

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 18 13, 2012 were submitted.

Copies of a memorandum dated November 15, 2012 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE LOVEJOY WHARF PROJECT AS A DEVELOPMENT IMPACT PROJECT", 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 advertise, pursuant to Sections 80B-7 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on December 13, 2012 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Lovejoy Wharf project ("Proposed Project") as a Development Impact Project.

This Public Hearing before the Boston Redevelopment Authority regarding the Olmstead Green Project, located on the former Boston State Hospital campus in Mattapan, to consider the Second Amendment to the Development Plan for Planned Development Area No. 67, pursuant to Section 80C of the Boston Zoning Code. Edward W. Brooke Charter School, in conjunction with Lena New Boston LLC, proposes to amend the PDA as it relates to the Lena Park Parcel, to allow the Edward W. Brooke 2 Charter School to relocate from South Boston to the Lena Park Parcel.

This Hearing was duly advertised in the Boston Herald on November 1, 2012.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by the Members of the Authority only. Thereafter, those who wish to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the Proposed Project will be afforded an opportunity to do so, again under the same rules of questioning. Finally the proponents will be allowed a brief period for rebuttal, if they so desire.

Mr. Campbell will now begin the presentation.

Copies of a memorandum dated November 15, 2012 were distributed entitled "PUBLIC HEARING - SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 67, OLMSTED GREEN IN MATTAPAN", which included six proposed votes. Attached to said memorandum were a document entitled "SECOND AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 67 OLMSTED GREEN AMERICAN LEGION HIGHWAY, MORTON STREET AND HARVARD STREET BOSTON MASSACHUSETTS DATED NOVEMBER 15, 2012" and

Mr. Lance Campbell, Senior Project Manager, Mr. Bob Baldwin, Brook School and Mr. Larry Spang, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor for the proposed project:

Councilor Michael Ross

Mr. Adam Webster for Councilor John Connolly

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 Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code (the "Code"), which (i) finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") by Lena Park Community Development Corporation and the Edward W. Brooke Charter School on September 6, 2012 ("NPC") adequately describes the potential impacts arising from the renovation of the building located at 150-160 American Legion Highway for the Edward W. Brooke Charter School ("Edward W. Brooke Charter School Portion of the Olmsted Green Project"); and (ii) waives further review of the Edward W. Brooke Charter School Portion of the Olmsted Green Project, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Edward W. Brooke Charter School Portion of the Olmsted Green Project upon the successful completion of the Article 80 processes of the Code; and

FURTHER VOTED: That the BRA hereby finds and determines that the Second Amendment to the Development Plan for Planned Development Area No. 67 (the "Second Amendment") complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the Second Amendment and authorizes the Director to petition the Boston Zoning Commission for approval of the Second Amendment, in substantial accord with the form of Second Amendment submitted to the Authority and attached hereto; and

FURTHER VOTED: That upon approval of the Second Amendment by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue a Certification of Consistency for the Edward W. Brooke Charter School Portion of the Olmsted Green Project pursuant to Sections 80C-8 of the Code; 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, amendments and documents deemed appropriate and necessary by the Director and containing terms and conditions determined by the Director to be in the best interest of the BRA.

The aforementioned PDA NO. 67 AMENDMENT is filed in the Document Book at the Authority as Document No. 7331.

This Public Hearing before the Boston Redevelopment Authority, being held in conference with Article 80 of the Boston Zoning Code, to consider the First Amendment to the Development Plan for Planned Development Area No. 78, Seaport Square Project.

This Hearing was duly advertised in the Boston Herald on November 1, 2012.

In the Boston Redevelopment Authority hearing on the First Amendment to the Development Plan for Planned Development Area No. 78, Seaport Square Project, the BRA staff members will first present their case and are subject to questioning by the Members of the Authority only. Thereafter, those who wish to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the Proposed Project will be afforded an opportunity to do so, again under the same rules of questioning. Finally the proponents will be allowed a brief period 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.

Geoff Lewis, Senior Project Manager may now proceed with the presentation.

