

Ms. Teresa Polhemus attended the meeting.

Chairman Timothy J. Burke opened the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

On a motion duly made and seconded, it was unanimously VOTED: To elect the officers of the Authority:

Timothy J. Burke, Chairman  
Priscilla Rojas, Vice Chairman  
Carol Downs, Treasurer

The Minutes of the meetings of February 8, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimously

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON INSTITUTIONAL MASTER PLAN AMENDMENT TO THE SUFFOLK UNIVERSITY 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 ("BRA") on Thursday, April 12, 2018 at 5:30 p.m., or a date and time to be determined by the Director, pursuant to Sections 80A and 80D of the Boston Zoning Code to consider the Institutional Master Plan Amendment to the Suffolk University Institutional Master Plan filed with the BRA on January 12, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 117, 115 WINTHROP SQUARE REDEVELOPMENT, LOCATED AT 115 FEDERAL STREET IN THE DOWNTOWN NEIGHBORHOOD OF BOSTON, AND TO CONSIDER THE 115 WINTHROP SQUARE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on April 12, 2018 at 5:40 p.m., or a time and date to be determined by the Director, to consider the Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment, located at 115 Federal Street in the Downtown neighborhood of Boston (the "Development Plan"), and to consider the 115 Winthrop Square project as a Development Impact Project pursuant to Sections 80A-2, 80B, 80B-7 and 80C-5 of the Boston Zoning Code.

Copies of a memorandum dated March 15, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE SECOND NOTICE OF PROJECT CHANGE AND AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 103, CENTRAL ARTERY, PARCEL 9 AND TO CONSIDER THE PARCEL 9 PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum were a letter dated February 13, 2018 from Richard A. Galvin, Haymarket Parcel 9 Investor, LLC c/o CV Properties and 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 80A-2, 80A-6, 80B and 80C of the Boston Zoning Code (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on April 12, 2018 at 5:50 p.m., or at such a time and date deemed appropriate by the Director to consider the Second Notice of Project Change and Amended Development Plan for Planned Development Area No. 103, Central Artery Parcel 9, and to consider the Central Artery Parcel 9 Project as a Development Impact Project.

Copies of a memorandum dated March 15, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR HARRISON COMMONS AND HARRISON COURT WITHIN PLANNED DEVELOPMENT AREA NO.59 LOCATED AT 771 HARRISON AVENUE, THE FORMER IMMACULATE CONCEPTION CHURCH IN THE SOUTH END", 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 80A and 80C of the Boston Zoning Code (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on April 12, 2018 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Second Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59 (the "Second Development Plan Amendment") in connection with the 771 Harrison Avenue (a.k.a. the Cosmopolitan) project located in the South End.

Copies of a memorandum dated March 15, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE PROPOSED 135 MORRISEY BOULEVARD PROJECT IN DORCHESTER 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 80A and 80B-5.3(d) of the Boston Zoning Code (the "Code"), a public hearing before the Boston Redevelopment Authority to be held on April 12, 2018 at 6:10 p.m., or at such a time and date deemed appropriate by the Director, to consider the 135 Morrissey Owner LLC c/o Nordblom Development Company Inc. project located at 135 Morrissey Boulevard as a Development Impact Project as defined in Section 80B-7 of the Code.

Copies of a memorandum dated March 15, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 29 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Senior Zoning Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BOA 738449 & 738454; BOA 768036; BOA 790002; BOA 793904; BOA 796118; BOA 790617 & 790619; BOA 791879; BOA 765856; BOA 784860-784861; BOA 787977-787978; BOA 788830; BOA 800115; BOA 801443; BOA 793898; BOA 783103; BOA 787613; BOA 768736 & 768738; BOA 767529; BOA 777414; BOA 799865; BOA 805229; BOA 805721 & 805724; BOA 782338 & 782342; BOA 799540; BOA 778523; BOA 795624; BOA 755659; BOA 769079 and BOA 772697.

Copies of a memorandum dated March 15, 2018 were distributed entitled "TEXT AMENDMENT TO THE DEFINITIONS AND USE TABLES INCORPORATING CANNABIS ESTABLISHMENTS", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 479 Cannabis Establishment, Boston Planning & Development Agency".

Mr. Bryan Glascock, Deputy Director for Regulatory Planning and Zoning and Ms. Alexis M. Tkachuk, Esq., Director of Emerging Industries, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, with four in favor and one abstained it was

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text amendments to the Boston Zoning Code, Articles 2, 2A, 8, 38-41, 43-47, 50-73 and 90 to incorporate the new use "Cannabis Establishment" to replace "Medical Marijuana Treatment Facility" in substantial accord with the text amendments submitted to the Boston Redevelopment Authority ("BRA") at its meeting on March 15, 2018.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7735.

Mr. Timothy Burke abstained.

Copies of a memorandum dated March 15, 2018 were distributed entitled "TEXT AMENDMENT TO THE CHARLESTOWN NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 480, Boston Planning and Development Agency, PDA Regulations Article 62, Charlestown Neighborhood District".

Ms. Cecilia Nardi, Planner I, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 62, Charlestown Neighborhood District, of the Boston Zoning Code with respect to the maximum building height allowed within a Planned Development Area, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on March 15, 2018.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7736.

