

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of November 14, 2013 were submitted and approved.

Copies of a memorandum dated December 5, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 97, NORTHAMPTON SQUARE, LOCATED IN LOWER ROXBURY AND TO PUBLISH AND GIVE NOTICE THEREOF WITH REGARD TO THE PROPOSED NORTHAMPTON SQUARE PHASE II PROJECT, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND CHAPTER 652 OF THE ACTS OF 1960, BOTH AS AMENDED", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on December 19, 2013, or at such a time and date deemed appropriate by the Director to consider the Development Plan for Planned Development Are No.97, Northampton Square in Lower Roxbury, and to publish and give notice thereof with regard to the proposed Northampton Square Phase II project, pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended ("Chapter 121A"); and

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

Copies of a memorandum dated December 5, 2013 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE RUTH MULAN CHU CHAO CENTER AT HARVARD BUSINESS SCHOOL", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on at a date and time to be determined by the Director to consider the Ruth Mulan Chu Chao Center at Harvard Business School as a Development Impact Project pursuant to Section 80B of the Boston Zoning Code.

Copies of a memorandum dated December 5, 2013 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE BOSTON ZONING CODE TO ESTABLISH NEWMARKET INDUSTRIAL-COMMERCIAL NEIGHBORHOOD DISTRICT IN NEW ZONING ARTICLE 90 AND

NEW MAP 6E", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to schedule a public hearing, at a date and time to be determined by the Director, to consider the proposed text and map amendment to the Boston Zoning Code (the "Code") to establish the Newmarket Industrial-Commercial Neighborhood District as a new zoning district through the adoption of new zoning Article 90 and new Map 6E to the Code.

Mr. Peter Meade requested at moment of silence for Nelson Mandela and also spoke about the Ferdinard Building and how the City is attracting businesses to the areas.

Copies of a memorandum dated December 5, 2013 were distributed entitled "NORTH BENNET STREET SCHOOL, NORTH END - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for the North Bennet Street School Relocation Project by and between the Boston Redevelopment Authority ("BRA") and North Bennet Street School dated as of January 8, 2013 (the "Cooperation Agreement") that approximately 61,000 square feet of renovated space and approximately 4,000 square feet of new construction, have been completed in compliance with all the terms and conditions of the Cooperation Agreement and the Article 80 Submissions.

Copies of a memorandum dated December 5, 2013 were distributed entitled "44 BURBANK STREET, FEWNAY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

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 issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed development of thirty-four residential condominium units at 44 Burbank Street in the Fenway neighborhood by Catamount Westland LLC has complied with the requirements of Small Project Review under Section 80E of the Code; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement between the BRA and Catamount Westland LLC concerning the Proposed Project, and to take any other actions 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 December 5, 2013 were distributed entitled "THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PARCEL 9 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN", 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 Boston Redevelopment Authority ("BRA") retroactively extend the tentative designation of Melnea Partners, LLC as the Redeveloper of Parcel 9 in the South End Urban Renewal Area, Project No. Mass. R-56 consisting of approximately 57,238 square feet of land in Roxbury for one (1) year, until December 5, 2014 to allow for the completion of the conditions set forth in "Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Melnea Partners, LLC as redeveloper of Parcels X-28A and X-28B in the South End Urban Renewal Area Project No. Mass. R-56 (a/k/a Parcel 9 of the Southwest Corridor Development Plan" on the terms and conditions set forth in the Board Memorandum submitted at the Board meeting held December 5, 2013. If final designation has not been granted by December 5, 2014, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

The aforementioned TENTATIVE DESIGNATION EXTENSION is filed in the Document Book at the Authority as Document No. 7439

Copies of a memorandum dated December 5, 2013 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", 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 authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC ("Developer") dated September 29, 2005, and said time period hereby is extended until December 31, 2014, in order to meet necessary requirements for Final Designation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if Final Designation has not been granted to the Developer by December 31, 2014.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Second Amended and the Development Plan for Planned Development Area No. 78 for Seaport Square Blocks B & C, located in South Boston, Massachusetts.

This hearing was duly advertised on November 23, 2013 in the Boston Herald.

