

Messrs. Palmieri and Golden attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 17, 2009, which were previously distributed, were submitted.

Copies of a memorandum dated December 17, 2009 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER: (1) BRIGHAM AND WOMEN'S HOSPITAL INC. INSTITUTIONAL MASTER PLAN ("BWH 2010 IMP"); (2) THE DEVELOPMENT PLAN FOR THE PROPOSED PLANNED DEVELOPMENT AREA ("PDA") FOR THE MASSACHUSETTS MENTAL HEALTH CENTER ("MMHC PROJECT") REDEVELOPMENT PROJECT; AND (3) TO CONSIDER THE APPLICABLE PORTIONS OF THE MMHC PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included three proposed votes.

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 January 12, 2010 at 5:30 p.m. or at a time and date to be determined by the Director, to consider: (1) the Brigham and Women's Hospital Institutional Master Plan ("BWH 2010 IMP"); (2) the Development Plan for the proposed Planned Development Area ("PDA") for the Massachusetts Mental Health Center ("MMHC") Redevelopment Project and (3) to consider the applicable portions of the MMHC Project as a Development Impact Project.

Copies of a memorandum dated December 17, 2009 were distributed entitled "REQUEST FOR A PUBLIC HEARING: BOSTON MEDICAL CENTER INSTITUTIONAL MASTER PLAN AMENDMENT FOR ALBANY FELLOWS STUDENT RESIDENCE 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, January 12, 2010 at 5:45 p.m. or at a time and date to be determined by the Director, to consider the Boston Medical Center Institutional Master Plan Amendment for the inclusion of the Graduate Student Housing Project ("IMP Amendment"), pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated December 17, 2009 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE HARVARD UNIVERSITY LONGWOOD CAMPUS INSTITUTIONAL MASTER PLAN", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the property.

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 ("Authority") on January 12, 2010 at 6:00 p.m. or at a time and date to be determined by the Director to consider an Institutional Master Plan Amendment to the Harvard University Longwood Campus Institutional Master Plan submitted on August 20, 2009, to the Authority pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated December 17, 2009 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A DEVELOPMENT IMPACT PROJECT REGARDING THE 1000 WASHINGTON STREET PROJECT, SOUTH END", 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 January 12, 2010 at 6:15 p.m., or a time and date to be determined by the Director, for consideration of the 1000 Washington Street Project as a Development Impact Project.

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 Charlesview Redevelopment Project submitted by The Community Builders on behalf of Charlesview Inc., on February 11, 2008 located at 355 and 400 Western Avenue and 1256 and 1266 Soldiers Field Road in Brighton on two (2) parcels totaling approximately 8.65 acres of land. The Brighton Mills parcel totaling approximately 7.93 acres of land is bound by Western Avenue to the north, the existing Shaw's Supermarket, the Shaw's Supermarket parking lot and what is soon to be known as Telford Street Extension to the east, Holton Street, Antwerp Street, what will be known as Gould Street and the Automotive Warehouse to the south and Litchfield Street to the west (the "Brighton Mills Site"). The Telford Street parcel totaling approximately .72 acres of land is bound by the inbound lanes of Soldiers Field Road to the north, Telford Street to the east, Western Avenue and an existing car wash to the south and the adjacent property located at 1270 Soldiers Field Road to the west (the "Telford Street Site") and together will be known as (the "Project Site").

This hearing was duly advertised on December 3, 2009 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.

