

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.

The Minutes of the meetings of August 16, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimous

Mr. Brian P. Golden entered the room at this time.

Copies of a memorandum dated September 13, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON HOUSING CREATION PROPOSAL OF BOSTON PROPERTIES AND EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is authorized to advertise a public hearing to be held on October 11, 2018 at 5:30 p.m. or at a date and time to be determined by the Director, before the Boston Redevelopment Authority Board to consider a housing creation proposal by Boston Properties for the benefit of the 41 North Margin Street Project to be developed by East Boston Community Development Corporation.

Copies of a memorandum dated September 13, 2018 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DEVELOPMENT PLAN FOR 319 A STREET "REAR", WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", 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, pursuant to Sections 80A-2 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on October 11, 2018 at 5:40 p.m., or at such a time and date deemed appropriate, to consider the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear" within Planned Development Area No. 69, South Boston/The 100 Acres.

Copies of a memorandum dated September 13, 2018 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER THE BETH ISRAEL DEACONESS MEDICAL CENTER INSTITUTIONAL MASTER PLAN AMENDMENT AND NEW INPATIENT BUILDING 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 advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, October 11, 2018 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Beth Israel Deaconess Medical Center Institutional Master Plan Amendment and the New Inpatient Building project as a Development Impact Project, pursuant to Section 80D-5.4 and 80B- 5.4 (c) (iv) of the Boston Zoning Code.

Copies of a memorandum dated September 13, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SEVENTH AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, BOSTON LANDING, AND THE SECOND AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE OFFICE BUILDINGS/SPORTS PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 87, LOCATED IN BRIGHTON, MASSACHUSETTS", 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 pursuant to Article 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority ("BRA") to be held on October 11, 2018 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, regarding (i) the Seventh Amendment to the Master Plan for Planned Development Area No. 87 and (ii) the Second Amendment to the Amended and Restated Development Plan for The Office Buildings/Sports Project within Planned Development Area No. 87 for Boston Landing, located on Guest Street in the Brighton neighborhood of Boston, as required pursuant to Article 80 of the Code.

Copies of a memorandum dated September 13, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 42 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 736215; BOA 816890; BOA 820464; BOA 837788-837789&837793; BOA 838552; BOA 847012-847013; BOA 857070; BOA 857077; BOA 865908; BOA 761099; BOA 833304; BOA 836842; BOA 838550; BOA 844728; BOA 845799; BOA 848647; BOA 850237; BOA 852368; BOA 852769; BOA 859171; BOA 863367; BOA 861252; BOA 770136; BOA 798863; BOA 814667; BOA 818307; BOA 818494; BOA 819227 & 819243; BOA 823802; BOA 825355; BOA 831064; BOA 832854; BOA 835025; BOA 835144; BOA 835789; BOA 842176 & 833842;

BOA 843982; BOA 844006-844007 & 844004; BOA 850546; BOA 853541; BOA 853544 and BOA 861926.

Copies of a memorandum dated September 13, 2018 were distributed entitled "AWARD OF CONTRACT TO UTILE, INC. FOR THE DEVELOPMENT OF A FLOOD RESILIENCY ZONING OVERLAY DISTRICT AND RESILIENCY DESIGN GUIDELINES", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Utile, Inc. for the development of a flood resiliency zoning overlay district and resiliency design guidelines for new and existing buildings in an amount not to exceed \$250,000.

Copies of a memorandum dated September 13, 2018 were distributed entitled "REQUEST AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH THE MASSACHUSETTS BAY TRANSIT AUTHORITY ("MBTA") FOR THE CONTINUED USE OF LAND, WATER, AND MARITIME IMPROVEMENTS AT LONG WHARF AND CHARLESTOWN NAVY YARD", which included a proposed vote. Attached to said memorandum was a Term Sheet – Boston Planning & Development Agency September 13, 2018.

