

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of September 13, 2012 were submitted.

Copies of a memorandum dated October 18, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 67, OLMSTED GREEN", which included a proposed vote. Attached to said memorandum were a site plan and a map 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 schedule and advertise a public hearing before the Boston Redevelopment Authority on September 13, 2012, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Second Amendment to Development Plan for Planned Development Area No. 67, Olmsted Green, pursuant to Section 80C of the Code.

Copies of a memorandum dated October 18, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78 AND RELATED FINANCIAL SUPPORT FOR THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included two proposed votes.

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-5.4 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on November 15, 2012 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, regarding the proposed First Amendment to Development Plan for Planned Development Area No. 78 for the Seaport Square Project; and

FURTHER VOTED: That the Boston Redevelopment Authority approve financial support in the amount of up to \$500,000 for the Innovation Center located on Parcel F of the Seaport Square Project, and that the Director be, and hereby is, authorized to enter into any and all agreements and documents, including a loan agreement or reimbursement agreement deemed appropriate and necessary in connection with such financial support.

Copies of a memorandum dated October 18, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 82, THE FENWAY TRIANGLE MIXED-USE PROJECT REGARDING THE FENWAY TRIANGLE PROJECT, LOCATED ON BOYLSTON STREET AND BROOKLINE AVENUE, FENWAY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Sections 80A-2, 80B-7 and 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on November 15, 2012 at 6:00 p.m., or at a date and time deemed appropriate by the Director, to consider the First Amendment to the Development Plan for Planned Development Area No.82, The Fenway Triangle Mixed-Use 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 Second Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing, submitted by NB Guest Street Associates LLC., on August 27, 2012, and located at 20 Guest Street in Brighton.

This hearing was duly advertised on October 5, 2012 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.

Mr. Lopez will now begin the presentation.

Copies of a memorandum dated October 18, 2012 were distributed entitled "PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", which included six proposed votes. Attached to said memorandum were a document "Boston Redevelopment Authority Second Amended and Restated Development Plan for Planned Development Area No. 46, Brighton Landing dated October 18, 2012",

Mr. Erico Lopez., Senior Project Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Mr. Martin Walsh, Boston Building Trades

Mr. Perez, Carpenters Union

Councilor Mark Ciommo submitted a letter.

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") a determination waiving further review for the revised Brighton Landing project in which the East Building may be used for lobby area, restaurant, retail, office, research and development use, service and a

clinic (non-institutional, non-hospital use), and the South Building may be used for a clinic (non-institutional, non-hospital use), restaurant, service and office, and a fitness facility use on the ground floor as well as the basement (“Revised Brighton Landing Project”), subject to Boston Redevelopment Authority (“BRA”) design review; 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 in connection with the Revised Brighton Landing Project upon the completion of the Article 80 processes; and

FURTHER VOTED: That BRA hereby approves the Second Amendment to the Development Plan for Planned Development Area No. 46 (the “Second Amendment”) Brighton Landing, pursuant to Section 80C of the Code; 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 October 18, 2012; 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 Revised Brighton Landing Project as described in the Development Plan for Planned Development Area No. 46, as amended (“PDA No. 46 Plan”), when the Director finds that (a) the Revised Brighton Landing Project is described adequately in PDA No. 46 Plan, (b) the Revised Brighton Landing Project is consistent with the PDA No. 46 Plan, and (c) PDA No. 46 Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, or amendments thereto, deemed necessary and appropriate by the Director in connection with the Second Amendment and the Revised Brighton Landing 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. 46 SECOND AMENDMENT is filed in the Document Book at the Authority as Document No. 7325.

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 Boston University School of Law project submitted by The Trustees of Boston University, on June 19, 2012, located at 765 Commonwealth Avenue, a block to the east of the Boston University Bridge, as a Development Impact Project.

This hearing was duly advertised on October 5, 2012 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.

Mr. Lopez will now begin the presentation.

