

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of September 12, 2013 were submitted and approved.

Mr. Peter Meade presented Chairman Jones with a ceremonial chair.

Copies of a memorandum dated September 26, 2013 were distributed entitled "407-409 SHAWMUT AVENUE, SOUTH END", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a new Affordable Housing Contribution Agreement with Henshaw Tremont, LLC, or related entity, in the amount of Four-Hundred Thousand Dollars (\$400,000), in connection with a twelve (12) unit residential development located at 407-409 Shawmut Avenue in the South End.

Copies of a memorandum dated September 26, 2013 were distributed entitled "ECONOMY PLUMBING WAREHOUSE ADDITION AT 875 MORTON STREET, MATTAPAN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Bob Kelliher, project manager and Mr. Claudio Poles, developer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a 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 Economy Plumbing Warehouse Addition Project, located at 875 Morton Street in Mattapan (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 Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance 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 and a Boston Residents Construction Employment Plan, along with 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 Authority.

Copies of a memorandum dated September 26, 2013 were distributed entitled “DUDLEY NEIGHBORS INC.; NORTH AVENUE PROJECT; DEMONSTRATION PROJECT PLAN AND RELATED ACTION”, which included four proposed votes. Attached to said memorandum was a letter dated September 25, 2013 from Attorney Darren M Baird, goulton& storrs and two maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Assistant, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

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

- (a) In order to prevent urban blight by the undertaking of the proposed North Avenue Project, it is in the public interest that the Authority acquire title to the North Avenue Demonstration Parcels from the City of Boston;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the North Avenue Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the North Avenue Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the North Avenue Project: the Authority shall acquire certain parcels of land located off of North Avenue in the Dorchester District of the City of Boston, together consisting of approximately 6,593 square feet of land (the “North Avenue Demonstration Parcels”) and convey the North Avenue Demonstration Parcels to DNI North Avenue in order to facilitate the development of a single family home. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI North Avenue, to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the North Avenue Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the North Avenue Project; and

FURTHER VOTED: That the Authority hereby acknowledges and confirms that the North Avenue Demonstration Parcels shall not constitute part of the Project Area and the Project of the so-called Dudley Neighbors, Inc. Chapter 121A Project,

previously adopted and approved under General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended.

The aforementioned PLAN is filed in the Document Book at the Authority as Document No. 7413.

Copies of a memorandum dated September 26, 2013 were distributed entitled “DUDLEY NEIGHBORS INC.; OPEN SPACE PROJECT; DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS”, which included four proposed votes. Attached to said memorandum was a letter dated September 25, 2013 from Attorney Darren M Baird, goulton& storrs and four maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Assistant, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows:

(a) In order to prevent urban blight by the undertaking of the Open Space Project, it is in the public interest that the Authority acquire title to the Open Space Demonstration Parcels from the City of Boston;

(b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Open Space Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;

(c) The undertaking of the Open Space Project requires the assistance of the Authority; and

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

FURTHER VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Open Space Project: the Authority shall acquire certain parcels of City owned land located off of West Cottage Street, Gouldville Terrace, Brook Avenue, Victor Street, and Judson Street in the Dorchester District of the City of Boston, together consisting of approximately 60,007 square feet of land (the “Open Space Demonstration Parcels”) and convey such Open Space Demonstration Parcels to DNI 4 in order to facilitate the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI 4 to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Open Space Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Open Space Project; and

FURTHER VOTED: That the Authority hereby acknowledges and confirms that the Open Space Demonstration Parcels shall not constitute part of the Project Area and the Project of the so-called Dudley Neighbors, Inc. Chapter 121A Project, previously adopted and approved under General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended.

The aforementioned PLAN is filed in the Document Book at the Authority as Document No. 7414.

Copies of a memorandum dated September 26, 2013 were distributed entitled "FENWAY PARK DEMONSTRATION PROJECT PLAN AND ASSOCIATED ACTIONS", which included three proposed votes. Attached to said memorandum were 12 comparable retail rental listings, a West Fenway Land Sale Comparables 2006-2013, Overall capitalization rates/forecasts and national net lease market rates.

Mr. James Tierney, Chief of Staff and Special Counsel to the Director, addressed the Authority and answered the Members' questions.