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated December 17, 2009 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR THE PLANNED DEVELOPMENT AREA NO. 75 AND ARTICLE 80 REVIEW ON THE CHARLESVIEW REDEVELOPMENT PROJECT LOCATED AT 355 AND 400 WESTERN AVENUE AND 1256 AND 1266 SOLDIERS FIELD ROAD, BRIGHTON, MASSACHUSETTS", which included seven proposed votes. Attached to the memorandum were a letter dated November 13, 2009 from Louis C. Miller, Reckemann Sawyer & Brewster Counsellors at Law, a document entitled "Planned Development Area No. 75 Development Plan Fact Sheet Charlesview Apartments, Allston-Brighton Neighborhood, Boston, MA", "Map Amendment Application No. 575, Boston Redevelopment Authority Planned Development Area No. 75 - Maps 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District", thirty-five plans and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Attorney Louis Miller, Rackemann, Sawyer & Brewster, Ms. Felicia Jacques, Charlesview Redevelopment, Mr. Chris Hill, CBT architects, Mr. Kairos Shen, Chief City Planner, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Mark Ciommo
 Representative Michael Moran
 Representative Kevin Honan
 Mr. Dan Ron, Mayor's Office of Neighborhood Services
 Reverend Sam Johnson, resident
 Ms. Lyndsey Galafalo, resident
 Mr. Kevin McClusky, Harvard University
 Mr. George Donahue, Plumbers Union Local 12
 Mr. Neil Connolly, Carpenters
 Ms. Ellsa, (Russian) resident
 Mr. Gary Walker, IBEW
 Mr. Mark Fortune, Sprinklerfitters Union
 Letter from Aaron Gornstein, CHAPA
 Letter for Julia Bott, Gardner School
 The following people spoke in opposition to the proposed project:
 Councilor John Connolly
 Ms. Karen Smith, resident and IAG member
 Mr. Tim McHale, resident, also submitted a letter which is in the front of
 the Official Board Book. An email dated 12/29/09 to Mr. Brian
 Golden is attached.
 Mr. Brett Whelan, resident, Harvard Allston Task Force
 Mr. David McNair, 12 year resident
 Mr. Sal Pincera, resident and IAG member
 Mr. Harry Mattison, resident
 Ms. Sarah Hellani, Litchfield Street resident
 Mr. Peter Leis, IAG member and resident (favors location but opposes
 overall design and plan
 Ms. Tamara Bawn, resident
 Mr. 65 yrs., resident

The Chairman called a recess to resent the tape at 7:28 p.m.
 The Chairman readjourned the meeting at 7:34 p.m.
 Mr. Christopher Supple re-entered at this time.

On a motion duly made and seconded, it was unanimously
 VOTED: That, in connection with the Development Plan for Planned
 Development Area No. 75 for the Charlesview Apartments (also
 known as the "Charlesview Redevelopment Project" or the
 "Proposed Project"), ("PDA No. 75") presented at a public hearing
 duly held at the offices of the Boston Redevelopment Authority
 ("BRA") on December 17, 2009, and after consideration of evidence
 presented at an in connection with the hearing and in connection
 with the Proposed Project described in PDA No. 75, the BRA finds
 that (a) PDA No. 75 is not for a location or Proposed Project for
 which Planned Development Areas are forbidden by the
 underlying zoning; (b) the Proposed Project complies with any
 provisions of the underlying zoning that establish use,
 dimensional, design, or other requirements in the Planned
 Development Area; (c) PDA No. 75 complies with any provisions of
 the underlying zoning that establish planning and development
 criteria, including public benefits, for Planned Development Areas;
 (d) PDA No. 75 conforms to the plan for the district, subdistrict, or
 similar geographic area and to the general plan for the City of
 Boston as a whole; and (e) on balance, nothing in PDA No. 75 will
 be injurious to the neighborhood or otherwise detrimental to the
 public welfare, weighing all the benefits and burdens; and further
 finds and determines that PDA No. 75 complies with Section 80C-4
 of the Boston Zoning Code (the "Code"), Standards for Planned
 Development Area Review Approval, and otherwise complies with

all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That BRA hereby approves, pursuant to Section 80C of the Code, PDA No. 75, in substantial accord as presented to the BRA on December 17, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of PDA No. 75, in substantial accord as presented to the BRA on December 17, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination pursuant to Section 80B-5.4(iv) of the Code waiving the requirement to file and review a Final Project Impact Report for the Charlesview Redevelopment Project located at 355 and 400 Western Avenue and 1256 and 1266 Soldiers Field Road in Brighton and proposed by The Community Builders, on behalf of Charlesview Inc., (the "Proposed Project"), which Preliminary Adequacy Determination shall provide that the Project Notification Form, submitted on February 11, 2008 and Draft Project Impact Report, submitted on July 24, 2009 and Notice of Project change submitted on October 28, 2009, and November 13, 2009: (i) adequately describe the impacts of the Proposed Project, subject to further BRA design review, and (ii) include any conditions necessary for the mitigation of such impacts; 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 Proposed Project as described in PDA No. 75 when the Director finds that (a) the Proposed Project is described adequately in PDA No. 75, (b) the Proposed Project is consistent with PDA No. 75, and (c) PDA No. 75 has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Code Section 3-1A.a and Article 80, Section 80C of the Code; 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 Article 80B Large Project review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and a Memorandum of Understanding, amendments to any existing agreements relating to the Proposed Project, 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 PDA NO. 75 is filed in the Document Book at the Authority as Document No. 6986.