Copies of a memorandum dated October 18, 2012 were distributed entitled "PUBLIC HEARING FOR BOSTON UNIVERSITY SCHOOL OF LAW, 765 COMMONWEALTH AVENUE, AS A DEVELOPMENT IMPACT PROJECT", which included five proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Erico Lopez, Senior Project Manager, Mr. Gary Boston University and Mr. Peter Ziegler, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Councilor Micheal Ross

Ms. Shania Auborg, Mayor's office of Neighborhood Services

Mr. Mark Fortune, Boston Building Trades President & Sprinklerfitters Union

Mr. Gary Walker, Electrician Union

Mr. Perez, Carpenters Union

Mr. Martin Walsh, Boston Building Trades

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") hereby finds and determines that the Boston University Law School project ("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

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), to issue a Scoping Determination for the Proposed Project which (i) finds that the Project Notification Form submitted on June 19, 2012 adequately describes the potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80 processes for the Proposed Project and when the Director has determined that the Proposed Project complies with (a) the conditions of the Scoping Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (ii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and

FURTHER VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project when the Director finds that: (a) the Proposed Project is adequately described and consistent with the Boston University Institutional Master Plan; (b) the Boston University Institutional Master Plan has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code and is in compliance with the update requirements of Section 80D-7 and with the renewal requirements of Section 80D-8, Institutional Master Plan Review; and

FURTHER VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement, a Development Impact Project Agreement and any and all other agreements deemed necessary and appropriate by the Director in connection with the Proposed Project.

The aforementioned DIP is filed in the Document Book at the Authority as Document No. 7326.

This is a public hearing before the Boston Redevelopment Authority and is being held to consider the approval of an amendment to the Housing Creation Proposal submitted by SW Boston Hotel Venture and Parcel 24 LLC committing up to \$632,748 in Housing Linkage Funds for the development of the Parcel 24 Project in Chinatown. This public hearing is required by the guidelines and is being held in accordance with the Housing Creation Regulations adopted in April 1987.

This public hearing was duly advertised on October 5, 2012 in the Boston Herald

In a Boston Redevelopment Authority public hearing, staff will first present their case and are subject to questioning by members of the BRA Board only. Thereafter, others wishing to speak in favor of the proposed development will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents will be allowed five 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.

Dana Whiteside will now proceed with the presentation.

Copies of a memorandum dated October 18, 2012 were distributed entitled "APPLICATIONS FOR THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT MASSWORKS INFRASTRUCTURE PROGRAM GRANT", which included six proposed votes. Attached to said memorandum were a letter dated December 13, 2012 from Eliza Datta, Vice President, New Boston Fund, Inc. and two land survey plans.

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

The following people spoke in favor for the proposed project:

Mr. Jeffrey Wong, Asian Community Development Corporation

Mr. Martin Walsh, Boston Building Trades

Mr. Gary Walker, Electrician Union

Mr. Mark Fortune, Boston Building Trades President & Sprinklerfitters Union

Mr. Perez, Carpenters Union

Mr. Carl Yang

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to submit applications to the Commonwealth of Massachusetts Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of the Jackson Commons project, the Harvard Commons project, the Madison Tropical project, and the New Market Community project in the City of Boston (the "MassWorks Project"); and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to enter into Grant Agreement(s) with the respective development entities/ proponents of said MassWorks Projects for the use of funds from the MassWorks Infrastructure Program Grants; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of the MassWorks Grant(s) with the Commonwealth of Massachusetts and City of Boston in connection with the MassWorks Projects.

The aforementioned HOUSING CREATION PROPOSAL is filed in the Document Book at the Authority as Document No. 7327.

Copies of a memorandum dated October 18, 2012 were distributed entitled "DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 87, NEW BRIGHTON LANDING, GUEST STREET AND LIFE STREET LOCATED IN BRIGHTON, MASSACHUSETTS", which included five proposed votes. Attached to said memorandum were document entitled "Development Plan or the Hotel Project within PDA No. 87.

Mr. Erico Lopez, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA hereby approves the Development Plan for the Hotel Project within PDA No. 87 pursuant to Section 80C of the Code and in substantial accord with the Development Plan presented to the BRA on October 18, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Hotel Project; waiving the requirement to file and review a Draft Project Impact Report which included the Hotel Project, and which Scoping Determination shall provide that the Expanded Project Notification Form, submitted on May 25, 2012: (i) is sufficient to meet the requirements of the

Scoping Determination, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of the impacts of the Hotel Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Compliance or Partial Certifications of Compliance and Consistency pursuant to Section 80B-6 and 80C-8 of the Code for the Hotel 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 petition the Zoning Commission for approval of the Development Plan for the Hotel Project within PDA No. 87; 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, one or more Cooperation Agreements, Development Impact Project Agreements, and Boston Residents Construction Employment Plans, as applicable, 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. 87-HOTEL PROJECT is filed in the Document Book at the Authority as Document No. 7328.