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 authorized to enter into a License Agreement with the Massachusetts Bay Transit Authority for the non-exclusive use of Boston Redevelopment Authority owned land, water, and maritime improvements located at Long Wharf and the Charlestown Navy Yard on terms and conditions substantially consistent with the memorandum and term sheet submitted at the meeting held September 13, 2018.

Copies of a memorandum dated September 13, 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-5", 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, Charlestown Ropewalk, LLC will be in immediate default if it: (i) fails to obtain building permits from the City of Boston's Inspectional Services Department by the close of business on December 31, 2018; or (ii) fails to close on construction financing by the close of business on December 31, 2018.

Copies of a memorandum dated September 13, 2018 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY", which included two proposed votes.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of Madison Tropical, LLC as the Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B, in Roxbury, for three (3) months until November 30, 2018 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 Madison Tropical LLC as Redeveloper of Parcel 10 in the Southwest Corridor development Plan". If Final Designation has not been granted by November 30, 2018, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to extend as appropriate the temporary license agreement with Madison Tropical LLC for Parcel B as temporary parking space in connection with the Tentative Designation extension of a portion of Parcel 10 known as Parcel B on terms and conditions substantially consistent with the Board Memorandum submitted at the BRA Board meeting held September 13, 2018.

Copies of a memorandum dated September 13, 2018 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF CVSE, LLC, THE SUCCESSOR IN INTEREST TO 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 two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Michael Sinatra, 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") to extend Tentative Designation to CVSE LLC, the successor in interest to CVJC, LLC for the development at 41 Regent Street in Washington Park Urban Renewal Area to December 31, 2018; and

FURTHER VOTED: That this Tentative Designation of CVSE, LLC as Redeveloper of 41 Regent Street, Roxbury, located within the Washington Park Urban Renewal Area, Project No. Mass R-24, be automatically be rescinded without prejudice and without further action or vote of the BRA Board if final designation has not been granted to CVSE, LLC by December 31, 2018.

Copies of a memorandum dated September 13, 2018 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R-3A-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 R-3A-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 December 31, 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 December 31, 2018, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 13, 2018 were distributed entitled "PARCEL D OF FAN PIER PROJECT LOCATED IN SOUTH BOSTON - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were memorandum dated September 11, 2018 from David Carlson, BPDA.

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 Section 11 of the Cooperation Agreement for Fan Pier Parcel D by and between the Authority and 50 Liberty LLC dated as of December 15, 2015 (the "Cooperation Agreement") that the construction of the residential building with street level retail and restaurant space and space dedicated to civic/cultural uses, containing fourteen (14) floors plus a two-story mechanical penthouse above a three-level underground parking facility has been completed in compliance with the terms and conditions of the Cooperation Agreement.

Copies of a memorandum dated September 13, 2018 were distributed entitled "645-651 BEACON STREET (HOTEL BUCKMINSTER), KENMORE SQUARE", which included a proposed vote.

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 terminate the existing Affordable Housing Agreement for 645 and 651 Beacon Street, Kenmore; to sign an Affordable Housing Contribution Agreement for the Project; and to take any other action and execute any other documents and agreements deemed necessary and appropriate by the Director in connection with the Project.

Copies of a memorandum dated September 13, 2018 were distributed entitled "37-43 NORTH BEACON STREET, ALLSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project. A Binder of comment letters is on file.

Mr. Lance Campbell, Senior Project Manager, Mr. David Chillinski, Architect and Mr. Bruce Percelay, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("BRA") 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") submitted on March 7, 2018 adequately describes the potential impacts arising from the 37-43 North Beacon Street Project in the Allston neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under 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 a Certification of Compliance under Section 80B-6 of the Code for the Proposed 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, an Affordable Housing Agreement, an Affordable Rental Housing Agreement and Restriction and 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 BRA.