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

Mrs. Middleton-Pratt will now begin the presentation.

Copies of a memorandum dated December 5, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78 FOR SEAPORT SQUARE, LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included four proposed vote. Attached to said memorandum was a document entitled "SECOND AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78 SEAPORT SQUARE PROJECT SOUTH BOSTON Dated: December 5, 2013".

Ms. Lauren Middleton-Pratt, Mr. David Wamester, developer and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mark Fortune, President Boston Building Trades

Mr. Neil Conley, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") approved the Second Amendment to the Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston (the "Second Amendment") based upon the following findings pursuant to Section 80C-4 of the Boston Zoning Code (the "Code"):

- (a) the Second Amendment is not for location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning;
- (b) each Proposed Project in such Second Amendment complies with any provisions of the underlying zoning that establishes use, dimensional, designation, or other requirements for Proposed Projects in Planned Development Areas;
- (c) such Second Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas;
- (d) such Second 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 Second Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition

the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Second Amendment pursuant to Section 80C-4 of the Code, in substantial accord with the Second Amendment presented to the BRA on December 5, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or partial Certifications of Consistency in accordance with Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all agreements and any and all other documents, or amendments thereto, deemed necessary and appropriate by the Director in connection with the Second Amendment, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned SECOND AMENDMENT PDA NO. 78 is filed in the Document Book at the Authority as Document No. 7440

Copies of a memorandum dated December 5, 2013 were distributed entitled "HOTEL COMMONWEALTH, FENWAY", which included three proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Mr. Bob Ryan, consultant and Mr. Harry Wheeler, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the Hotel Commonwealth project (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance, pursuant to Section 80B-6 of the Code, for the Proposed Project, upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed Project, subject to continuing design review by the BRA; and

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

Copies of a memorandum dated December 5, 2013 were distributed entitled "INK BLOCK PROJECT, SOUTH END", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager and Mr. Mark LaCass, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the Proposed Amendment:

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 National Development (the "Proponent") does not significantly increase the impacts arising from the Ink Block Project in the South End (the "Proposed Project") 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 Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the NPC Project upon successful completion of the Article 80B Large Project Review Process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a First Amendment to the Cooperation Agreement, an Affordable Housing Agreement and an Amendment and Restated Affordable Rental Housing Agreement and Restriction, 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.

Copies of a memorandum dated December 5, 2013 were distributed entitled "SHOWA BOSTON INSTITUTE ART. 80E VESTIBULE ADDITION PROJECT AND FOURTH AMENDMENT TO MASTER PLAN - 420 POND STREET, JAMAICA PLAIN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Raul DuVerges, Project Assistant Manager, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposal by Showa Boston to construct an approximately 100 square foot vestibule addition to Wing One of the Showa Boston Main Building, located at 420 Pond Street in Jamaica Plain, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and

FURTHER VOTED: That the Authority hereby approves the Fourth Amendment to the Showa Boston Institute Master Plan as required by the City of Boston Zoning Board of Appeal decision dated April 14, 1987 and numbered BZC-9718; and

FURTHER VOTED: That the Authority hereby recommends approval to the ZBA of the zoning relief from the requirements of Article 9, Section 9-1: Extension of

Non-Conforming Uses and Reconstruction and Extension of Non-Conforming Buildings, as requested by Showa Boston in its appeal in BZC- 32476.

Copies of a memorandum dated December 5, 2013 were distributed entitled "LOVEJOY WHARF PROJECT - 131 BEVERLY STREET AND 160 NORTH WASHINGTON STREET", which included three proposed votes. Attached to said memorandum were LETTERS and two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager and Mr. Peter Spellios, developer, 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 Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the second Notice of Project Change submitted by Related Beal, LLC (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 Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Second NPC Project upon successful completion of the Article 80B Large Project Review Process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation 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.