Copies of a memorandum dated March 15, 2018 were distributed entitled "2018 DOWNTOWN WATERFRONT VENDING SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included two proposed votes.

Mr. Edward O'Donnell, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Executive Director/Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2018 Downtown Waterfront Vending Services Program along with two (2) optional one (1) season extensions for the 2019 and 2020 seasons for the sale of food; and

FURTHER VOTED: That the Executive Director/Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2018 Downtown Waterfront Vending Services Program along with two (2) optional one (1) season extensions for the 2019 and 2020 seasons for the sale of trolley tour tickets.

Copies of a memorandum dated March 15, 2018 were distributed entitled "2018 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, MERCHANDISE VENDOR KIOSKS", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, 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 select Dodd House Gift Shoppe LLC as vendor for the 2018 Merchandise Vendor Services Program on behalf of the Boston Redevelopment Authority ("BRA") and to enter into License Agreements with such vendor for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves on terms and conditions determined to be in the best interest of the BPDA by the Director in his discretion.

Copies of a memorandum dated March 15, 2018 were distributed entitled "CHINA TRADE BUILDING, 2 BOYLSTON STREET, BOSTON, MA AUTHORIZATION TO EXECUTE CONSTRUCTION CONTRACT FOR 5<sup>th</sup> FLOOR RENOVATIONS", which included a proposed vote.

Mr. Paul Osborn, Deputy Director for Capital Construction, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority to execute a construction contract with Paul J. Rogan Co., Inc. in an amount not to exceed One Million Seven Hundred Eighteen Thousand Seven Hundred Fifty-Five Dollars and no cents (\$1,718,755.00) for the purposes of construction of 5<sup>th</sup> Floor Renovations at the China Trade Building, 2 Boylston Street, Boston, Massachusetts, BRA Project No. 5085N and to further execute any change orders that may be required to complete the work as deemed necessary by the Director, in an aggregate amount not to exceed ten percent (10%) of the contract amount or One Hundred Seventy-One Thousand Eight Hundred Seventy-Five Dollars and fifty cents (\$171,875.50).

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE EXISTING PARKING MANAGEMENT SERVICES AGREEMENT WITH ABM INDUSTRY GROUPS LLC D/B/A ABM PARKING SERVICES BY ADDING TWO PARCELS LOCATED IN THE CHARLESTOWN URBAN RENEWAL AREA AND INCREASING THE FIXED MANAGEMENT FEE", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed area.

Mr. Edward O'Donnell, Director of Real Estate, 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 amend the existing Parking Management Services Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and ABM Industry Groups LLC, d/b/a ABM Parking Services ("BRA Parking Management Agreement") to: (1) include the management and maintenance of two BRA-owned parcels on Austin Street and Rutherford Avenue totaling approximately six (6) acres of land located on Parcel P-15b in the Charlestown Urban Renewal Area; and (2) increase the annual fixed management fee authorized under the BRA Parking Management Services Agreement from Seventy Five Thousand Dollars (\$75,000.00) to Ninety Three Thousand Seven Hundred Fifty Dollars (\$93,750.00) on terms substantially consistent with those presented in the Board memorandum on March 15, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "CONTRACT AUTHORIZATION FOR REPAIR AND MAINTENANCE SERVICES FOR ALL BOSTON REDEVELOPMENT AUTHORITY ("BRA") OWNED PROPERTIES, BOSTON, MA", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, 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 one year contract with Fleming Bros., Inc. for the performance of repair and maintenance services for all Boston Redevelopment Authority ("BRA") owned properties on such terms and conditions as the Director deems necessary and appropriate for an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00). The BRA will also hold two (2) one (1) year options that may be exercised solely at the discretion of the BRA with a maximum price of Two Hundred Thousand Dollars (\$200,000.00) per option year. If both options are exercised by the BRA, the total contract award shall not exceed Six Hundred Thousand Dollars (\$600,000.00).

Copies of a memorandum dated March 15, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE GROUND LEASE WITH CHARLESTOWN ROPEWALK, LLC, TENANT AND REDEVELOPER OF BUILDING 58 (THE ROPEWALK) AND BUILDING 60 (THE TAR SHED) LOCATED ON A PORTION OF PARCEL NY-1 IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD WITHIN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", which included a proposed vote.

Mr. 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 Boston Redevelopment Authority ("BRA") authorize the Director to execute the necessary documentation to amend the ground lease dated December 27, 2017 between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, as landlord, and Charlestown Ropewalk, LLC, as tenant, of Building 58 (the Ropewalk) and Building 60 (the Tar Shed/House) located on a portion of parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, Project No. Mass R-55, to allow additional time to close on construction financing and obtain building permits from the City of Boston Inspectional Services Department, and to take all related actions on terms and conditions as are determined by the Director to be in the best interest of the BRA. As a result of the amendment, Tenant will be in immediate default under the ground lease if it: (i) fails to obtain building permits from the City of Boston's Inspectional Services Department by the close of business on June 29, 2018; or (ii) fails to close on construction financing by the close of business on June 29, 2018.