Copies of a memorandum dated September 13, 2018 were distributed entitled "30 THORN STREET DEVELOPMENT, HYDE PARK", which included three proposed votes. Attached to said memorandum were a letter from Eveline Augustin; a letter from Jessica Upllar; a letter from Xael Teieda; a letter from Jose Landa & Katerin Marlis; a letter from Jean Bennet, M.D.; a letter dated 8/6/2018 from Dan Trubman; a letter dated 7/26/2018 from Jean Marc Baptiste, Haitian American Public Health Initiatives; a letter dated 7/30/2018 from Kiara Pena, APM; a letter dated 7/25/2018 from Rocia Lazaro, APM; a letter dated 7/30/2018 from Gregory Bynum, Advanced Property Management; a letter dated 8/6/2018 from Clifford Bonnet, Hyde Park Health Association; a letter dated 8/6/2018 from Sam Burgess; a letter dated 7/20/2018 from Ginny Galeota and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Tim Loranger, Architect and Mr. Nicholas Zozula, 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 issue a Certification of Approval for the 30 Thorn Street Development, proposed by Thirty Thorn LLC ("Proponent"), for the provision of forty-five (45) residential rental units, twenty-one off-street parking spaces, along with ground floor common space, lobby and trash room and related improvements in landscaping, site design and pedestrian access (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction ("ARHAR"), a Community Benefits Agreement and any and all 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 Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to recommend approval to the Zoning Board of Appeal on Petition BOA-799147 for zoning relief necessary to construct the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated September 13, 2018 were distributed entitled "HAYNES HOUSE RENOVATION PROJECT, ROXBURY A PORTION OF PARCEL R-4A IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Dana Whiteside, Deputy Director of Community Economic Development, Mr. Russ Tanner, Proponent and Mr. Ross Speer, Architect 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 of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to issue a Scoping Determination waiving further review (the "Scoping Determination") pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which: (1) finds that the Expanded Project Notification Form submitted to the BRA on June 28, 2018 adequately describes the impacts of Haynes House Renovation Project ("Proposed Project"); and (2) waives the requirement for the preparation and submission of a Draft Impact Report and Final Project Impact Report 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 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 design review as part of the of the Article 80 Large Project Review process; and

FURTHER VOTED: That the Director be authorized to execute and deliver a Cooperation Agreement, a 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.

Copies of a memorandum dated September 13, 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
Englander & Chicoine, P.C.	\$ 24,371.25
Kittelson & Associates	\$ 10,309.21
Bargmann Hendrie + Archetype Inc.	\$ 1,701.40
Paul J. Rogan Co.	\$ 100,086.57

Copies of a memorandum dated September 13, 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 Matthew G. Fitzgerald, GC/OGC, effective 9/24/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment with Shana Berry, MIS/MIS, effective 9/17/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve the out of state travel for Trinh Nguyen, Director of OWD, OWD/A&M, effective 11/7/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, delegated all necessary powers in accordance with applicable law or otherwise, without limitation, as the appointing authority, with regard to the termination of Economic Development and Industrial Corporation of Boston employees, for the remainder of the current fiscal year, ending June 30, 2019; and

FURTHER VOTED: That the Director be, and hereby is, authorized, in connection with employee terminations, to execute and deliver any and all notices, correspondence, documents, or agreement, to or with employees and other, all containing such terms and conditions as the Director determines to be in the best interest of the Boston Redevelopment Authority.

Mr. Brian P. Golden updated the Board Members: Thank you to the Research Department for their recently published "Population Progression" article in the Urban Science Journal; The Harvard Graduate School of Design is exhibiting the history of Archival – Thank you to Alla Ziskin, GIS Department and the Research Department for your assists with this exhibit; and, the BPDA was approve 11 million square feet of new construction since the beginning of the calendar year.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018; Thursday, January 17, 2019; Thursday, February 14, 2019; Thursday, March 14, 2019; Thursday, April 11, 2019; Thursday, May 16, 2019; Thursday, June 13, 2019; Thursday, July 11, 2019; Thursday, August 15, 2019; Thursday, September 12, 2019; Thursday, October 17, 2019; Thursday, November 14, 2019 and Thursday, December 12, 2019.

VOTED: To adjourn. The meeting adjourned at 4:46 p.m.

Secretary