Copies of a memorandum dated October 18, 2012 were distributed entitled "QUINCY COMMONS, 278 BLUE HILL AVENUE, ROXBURY, RELEASE OF RESTRICTION", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, 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") authorize the Director to release the use restriction contained in the June 4, 1965 Deed from the Boston Redevelopment Authority to the Blue Hill Christian Center, Inc. for a 20,249 square foot parcel of land located at Quincy Rear Lot A, Ward 13, Parcel 720 near the intersection of Blue Hill Avenue and Quincy Street in the Roxbury neighborhood of Boston and the corresponding Disposition Agreement to execute any and all documents deemed necessary and appropriate by the Director, in connection with said release.

Copies of a memorandum dated October 18, 2012 were distributed entitled "", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed parcel.

Ms. Kristin Kara, Deputy Director for Special Projects, 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 and execute a deed, and any and all other related instruments, agreements and documents which the Director, in his sole discretion deems appropriate and necessary, in

connection with the transfer to BNAN of the registered parcel of land on Worcester Street contained in Certificate of Title No. 92125, all such documents shall contain terms and conditions determined by the Director to be in the best interest of the BRA.

Copies of a memorandum dated October 18, 2012 were distributed entitled “301-303 COLUMBUS AVENUE PROJECT – SOUTH END”, which included a proposed vote.

Mr. Dana Whiteside, Deputy Director Community Economic Development, 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 execute and deliver an Amended Affordable Housing Agreement, and if necessary, an Amended Cooperation Agreement, as well as any and all other documents and agreements in connection with the 303 Columbus Avenue Project with terms and conditions determined by the Director to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated October 18, 2012 were distributed entitled “NORTH BENNET STREET SCHOOL/150 NORTH STREET, NORTH END”, which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Casey Hines, Project Manager, Mr. Yanni Tsipis, consultant and Mr. President of the North Bennet School, 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 North Bennet Street School project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the North Bennet Street 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 North Bennet Street 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 North Bennet Street School project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (the “Authority”); and

FURTHER VOTED: In reference to Petition BZC-32203, the North Bennett Street School, 150 North Street, North End, for 3 conditional uses and one forbidden use for change of occupancy from offices to vocational school and erect a three-story addition

in the Central Artery Special and MFR districts, the Boston Redevelopment Authority recommends **APPROVAL WITH PROVISIO**: that plans be submitted to the Authority for design review approval.

Chairman Clarence Jones left the meeting at this time.

Copies of a memorandum dated October 18, 2012 were distributed entitled "1085 BOYLSTON STREET, FENWAY", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Senior Project Manager, Mr. Steve Weinig, developer addressed the Authority and answered the Members' questions.

Councilor Michael Ross spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed development of thirty (30) residential apartment units at 1085 Boylston Street (the "Proposed Project") by The Hamilton Company Charitable Foundation, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into 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, the Boston Redevelopment Authority recommends **APPROVAL WITH PROVISIO**: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated October 18, 2012 were distributed entitled "FENWAY TRIANGLE MIXED USE PROJECT AND RELATED DEMONSTRATION PROJECT PLAN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Senior Project Manager, addressed the Authority and answered the Members' questions.

Councilor Michael Ross spoke in favor of the proposed project.

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) That the Massachusetts Legislature in the Acts of 2000, Chapter 208 found and declared, that the area generally bounded by Boylston Street, Brookline Avenue, and Lansdowne Street is an "economic development area" defined as "any blighted open area ... as defined in section one of Chapter 121B of the General Laws...located in the city;"
- (b) The land area planned for the new street between Boylston Street and Van Ness is located within the economic development area declared and found to be blighted by the General Court;