Copies of a memorandum dated March 15, 2018 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF CVJC, LLC OF ROXBURY FOR THE DEVELOPMENT OF BRA PARCEL L-43B, LOCATED AT 41 REGENT STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS R-24", which included four proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY D/B/A THE BOSTON PLANNING & DEVELOPMENT AGENCY RE: EXTENSION OF TENTATIVE DESIGNATION OF CVJC, LLC AS THE REDEVELOPER OF PARCEL L-43B LOCATED AT 41 REGENT STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", was introduced, read and considered.

Ms. Reay Pannesi, Senior Manager for Disposition Services, 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") extend Tentative Designation to, CVJC, LLC, and adopt the resolution dated March 15, 2018 and entitled "Resolution of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency re: Extension of Tentative Designation of CVJC, LLC as the Redeveloper of Parcel L-43B, located at 41 Regent Street in the Washington Park Urban Renewal Area, Project No. Mass R-24;" and

FURTHER VOTED: That the Director be and hereby is, authorized to execute any and all documents and agreements, including a license agreement, with, CVJC, LLC for pre-development activity on 41 Regent Street in connection with the Tentative Designation extension of 41 Regent Street, Roxbury, located within the Washington Park Urban Renewal Area, Project No. Mass R-24, with terms and conditions to be in the best interest of the BRA as determined by the Director in his sole discretion; and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation extension, CVJC, LLC is specifically acknowledging that CVJC, LLC shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation extension or hereafter, in connection with the development of 41 Regent Street, and the BRA shall not be responsible or liable for any of such costs or be required to reimburse CVJC, LLC for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation of CVJC, LLC as Redeveloper of 41 Regent Street, Roxbury, located within the Washington Park Urban Renewal Area, Project No. Mass R-24, be automatically rescinded without prejudice and without further action or vote of the BRA Board if final designation has not been granted to CVJC, LLC by June 30, 2018.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7737.

Copies of a memorandum dated March 15, 2018 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included a proposed vote.

Mr. Raul Duverge, 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") extend the tentative designation of Boston Chinese Evangelical Church ("BCEC" or "Church") as the Redeveloper of a portion of Parcel R3A-2, also known as a portion of Parcel, A consisting approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 for an additional three (3) months, or until June 30, 2018, to allow BCEC time to meet all the necessary requirements and resolve the title issues. If the terms and conditions have not been met to the satisfaction of the Director, the title issues have not been resolved, and the final designation has not been granted by June 30, 2018, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 15, 2018 were distributed entitled "AUTHORIZATION TO GRANT A LICENSE TO NORTHEASTERN UNIVERSITY FOR THE USE OF BOSTON REDEVELOPMENT AUTHORITY-OWNED LAND IN THE AREA ADJACENT TO RUGGLES STATION, OTHERWISE KNOWN AS RUGGLES PLAZA, LOCATED IN THE ROXBURY NEIGHBORHOOD", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate and Mr. Derek Lumkins, Northeastern University, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: The Director is authorized on behalf of the Boston Redevelopment Authority ("BRA") to enter into a license agreement with Northeastern University for the use of the BRA-owned land identified as Assessors' Parcel No. 0902704030 on terms and conditions substantially consistent with the board memorandum presented at the meeting held March 15, 2018.

Mr. Ted Landsmark recused himself.

Copies of a memorandum dated March 15, 2018 were distributed entitled "CITY HALL PLAZA, GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35", which included a proposed vote. Attached to said memorandum were two maps indicating the location.

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 to enter into a License Agreement with the United States General Services Administration to facilitate general seasonal maintenance within portions of BRA-owned Parcel 11 in the Government Center Urban Renewal Area, Project No. Mass. R-35.

Copies of a memorandum dated March 15, 2018 were distributed entitled "MILLENNIUM PLACE, 621 WASHINGTON STREET: CENTRAL BUSINESS DISTRICT – BOYLSTON – ESSEX URBAN RENEWAL AREA, PROJECT NO. MASS. R-82B, AND AMENDED AND RESTATED DEVELOPMENT PLAN AND DEVELOPMENT IMPACT PROJECT PLAN FOR PLANNED DEVELOPMENT AREA NO. 33", which included five proposed votes.

Mr. Mark McGonagle, Community Affairs Liaison, 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") approve an exception to the requirement that "signs within the Project Area . . . be restricted to an identification of the establishment and the nature of its products", as set forth in Section 602 C. 4. of the Central Business District – Boylston Essex Urban Renewal Plan, Project No. Mass. R-82B (the "CBD – Boylston-Essex Plan") to allow public service (i.e. community, non-profit, and/or governmental content) and off-premises content, for the electronic sign (the "Millennium Place Electronic Sign") to be located on the building located at 621 Washington Street (the "Millennium Place Project Site"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with Orange Barrel Media for the Millennium Place Electronic Sign to be located at the Millennium Place Project Site; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an agreement with Millennium Place Primary Condominium Association, pursuant to the Amended and Restated Land Disposition Agreement (the "Amended and Restated LDA") by and between the BRA and New Commonwealth Center Limited Partnership for Millennium Place, Boston, MA dated February 12, 1998 and recorded with the Suffolk Registry of Deeds (the "Registry") at Book 22448, Page 1, in connection with the construction and operation of the Millennium Place Electronic Sign; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Millennium Place Electronic Sign to be located at the Millennium Place Project Site in connection with the Amended and Restated Development Plan and Development Impact Project Plan for Planned Development Area No. 33, as approved by the BRA on January 8, 1998 and approved by the Boston Zoning Commission on February 12, 1998, effective February 18, 1998; 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 votes.

