of Boston Zoning Maps, as amended, establishing the UAOD on four (4) City owned properties, in substantial accord with the text and map amendments presented to the Authority at its hearing on February 10, 2011, and to authorize the Director to petition the Boston Zoning Commission (the "Zoning Commission") to approve said map and text amendments, in substantial accord with the text and map amendments presented to the Authority at its hearing on February 10, 2011.

The aforementioned TEXT AND MAP AMENDMENT are filed in the Document Book at the Authority as Document No. 7051 and 7051a.

Chairman Jones called for a recess at 7:16 p.m.

Chairman Jones re-adjourned the meeting at 7:25 p.m.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the Amended and Restated Development Plan for Planned Development Area No. 73 relating to the Parcel 24 Project in Chinatown to be under taken by Parcel 24 LLC.

This Hearing was duly advertised in the Boston Herald on January 24, 2011.

In the Boston Redevelopment Authority hearing on the Amended and Restated Development Plan for Planned Development Area No. 73 relating to the Parcel 24 Project, the BRA staff members will first present their case and are subject to questioning by the Members of the Authority only. Thereafter, those who wish to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the Proposed Project will be afforded an opportunity to do so, again under the same rules of questioning. Finally the proponents will be allowed a brief period for rebuttal, if they so desire.

Tai Lim, Senior Project Manager may now proceed with the presentation.

Copies of a memorandum dated February 10, 2011 were distributed entitled "PUBLIC HEARING ON THE PARCEL 24 PROJECT IN CHINATOWN TO CONSIDER AN AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 73 AND A NOTICE OF PROJECT CHANGE", which included six proposed votes. Attached to said memorandum were a document entitled AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 73 PARCEL 24, CHINATOWN , BOSTON DATED FEBRUARY 10, 2011', a Fact Sheet, six plans and two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, Ms. Rebecca Lee, Attorney, Mr. Kirk Sykes, USA Fund, Ms. Janelle Chan, Asian Community Development Corporation and Mr. BK Boley, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Tom McDonough som Council President Stephen Murphy's Office

Mr. Adams Webster from Councilor John Connolly's Office

Mr. Michael Tao, ACDC

Mr. Tom Flynn, Carpenters Union

Mr. Mark Fortune, Sprinkler Fitter Union

Mr. Henry Yee Chinatown Resident Association

Ms. Kim Sheno, resident

Mr. Russell Bartash, Sheetmetal Union

Mr. Nick Chau, ACDC Board Member

Mr. Jeffrey Wong, resident

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 under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted by Parcel 24, LLC (the "Proponent") does not significantly increase the impacts arising from the Parcel 24 Project, which consists of approximately three hundred forty-five (345) residential units, approximately 5,500 square feet of commercial/retail space and approximately 6,000 square feet of community space, approximately one hundred twenty-five (125) parking spaces, approximately 13,600 square feet of open space and related site improvements to be built on an approximately 65,422 square foot vacant parcel, bounded by Hudson Street, Kneeland Street, and the Albany Street Extension in Chinatown (the "Parcel 24 Project") and waives further review of the Parcel 24 Project, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the BRA hereby finds and determines that: (a) the proposed Amended and Restated Development Plan for PDA No. 73 for the Parcel 24 Project, dated February 10, 2011 ("Amended and Restated Development Plan"), submitted by the Proponent is not for a

location or project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Parcel 24 Project in such Amended and Restated Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design or other requirements of Proposed Projects in Planned Development Areas; (c) such Amended and Restated Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Amended and Restated 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; and (e) on balance, nothing in the Amended and Restated 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 pursuant to the provisions of Section 3-1A.a and Section 80C of the Code, the BRA hereby approves the Amended and Restated Development Plan and authorizes the Director to petition the Boston Zoning Commission for approval of the Amended and Restated Development Plan in substantial accord with the form of the Amended and Restated Development Plan submitted to the BRA at its public hearing on February 10, 2011 and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Parcel 24 Project, upon the successful completion of the Article 80 process of the Code; and

FURTHER

VOTED: That upon approval of the Amended and Restated Development Plan for the Parcel 24 Project by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Parcel 24 Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement and/or Affordable Rental Housing Agreement and Restriction, a Boston Residents Construction Employment Plan, and such other agreements and documents as the Director deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA in connection with the Parcel 24 Project.

