

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 16, 2013 RE: TENTATIVE DESIGNATION OF FRONTIER ENTERPRISES, INC. AS REDEVELOPER OF THE ROPEWALK COMPLEX, INCLUDING BUILDINGS 58 AND 60, IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD OF CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has established a Charlestown Urban Renewal Plan (the "Urban Renewal Plan") under Chapter 121B of the General Laws of the Commonwealth of Massachusetts, as amended and applicable ("Chapter 121B"); and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local and state laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects under Chapter 121B, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Frontier Enterprises, Inc. has expressed an interest in the development of the Ropewalk Complex, including Buildings 58 and 60, in the Project Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Frontier Enterprises, Inc. is designated as the Redeveloper of the Ropewalk Complex, including Buildings 58 and 60, in the Historic Monument Area of the Charlestown Navy Yard in the Charlestown Urban Renewal Area subject to:

- (a) Publication of all public disclosures and issuance of all approvals if required by the Massachusetts General Laws and Title 1 of the Housing Act of 1949, as amended; and
- (b) Submission by May 16, 2014 in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) A Building Permit from the city of Boston's Inspectional Services Department ("ISD"), unless failure to obtain such permit is the result of action or inaction by the BRA or the city of Boston; and
- (iv) Resolution to the parking issue, as none is being provided within the Project Site, including, but not limited to, additional analysis relative to the demolition of Building 108 and the construction of a new parking facility on the Building 108 site; and
- (v) The submission of Final Working Drawings to the BRA for review and approval.

2. That disposal of the Ropewalk Complex, including Buildings 58 and 60, by negotiation is the appropriate method of making the land available for improvements.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Redevelopers be, and hereby are, authorized to petition the Board of Appeal for any zoning relief that may be necessary to complete the proposed improvements.

5. That by accepting this designation, the Redevelopers are specifically acknowledging that the Redevelopers shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this Resolution or hereafter, in connection with the planning and improvements of the Ropewalk Complex, including Buildings 58 and 60, as well as the analysis of parking associated with the improvements at Building 108 or elsewhere, and the Authority shall not be responsible or liable for any of such costs or be required to reimburse the Redevelopers for such costs in any respect or to any extent.