Chairman Timothy J. Burke called a recess at 5:25 p.m.

Chairman Timothy J. Burke re-convened the meeting at 5:42 p.m.

This is a public hearing before the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Master Plan for Planned Development Area Number 115 filed by Harvard University.

This hearing was duly advertised on March 1, 2018 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to the questioning by members of the Agency. 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 brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about the proposal, each person will be given up to two minutes to comment. BPDA 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.

Gerald will now begin the presentation.

Copies of a memorandum dated March 15, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 115, HARVARD ENTERPRISE RESEARCH CAMPUS", which included three proposed votes. Attached to said memorandum were a letter dated March 15, 2018 from Lea Beaulieu, Anthony D'Isidoro, Rebekah Emanuel, Ed Kotomori, Harry Mattison, Tim McHale, Max Rome, Emma Walters and Brent Whelan; a letter dated February, 2018 from IAG members; a letter dated February 2, 2018 from Pallavi Mende, Director of Blue Cities, CRWA; an email dated February 5, 2018 from Joyce Radnor; an email dated February 7, 2018 from Colleen McGuire; an email dated

February 2, 2018 from Priscilla Anderson; an email dated January 26, 2018 from Lisa Kunze and two maps indicating the location of the proposed plan.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Kevin Casey, Proponent and Mr. Harris Band, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed plan:

Mr. Rick Keogh, Sheetmetal Union  
Mr. Brian Doherty, Boston Building Trades  
Mr. Mynor Perez, Carpenters Union  
Mr. John Goodlaw, Ironworkers Union  
Mr. Daniel Daly, IAG and resident  
Mr. Tom Ward, Ironworkers Union  
Mr. Troy Brogan, IAG

The following people spoke in opposition of the proposed plan:

Councilor Mark Ciommo, Representative Kevin Honan and Representative Michael Moran signed letter was passed in.

Mr. Max Rome, IAG  
Mr. Tim McHale, IAG provided a handout  
Mr. Ed Kotomori, IAG

On a motion duly made and seconded, with 4 in favor and 1 opposed it was

VOTED: That in connection with the Master Plan for Planned Development Area No. 115, Harvard Enterprise Research Campus filed by Harvard University on December 6, 2017, Revised March 2018 ("PDA Master Plan") presented at a public hearing held pursuant to Section 80A, Section 3-1A, and Section 80C of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority (the "BRA") on March 15, 2018, and after consideration of evidence presented at, and in connection with, the PDA Master Plan, the BRA finds that, in accordance with Section 80C-4 of the Code: (a) the PDA Master Plan is not for a location or Proposed Projects for which Planned Development Areas are forbidden by the underlying zoning; (b) each Proposed Project in such PDA Master Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) such PDA Master Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such PDA Master Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA Master Plan is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such PDA Master 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 Articles 3, 80A and 80C of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the PDA Master Plan and to amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District," and "Map 7B/7D, Allston-Brighton Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, by deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district and adding the designation "D," indicating a Planned Development Area to the PDA Master Plan Site, all in substantial accord with that presented at the BRA public hearing on March 15, 2018; 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 PDA Master Plan, including but not limited to a Cooperation Agreement.

The aforementioned MASTER PLAN FOR PDA NO. 115 is filed in the Document Book at the Authority as Document No. 7738.

Copies of a memorandum dated March 15, 2018 were distributed entitled "TEXT AMENDMENT TO ARTICLE 51, ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No. 478 Boston Redevelopment Authority Allston-Brighton Neighborhood District Article 51".

Mr. Gerald Autler, Senior Project Manager/Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, with 4 in favor and 1 opposed it was VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 51, Allston-Brighton Neighborhood District, with respect to the maximum Floor Area Ratio for Planned Development Areas within the Allston Landing North Economic Development Area, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on March 15, 2018.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7739.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Fourth Amendment to the Development Plan for Planned Development Area No. 11, consisting of the renovation of the One Post Office Square project in Downtown.

The hearing was duly advertised on March 1, 2018 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, 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. BPDA 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. Sinatra will present.

Copies of a memorandum dated March 15, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FOURTH AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 11, ONE POST OFFICE SQUARE, AND TO CONSIDER THE PROPOSED ONE POST OFFICE SQUARE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included eight proposed votes. Attached to said memorandum was a document entitled "FOURTH AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 11 ONE POST OFFICE SQUARE"; a letter dated March 6, 2018 from Arthur P. Kreiger, Anderson & Kreiger LLP and two maps indicating the location of the proposed project.