The aforementioned PDA No. 73 AMENDMENT is filed in the Document Book at the Authority as Document No. 7052.

Copies of a memorandum dated February 10, 2011 were distributed entitled "AUTHORIZATION TO EXECUTE A LICENSE AGREEMENT WITH THE LEE FAMILY FOR THE DURATION OF THE CONSTRUCTION SERVICES FOR CHINA GATE (MARY SOO HOO) PARK IMPROVEMENTS, CHINATOWN, BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the parcel.

Ms. Jill Ochs-Zick, Landscape 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, on behalf of the Boston Redevelopment Authority (“Authority”), to execute a license agreement with the Lee Family in order to use the 6 Hudson Street parcel as construction lay-down space for the duration of construction services for the project titled China Gate (Mary Soo Hoo) Park Improvements, BRA Project, in Boston’s Chinatown; said license agreement shall contain terms and conditions that the Director deems appropriate and in the best interest of the Authority

Copies of a memorandum dated February 10, 2011 were distributed entitled “CERTIFICATE OF COMPLETION FOR BOSTON UNIVERSITY MEDICAL CENTER’S NEW AMBULATORY CARE BUILDING AT 725 ALBANY STREET (‘SHAPIRO BUILDING PROJECT’)”, which included a proposed vote. Attached to said memorandum were a letter dated January 24, 2011 from James H. Greene, Rubin and Rudman LLP, a Building Permit, a Certificate of Use and Occupancy, a memorandum dated February 3, 2011 from David Carlson, BRA, a letter dated October 15, 2010 from James H. Greene, Rubin and Rudman LLP, a copy of a \$50,000 check from Boston Medical and a letter dated May 17, 2010 from Barbara Y. Catchings and Constance Raleigh, Boston Medical Center.

Ms. Sonal Gandhi, 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 Final Certificate of Completion to the Boston Medical Center Corporation, pursuant to Section 12 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Boston Medical Center Corporation dated June 6, 2005, as amended by the First Amendment thereto dated August 7, 2008 evidencing the successful completion of the Shapiro Building Project located at 725 Albany Street.

Copies of a memorandum dated February 10, 2011 were distributed entitled “AGREEMENT WITH HARVARD UNIVERSITY REGARDING THE TRANSFER OF STADIUM WAY AND HEFFERAN STREET”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the parcels

Mr. Michael Glavin, Deputy Director for Institutional Development, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority authorize the Director to execute an agreement with Harvard University regarding the timing, terms, and conditions of the transfer of Stadium Way and Hefferan Street, that about the Charlesview property, which agreement shall contain provisions, terms, and conditions acceptable to the Director in his sole discretion.

Copies of a memorandum dated February 10, 2011 were distributed entitled “395 WEST BROADWAY, SOUTH BOSTON”, which included two proposed votes. Attached to said memorandum were a letter dated January 17, 2011 from Doug Stefanov, Stefanov Design, a letter dated January 10, 2011 from Marge Connolly, a letter dated January 12, 2011 from Donald Wilson & Karen Stanley, South Boston Chamber of Commerce, an email dated January 4, 2011 from Micke Kissinger, a letter from George Fitzpaul, three plans and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager and Mr. Michael Foley, development 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 Certification of Approval, confirming that the proposed project by Tyrone Development LLC to develop 395 West Broadway in South Boston (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 Housing Agreement 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 395 West Broadway project.

Copies of a memorandum dated February 10, 2011 were distributed entitled "EXCEL ACADEMY CHARTER SCHOOL, 50 AND 58 MOORE STREET, EAST BOSTON", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant, Ms. Rebecca Lee, Attorney, Ms. Katie Dankleff, Excel Academy Charter Academy and Mr. Larry Spang, architect, addressed the Authority and answered the Members' questions.