Copies of a memorandum dated November 15, 2012 were distributed entitled 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 nine proposed votes. Attached to said memorandum were a document entitled "First Amendment to Development Plan for Planned Development Area No. 78 Seaport Square Project South Boston" and a letter dated November 15, 2012 from Peter N. Kochansky, Esq.

Mr. Geoffrey Lewis, 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

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 ("Authority") hereby finds and determines that the First Amendment to the Development Plan for Planned Development Area No. 78 for the Seaport Square Project (the "First Amendment"), presented at a public hearing duly held at the offices of the BRA on November 15, 2012, complies with Section 80C-4(a)-(e), Standards for Planned Development Review Approval, of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the First Amendment and authorizes the Director to petition the Boston Zoning Commission for approval of the First Amendment in substantial accord with the form of the First Amendment submitted to the Authority at its public hearing on November 15, 2012, and attached hereto; and

FURTHER VOTED: That upon approval of the First Amendment by the Boston Zoning Commission, and upon successful completion of the Planned Development Area review process, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for electronic signage at the Seaport Square Project under Section 80C-8 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 electronic signage at the Seaport Square Project upon the successful completion of all applicable Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver one or more amendments to the Cooperation Agreement, and Boston Residents Construction Employment Plan for the Seaport Square Project, to the extent required in connection with the First Amendment and proposed electronic signage at the Innovation Center in the Seaport Square Project, 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 and execute such documents and agreements as the Director deems necessary and appropriate by the Director in connection with the foregoing and the Seaport Square Project; and

FURTHER VOTED: That the document presented at the November 15, 2012 meeting of the Authority, also attached hereto as Exhibit B, entitled, "Boston Innovation Center, Block F, Seaport Square, South Boston: Application for the adoption of a demonstration project plan pursuant to M.G.L. c.121B, Section 46(f), as amended" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Innovation Center Project located on Parcel F in the Seaport Square Project and adopted by the BRA; and

FURTHER VOTED: That the Authority, in connection with the Innovation Center located on Parcel F in the Seaport Square Project, in order to maintain and improve the public realm and development in the City of Boston, hereby finds and determines as follows:

(a) In order to eliminate urban blight and effectuate private and public development, it is in the public interest for the Authority to acquire by eminent domain or deed certain property interests in the Innovation Center located on Parcel F in the Seaport Square Project in the in the South Boston neighborhood of the City of Boston;

(b) The development of the Innovation Center cannot be achieved without the assistance of the Authority; and

(c) Based on (a) and (b) above, the acquisition of a property interest in the Innovation Center located on Parcel F in the Seaport Square Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan;

FURTHER VOTED: That the Authority approve a disbursement of up to \$500,000 for the Innovation Center in the Seaport Square Project: for a grant to the Developer of up to \$450,000; and up to \$50,000 which would fund a maintenance and repair reserve to be drawn down by BIC for the Innovation Center and authorize the Director to enter into a grant agreement and a loan agreement for such funds; and

FURTHERVOTED: That the Director be, and hereby is, authorized to execute any and all related agreements and documents in connection with the First Amendment, the Demonstration Project Plan, and \$500,000 funds for the Innovation Center in the Seaport Square Project, 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

The aforementioned FIRST AMENDMENT PDA No. 78 is filed in the Document Book at the Authority as Document No. 7332.

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 First Amendment to the Development Plan for Planned Development Area No. 82 Fenway Triangle Mixed-Use project in the Fenway Area. The Proposed Amendment within this Planned Development Area is to incorporate the 1313 Boylston parcel as a third development site, increasing the area of the PDA Site to 2.5 acres. The 1313 parcel is an approximately 15,200 square foot area owned by Jara Realty Trust.

The hearing was duly advertised on November 2, 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.

Copies of a memorandum dated November 15, 2012 were distributed entitled "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 four proposed votes. Attached to said memorandum was a document entitled "Map Amendment Application No. 620 Planned Development Area No. 82 The Fenway Triangle Project Map 1Q, Fenway Neighborhood District".

