

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Chairman read a speech as follows: Before we proceed with tonight's meeting, we pause for a moment of silence in memory of Maura Hayes-Hendricks. Maura Hayes-Hendricks passed away on January 3rd after a serious illness. She was a valued member of the BRA family, having worked here 12 years. Those of us on this Board came to know Maura well as she provided primary administrative support to all of us. She was more than a co-worker, she was our friend. Maura was a kind and brave person devoted to her daughter Skyler. Maura also leaves her mother Clare Hayes and her sister Jennifer. She was a daughter of a legendary South End civic leader, the late Chris Hayes. Maura and her family are in our thoughts and prayers. The entire BRA community will miss her dearly. I ask for a moment of silence.

The Minutes of the meeting of December 15, 2011, which were previously distributed, were submitted.

Copies of a memorandum dated January 12, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED IN THE FORT POINT CHANNEL NEIGHBORHOOD OF THE SOUTH BOSTON INNOVATION DISTRICT, TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND TO CONSIDER THE SECOND AMENDED AND RESTATED PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN FOR THE 49/51/63 MELCHER STREET PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Section 80B-7 and Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on February 16, 2012, at 5:30 p.m., or at a date and time to be determined by the Director, regarding the 49/51/63 Melcher Street Project located within the Fort Point Channel neighborhood of the South Boston Innovation District to consider amendment(s) to the Development Impact Project Agreement and to consider the Second Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project within Planned Development Area No. 69, South Boston/The 100 Acres.

This is a public hearing before the Boston Redevelopment Authority to present and consider a proposed petition to the Zoning Commission to establish in the Zoning Code permanent zoning for the Hyde Park Neighborhood District.

This hearing was advertised in the Boston Herald.

In a Boston Redevelopment Authority hearing on proposed petitions by the Authority, the Authority staff members will first present their case and are subject to questioning by members of the Authority only. Thereafter, those who wish to speak in favor of the proposed zoning are afforded an opportunity to do so under the same rules as to questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents will be allowed a brief for rebuttal, if they so desire.

Marie Mercurio, Senior Planner will now begin the presentation.

Copies of a memorandum dated January 12, 2012 were distributed entitled "HDYE PARK NEIGHBORHOOD STRATEGIC PLAN", which included a proposed vote. Attached to said memorandum were a document entitled "Article 69 Hyde Park Neighborhood District" and Map 12, Hyde Park Neighborhood District amendment.

Ms. Maria Mercurio, Senior Planner I and Mr. Ted Schwartzberg, Planner II, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Dave McNulty, Mayor's Office of Neighborhood Services

Mr. Brian Clinton on behalf of Councilor Robert Consalvo

Mr. Jay Paget, Advisory Committee and resident

Mr. Ken Fields, Advisory Committee and resident

Mr. Steve Roller, Advisory Committee and resident

The following people spoke in opposition to the proposed project:

Ms. Barbara Baxter, Advisory Committee, Hyde Park Neighborhood Association and lifetime resident

Mr. Craig Martin, Citizens for the Preservation of Readville (questions feet & large project review waiver)

Ms. Irene Walczak, Fairmount Hill (the number of stories, ie 35 ft/3 stories not just 40 feet which could be 4 stories and to add street names to map)

Ms. Martha McDonough, Readville Neighborhood Watch (number of stories per building)

Ms. Rita Walsh, Fairmount Neighborhood Association (the number of stories, ie (35 ft/3 stories not just 40 feet which could be 4 stories)

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to petition the Boston Zoning Commission to adopt Article 69 Hyde Park Neighborhood District of the Boston Zoning Code (the "Code") and to approve the map amendment replacing Map 12, Hyde Park Neighborhood District in its entirety, both in substantial accord, as presented to the BRA at its meeting on January 12, 2012.

The aforementioned ARTICLE 69 HYDE PARK NEIGHBORHOOD is filed in the Document Book at the Authority as Document No. 7106.