The following students spoke in favor of the proposed project:

Omar and Giovanni Frometa

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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed project by Friends of Excel Academy, Inc. to develop 50 and 58 Moore Street in the East Boston Neighborhood of Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E 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 the following recommendation to the City of Boston Zoning Board of Appeal on Petition BZC-#31067 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 February 10, 2011 were distributed entitled "142-148 HEMENWAY STREET, FENWAY NEIGHBORHOOD", which included two proposed votes. Attached to said memorandum was a letter dated February 8, 2011 from Donald M. Campbell, RM Bradley.

Mr. John Fitzgerald, 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 an amendment to the Affordable Housing Agreement with Northeastern University regarding the property located at 142-148 Hemenway Street, to reflect the mix of affordable units currently on the property as including nine (9) units available to households earning up to or equal to 50% of the area median income ("Low-

Income Affordable Units”) and six (6) units available to households earning up to or equal to 80%, but greater than 50%, of the area median income (“Moderate-Income Affordable Units”) and to replace the existing Exhibit B to the Affordable Housing Agreement with the Exhibit B in the board memorandum dated February 10, 2011, to reflect the correct designations of the affordable units and the correct number of bedrooms in two (2) first-floor units, and any and all other agreements or documents which the Director deems necessary or appropriate in connection with such change to the 142-148 Hemenway Street Affordable Housing Agreement all upon terms and conditions to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated February 10, 2011 were distributed entitled “BACK BAY MANOR, FORMER CHAPTER 121A PROJECT, AMENDMENT TO GROUND LEASE TO CORRECT PROPERTY DESCRIPTION AND REISSUANCE OF THE DEED AND ESTOPPEL CERTIFICATE”, which included three proposed votes.

Mr. Geoffrey Lewis, 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 of the Boston Redevelopment Authority (the “Authority”) be, and hereby is, authorized to execute and deliver on behalf of the Authority, an amendment to the Indenture of Lease dated June 3, 1966, to correct the property description of the leased area, a new Deed with corrected property description, a new Estoppel Certificate and any and all other documents or instruments that the Director deems appropriate and necessary and in the best interests of the Authority in connection with the amendment to Indenture of Lease and deed to correct the property description.

Copies of a memorandum dated February 10, 2011 were distributed entitled “PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA (“CANA”) PARCELS – CITY SQUARE)”, which included three proposed votes. Attached to said memorandum were a letter dated November 29, 2010 from Paul Alan Rufo, Kutchin & Rufo, P.C., two plans of unit locations and two maps indicating the location of the project.

Mr. Geoffrey Lewis, 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 hereby authorizes the disbursement of \$105,000 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square Central Artery North Area parcels as follows:

<b>Organization</b>	<b>Proposed grant amount</b>
Charlestown Girls Softball	\$3,580
Charlestown Youth Soccer	\$4,850
Charlestown Youth Hockey	\$10,235
Charlestown Little League	\$10,250
Charlestown Lacrosse and Learning	\$10,400
Charlestown Girls Scouts	\$5,510
Charlestown Mothers Assoc.	\$1,945
Historical Society	\$4,840
Gardens for Charlestown	\$2,650
Battle of Bunker Hill Parade	\$4,600



Charlestown Working Theater	\$11,300
DAT Club	\$3,220
Kennedy Center	\$14,400
Special Townies	\$9,870
Veteran's Association	\$3,550
Harvest on Vine	\$3,800
<b>Total</b>	<b>\$105,000</b>

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of funds from the Charlestown Mitigation Fund, as set forth in the prior vote.