- (c) That in order to prevent the recurrence of blight in the economic development area, the undertaking of the Demonstration Project and assistance in the acquisition and transfer of a portion of the proposed new street serve a public purpose, are in the best interest of both the Authority and the City of Boston, and require the assistance of the Authority;
- (d) That the Authority may take by eminent domain certain land consisting of approximately 6570 square feet for the new public street, if necessary and appropriate, as part of the Demonstration Project Plan for the Proposed Project; and,
- (e) Based on (a), (b), (c), and (d) above, the Proposed Project constitutes a “demonstration project” under General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER VOTED: That the Authority hereby adopts the “Demonstration Project Plan” in connection with the Proposed Project and the Director is hereby authorized on behalf of the Authority to execute such instruments or agreements as may be necessary to effectuate the foregoing Demonstration Project Plan. The terms and conditions of all instruments and/or agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Notice of Intent to Take pursuant to Massachusetts General Laws Chapter 79, Section 5C.

The aforementioned DREMONSTRATION PROJECT is filed in the Document Book at the Authority as Document No. 7329.

Copies of a memorandum dated October 18, 2012 were distributed entitled “161 SOUTH HUNTINGTON AVENUE PROJECT, JAMAICA PLAIN”, which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Senior Project Manager, Attorney Lawrence DiCara, and Mr. Larry Grossman, architect, addressed the Authority and answered the Members’ questions.

Councilor Michael Ross spoke in favor of the proposed project and submitted a proposed vote to be added to the votes set forth in the memorandum.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c) of the Boston Zoning Code (the “Code”), which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the development of a four and five story, one hundred and ninety –six (196) unit multi-family residential building with one hundred and fifty-six (156) parking spaces (the “Proposed Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsection 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority (“BRA”); and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, 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; and

FURTHER VOTED: In reference to petitions BZC-32176 for three (3) variances of FAR, Height, and Minimum Lot Size for Dwelling, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

FURTHER VOTED: That the Board acknowledges that the Proposed Project had made the "Assurances Regarding Occupancy" relating to various efforts to manage the resident population at the Proposed Project and set forth in this memorandum.

Copies of a memorandum dated October 18, 2012 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 January 31, 2013, 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 January 31, 2013.

Copies of a memorandum dated October 18, 2012 were distributed entitled "E+ (Energy Positive) GREEN BUILDING PROGRAM: 64 CATHERINE STREET, JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum were a letter dated October 4, 2012 from Charles Aggouras, GFC Development Inc and two maps indicating the location of the proposed project.

A Resolution entitled: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED OCTOBER 18, 2012 RE: FINAL DESIGNATION OF GFC DEVELOPMENT, INC. AS THE REDEVELOPER OF 64 CATHERINE STREET IN JAMAICA PLAIN", was introduced, read and considered.

Mr. John Dalzell, Senior Architect, Urban Planning, 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 re-adopts the Resolution entitled "Resolution of the Boston Redevelopment Authority RE: Final Designation of GFC Development Inc. ("Redeveloper"), or a whole owned subsidiary, as Redeveloper of 64 Catherine Street ("Project Site") in Jamaica Plain; and

FURTHER VOTED: That this Final Designation of GFC Development Inc. as the Redeveloper of the Project Site, be automatically rescinded without prejudice and without further action by the BRA Board, if the Project Site has not been conveyed to the Redeveloper within one-hundred twenty (120) days of this designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7330.

Copies of a memorandum dated October 18, 2012 were distributed entitled "GATE OF HEAVEN RESIDENTIAL DEVELOPMENT LOCATED AT 616 EAST FOURTH STREET, SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were an email dated October 10, 2012 from Donna Casper, letter dated October 10, 2012 from Dennis Murphy, a letter from John J. Sullivan, a letter dated October 5, 2012 from Francis X. Russell, letter dated October 11, 2012 from Jean Boutin, an email dated October 11, 2012 from Timothy Murphy, an email dated October 10, 2012 from Rachel Noiseux, an email dated October 7, 2012 from Patricia J. Foley, an email dated October 5, 2012 from Clay Siegert, an email dated October 12, 2012 from Karen Florentino, an email dated October 15, 2012 from Rachel Noiseux, an email dated October 15, 2012 from Andrew Dyke, an email dated October 15, 2012 from Karen Carey, an email dated October 18, 2012 from Kevin M. Lally

Mr. Lance Campbell, Project Manager and Mr. Jack French, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Gate of Heaven School Residential Development, proposed by the Cronin Group, LLC ("Developer"), for the provision of twenty-four (24) residential units, thirty-eight (38) parking spaces and related site improvements ("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 Housing 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: In reference to Petition BZC-32118, the Proposed Project in the Saint Vincent Neighborhood District in South Boston, for zoning relief necessary in a Subdistrict ("3F"), the Boston Redevelopment Authority ("BRA") recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated October 18, 2012 were distributed entitled "TRANSFER OF PARCEL Z TO THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON", which included a proposed vote.