Copies of a memorandum dated December 17, 2009 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:

PARCEL RC-7, LOCATED AT 263-265 NORTHAMPTON STREET", included two proposed votes. Attached to the memorandum were maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the Resolution of Modern 2.0 LLC as redeveloper ("Redeveloper") of Parcel RC-7, located at 263-265 Northampton Street ("Project Site") in the South End Lower Roxbury neighborhood and in the South End Urban Renewal Area, Project No. Mass. R-56 with an expiration date of December 30, 2009, be, and hereby is, extended for an additional twelve (12) months or until December 30, 2010 to continue with the planning of the proposed Modern 2.0 project on the Project Site and to meet all the necessary requirements set forth in the Resolution. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if the Project Site has not been conveyed to the Redeveloper by December 30, 2010; and

FURTHER

VOTED: That the Director be, and he hereby is, authorized to execute any and all documents necessary and appropriate with the Boston Water and Sewer Commission to assist the Redeveloper in obtaining the necessary permits to comply with Article 32 of the Boston Zoning Code - Groundwater Conservation Overlay District in connection with the redevelopment of the Project Site.

Copies of a memorandum dated December 17, 2009 were distributed entitled "THIRD AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT ON THE HAYNES HOUSE APARTMENTS CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE HAYNES HOUSE APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF ADDITIONAL MORTGAGE FINANCING FROM THE MASSACHUSETTS HOUSING FINANCE AGENCY" and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE HAYNES HOUSE APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF ADDITIONAL MORTGAGE FINANCING FROM THE MASSACHUSETTS HOUSING FINANCE AGENCY", be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters, including any discharge he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the refinancing of the Haynes House Apartments Chapter 121A Project.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 6987.

Copies of a memorandum dated December 17, 2009 were distributed entitled "STANDING AUTHORIZATION REGARDING LICENSE AGREEMENTS", which included a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to enter License Agreements for the use of Boston Redevelopment Authority-owned properties for a duration of 5 or less days (excluding set-up and break-down days) without necessitating board action. All License Agreements will remain subject to the existing gray sheet process. Further, such License Agreements shall contain standard insurance and indemnification provisions.

Copies of a memorandum dated December 17, 2009 were distributed entitled "ACQUISITION OF EIGHT (8) FORECLOSED PROPERTIES FROM CHASE, AIG, PREMIERE; AMENDMENT TO DEMONSTRATION PROJECT", which included three proposed votes. Attached to the memorandum were sixteen maps indicating the location of the proposed project.

Ms. Sheila Dillon, Deputy Director for Housing, 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 adopts an amendment to the "Demonstration Project" established on January 29, 2009 allowing the acquisition and disposition of eight (8) foreclosed properties; and

FURTHER

VOTED: That the Authority hereby adopts the following "Amendment to the Demonstration Project Plan" established on January 29, 2009, the Authority shall, on behalf of the City of Boston, acquire title to eight (8) foreclosed properties located in Boston with funding received from the City of Boston Department of Neighborhood Development ("DND") in advance and at a purchase price determined by DND and set forth below and not to exceed:

Address	Neighborhood	Servicer/Seller	Type	Price
36-38 Fowler St	Mattapan	Chase	2-family	\$110,206
29 Leighton St	Hyde Park	Chase	1-family	\$176,460
140 Harvard St	Roxbury	Chase	4-family	\$191,456
46 Woodbine St	Roxbury	AIG	2-family	\$200,000
137 Intervale St	Dorchester	Premiere	3-family	\$205,000
69-71 Fayston St	Roxbury	Home Equity	2-family	\$168,900
223 Chelsea St	East Boston	Premiere	3-family	\$201,905
26 Itasca Street	Mattapan	CitiBank	1-family	\$76,577

and shall either (i) convey such property to the DND, or (ii) dispose of the property in accordance with applicable disposition procedures; and

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the Authority to convey such property and to execute such documents and agreements with the City of Boston and other entities or individuals as may be necessary to effectuate the foregoing Amendment to Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, Section 46 (f), as amended. The terms and conditions of all documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated December 17, 2009 were distributed entitled "AWARD OF PROPERTY MANAGEMENT AGREEMENT FOR THE CHINA TRADE BUILDING", which included two proposed votes.