On a motion duly made and four voted in favor and one nay, it was

VOTED: That the BRA hereby ratifies and confirms its adoption of a Demonstration Project Plan pursuant to the provisions of M.G.L. Chapter 121B, Section 46(f) for the Fenway Park Improvements approved by the BRA on December 5, 2002; and

FURTHER VOTED: That the Boston Redevelopment Authority hereby adopts a Resolution entitled: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 26, 2013, relating to the taking of a certain easement, for limited purposes, in Yawkey Way, in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk;" and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, instruments and/or agreements with the Boston Red Sox and related entities and the City of Boston, which the Director deems necessary and appropriate in connection with the Demonstration Project Plan for the Fenway Park Improvements.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7417.

Copies of a memorandum dated September 26, 2013 were distributed entitled "AUTHORIZATION TO AWARD A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE, GENERAL CONSTRUCTION, AND BASIC SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", 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 for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with Fleming Brothers, Inc. for Property Management, Repair and Maintenance, General Construction, and Basic Services for BRA owned properties in the total amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

Copies of a memorandum dated September 26, 2013 were distributed entitled "THE DISTILLERY PHASE 455-457 EAST FIRST STREET, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were a site plan and eight floor plans.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to approve a substitution of affordable units and to execute and deliver 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 Phase I of the Distillery project, located at 455-457 East First Street in South Boston.

Mr. Paul Foster recused himself and left the room at this time.

Copies of a memorandum dated September 26, 2013 were distributed entitled "MILLENNIUM TOWER AND BURNHAM BUILDING REDEVELOPMENT (f/k/a THE ONE FRANKLIN/FIENE'S REDEVELOPMENT) PROJECT, LOCATED IN THE MIDTOWN CULTURAL DISTRICT", which included six proposed votes. Attached to said memorandum were letter dated September 26, 2013 from John E. Rattigan, Jr., DLA Piper and a site plan.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority"), in connection with certain property interests held by MP Tower Owner LLC and MP Burnham Owner LLC (collectively, the "Proponent"), in order to effectuate the development of the Millennium Tower and Burnham Building Redevelopment Project (the "Project") and improve the public realm in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and effectuate private and public development by the undertaking of the Project, it is in the public interest for the Authority to acquire by eminent domain or deed (the "Takings") certain property interests owned by the Proponent in the Project site (the "Taking Areas");
- (b) That, in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, with the implementation of

mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;

(c) The undertaking of the Project requires the assistance of the Authority; and

(d) Based on (a), (b) and (c) above, the Project and the acquisitions of the Taking Areas constitutes a “demonstration project” under General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER VOTED: That the application presented at the September 26, 2013 meeting of the Authority entitled “Millennium Tower and Burnham Building Redevelopment Project: Application for Adoption of a Demonstration Project Under G.L. c.121B, §46(f)” be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, for the Project and adopted by the Authority; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 26, 2013, relating to a certain parcel located at 10 Summer Street, Boston, Suffolk County, Commonwealth of Massachusetts, . . .”, which shall be made a permanent part of these proceedings and a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 26 2013, relating to a certain parcel located at 1 Franklin Street, Boston, Suffolk County, Commonwealth of Massachusetts, . . .”, which shall be made a permanent part of these proceedings and a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk; and

FURTHER VOTED: That the Director be, and hereby is, (i) authorized to enter into Payment in Lieu of Taxes (“PILOT”) Agreements in connection with the Project subject to such terms and conditions as the Director deems to be appropriate and necessary and in the best interest of the Authority, and (ii) authorized and directed to take all actions provided for therein, including, without limitation, releasing the Taking affecting the Tower Property in connection with the creation of the condominium thereon and accepting a temporary deed for the commercial portions of the Tower Property upon the creation of said condominium; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all related instruments, agreements and documents which the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority, in connection with the Demonstration Project Plan, the Orders of Taking and the PILOT Agreements, including but not limited to an indemnification agreement.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7418.

Mr. Paul Foster re-entered the room at this time.