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, execute and deliver a deed conveying fee title of Parcel Z, a 2,775 square foot parcel located on Northern Avenue adjacent to Our Lady of Good Voyage, the Archdiocesan chapel located at 56 Northern Avenue, to the Roman Catholic Archbishop of Boston and to execute any and all other documents deemed necessary and appropriate by the Director.

Copies of a memorandum dated October 18, 2012 were distributed entitled "CONTRACT AUTHORIZATION FOR ENGINEERING SERVICES FOR WATER RECREATION FEATURE WITH AQUATICS GROUP A DIVISION OF WESTON & SAMPSON ENGINEERS, INC.", which included two proposed votes. Attached to said memorandum was a map indicating the location of the project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Engineering Services Contract for a total contract amount not to exceed Forty Eight Thousand Eight Hundred Dollars and Zero Cents (\$48,800.00) with Aquatics Group a division of Weston & Sampson Engineers, Inc., for the provision of engineering services required in connection with the water recreation feature in Charlestown Navy Yard; and

FURTHER VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to authorize the Secretary to advertise for construction bid services at the completion of the design phase which shall be in accordance with Massachusetts General Law, Chapter 30, Section 39M.

Copies of a memorandum dated October 18, 2012 were distributed entitled "CITY HALL PLAZA, GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS R-35", which included two proposed votes.

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 petition the Public Improvement Commission for specific repairs to and realignment of certain portions of Cambridge Street, Scollay Square, and New Sudbury Street necessary for the proposed MBTA project consisting of the reconstruction of the Government Center headhouse, a new Blue Line Emergency Egress (BLEE) stair, and associated street improvements ("Proposed MBTA Project"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute easements and licenses with the City of Boston, Boston Water and Sewer Commission, and other utilities, and any and all other instruments and documents in connection with the preliminary work for the street improvements in the Proposed MBTA Project, all as determined appropriate by the Director and upon terms and condition in the best interests of the BRA.

Copies of a memorandum dated October 18, 2012 were distributed entitled "AUTHORIZATION TO SELL AN APPROXIMATELY 4,322 SQUARE FOOT PORTION OF SUB AREA I IN THE NORTH STATION URBAN RENEWAL AREA LOCATED ADJACENT TO THE THOMAS P. O'NEILL, JR. FEDERAL BUILDING TO THE UNITED STATES OF AMERICA", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed parcel.

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: The Director is authorized on behalf of the Boston Redevelopment Authority ("BRA") to execute all necessary documents to transfer fee simple ownership of the approximately 4,322 square foot portion of Sub Area I in the North State Urban Renewal Area located immediately adjacent to the Thomas P. O'Neill, Jr. Federal Building to the United States of America.

Copies of a memorandum dated October 18, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 59 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously VOTED:

BZC 32093; BZC 32095; BZC 32097; BZC 32115; BZC 32116; BZC 32117; BZC 32120; BZC 32121; BZC 32124; BZC 32127; BZC 32136; BZC 32137-32139; BZC 32141; BZC 32142; BZC 32143; BZC 32144; BZC 32145; BZC 32146; BZC 32147; BZC 32149; BZC 32150; BZC 32152; BZC 32153; BZC 32154; BZC 32155-32156; BZC 32157; BZC 32158; BZC 32159; BZC 32160; BZC 32161; BZC 3216; BZC 32163-32164; BZC 32165; BZC 32167; BZC 32168-32169; BZC 32171; BZC 32172; BZC 32173; BZC 32177; BZC 32178; BZC 32179; BZC 32180; BZC 32185; BZC 32187; BZC 32188; BZC 32196; BZC 32209; BZC 32216; BZC 32219; BZC 32224; BZC 32226; BZC 32237; BZC 32239; BZC 32258 and BZC 32264.