Copies of a memorandum dated February 10, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffery Hampton, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 30959, BZC 30960, BZC 30961, BZC 30962, , BZC 30963, BZC 30964, BZC 30965, BZC 30966, BZC 30967, BZC 30968BZC 30969, BZC 30970, BZC 30971, BZC 30972, BZC 30973, BZC 30974, BZC 30975, BZC 30976, BZC 30977, BZC 30978, BZC 30979, BZC 30980, BZC 30981, BZC 30982, BZC 30983, BZC 30984, BZC 30985, BZC 30986, BZC 30987, BZC 30988, BZC 30989, BZC 30990, BZC 30991, BZC 30992, BZC 30993, BZC 30996, BZC 30997, BZC 30998, BZC 30999, BZC 31000, BZC 31001, BZC 31002, BZC 31004l, BZC 31005, BZC 31007, BZC 31008, BZC 31009, BZC 31010, BZC 31014, BZC 31016, BZC 31030and BZC 31037-31038.

Copies of a memorandum dated February 10, 2011 were distributed entitled "DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum were a document entitled Text Amendment Application 415, Boston Redevelopment Authority Downtown Planning Overlay District: Extension of Time" and a document entitled "Map Amendment Application No. 591 Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time Map 1: Boston Proper" with accompanying map.

Mr. Jeffrey Hampton, Senior Planner II, 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 Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2011 to March 24, 2012, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 10, 2011.

The aforementioned DOWNTOWN OVERLAY TEXT AND MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7053.

Copies of a memorandum dated February 10, 2011 were distributed entitled "SOUTH BOSTON WATERFRONT VEHICULAR AND PEDESTRIAN SIGNAGE AND WAYFINDING SYSTEM", which included three proposed votes.

Mr. Peter Gori, Senior 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 enter into a Construction, Management and Maintenance Agreement with the Massachusetts Port Authority ("Massport"), the City of Boston (the "City") and the Massachusetts Convention Center Authority ("MCCA") which sets forth construction and maintenance responsibilities for the vehicular and pedestrian wayfinding and signage network for the South Boston Waterfront (the "Project"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a License, Maintenance, and Indemnification Agreement with the City's Public Improvement Commission and the MCCA for the maintenance responsibilities for the portion of the Project located on City property; and

FURTHER

VOTED: The Director be, and hereby is, authorized to enter into a Grant Agreement with the Seaport Transportation Management Association for the maintenance of the portion of the Project located on City property in an amount not to exceed \$15,000 to be expended from the Extell Boston Residential, LLC Chapter 91 License Fund.

Copies of a memorandum dated February 10, 2011 were distributed entitled "REQUEST FOR PROPOSALS ("RFP") FOR CONSULTANT SERVICES FOR THE UPHAM'S CORNER DISTRICT IMPROVEMENT PLAN", which included a proposed vote. Attached to the memorandum was a map indicating the Improvement Plan Area.

Ms. Ines Soto-Palm, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority authorizes the Director to issue a Request for Proposals ("RFP") for consultant services to assist in the preparation of a District Improvement Plan for the area surrounding Upham's Corner in Dorchester for an amount not-to-exceed \$150,000.00, containing such terms and conditions as the Director deems appropriate.

The Director addressed Mr. Christopher Supple resignation from the Board and that a new member is being appointed.

Copies of a memorandum dated February 10, 2011 were distributed entitled "REQUEST APPROVAL TO ENTER INTO A CONTRACT WITH MEISTER CONSULTING GROUP, INC. TO PROVIDE NEWMARKET ECO-INDUSTRIAL DISTRICT PROJECT MANAGEMENT SERVICES", which included two proposed votes. Attached to the memorandum

Mr. Galen Nelson, Manager, GreenTech Program, 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 enter into a contract with Meister Consulting Group, Inc. for the Eco-Industrial District Project Management Services, in an amount not to exceed Seventy Thousand Dollars (\$70,000).

Copies of a memorandum dated February 10, 2011 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
NDR Engineering	\$ 3,958.50
Byrne McKinney & Assoc.	\$ 725.00

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Thursday, March 10, 2010 at 5:30 p.m.; Thursday, April 14, 2010 at 5:30 p.m.; and Thursday, May 12, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:42 p.m.

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Secretary