Copies of a memorandum dated December 5, 2013 were distributed entitled "MATCH COMMUNITY DAY CHARTER PUBLIC SCHOOL PROJECT", which included three proposed votes. Attached to said memorandum were LETTERS and two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager, Mr. Bob Baldwin, developer and Ms. Tamar Warburg, 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 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 Match Community Day Charter Public School project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Match Community Day Charter Public School 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 Match Community Day Charter Public School

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 Match Community Day Charter Public School project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (the "Authority"); and

Copies of a memorandum dated December 5, 2013 were distributed entitled "DUDLEY NEIGHBORS INC.; DUDLEY/MILLER PROJECT; DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS", which included three proposed votes. Attached to said memorandum was a letter dated November 27, 2013 from Attorney Darren M. Baird, Goulston & Storrs.

Mr. Raul DuVerge, Project Assistant, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

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

(a) In order to prevent urban blight by the undertaking of the proposed Dudley/Miller Project, it is in the public interest that the Authority acquires title to the Dudley/Miller Demonstration Parcels from the City of Boston;

(b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Dudley Miller 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 Dudley Miller Project requires the assistance of the Authority; and

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

FURTHER VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Dudley Miller Project: the Authority shall acquire from the City of Boston (the "City") those certain parcels of land located on Dudley Street and two parcels commonly known as "Miller Park" in the Dorchester District of the City of Boston, together consisting of approximately 14,031 square feet of land (the "Dudley/Miller Demonstration Parcels") and convey the Dudley Miller Demonstration Parcels to DNI 5, Inc., a wholly owned subsidiary of DNI, for the construction of an approximately 14,031 square foot commercial building. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI 5, to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority's role in the Dudley/Miller Project. The

terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; 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 Dudley/Miller Project.

The aforementioned DEMONSTRATION PROJECT is filed in the Document Book at the Authority as Document No. 7441.

Copies of a memorandum dated December 5, 2013 were distributed entitled "1-3 NEAREN ROW, CHARLESTOWN - CERTIFICATE OF COMPLETION", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate(s) of Completion pursuant to the provisions of the Amended and Restated Land Disposition Agreements dated October 25, 2012 by and between the Boston Redevelopment Authority and WMC-Charlestown LLC in connection with the development of Parcel X-46 in the Charlestown Urban Renewal Area, Project Mass. No. R-55, evidencing the successful completion of the construction of a three (3) residential condominium units on Parcel X-46, upon the issuance of a Certificate(s) of Occupancy therefore by the City of Boston Inspectional Services Department.

Copies of a memorandum dated December 5, 2013 were distributed entitled "PARCEL R-2A-1 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, 75 WEST SCHOOL STREET, CHARLESTOWN, CERTIFICATE OF COMPLETION", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority (BRA) and 75 West School Street LLC dated May 31, 2012 ("LDA") and the Cooperation Agreement for 75 West School Street, Charlestown by and between the BRA and 75 West School Street LLC dated as of May 31, 2012 (the "Cooperation Agreement"), that the 75 West School Street project has been completed in compliance with all the terms and conditions of the LDA and the Cooperation Agreement.

Copies of a memorandum dated December 5, 2013 were distributed entitled "BUILDING 39A, LOCATED AT 45 FIRST AVENUE IN THE CHARLESTOWN NAVY YARD", which included two proposed votes.

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

On a motion duly made and seconded, it was unanimously VOTED: That the transfer of greater than 51% beneficial interest under the Lease from Starboard Ventures LLC to RECP V Navy Yard Hold Co., LLC, a Delaware limited liability company ("DLJ") be, and hereby is, authorized; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other agreements and documents, that the Director deems appropriate and necessary with respect to the transfer of greater than 51% beneficial interest in the Lease for Parcel 39A in the Charlestown Navy Yard from Starboard Ventures, LLC to RECP V Navy Yard Hold Co., LLC, a Delaware limited liability company ("DLJ").

Copies of a memorandum dated December 5, 2013 were distributed entitled "AUTHORIZATION TO AWARD A SNOW PLOWING AND REMOVAL CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", 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 Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with McG Construction located at 27 Bloomington Street, Dorchester, MA 02122, for a snow plowing and removal contract for BRA-owned properties in the total amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

Copies of a memorandum dated December 5, 2013 were distributed entitled "AMENDMENT TO THE MEMORANDUM OF AGREEMENT FOR THE CANCER GARDEN OF HOPE ON BOSTON CITY HALL PLAZA", which included a proposed vote.