Mr. Joseph Conran, Senior Real Estate Specialist, 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 awards the Property Management Agreement in connection with the management of the China Trade Center to Newmark of Massachusetts, LLC on the basis that its proposal is the most advantageous proposal from a responsible respondent taking into consideration price and the evaluation criteria set forth in the Request for Proposals for the Management Services of The China Trade Center dated August 2009; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized, in connection with the China Trade Center, to execute, on behalf of and in the name of the BRA, a Property Management Agreement with Newmark of Massachusetts, LLC and all space leases, lease amendments or extensions and any and all related documents as the Director may determine necessary and appropriate in his sole discretion, all containing terms and conditions deemed in the best interest of the BRA by the Director.

Copies of a memorandum dated December 17, 2009 were distributed entitled "SECOND AMENDMENT TO THE BUILDING 33 LEASE FOR BUILDING 33 IN THE CHARLESTOWN NAVY YARD", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into an Second Amendment to the Lease by and between the Boston Redevelopment Authority ("BRA") and Navy Yard Plaza Development Associates- 33 dated July 31, 1986, as amended and assigned, removing unit 5C from Exhibit H and adding Unit 5D, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 17, 2009 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-11A, LOCATED AT 40 COOK STREET", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. James Tierney, Chief of Staff, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: Mr. Christopher Supple was opposed. That the Boston Redevelopment Authority approve the transfer of Parcel R-11A (as defined below) and that the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement regarding Parcel R-11A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-11A") in order to change the use of such parcel from off-street parking and extended yard space for 38 Cook Street, to an allowable buildable

lot for a semi-attached single family residence; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all agreements, amendments or documents, that he deems necessary and appropriate in connection with the transfer and change of use of Parcel R-11A.

Copies of a memorandum dated December 17, 2009 were distributed entitled "PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA ("CANA") PARCELS – CITY SQUARE)", which included two proposed votes. Attached to the memorandum was a letter dated December 4, 2009 from Thomas Cunha, Chair, Charlestown Neighborhood Council.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

Mr. Christopher Supple was opposed.

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$107,001 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square Central Artery North Area parcels as follows:

<u>Organization</u>	<u>Proposed grant amount</u>
Charlestown Girls Softball	\$4,262
Charlestown Womens Softball	\$1,702
Charlestown Youth Soccer	\$3,017
Charlestown Youth Hockey	\$8,716
Charlestown Youth Football & Cheering	\$7,829
Charlestown Little League	\$7,836
Charlestown Lacrosse and Learning	\$9,167
ROC - Teen	\$7,415
Charlestown Girls Scouts	\$2,835
Charlestown Mothers Assoc.	\$2,478
Historical Society	\$2,805
Artist Group of Charlestown	\$2,891
Gardens for Charlestown	\$2,641
Battle of Bunker Hill Parade	\$4,557
Charlestown Working Theater	\$8,546
DAT Club	\$2,243
Charlestown Community Centers	\$3,884
Warren Prescott Foundation	\$3,791
Kennedy Center	\$10,178
Special Townies	\$10,208
Total	\$107,001

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 Charlestown Mitigation Fund, as set forth in the prior vote.

Copies of a memorandum dated December 17, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 33 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, Deputy Director for Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-30090; BZC-30148; BZC-30149; BZC-30150&30203; BZC-3154; BZC-30155; BZC-30156; BZC-30157; BZC-30158; BZC-30163; BZC-30164; BZC-30167; BZC-30168; BZC-30169-30170; BZC-30171; BZC-30172; BZC-30173; BZC-30174; BZC-30175; BZC-30176; BZC-30177; BZC-30180; BZC-30182; BZC-30185; BZC-30186; BZC-30189; BZC-30191; BZC-30192; BZC-30214; BZC-30221 BZC-30232; BZC-30277 and BZC-30285.