Mr. Michael Sinatra, Project Manager, Mr. Andrew Maher, Proponent and Jonathan Ginnis, Proponent and Mr. Kevin Renna, Project Attorney, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Brian Doherty, Boston Building Trades

Mr. Mynor Perez, Carpenters Union

Mr. Tom Ward, Ironworkers Union

Mr. Rick Keogh, Sheetmetal Union

Mr. Allen McIntosh, resident

Mr. John Goodlaw, Ironworkers Union

The following person spoke in opposition of the proposed project:

Attorney David Lyons representing the Langham Hotel

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Fourth Amendment to Development Plan for Planned Development Area No. 11, One Post Office Square, ("Fourth Amendment") describing the One Post Office Square Development (the "Proposed Project") presented at the public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA") on March 15, 2018, and after consideration of evidence presented at, and in connection with, the hearing on the Fourth Amendment and the Proposed Project, the BRA finds that, pursuant to Section 80C-4 of the Boston Zoning Code ("Code"): (a) such Fourth Amendment is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Fourth Amendment complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas, including one or more of the following: (i) diversification and expansion of Downtown's economy and job opportunities through economic activity; (ii) creation of new job opportunities; and (iii) improvements to the urban design characteristics and aesthetic character of the development site and its surroundings, and the enhancement of existing open space or the creation of new open space; (c) such Fourth Amendment complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Fourth 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; and (e) on balance, nothing in such Fourth Amendment 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 approves, pursuant to Section 80C of the Code, the Fourth Amendment in substantial accord with that presented to the BRA on March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Fourth Amendment, pursuant to Section 3-1A.a and Section 80C of the Code in substantial accord, as presented to the BRA on March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review under Section 80B-5.3(d) of the Code, which 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 BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency or partial Certification(s) of Consistency

for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance or partial Certification(s) of Compliance for the Proposed Project pursuant to Section 80B-6 upon the successful completion of all Article 80 review processes; and

FURTHER VOTED: That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

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

The aforementioned Fourth Amendment to PDA No. 11 is filed in the Document Book at the Authority as Document No. 7740.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Development Plan for Planned Development Area No. 116, 1000 Boylston Street Project, located in the Back Bay neighborhood of Boston. The proposed project consists of one new residential building containing up to 108 units, along with approximately 45,500 square feet of retail and restaurant space.

The hearing was duly advertised on March 1, 2018 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, 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. BPDA 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. Rooney will present.

Copies of a memorandum dated March 15, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 116, 1000 BOYLSTON STREET PROJECT, LOCATED IN THE BACK BAY NEIGHBORHOOD OF BOSTON", which included eight proposed votes. Attached to said memorandum were a letter dated March 8, 2018 from Gregg Lisciotti; an email dated March 8, 2018 from Chris Nolan; a letter dated February 13, 2018 from Luis Mejias; an email dated February 2, 2018 from Nina Garfinkle; an email dated February 2, 2018; an email dated March 8, 2018 from Chris Egan; an email dated March 8, 2018 from Steven Leed; a letter dated March 8, 2018 from Wendy Landman, Executive Director, walkBoson; a letter dated March 10, 2018 from Marvin S. Wool; a letter dated March 14, 2018 from Members of the Parcel 15 Impact Advisory Group; a letter dated Meg Maizner-Cohen, Back Bay Association; an email dated March 12, 2018 from Rickie Harvey; an email dated March 10, 2018 from Ken Frieze; a letter dated March 15, 2018 from Richard Giordano, Fenway Community Development Corporation; a letter dated March 15, 2018 from Joshua A. Weiland, Boston Transportation Department; a letter dated March 15, 2018 from Reverend John J. Unni, Saint Cecilia Parish and two maps indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE FENWAY URBAN RENEWAL PLAN, PROJECT NO. R-115. WITH RESPECT TO PARCEL 27", was introduced, read and considered.

Mr. Michael Rooney, Senior Project Manager, Mr. Adam Weiner, Proponent, Mr. David Manfredi, Architect and Mr. Tim Davis, Housing Policy Manager, addressed the Authority and answered the Members' question.

The following people spoke in favor of the proposed project:

Mr. Fritz Casselman, Citizens Advisory Committee

Mr. Martyn Roetter, Neighborhood Association of the Back Bay

Mr. Andre Jones, Fenway Community Development Corporation

Mr. Allen McIntosh, resident

Ms. Meg Mainzer Cohen, Back Bay Association

Mr. Brian Doherty, Boston Building Trades

Mr. Mynor Perez, Carpenters Union

Mr. Rick Keogh, Sheetmetal Union

The following person spoke in opposition of the proposed project:

Mr. Marvin Wool, Neighborhood Association of Back Bay

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 116, 1000 Boylston Street Project (the "Development Plan") and the 1000 Boylston Street Project (the "Proposed Project"), located in the Huntington Avenue/Prudential Center District (also known as the Back Bay area) of Boston, presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on March 15, 2018, and after consideration of evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such 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 such 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 Section 3-1.A.a and Section 80C of the Code, the Development Plan in substantial accord with the Development Plan presented to the BRA at its public hearing Board on March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the accompanying map amendment, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA at its public hearing on March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code, which: (i) finds that the DPIR adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsection 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement, Boston Residents Construction Employment Plan Agreement, Off-Site Inclusionary Development Policy ("IDP") Unit Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER VOTED: That the BRA hereby adopts the Resolution presented at this meeting entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE FENWAY URBAN RENEWAL PLAN, PROJECT NO. R-115. WITH RESPECT TO PARCEL 27".

The aforementioned PDA No. 116 AND MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7741.

