

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 15, 2012 were submitted.

Copies of a memorandum dated December 13, 2012 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON HOUSING CREATION PROPOSAL FOR THE CORTES STREET DEVELOPMENT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is authorized to advertise a public hearing to be held on January 17, 2013 at 5:30 p.m. before the Boston Redevelopment Authority to consider a housing creation proposal by The BioSquare Realty Trust and Caritas Acquisition LLC for the benefit of the proposed Cortes Street Development.

Copies of a memorandum dated December 13, 2012 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2012-2022 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 schedule and advertise a Public Hearing before the Boston Redevelopment Authority on January 17, 2013, at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding the Boston University Charles River Campus 2012-2022 Institutional Master Plan as required pursuant to Article 80, Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated December 13, 2012 were distributed entitled "PROPOSED BOYLSTON WEST CHAPTER 121A PROJECT, LOCATED AT BOYLSTON, KILMARNOCK AND VAN NESS STREETS IN THE FENWAY SECTION OF BOSTON, REQUEST FOR THE SECRETARY TO SCHEDULE A PUBLIC HEARING", 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 Notice of a Public Hearing, to be held on January 17, 2013 at 6:00 p.m., or at a date and time to be determined by the Director, in connection with the proposed Chapter 121A Project, to be known as the Boylston West Chapter 121A 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 Applicants be, and hereby are, required to send a Notice of Public Hearing to the abutters to the proposed Chapter 121A project as authorized by the preceding vote.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the Lovejoy Wharf Redevelopment Project.

This Hearing was duly advertised in the Boston Herald on December 1, 2012.

In the Boston Redevelopment Authority hearing on the First Amendment to the Lovejoy Wharf Redevelopment 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.

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.

Geoff Lewis, Senior Project Manager may now proceed with the presentation.

Copies of a memorandum dated December 13, 2012 were distributed entitled "LOVEJOY WHARF PROJECT, 131 BEVERLY STREET AND 160 NORTH WASHINGTON STREET, NORTH STATION ECONOMIC DEVELOPMENT AREA", which included eight proposed votes. Attached to said memorandum were a letter dated December 7, 2012 from Mary T. Marshall, Attorney for the Applicant Related LJW Acquisition Company, LLC and a Taking Plan.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Peter Spellios, The Beals Company, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Ms. Michelle Snyder for Councilor Michael Ross

Mr. Bob O'Brien, Downtown

Mr. Gary Walker, IBW

Mr. Andrea F for Councilor John Connolly

Mr. Perez, Carpenters Union

Mr. Mark Fortune, Boston Building trades and Sprinklerfitters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted by The Beal Companies LLP and The Related Companies LP (the "Proponent") does not significantly increase the impacts arising from the Lovejoy Wharf Redevelopment Project in the North Station Economic Development Area (the "Proposed Project") located at 131 Beverly Street and 160 North Washington Street (the "Project Site") and waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority (the "BRA"); and

FURTHER VOTED: That the application presented at the December 13, 2012 meeting of the BRA, also attached hereto as Exhibit B, entitled, "Lovejoy Wharf Project Redevelopment: Application for Adoption of a Demonstration Project Under G.L. c.121B, §46(f)" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Proposed Project and adopted by the BRA; and

FURTHER VOTED: That the BRA, in connection with a certain property interests owned by the Proponent (the "Takings"), in order to effectuate the development of the Proposed Project improve public infrastructure, attract and retain jobs, and improve the public realm in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and effectuate private and public development, it is in the public interest for the Authority to acquire by eminent domain certain property interests owned by the Proponent in the Project Site (the "Takings"); and
- (b) The development of the Proposed Project cannot be achieved without the assistance of the BRA; and
- (c) Based on (a) and (b) above, the acquisition of the Takings constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 13, 2012, relating to a certain property interests located in the Lovejoy Wharf Redevelopment Project, Boston, Suffolk County, Commonwealth of Massachusetts, . . ." be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Payment in Lieu of Taxes ("PILOT") Agreement in connection with Lovejoy Wharf Redevelopment Project in the North Station Economic Development Area subject to such terms and conditions as the Director deems to be appropriate and necessary and in the best interest of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all related instruments, agreements and documents 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 BRA, in connection with the Demonstration Project Plan and Order of Taking for the Takings, and the PILOT Agreement, including a deed and an indemnification agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute a Development Impact Agreement for the Proposed Project, a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing

Agreement, and/or Affordable Rental Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary with terms and conditions determined by the Director to be in the best interest of the BRA.

The aforementioned DEMONSTRATION PROJECT PLAN AND AN ORDER OF TAKING are filed in the Document Book at the Authority as Document No. 7342.