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

The following people spoke in favor for the proposed project:

Councilor Michael Ross

Mr. Martin Walsh, Boston Building Trades

Mr. Adam Webster for Councilor John Connolly

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

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 First Amendment to the Development Plan for Planned Development Area No. 82 (the “First Amendment”) complies with Section 80C-4(a)-(e), Standards For Planned Development Area Review Approval, of the Boston Zoning Code (the “Code”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to approve the First Amendment pursuant to Section Code 80C of the Code to the First Amendment regarding the Fenway Triangle Mixed Use Project (the “Proposed Project”) and associated map amendment, both in substantial accord with those presented at the BRA Board public hearing on November 15, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the First Amendment and associated map amendment, both in substantial accord with those presented to the BRA Board at a public hearing on November 15, 2012; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take all actions and execute any and all documents deemed necessary and appropriate relative to the First Amendment and the Proposed Project.

The aforementioned FIRST AMENDMENT PDA NO. 82 is filed in the Document Book at the Authority as Document No. 7333.

Copies of a memorandum dated November 15, 2012 were distributed entitled “D STREET PROJECT, DEMONSTRATION PROJECT, ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS”, which included five proposed votes. Attached to said memorandum were a letter dated November 7, 2012 from Edward G. Mardi, 411 D Street Associates, LLC, a Taking Plan and a map indicating the location of the proposed parcel.

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 (“Authority”) hereby finds and determines as follows:

- (a) In order to eliminate urban blight by the undertaking of the 411 D Street Project (the “Project”), it is in the public interest of both the Authority and the City of Boston to assist 411 D Street Associates, LLC in the acquisition of the air rights parcels over D Street and below grade rights beneath D Street in South Boston (collectively, “Taking Parcels”);
- (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) That the undertaking of the 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 document presented at the November 15, 2012 meeting of the Authority entitled "411 D Street Redevelopment, Application for a Demonstration Project Plan under G.L. c. 121B, s. 46(f) on behalf of 411 D Street Associates, LLC," be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project; and

FURTHER VOTED: That the Authority adopts a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 15, 2012, relating to the air rights parcels over D Street and below grade rights beneath D Street in South Boston, Boston, Suffolk County, 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 Authority petition the Public Improvements Commission ("PIC") to discontinue certain air rights over D Street and below grade rights beneath D Street for the 411 D Street Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a deed, and any and all other related instruments, agreements and documents in connection with the Taking Parcels, PIC petition, and Demonstration Project Plan, 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.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7334.

Copies of a memorandum dated November 15, 2012 were distributed entitled "PARCEL A OF THE SEAPORT SQUARE PROJECT LOCATED IN SOUTH BOSTON", which included seven proposed votes. Attached to said memorandum were a letter dated November 5, 2012 from Yanni Tsipis, Colliers International and two maps indicating the location of the Parcel.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Yanni Tsipis, consultant, 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 Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted by FPC Hotel, LLC (the "Proponent") does not significantly increase the impacts arising from the Parcel A Project within the Seaport Square Project (the "Project") as described in the Development Plan for Planned Development Area No. 78 (the "Original Development Plan") and in the Notice of Project Change and waives further review of the Project, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER VOTED: That the application presented at the November 15, 2012 meeting of the Authority, also attached hereto as Exhibit B, entitled, "Seaport Square Block A - Demonstration Project Plan" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project and adopted by the Authority; and

FURTHER VOTED: That the Authority, in connection with a certain parcel owned by the City of Boston (the "South Parcel") in order to effectuate the development of the Project improve public transportation infrastructure, 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, it is in the public interest for the Authority to acquire by eminent domain the City of Boston's property interests in the South Parcel located off of Seaport Blvd., in the Fort Point Channel area, South Boston, City of Boston;
- (b) The development of the Project cannot be achieved without the assistance of the Authority; and
- (c) Based on (a) and (b) above, the acquisition of the South Parcel constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan;

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 15, 2012, relating to a certain parcel located on a portion of Seaport Boulevard, Boston, Suffolk County, 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 Authority ratify and confirm the petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the South Parcel executed by the Director; 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 and Order of Taking for the South Parcel, including a deed and an indemnification agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute an Amendment to the Development Impact Agreement for the Seaport Square Project, if necessary, a Cooperation Agreement, a Boston Residents Construction Employment Plan, both for the Project, and any and all other agreements and documents that the Director deems appropriate and necessary with terms and conditions determined by the Director to be in the best interest of the Authority.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7335.