Chairman Timothy J. Burke called a recess at 8:07 p.m.

Chairman Timothy J. Burke re-convened the meeting at 8:15 p.m.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the 4<sup>th</sup> Amendment to Master Plan for Planned Development Area No.51, Hood Park and the Development Plan for 100 Hood Park Drive within Planned Development Area No.51, in connection with the proposed 100 Hood Park Drive project in Charlestown.

The hearing was duly advertised on March 1, 2018 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, BPDA 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 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. BPDA 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. Duverge will now begin the presentation.

Copies of a memorandum dated March 15, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FOURTH AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 51, HOOD PARK AND THE DEVELOPMENT PLAN FOR 100 HOOD PARK DRIVE WITHIN PLANNED DEVELOPMENT AREA NO. 51, HOOD PARK, CHARLESTOWN", which included seven proposed votes. Attached to said memorandum were a letter dated March 1, 2018 from Gordon M. Carr, Deputy Director Strategic & Business Planning, Massachusetts Port Authority; a letter dated March 1, 2018 from Thomas Cunha, Charlestown Neighborhood Council; a letter dated March 5, 2018 from Joshua Burkes; a letter dated March 5, 2018 from Margaret S. McClellan; a letter dated March 5, 2018 from Olivia Chin; a letter dated March 5, 2018 from Michael Albert; a letter dated March 5, 2018 from MacKenzie Steame, a letter dated March 5, 2018 from Alley Sheehan, a letter dated February 28, 2018 from Hood Park IAG; an email dated February 5, 2018 from Molly Ladd; an email dated February 1, 2018 from Kate Botts; an email dated January 31, 2018 from Arthur Colpack; an email dated January 31, 2018 from Cynthia Colpack; an email dated January 31, 2018 from Lawrence Rinaldi; an email dated January 31, 2018 from Ed Katz; an email dated January 31, 2018 from Sheila Sweeney; an email dated January 31, 2018 and January 30, 2018 from Diane Valle; an email dated January 31, 2018 from Jane & Eric Philippi; an email dated January 30, 2018 from Julia Finn; an email dated January 31, 2018 from Carl Jaffe; an email dated January 29, 2018 from Eileen Kirk; an email dated December 20, 2017 from Josiah A. Spaulding, Jr.; an email dated December 14, 2017 from McKenzie Ridings; comments received via the website: Kevin Kelly on 12/12/2107; John Lillis on 12/12/2017; Patricia Kelley on 12/13/2017; Margaret Lynch on 12/13/2017; Noreen Manning on 12/13/2017; Melissa Brennan on 12/13/2017; Josiah A. Spaulding, Jr.; Michele Simos on 1/4/2018; Natalie Rizzo on 1/9/2018; Ashley Schafer on 1/11/2018; Walter Hope 1/24/2018; Kenn Sebesta on 1/31/2018; Kevin Wolfson on 2/1/2018; Alexander Frienden on 2/1/2018; James Hingston on 2/7/2018; Karen DeRosa on 2/7/2018; Sheila Sweeney on 2/7/2018; Elaine Scadding on 2/11/2018 and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager and Mr. Mark Rosenshein, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. John Goodman, Sheetmetal Union

Mr. Tom Ward, resident

Mr. Danny Lane, IAG

Mr. Brian Doherty, Boston Building Trades

Mr. Mynor Perez, Carpenters Union

Mr. Rick Keogh, Sheetmetal Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Fourth Amendment to Master Plan for Planned Development Area No. 51, Hood Park (the "Fourth Master Plan Amendment") and the Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park (the "Development Plan") describing the 100 Hood Park Drive project (the "Proposed Project") and presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on March 15, 2018, and after consideration of the evidence presented at, and in connection with, the hearing on the Fourth Master Plan Amendment, the Development Plan, and the Proposed Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such Fourth Master Plan Amendment and Development Plan are not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Fourth Master Plan Amendment and Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) such Fourth Master Plan Amendment and Development Plan comply with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Fourth Master Plan Amendment and Development Plan conform 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 such Fourth Master Plan Amendment and 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 Section 3-1A.a and Section 80C of the Code, the Fourth Master Plan Amendment and the Development Plan, in substantial accord with the Fourth Master Plan Amendment and the Development Plan presented to the BRA Board at its public hearing on March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Fourth Master Plan Amendment and the Development Plan, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA Board at its public hearing March 15, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Code which finds that the Notice of Project Change ("NPC) submitted to the BRA by Hood Park, LLC (the "Proponent") on December 8, 2017, does not significantly increase the impacts of the Proposed Project and waives further review of the Proposed Project, subject to on-going design review by the BRA; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Amended and Restated Development Impact Project Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, the Fourth Master Plan Amendment, and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned FOURTH AMENDMENT TO MASTER PLAN FOR PDA NO. 51 is filed in the Document Book at the Authority as Document No. 7742.