Copies of a memorandum dated December 13, 2012 were distributed entitled “59 TEMPLE PLACE, DOWNTOWN CROSSING”, which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Lauren Williams, Project Manager, Mr. Harry Collings, consultant, Mr. John Rutledge, Oxford Capital, Mr. Mike Maurer, architect and Mr. Guy Busa, transportation consultant, addressed the Authority and answered the Members’ questions.

Support letters were handed in.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 59 Temple Place project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the 59 Temple Place project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 59 Temple Place 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 Article 80 Review of the 59 Temple Place project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority, by the Director.

Copies of a memorandum dated December 13, 2012 were distributed entitled “WINTHROP SQUARE, 115 WINTHROP SQUARE, BOSTON (A/K/A 115 FEDERAL STREET)”, which included three proposed votes.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority, hereby adopts a Resolution entitled: “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated December 13, 2012, relating to the temporary taking of certain rights necessary and appropriate to lease or to enter into management, operation or other agreements for a temporary period extending until December 31, 2013 for the four-story parking garage with a footprint of approximately 47,738 square feet located at 115 Winthrop Square , in

the City of Boston, County of Suffolk, Commonwealth of Massachusetts (the "Site"), be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, instruments and/or agreements in order to extend the Authority's Parking Management Agreement with AMPCO System Parking (the successor in interest to Network Parking, Ltd.) for an additional year for operation of the existing parking garage located at 115 Winthrop Square extending until December 31, 2013; and

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

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7343.

Copies of a memorandum dated December 13, 2012 were distributed entitled "CERTIFICATE OF COMPLETION - PARCEL P-16A2 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, LOCATED AT 356 BUNKER HILL STREET", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed 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 Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Francis W. Harrigan, Jr., dated October 9, 1969, for the successful completion of the landscaping and fencing improvements to Parcel P-16A2 in the Charlestown Urban Renewal Area.

Copies of a memorandum dated December 13, 2012 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, CERTIFICATE OF COMPLETION FOR PARCEL X-21A LOCATED AT 46 SULLIVAN STREET IN CHARLESTOWN", which included a proposed vote.

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 be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Joseph M. Wrenn, dated November 15, 2012, for the successful completion of the improvements to Parcel X-21A in the Charlestown Urban Renewal Area, Project No. Mass R-55, located at 46 Sullivan Street.

Copies of a memorandum dated December 13, 2012 were distributed entitled "CERTIFICATE OF COMPLETION FOR A PORTION OF PARCEL R-15B IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOCATED AT 260-262 MEDFORD STREET (FORMERLY A PORTION OF 126 ELM STREET)", which included a proposed vote. Attached to said memorandum were a letter dated December 5, 2012 from Michael Cannizzo, Senior Architect and a Certificate of Use and Occupancy.

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 be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and David G. Cahill dated December 2, 2010, as amended by the First Amendment to Land Disposition Agreement by and between the Boston Redevelopment Authority and David G. Cahill dated as of December 2, 2010 (together, the "LDA"), for the successful completion of the improvements as set forth in the LDA constructed on the portion of Parcel R-15B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 260-262 Medford Street.

Copies of a memorandum dated December 13, 2012 were distributed entitled "APPLICATION FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT MASSWORKS INFRASTRUCTURE PROGRAM GRANT", which included three proposed votes.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is authorized to submit an application to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of the Learning Center at Bromley Heath Project (the "Project") in the City of Boston; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to enter into a Grant Agreement with Associated Early Care and Education Inc. ("AECE") for the use of funds from the MassWorks Infrastructure Program Grant for the Project; and

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

Copies of a memorandum dated December 13, 2012 were distributed entitled "THE INNOVATION CENTER ON PARCEL F OF THE SEAPORT SQUARE PROJECT

LOCATED IN SOUTH BOSTON, MASSACHUSETTS”, which included five 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 Boston Redevelopment Authority (“BRA”) adopt a Resolution entitled, “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 13, 2012, relating to certain rights and interests in a parcel located on a portion of Block F of the Seaport Square Project on Northern Avenue, Boston, Suffolk County, Commonwealth of Massachusetts, . . .” be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Payment in Lieu of Taxes (“PILOT”) Agreement in connection with the Innovation Center in the Seaport Square Project in South Boston (the “Project”), subject to such terms and conditions as the Director deems to be appropriate and necessary and in the best interest of the Boston Redevelopment Authority (“BRA”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with Orange Barrel Media, LLC for electronic signage at the Project pursuant to the First Amendment to the Development Plan for Planned Development Area No. 78 Seaport Square (“First Amendment”) and to take further actions described therein, subject to such terms and conditions as the Director deems to be appropriate and necessary and in the best interest of the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the design review approval of the electronic signage at the Project as required by clause (x) of Exhibit F of the Development Plan for Planned Development Area No. 78 Seaport Square, as amended by the First Amendment, when BRA staff is satisfied with the design of the electronic signage; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all related agreements and documents in connection with the Taking, PILOT Agreement, and First Amendment, including a Management Agreement with the Innovation Center Operator, and joined by Orange Barrel Media, LLC, all in connection with the Innovation Center in the Seaport Square Project, 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 BRA.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7344.