Copies of a memorandum dated January 12, 2012 were distributed entitled "PARCEL P-15-2C-4, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOCATED AT 400 RUTHERFORD AVENUE", which included four proposed votes. Attached to said memorandum were a letter dated January 10, 2012 from Attorney Joseph S. Lieber, Klein Horning LLP and two maps indicating the location of the proposed project.

A Resolution entitled: "AMENDED AND RESTATED RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 21, 2012 RE: TENTATIVE DESIGNATION OF LIFE FOCUS CHARLESTOWN, INC. OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55" was introduced, read and considered.

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 Resolution entitled "Amended and Restated Resolution of the Boston Redevelopment Authority Dated January 12, 2012 Re: Tentative Designation Of Life Focus Charlestown, Inc. Of Parcel P-15-2C-4 Of The Charlestown Urban Renewal Area Project No. Mass R-55" (the "Resolution") be, and hereby is, adopted; and

FURTHER VOTED: That if the terms and conditions of the Resolution have not been met to the satisfaction of the Director and the Final Designation has not been granted by January 31, 2013, the Tentative Designation shall be automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a temporary license agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the Tentative Designation, by and between the Boston Redevelopment Authority and Life Focus Charlestown, Inc., all upon terms and conditions to be determined by the Director to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That the termination conditions to secure financing and commence construction of the Project by January 31, 2012, set forth in Section J of the Report and Decision entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT" is amended by deleting the date January 31, 2012 and replacing it with January 31, 2013.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7107.

Copies of a memorandum dated January 12, 2012 were distributed entitled "PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA ("CANA") PARCELS – CITY SQUARE)", which included two proposed votes.

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 Boston Redevelopment Authority hereby authorizes the disbursement of \$104,999 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:

Organization	Proposed grant amount
Charlestown Girls Softball	\$3,662
Charlestown Youth Soccer	\$6,079
Charlestown Youth Hockey	\$11,895
Charlestown Little League	\$12,195
Charlestown Lacrosse and Learning	\$11,736
Mishawaum Park Tenants Association	\$7,286
Charlestown Sprout	\$5,266
Gardens for Charlestown	\$2,779
Battle of Bunker Hill Parade	\$4,713
Charlestown Working Theater	\$11,506
Kennedy Center	\$12,074
Special Townies	\$10,775
Harvest on Vine	\$5,033
Total	\$104,999

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 January 12, 2012 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote.

Mr. Tai Lim, Senior Project Manager and Mr. Bud Shadraway, developers team, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of a joint venture between Amherst Media Investors Boston, LLC and Tremont Stuart Development, LLC as the Redeveloper of Parcel P-7A, for an additional ninety (90) days, or until May 3, 2012. Any changes to the Redeveloper, including the members or partners thereof, or to the project program as an Article 80 Notice of Project Change, including but not limited to uses, must be approved by the BRA. If the terms and conditions of the said Tentative Designation extension have not been met to the satisfaction of the Director by May 3, 2012, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated January 12, 2012 were distributed entitled "GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT R-35, PARCEL 14A, LAND DISPOSITION AGREEMENT", which included a proposed vote. Attached to said memorandum were letter dated December 30, 2011 acting behalf of the Dohle Family and two maps indicating the proposed project.

Mr. Kevin Morrison, General Counsel, 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 amend and extend the existing Land Disposition Agreement, by a First Amendment thereto, for Parcel 14A of the Government Center Urban Renewal Plan, Project No. Mass R-35, containing such terms and conditions he deems appropriate in his sole discretion. Further, the Director is authorized to execute any related agreements, as he determines. The foregoing shall be in connection with a sale of Parcel 14A.

The aforementioned LAND DISPOSITION AGREEMENT is filed in the Document Book at the Authority as Document No. 7108.