Copies of a memorandum dated March 15, 2018 were distributed entitled "61-83 BRAINTREE STREET PROJECT, ALSO KNOWN AS 75 BRAINTREE STREET, LOCATED IN ALLSTON – CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a letter dated January 5, 2018 from Andrew H. Kara, Rubin and Rudman LLP; a memorandum dated February 15, 2018 from Elizabeth A. Stifel; a Certificate of Use and Occupancy and two maps indicating the location 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 Certificate of Completion for the 61-83 Braintree Street project, also known as 75 Braintree Street, located in Allston, pursuant to Section 9(e) of the Cooperation Agreement, by and between the Boston Redevelopment Authority and Waypoint Companies RE LLC, dated as of February 22, 2016, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated March 15, 2018 were distributed entitled "THE PIERCE – CERTIFICATE OF COMPLETION, which included a proposed vote. Attached to said memorandum were a memorandum dated January 18, 2018 from David Carlson and two maps indicating the location 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 Certificate of Completion for the Project, pursuant to Section C.4 of the Cooperation Agreement, by and between the Boston Redevelopment Authority and Fenway Ventures Point Properties LLC dated as of June 22, 2015, subject to such terms and conditions as the Director deems to be necessary and appropriate.

Copies of a memorandum dated March 15, 2018 were distributed entitled "31 ORLEANS STREET, EAST BOSTON", which included a proposed vote.

Mr. Michael Sinatra, Project Manager and Ms. Kara Ryan, Project Attorney, 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 terminate the Affordable Rental Housing Agreement and Restriction dated May 31, 2016 and to execute and deliver an Affordable Housing Agreement in connection with the Project for the creation of two (2) on-site homeownership Inclusionary Development Policy Units, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Project.

Copies of a memorandum dated March 15, 2018 were distributed entitled "11-19 WALLEY STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were an email dated January 11, 2018 from Sandra Arangio; an email dated December 23, 2017 from Paul Vignoli, Jr.; an email dated December 20, 2017 from Jason Kaplan; an email dated January 29, 2018 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; an email dated January 5, 2018 from Bob D'Amico; an email with attachments from Peter Paravalos; a letter dated January 31, 2018 from John P. Sullivan, P.E., Chief

Engineer, Boston Water and Sewer Commission and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager, Mr. Richard Lynds, Project Attorney and Mr. Tim Loranger, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 11-19 Walley Street in the East Boston neighborhood, proposed by MG2 Group, LLC (the "Proponent"), for the construction of thirty eight (38) residential units, including five (5) Inclusionary Development Units ("IDP Units"), and approximately twenty five (25) off-street vehicle parking spaces ("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 ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site IDP Units in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver 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 BOA-681219 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated March 15, 2018 were distributed entitled "81 CHESTNUT HILL AVENUE, BRIGHTON", which included four proposed votes. Attached to said memorandum were an email dated February 14, 2018 from Ben Bressel; an email dated February 15, 2018 from Liam Byrne; an email dated February 13, 2018 from Raymond P. Grealish; an email dated February 14, 2018 from Michael Greene; a letter dated February 15, 2018 from Theresa Hynes; an email dated February 16, 2018 from Yari Korchnoy; an email dated February 14, 2018 from Samantha Marrocchio; an emailed dated February 14, 2018 from Tara Massocchio; an email dated February 5, 2018 from Barbara Moss; an email dated February 5, 2018 from Barbara Moss; an email dated February 13, 2018 from Bill Sack; an email dated February 14, 2018 from Bill Sack; an email dated February 24, 2018 from Eva Webster; a letter dated February 20, 2018 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; comments received via the

website from William Sack on 1/22/2108; Kate Palitsch on 1/23/2018; Jeffrey Czaplinski on 1/23/2018; two from Bruce Kline on 1/24/2018; Ce Shen on 1/25/2018; Ben Bressel on 1/30/2018; Daniel Aldrich on 1/20/2018; Roman Shimanovich on 1/30/2018; Greg Silverman on 1/30/2018; Michael Weisskoff on 1/30/2018; Yisroel Markov on 1/31/2018; Rivka Halpern on 1/31/2018; Aron Rosenberg on 1/31/2018; Rabbi Baruch on 1/31/2018; Sholom Fine 2/1/2018; Johanna O'Connor on 2/9/2018; Michael & Marya Carr on 2/12/2018; Rachel Rumely on 2/12/2018; Eileen McLaughlin on 2/12/2018; Klara Partnaya on 2/17/2018 and two maps indicating the location of the proposed project.

Mr. Dennis Quilty, Project Attorney and Mr. Arthur Choo, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the 81 Chestnut Hill Avenue Development, LLC development consisting of a four-story residential building containing 14 rental units and 17 parking spaces at 81 Chestnut Hill Avenue in Brighton (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of two (2) on-site Inclusionary Development Policy 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 Board of Appeal on Petition BOA - 720063 for zoning relief necessary in connection with the Proposed Project; and

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

Copies of a memorandum dated March 15, 2018 were distributed entitled "185-191 GENEVA AVENUE", which included three proposed votes. Attached to said memorandum were a letter dated February 20, 2018 from Davida Andelman, Chairperson, Greater Bowdoin/Geneva Neighborhood Association; comments via the website from Jason Kasplan on 2/6/2018; Iris DuPont on 2/12/2018; Jenn Cartee on 2/12/2018 and two Maps indicating the location of the proposed project.