Copies of a memorandum dated November 15, 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. Attached to said 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 Boston Redevelopment Authority ("BRA") extend the Tentative Designation of a joint venture between Amherst Media Investors Boston, LLC, Land Works LLC and Tremont Stuart Development LLC as the Redeveloper of Parcel P-7A, until February 28, 2013, to allow the Redeveloper time to complete the Article 80 process with the BRA and provide other information that the BRA deems necessary regarding the new hotel development proposal on Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District of Boston.

Copies of a memorandum dated November 15, 2012 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE EMERSON COLLEGE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL AND EXTENSION OF THE EMERSON COLLEGE INSTITUTIONAL MASTER PLAN", which included three proposed votes.

Ms. Katelyn Sullivan, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Notification Form for Renewal and Extension of the Emerson College Institutional Master Plan ("IMPNF for Renewal") submitted to the Boston Redevelopment Authority ("Authority") on October 12, 2012 by Emerson College and after consideration of the IMPNF for Renewal, the Authority finds that: (a) the Emerson Institutional Master Plan, as amended, and the IMPNF for Renewal (collectively the "Amended IMP") conform to the provisions of Article 80D of the Code; (b) the Amended IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Amended IMP, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the Authority waives further review of the IMPNF for Renewal pursuant to Section 80D-5.2(e), Section 80D-6 and Section 80D-8 of the Boston Zoning Code ("Code") and approves the IMPNF for Renewal and the Emerson IMP as previously amended together as the renewed Institutional Master Plan for a period of two years from the date of approval of this renewal vote by the Authority; and

FURTHER VOTED: That the Authority hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate and in the best interest of the Authority by the Director in connection with the IMPNF for Renewal and the Amended IMP.

The aforementioned EMERSON MASTER PLAN EXTENSION is filed in the Document Book at the Authority as Document No. 7336.

Copies of a memorandum dated November 15, 2012 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE WENTWORTH INSTITUTE OF TECHNOLOGY STUDENT APARTMENTS AT 525 HUNTINGTON AVENUE PROJECT", which included six proposed votes. Attached to said memorandum were minutes of the Wentworth Institute of Technology DPIR BRA Public Meeting Faculty/Staff Function Room, Beatty Hall dated Tuesday, October 16, 2012, a letter dated October 31, 2012 from Catherine H. Gallagher, Back of the Hill Community Development Corporation, a letter dated November 2, 2012 from Attorney James H. Greene, Rubin and Rudman LLP and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, Project Manager and Mr. Richard Towle, Consultant and Mr. David Wahlstrom, Wentworth University, 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) In order to overcome urban blight by the undertaking of the Student Apartments at 525 Huntington Avenue (the "Proposed Project"), it is in the public interest that the Authority acquire title to certain air rights adjacent to the Proposed Project;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Proposed 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 Proposed 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 Proposed Project: the Authority shall acquire certain air rights adjacent to the Proposed Project to accommodate certain building elements and convey the air rights to Wentworth, or related entity. The Director is hereby authorized on behalf of the Authority to execute a Cooperation Agreement and such instruments or agreements with Wentworth, or related entity, 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 Proposed 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, pursuant to Section 80B-5.4(c)(iv) of the Code, to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Proposed Project under Article 80B of the Code, the Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report (i) adequately describe the impacts of the Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary for the mitigation of such impacts; 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 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER VOTED: That the Director, be, and hereby is, authorized to petition the Public Improvement Commission for the discontinuance of the air rights in connection with the Demonstration Project; 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 and an amendment to the Cooperation Agreement.

Copies of a memorandum dated November 15, 2012 were distributed entitled "2013-2015 DOWNTOWN WATERFRONT MAINTENANCE SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included proposed votes.

Mr. Dennis Davis, Deputy Director Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2013-2015 Management Services Program for the Downtown Waterfront.

Copies of a memorandum dated November 15, 2012 were distributed entitled "2013 DOWNTOWN WATERFRONT FOOD VENDOR SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included a proposed vote.