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 amend the Memorandum of Agreement with the City of Boston, acting through its Property and Construction Management Department, and the Conquer Cancer Coalition of Massachusetts, Inc. to allow for the construction of additional garden elements within the existing Cancer Garden of Hope on City Hall Plaza on a portion of City Hall Plaza, upon such terms and conditions as the Director deems appropriate and in the best interests of the Boston Redevelopment Authority, in his discretion.

Copies of a memorandum dated December 5, 2013 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 156-160 HIGHLAND STREET IN ROXBURY", which included two proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF E+ SOLUTIONS, LLC AS THE

REDEVELOPER OF 156 HIGHLAND STREET IN ROXBURY", was introduced, read and considered.

Mr. John Dalzell, Senior Project Manager, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Re: Tentative Designation of E+ Solutions, LLC as redeveloper ("Redeveloper") of 156-160 Highland Street ("Project Site") in Roxbury; and

FURTHER VOTED: That the tentative designation of E+ Solution as Redeveloper of the Project Site, shall automatically be rescinded without prejudice and without further action by the BRA Board if final designation has not been granted by September 6, 2014.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7442.

Copies of a memorandum dated December 5, 2013 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 22 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 32984; BZC 33076 BZC 33078; BZC 33081, BZC 33082, BZC 33083 BZC 33084; BZC 33088; BZC 33089; BZC 33090; BZC 33091; BZC 33093; BZC 33093; BZC 33100; BZC 32976-32968; BZC 32970; BZC 32971; BZC 32975; BZC 32977; BZC 32996; BZC 32997; BZC 33102; BZC 33104; BZC 33105; BZC 33110; BZC 33124; BZC 33142; BZC 33145; BZC 33154 and BZC 33162.

Copies of a memorandum dated December 5, 2013 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS DESIGN SERVICES FOR STREETScape AND DESIGN STANDARDS FOR BOYLSTON STREET: FENWAY TO ARLINGTON STREETS, BOSTON, MA", which included a proposed vote.

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 Boston Redevelopment Authority authorize the Secretary to advertise and issue a Request for Proposals ("RFP") for design services in connection with the Streetscape and Design Standards for Boylston Street: Fenway to Arlington Streets in Boston's Back Bay

Copies of a memorandum dated December 5, 2013 were distributed entitled "SOUTH BOSTON TRANSPORTATION PLAN", which included two proposed votes.

Mr. James Fitzgerald, Senior Manger Transportation, 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 Project Funding Agreement for the South Boston Transportation Plan, on terms and conditions determined to be in the best interests of the Boston Redevelopment Authority by the Director in his discretion; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Memorandum of Agreement by and among the Boston Redevelopment Authority, the City of Boston and the Massachusetts Convention Center Authority concerning the distribution of sale payments currently being held by the Massachusetts Convention Center Authority from the Contos Air Rights toward the payment of consultant services associated with the South Boston Transportation Plan.

Copies of a memorandum dated December 5, 2013 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 Section Management, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: 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
Boston Children's Chorus	5,000
Common Wheels	10,000
Family Nurturing Center	7,700
Friends of Honan Allston Library	10,000
Fishing Academy	4,225
Gardner Pilot Academy	24,875
Joseph Smith Health Center	15,000
Literacy Connection	8,400
West End House Boys' Camp	5,000
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 5, 2013 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Weston & Sampson	\$ 49,868.10
MacKay Constrction	\$855,428.51
UTILE, Inc.	\$ 5,022.50
RDA Construction Corp.	\$ 47,814.21
The Cecil Group	\$ 24,351.25
Fleming Brothers	\$151,442.00
Fay Spofford Thorndike	\$ 29,736.23
Bargman Hendrie et al	\$ 3,811.88

VOTED: That the next meetings of the Authority will be held on Thursday, December 5, 2013 at 5:30 p.m. and Thursday, December 19, 2013.

VOTED: To adjourn.

The meeting adjourned at 6:55 p.m.

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Secretary