Copies of a memorandum dated December 13, 2012 were distributed entitled “154-170 IPSWICH STREET: AUTHORIZATION TO ENTER INTO LICENSE AGREEMENT PURSUANT TO SECTION 11-7.3 OF THE BOSTON ZONING CODE”, which included four proposed votes. Attached to said memorandum was a map indicating the location of the proposed area.

Ms. Lauren Williams, Project Manager and Attorney Chris Reigner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with Orange Barrel Media pursuant to Section 11-7.3 of the Boston Zoning Code for an Electronic Sign to be located at 154-170 Ipswich Street, and to take such further actions described therein, subject to obtaining a conditional use permit and, if necessary, a variance, from the Board of Appeal; and

FURTHER VOTED: That the Director be, and hereby is, authorized to recommend approval to the Board of Appeal on Petition BZC-32348 for a conditional use permit and variance necessary to construct and operate the Electronic Sign; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the design review approval of the Electronic Sign required by Section 11-7.1(a) of the Code; and

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

Copies of a memorandum dated December 13, 2012 were distributed entitled "AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE FENWAY TRILOGY MIXED USE PROJECT LOCATED IN THE FENWAY NEIGHBORHOOD", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Affordable Rental Housing Agreement and Restriction for the Fenway Trilogy Mixed Use Project, removing Unit #333 from Exhibit B-1 and adding Unit #533 to Exhibit B-1 as an affordable unit; such amendment to include terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 13, 2012 were distributed entitled "NORFOLK STREET TOWNHOUSES PROJECT, DORCHESTER", which included two proposed votes. Attached to said memorandum were a letter dated November 15, 2012 from Paul Holland, The Holland Companies 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 Boston Redevelopment Authority ("BRA") terminate the Affordable Housing Agreement between the BRA and Norfolk Street LLC (the Original "Owner/Developer") executed on July 15, 2005; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction for three (3) affordable rental units available to households earning less than or equal to seventy percent (70%) of area median income, and any and all other documents which the Director deems appropriate and necessary in connection with 49-51 Norfolk Street Project, all upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated December 13, 2012 were distributed entitled "UVA DOUGLAS ESTATES AT SUGAR HILL LOCATED AT 100-104 HOMESTEAD STREET, 210-224 HUMBOLDT AVENUE AND 123-131 RUTHVEN STREET IN DORCHESTER, MASSACHUSETTS", which included a proposed vote.

Mr. Dana Whiteside, Deputy Director Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute an assignment of the BRA's rights and interests in the deed riders attached to the Unit Deeds for the affordable units in the Uva Douglas Estates at Sugar Hill project to the City of Boston acting by and through its Public Facilities Commission by the Director of the Department of Neighborhood Development and any and all other documents the Director deems appropriate.

Copies of a memorandum dated December 13, 2012 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: A PORTION OF PARCEL P-3; AND A PORTION OF P3-h", which included a proposed vote.

Mr. Dana Whiteside, Deputy Director Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to January 31, 2013.

Copies of a memorandum dated December 13, 2012 were distributed entitled "ENERGY THERMAL SYSTEM GRANT FOR BRIGHTON ALLSTON APARTMENTS", which included a proposed vote.

Mr. Dana Whiteside, Deputy Director Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") approve a funding award of \$200,000 from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Allston Brighton Community Development

Corporation (“ABCDC”) to assist with a energy/heating system upgrades to the Brighton Allston Apartments Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and all documents deemed necessary and appropriate by the Director in connection with these grants from the IDP Energy Efficiency Program to the ABCDC in support of the energy/heating system upgrades to the Brighton Allston Apartments Project.

Copies of a memorandum dated December 13, 2012 were distributed entitled “PROPOSED DISBURSEMENT OF FUNDS FROM THE HARVARD ALLSTON PARTNERSHIP FUND”, which included a proposed vote.

Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management, 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 authorizes the disbursement of \$100,000 from the Harvard Allston Partnership Fund as maintained by the BRA from contributions made by the President and Fellows of Harvard College as follows:

Big Sister Association	5,000
Common Wheels	10,000
Family Nurturing Center	7,025
Friends of Honan Allston Library	13,000
Gardner Pilot Academy	21,000
The Fishing Academy	5,685
The Literacy Connection	10,000
Vocational Advancement Center	19,740
West End House Camp	3,750
West End House Girls Camp	4,800
Total	\$ 100,000

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 Harvard Allston Partnership Fund, as set forth in the prior vote.

Copies of a memorandum dated December 13, 2012 were distributed entitled “PROPOSED SECOND AMENDMENT TO THE LAND DISPOSITION AGREEMENT BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND TUFTS UNIVERSITY FOR PARCEL R-1 IN CHINATOWN”, which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the Boston Redevelopment Authority (“BRA”) to execute a Second Amendment to the Land Disposition Agreement

by and between the BRA and Tufts University to extend the expiration date from December 31, 2012 to December 31, 2017 on terms and conditions substantially consistent with the board memorandum submitted at the meeting held on December 13, 2012.

Copies of a memorandum dated December 13, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 58 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 32244; BZC 32245; BZC 32246; BZC 32247; BZC 32248; BZC 32249; BZC 32250-32251; BZC 32253; BZC 32254; BZC 32255; BZC 32256; BZC 32257; BZC 32259; BZC 32260; BZC 32261; BZC 32262; BZC 32263; BZC 32265; BZC 32266; BZC 32268; BZC 32269; BZC 32270; BZC 32271; BZC 32273; BZC 32274; BZC 32275; BZC 32277; BZC 32278; BZC 32279 ;BZC 32288; BZC 32290; BZC 32291; BZC 32292; BZC 32293; BZC 32295; BZC 32296; BZC 32297; BZC 32298; BZC 32299; BZC 32300; BZC 32301; BZC 32305; BZC 32304; BZC 32306; BZC 32307; BZC 32308; BZC 32309; BZC 32310; BZC 32322; BZC 32341; BZC 32345; BZC 32348; BZC 32358; BZC 32375; BZC 32381; BZC32326, BZC32353 and BZC32377.

Copies of a memorandum dated December 13, 2012 were distributed entitled "MEDICAL MARIJUANA TREATMENT CENTERS", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 433 Boston Redevelopment Authority Medical Marijuana Treatment Center"

Councilor Robert Consalvo spoke in favor of this proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend the Boston Zoning Code relative to the definitions and Use of Medical Marijuana Treatment Centers, in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its meeting on December 13, 2012.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7345.

Copies of a memorandum dated December 13, 2012 were distributed entitled "AWARD OF CONTRACT TO UTILE, INC. FOR THE DOWNTOWN WATERFRONT ACTIVATION AND PUBLIC REALM PLAN, DISTRICT MUNICIPAL HARBOR PLAN AND GREENWAY DISTRICT ZONING ANALYSIS", which included a proposed vote. Attached to said memorandum were two maps of the proposed area.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with Utile, Inc. to develop a Downtown Waterfront Activation and Public Realm Plan, a Municipal Harbor Plan for the Downtown Waterfront District and preparation of recommendations for appropriate zoning mechanisms to codify the Greenway District Use and Development Guidelines in an amount not-to-exceed \$300,000.

Director Peter Meade updated the Board Members of steps that are being taken in light of Hurricane Sandy: The Harbor Plan addressed the mechanicals to be located on the roof at the Spaulding Hospital in the Charlestown Navy Yard; transportation issues report due end of January and well wishes for Brenda McKenzie who now works for Baltimore Maryland.

Copies of a memorandum dated December 13, 2012 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
Meister Consultants Group	\$ 4,872.84
The Cecil Group	\$23,304.05
HDR Engineering, Inc.	\$32,885.75
Englander, Leggett et al	\$47,981.21
Boston Interactive	\$15,000.00
UTILE, Inc.	\$10,789.49
Bargman Hendrie & Archetype	\$ 4,165.05

VOTED: That the next meetings of the Authority will be held on Thursday, January 17, 2013 at 5:30 p.m. ; Thursday, February 14, 2013 at 5:30 p.m.; Thursday, March 14, 2013 at 5:30 p.m.; Thursday, April 11, 2013 at 5:30 p.m.; Thursday, May 16, 2013 at 5:30 p.m.; Thursday, June 13, 2013 at 5:30 p.m.; Thursday, July 18, 2013 at 5:30 p.m.; Thursday, August 15, 2013 at 5:30 p.m.; Thursday, September 12, 2013 at 5:30 p.m.; Thursday, October 17, 2013 at 5:30 p.m.; Thursday, November 14, 2013 at 5:30 p.m. and Thursday, December 12, 2013 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 6:51 p.m.

Secretary