Copies of a memorandum dated October 18, 2012 were distributed entitled "FIRST AMENDMENT TO THE CONTRACT WITH THE CECIL GROUP FOR THE FAIRMOUNT INDIGO PLANNING INITIATIVE", which included a proposed vote.

Mr. Jeremy Rosenberger, Senior Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority (“BRA”), to execute a First Amendment to the Consultant Contract for consultant services with The Cecil Group to assist the BRA in developing a plan for the Fairmount Indigo Planning Initiative to provide for an increase in the total contract by up to Sixty-Thousand Dollars (\$60,000.00), funding to be provided by the BRA with reimbursement from the DND through the 2011 United States Department of Housing and Urban Development Community Challenge Grant.

Copies of a memorandum dated October 18, 2012 were distributed entitled “AWARD OF CONTRACT TO NITSCH ENGINEERING, INC. FOR SURVEY SERVICES FOR THE EAST BOSTON GREENWAY NARROW GAUGE LINK”, which included a proposed vote. Attached to said memorandum was a map of the project area.

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, and hereby is, authorized to enter into a contract for consultant services with Nitsch Engineering, Inc. to develop a survey plan for the East Boston Greenway Narrow Gauge Link in an amount not-to-exceed \$12,000; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Access License with the Massachusetts Bay Transportation Authority.

Copies of a memorandum dated October 18, 2012 were distributed entitled “ALVAH KITTREDGE HOUSE, 10 LINWOOD STREET, ROXBURY”, which included a proposed vote.

Mr. Dana Whiteside, Deputy Director, 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 approve a funding award of up to \$200,000 from the Planning and Development Fund to Historic Boston, Inc., or related entity, for the construction of affordable units at the project; and, that the Director is authorized to execute any and all documents necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director’s sole discretion.

Copies of a memorandum dated October 18, 2012 were distributed entitled “INCLUSIONARY DEVELOPMENT PROGRAM FUND PATRIOT HOMES PROJECT – SOUTH BOSTON”, which included three proposed votes.

Mr. Dana Whiteside, Deputy Director, 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”) approve the funding award of a grant not to exceed \$2,150,000 from the Inclusionary Development Program (“IDP”) Fund based on payments by Core Development Group North, LLC

(the "Waterside Place Proponent") as Proponent of the Waterside Place Project to be used by the South Boston Neighborhood Development Corporation as Proponent of the Patriot Homes Project that allows for required payments to the IDP for Waterside Place be utilized for Patriot Homes; and

FURTHER VOTED: That a proposed three-year expenditure schedule for the IDP grant award to South Boston Neighborhood Development Corporation be approved subject to commencement of payments by the Waterside Place Proponent and significant progress toward securing of financing for the Patriot Homes Project by South Boston Neighborhood Development Corporation; and

FURTHER VOTED: That the Director be, and is hereby, authorized to enter into and execute any such agreements for the conditional grant award for construction costs and/or debt costs related to construction costs for the Patriot Homes Project; and, that the Director is authorized to execute any and all documents necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the BRA in the Director's sole discretion.

Copies of a memorandum dated October 18, 2012 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
	Bargman Hendrie & Archetype	\$ 2,672.51
	The Cecil Group	\$ 8,605.32
	HDR Engineering, Inc.	\$ 42,908.44
	Englander, Leggett, Chicoine	\$ 21,965.86
	REMI, Inc.	\$ 4,550.00
	Meister consultants Group	\$ 15,477.56
	Boston Interactive	\$ 15,000.00
	Fleming Brothers, Inc.	\$ 5,323.50
	Weston & Sampson, Inc.	\$ 13,349.06

Copies of a memorandum dated October 18, 2012 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 John Dalzell to Washington, DC to attend the US Green Building Council Board of Directors Meeting from October 22, 2012 to October 24, 2012 at an estimated cost of \$600.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for David Carlson to York , PA with associated costs (\$320) to the BRA reimbursed by development related funds. the purpose of viewing a full mock-up assembly for the 160 Massachusetts Avenue Project under construction by the Berkley College of Music.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of statRequest authorization to accept the retirement of Maria Faria, Assistant Director of Housing effective 10/31/12.

VOTED: That the next meetings of the Authority will be held on Thursday, November 15, 2012 at 5:30 p.m. and Thursday, December 13, 2012 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:18 p.m.

Secretary