Copies of a memorandum dated January 12, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 49 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BZC 31469, BZC 31480, BZC 31481, BZC 31482, BZC 31483-31484, BZC 31579, BZC 31590, BZC 31593, BZC 31594, BZC 31596, BZC 31597, BZC 31598, BZC 31599, BZC 31600, BZC 31601, BZC 31602, BZC 31603, BZC 31604, BZC 31605, BZC 31606, BZC 31607, BZC 31608, BZC 31609, BZC 31610, BZC 31611, BZC 31612, BZC 31613, BZC 31614, BZC 31615, BZC 31616, BZC 31617, BZC 31618, BZC 31620, BZC 31621, BZC 31625, BZC 31638, BZC 31639, BZC 31640-31642, BZC 31643, BZC 31644, BZC 31645, BZC 31646, BZC 31626-31628, BZC 31630, BZC 31653, BZC 31655, BZC 31657, BZC 31661, BZC 31663.

Copies of a memorandum dated January 12, 2012 were distributed entitled "MAP AMENDMENT TO CHANGE THE EXISTING ZONING AT 10 TAYLOR STREET LOCATED ON ZONING MAP 1P, SOUTH END NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 607, Boston Redevelopment Authority, 10 Taylor Street, South End Map 1P, South End Neighborhood District" and two maps indicating the property.

Mr. Jeffery Hampton, Senior Planner II, 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 Boston Zoning Commission to adopt a map amendment to change the existing zoning at 10 Taylor Street in the South End from OS-P, indicating an "Open Space/Parkland Subdistrict" to MFR, indicating an "Multi-Family Residential Subdistrict", in substantial accord with the map amendment submitted to the Boston Redevelopment Authority at its meeting on January 12, 2012.

The aforementioned MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7109.

Copies of a memorandum dated January 12, 2012 were distributed entitled "REQUEST FOR AUTHORIZATION TO HIRE FINEPOINT ASSOCIATES, LLC FOR THE DUDLEY SQUARE RETAIL MARKET ANALYSIS", which included a proposed vote.

Mr. Mark Melnik, Deputy Director of Research, 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 with FinePoint Associates LLC to assist the Boston Redevelopment Authority's Research Division with a consumer preferences survey in Dudley Square, at a cost not to exceed \$24,999.

Copies of a memorandum dated January 12, 2012 were distributed entitled "AUTHORIZATION FOR AMENDMENT NO. 3 - HDR ENGINEERING, INC.; NEWMARKET INDUSTRIAL DISTRICT INFRASTRUCTURE IMPROVEMENTS", which included a proposed vote. Attached to said memorandum were two maps indicating the proposed project.

Mr. Lawrence Mammoli, Director of Engineering and Facilities Management, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized, on behalf of the Authority, to enter into Amendment No. 3 with HDR Engineering, Inc. for an additional amount of Eighty-six Thousand Dollars (\$86,000) and that the Director is further authorized to advertise for a general construction contract in accordance with the design documents prepared by the consultant, HDR Engineering, Inc.

Mr. Peter Meade, Director updated the Board Member of the Groundbreaking for the Dudley Square Ferdinand Building on March 3, 2012, new changes and projects upcoming and in the Innovation District talks about hotels with smaller room size an affordable rates.

Copies of a memorandum dated January 12, 2012 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS FOR A CONTRACT TO REDESIGN THE BRA WEBSITE", which included a proposed vote.

Mr. Robert Luisi, Acting Director of Administration and Finance, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to advertise and solicit proposals for redesigning of the BRA website.

Copies of a memorandum dated January 12, 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
Englander, Chicoine et al	\$ 35,418.70
Bargman Hendrie Archetype	\$ 6,276.32
Meister Consultants Group	\$ 1,732.13

VOTED: That the next meetings of the Authority will be held on Thursday, February 16, 2012 at 5:30 p.m., TUESDAY, March 13, 2012 at 5:30 p.m. and Thursday, April 12, 2012 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:04 p.m.

Secretary