Copies of a memorandum dated December 17, 2009 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS FROM THE HARVARD ALLSTON PARTNERSHIP FUND", which included two proposed votes. Attached to the memorandum was a letter dated November 27, 2009 from Inez Foster/Write Director Consulting, The Harvard Allston Partnership Fund Advisory Committee.

Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$100,000 from the Harvard Allston Partnership Fund as maintained by the BRA from contributions made by the President and Fellows of Harvard College as follows:

Allston Brighton Youth Hockey Association	\$ 15,000
Big Sister Association of Greater Boston	9,000
Brighton Allston Historical Society	14,665
Family Nurturing Center	17,140
Friends of the Allston Library	4,975
The Fishing Academy	5,000
Garner Pilot Academy	24,920
West End House Camp	4,800
West End House Girls Camp	4,500
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 17, 2009 were distributed entitled "REQUEST APPROVAL FOR THE DIRECTOR TO ENTER INTO CONTRACT TO RECEIVE \$70,000 US ENVIRONMENTAL PROTECTION AGENCY "SUSTAINABLE SKYLINES" GRANT", which included two proposed votes.

Mr. Galen Nelson, Manager, Greentech Program, 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 accept a grant from the United States Environmental Protection Agency ("EPA") of Seventy Thousand Dollars (\$70,000.00) for the Sustainable Skylines Initiative to develop a model for reducing emissions and establishing integrated eco-industrial zones in existing urban industrial districts (the "EPA Funds"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an agreement with the EPA to accept the EPA Funds, and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the EPA Funds, all

upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The Director postponed his updated until the January 12, 2010 meeting.

Copies of a memorandum dated December 17, 2009 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Weston & Sampson	\$ 21,146.06
Stull & Lee, Inc.	\$ 6,103.75
Historic Boston Incorporated	\$ 2,812.50
HDR Engineering, Inc.	\$ 3,956.00
REMI, Inc.	\$ 4,550.00
Bergmeyer Associates, Inc.	\$ 633.14
Rosenberg, Schapiro, et al	\$ 48,552.42
NASDI, LLC	\$ 261,960.17
Vanasse Hangen Brustlin	\$ 1,056.25

Copies of a memorandum dated December 17, 2009 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for two meetings in Washington, DC for Galen Nelson on 1/12/2010 and on 1/18/2010-1/19/2010 respectively at no cost to the Authority.

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Tuesday, January 12, 2010 at 5:30 p.m.; Tuesday, February 16, 2010 at 5:30 pm., Tuesday, March 16, 2010 at 5:30 p.m. and Tuesday, April 13, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:27 p.m.

Secretary That the Boston

Redevelopment Authority ("Authority") hereby finds and determines with respect to the Second Amended and Restated Development Plan for the Millennium Tower and Burnham Building Redevelopment (f/k/a the One Franklin/Filene's Redevelopment) (the "Proposed Project") Planned Development Area No. 72 ("Second Amended Development Plan"), that (a) the Second Amended 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 complies with the provisions of the underlying zoning that establish use, dimensional, design, or other requirements in the Planned Development Area; (c) the Second Amended Development Plan complies with the provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Second Amended Development Plan conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in Second Amended Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that the Second Amended Development Plan complies with Section 80C-4 of the Boston Zoning Code (the "Code"), Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That Authority hereby approves, pursuant to Section 80C of the Code, the Second Amended Development Plan submitted to the Authority, in substantial accord with that Second Amended Development Plan presented at a public hearing before the Authority on September 13, 2012; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the Second Amended Development Plan, in substantial accord with the Second Amended Development Plan presented to the Authority at its hearing on September 13, 2012; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6.2 of the Code waiving further review for the Proposed Project, located at 426 Washington Street and proposed by MP Franklin, LLC, which Determination shall provide that the Notice of Project Change does not significantly increase the impacts of the Proposed Project and no further review is required; 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 Proposed Project as described in the Second Amended Development Plan; 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 Article 80B Large Project review process; and

FURTHER

VOTED: That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore approves the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver an agreement by and among the Authority, the Massachusetts Bay Transportation Authority, MP Franklin LLC, the City of Boston, and any other necessary or desirable parties regarding the redesign, maintenance and operation of "Shopper's Park," and any and all other documents, as may be necessary and appropriate; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Development Impact Project Agreement in accordance with Section 80B-7 of the Code, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and one or more Affordable Housing Agreements, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.