Copies of a memorandum dated September 26, 2013 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BEACON HOUSE APARTMENTS A/K/A ROGERSON BEACON CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum was a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BEACON HOUSE APARTMENTS A/K/A ROGERSON BEACON CHAPTER 121A PROJECT, A PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE, FOR THE REFINANCING OF THE PROJECT AND RELATED MATTERS".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE BEACON HOUSE APARTMENTS A/K/A ROGERSON BEACON CHAPTER 121A PROJECT, A PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE, FOR THE REFINANCING OF THE PROJECT AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7415.

Copies of a memorandum dated September 26, 2013 were distributed entitled "COMMUNITY HOPE CHAPTER 121A PROJECT CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to said memorandum was a document entitled "CERTIFICATE OF PROJECT TERMINATION re: Community Hope Chapter 121A Project".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") in accordance with G.L. c. 121A, § 18C, hereby determines and finds with regard to the Community Hope Chapter 121A Project, as follows: (1) that Community Hope Limited Partnership has carried out its obligations and performed the duties as imposed by G.L. c. 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereafter "c. 121A"); (2) that the Community Hope Chapter 121A Project is terminated as of June 27, 2013, and thereafter the property which constitutes the Community Hope Chapter 121A Project and Community Hope Limited Partnership shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by c. 121A; and (3) notwithstanding the termination under c. 121A, any zoning or other deviations granted in the Report and Decision for the Community Hope Project shall survive termination and remain in full force and effect, without any limitations; and

FURTHER VOTED: That the Director of the Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination with regard to the Community Hope Chapter 121A Project, and a termination of any other agreements with by the Authority and the City of Boston with respect to the Community Hope Chapter 121A Project. Such Certificate of Project Termination shall be delivered to Community Hope Limited Partnership, the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively, the City Clerk, the Commissioner of Assessing of the Assessing Department and the Collector-Treasurer of the Treasury Department.

The aforementioned TERMINATION is filed in the Document Book at the Authority as Document No. 7416.

Copies of a memorandum dated September 26, 2013 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: A PORTION OF PARCEL P-3; AND A PORTION OF P3-h", which included two proposed votes.

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

VOTED: That the Boston Redevelopment Authority extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to June 30, 2014; and

FURTHER VOTED That the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area shall automatically be rescinded without prejudice and without further action by the BRA if final designation has not been granted by June 30, 2014.

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

Copies of a memorandum dated September 26, 2013 were distributed entitled "SOUTH STATION MASTER PLAN AND AMENDMENT TO FORT POINT DOWNTOWN MUNICIPAL HARBOR PLAN", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project

Mr. Tad Read, Senior Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertize a Request for Proposals for consultant planning and design services to prepare a South Station Master Plan and corresponding amendment to the Fort Point Downtown Municipal Harbor Plan.

Copies of a memorandum dated September 26, 2013 were distributed entitled "CITY OF BOSTON INNER HARBOR PASSENGER WATER TRANSPORTATION

INFRASTRUCTURE INVESTMENTS”, which included a proposed vote.

Mr. James Tierney, Chief Staff and Special Counsel to the Director, 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 advertize an Invitation for Bids for the purchase of two inner harbor passenger water transportation vessels to initiate new ferry service between the East Boston, South Boston and the Charlestown waterfront districts.

Director Peter Meade did not updated the Board Members at this time.

Copies of a memorandum dated September 26, 2013 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Fleming Bros., Inc.	\$104,348.00
Bargman Hendrie et al	\$ 1,853.64
RDA Construction Corp.	\$ 23,246.24
REMI, Inc.	\$ 4,550.00
UTILE, Inc.	\$ 7,940.00

Copies of a memorandum dated September 26, 2013 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, 2013 to October 2013, at no cost to the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for John Dalzell to Philadelphia, PA the US Green Building Conference from November 19-22, 2013 at an estimated cost of \$600.

VOTED: That the next meetings of the Authority will be held on Thursday, Tuesday, October 8, 2013 at 5:30 p.m., Thursday, October 17, 2013 at 5:30 p.m.; Thursday, November 14, 2013 at 5:30 p.m. and Thursday, December 5, 2013 at 5:30 p.m. and Thursday, December 19, 2013.

VOTED: To adjourn.

The meeting adjourned at 6:50 p.m.

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Secretary