Mr. Tim Czerwienski, Project Manager, Hiep Chu, Proponent and Ms. Amy Bloom, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five-story residential building containing 27 condominium units at 185-191 Geneva Avenue in Dorchester (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

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

Copies of a memorandum dated March 15, 2018 were distributed entitled "SEAPORT SQUARE, BLOCK L4 PROJECT, DEMONSTRATION PROJECT APPLICATION", which included three proposed votes. Attached to said memorandum were Exhibit A, Exhibit B; Exhibit C and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA, in order to effectuate the development of the Project, attract and retain jobs, and improve the public realm in the City of Boston, hereby finds and determines as follows:

- (a) In order to prevent urban blight by the undertaking of the Project, it is in the public interest that the BRA acquires, by Deed, certain interests in a portion of the Project from the Proponent;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and of 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 have been taken to avoid or minimize potential damage to the environment;

- (c) The undertaking of the Project requires the assistance of the BRA; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f); and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Payment in Lieu of Taxes Agreement (“PILOT”) in connection with a portion of the Project subject to such terms and condition 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 Project, the Demonstration Project Plan and the PILOT Agreement, including without limitations, executing and delivering an Indemnification Agreement.

Copies of a memorandum dated March 15, 2018 were distributed entitled “THEATER UNIT IN THE ATELIER/505 CONDOMINIUM SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 8, LOCATED AT 515-520 TREMONT STREET AND 4-12 WARREN AVENUE, AND ADJACENT PARCEL, LOCATED AT 531 TREMONT STREET”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver a deed transferring the Theater Unit in the Atelier/505 Condominium to The Boston Center for the Arts, Inc.; 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 transfer of the Theater Unit in the Atelier/505 Condominium to The Boston Center for the Arts, Inc.

Copies of a memorandum dated March 15, 2018 were distributed entitled “PARCEL R-31A-3 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, LOCATED AT 40 WARREN STREET”, which included three proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) approve the sale of Parcel R-31A-3 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel R-31A-3”) and the building thereon to RECP V 40 Warren Owner, LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Land Disposition Agreement by and between the BRA and Nova Partners, LLC dated July 27, 2017 and recorded with the Suffolk Registry of Deeds at Page 59183, Page 284 in connection with the building located at 40

Warren Street on Parcel R-31A-3 to extend the date for the commencement of construction of the one-story office addition to July 31, 2019; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into any and all other documents deemed necessary and appropriate by the Director in connection with the sale of Parcel R-31A-3 and the building thereon to RECP V 40 Warren Owner, LLC, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the BRA.

Copies of a memorandum dated March 15, 2018 were distributed entitled "PARCEL 47X IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. R-55", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Deed and a Land Disposition Agreement in connection with the transfer of Parcel 47X Mead Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 to Timothy F. Sullivan, late of Boston, formerly Charlestown, MA and to all persons holding title under him, according to their respective titles and interests; 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 said deed and land disposition agreement.

Copies of a memorandum dated March 15, 2018 were distributed entitled "DEED-RESTRICTED AFFORDABLE HOUSING UNITS: NOTICES OF EXTENSION OF RESTRICTIONS", which included a proposed vote.

Ms. Eileen Brophy, Senior Counsel and Mr. Tim Davis, Housing Policy 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 Notices of Extensions of Restrictions in accordance with Section 27 of Chapter 184 of the Massachusetts General Laws, as amended, in connection with the Covenants for Affordable Housing restricting affordable housing units for the benefit of the Boston Redevelopment Authority, as appropriate.

Copies of a memorandum dated March 15, 2018 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
Health Resources in Action, Inc.	\$ 902,854.06
Northern Contracting	\$ 46,352.89
Bargmann Hendrie + Archetype Inc.	\$ 6,358.48

Englander & Chicoine, P.C.	\$ 2,712.50
Kittelsohn & Associates	\$ 29,804.74

Copies of a memorandum dated March 15, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the appointment with Katherine Carangelo, DIR/DIR effective 4/2/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Chris Busch to New Orleans, Louisiana effective 4/21/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Carolyn Bennett to New Orleans, Louisiana effective 4/21/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Trinh Nguyen, OWD/OWD, to Fort Worth, Texas effective 4/19/2018.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Brian Golden to New York City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Heather Campisano to New York City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Jonathan Greeley to New York City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously VOTED: To approve out of state travel for Bonnie McGilpin to New York City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously  
VOTED: To approve out of state travel for Michael Christopher to New York  
City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously  
VOTED: To approve out of state travel for Teresa Polhemus to New York  
City, NY effective 4/5/2018.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously  
VOTED: To approve out of state travel for Renee LeFerve to New York City,  
NY effective 4/5/2018.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously  
VOTED: To approve out of state travel for Sonal Gandhi to New York City, NY  
effective 4/5/2018.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously  
VOTED: To approve out of state travel for John Dalzell to City of Tshwant  
(Pretoria), South Africa effective 4/15/2018.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and adopt the amended BPDA Vehicle use policy,  
effective 3/16/2018.

Ms. Teresa Polhemus updated the Board Members: The BPDA participated  
in the 12<sup>th</sup> Annual Dorchester Chili Cook Off for the second year and won the Team  
Spirit Award.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on  
Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018;  
Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday,  
October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13,  
2018.

VOTED: To adjourn. The meeting adjourned at 9:09 p.m.

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Secretary