Mr. Dennis Davis, Deputy Director Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2013 Food Vendor Services Program, substantially in the form as presented at this meeting

Copies of a memorandum dated November 15, 2012 were distributed entitled "2013 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, TROLLEY TOUR KIOSKS, LONG AND CENTRAL WHARVES, REQUEST FOR PROPOSALS", which included a proposed vote.

Mr. Dennis Davis, Deputy Director Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is authorized to advertise a Request for Proposals for the solicitation of bids for the use of Boston Redevelopment Authority-owned property located at Long Wharf and Central Wharf in the Downtown Waterfront Urban Renewal Area for the 2013 Trolley Vendor Services Program.

Copies of a memorandum dated November 15, 2012 were distributed entitled "2013 DOWNTOWN WATERFRONT MERCHANDISE VENDOR SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included a proposed vote.

Mr. Dennis Davis, Deputy Director Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2013 Merchandise Vendor Services Program, substantially in the form as presented at this meeting.

Copies of a memorandum dated November 15, 2012 were distributed entitled "25 MINER STREET PROJECT, NOTICE OF PROJECT CHANGE AUDUBON CIRCLE, FENWAY", which included three proposed votes.

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, and hereby is, authorized to (i) issue a Scoping Determination waiving further review under Section 80A-6 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change adequately describes the potential impacts arising from changing the classification of the housing program from condominium homeownership to rental housing and provides sufficient mitigation measures to minimize these impacts subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue 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, 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 25 Miner Street project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated November 15, 2012 were distributed entitled "REQUEST APPROVAL OF THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL", which included a proposed vote. Attached to said memorandum was a site plan.

Mr. Erico Lopez, 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 approve the Institutional Master Plan Notification Form for Renewal of the Boston University Charles River Campus Institutional Master Plan (the "IMPINF for Renewal") and waive further review of the renewal and approve the IMPINF for Renewal together with the 2003-2010 Institutional Master Plan for the Boston University Charles River Campus, as renewed and amended by the 2010 Institutional Master Plan Amendment/Renewal, together as the renewed Institutional Master Plan, in accordance with Article 80, Section 80D-5.2(e) of the Boston Zoning Code.

The aforementioned is filed in the Document Book at the Authority as Document No. 7337.

Copies of a memorandum dated November 15, 2012 were distributed entitled "9-23 GRIGGS STREET, ALLSTON", which included a proposed vote.

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 Director be, and hereby is, authorized to execute an Amended and Restated Affordable Rental Housing Agreement and Restriction for the Affordable Units located at 1298-1302 Commonwealth Avenue in connection with the 9-23 Griggs Street Project, and any and all other agreements and documents which the Director deems appropriate and necessary.

Copies of a memorandum dated November 15, 2012 were distributed entitled "MINOR MODIFICATION OF THE URBAN RENEWAL PLAN FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 TO EFFECTUATE THE CREATION OF PARCEL R-108 AND ACCEPTANCE OF PARCEL R-108 FROM THE BOSTON PUBLIC SCHOOL DEPARTMENT", which included two proposed votes. Attached to said memorandum was a site plan.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 WITH RESPECT TO THE CREATION OF PARCEL R-108 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION", was introduced, read and considered.

Mr. Carlos R. Peralta, 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 "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 WITH RESPECT TO THE CREATION OF PARCEL R-108 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION" be, and hereby is, adopted; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be authorized to accept Parcel R-108 in the Charlestown Urban Renewal Area, Project No, Mass R-55, located at 56-60 Tremont Street, from the Boston Public School Department.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7338.

Copies of a memorandum dated November 15, 2012 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-39A LOCATED AT 4 WALKER STREET", which included two proposed votes. Attached to said memorandum was a site plan.

Mr. Carlos R. Peralta, Project Manager, addressed the Authority and answered the Members' questions.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 WITH RESPECT TO PARCEL R-39A AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION", was introduced, read and considered; and, A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF BOSTON PUBLIC SCHOOL DEPARTMENT AS THE REDEVELOPER OF PARCEL R-39A IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", was introduced, read and considered

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 WITH RESPECT TO PARCEL R-39A AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION" be, and hereby is, adopted; and

FURTHER VOTED: That the Resolution entitled "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF BOSTON PUBLIC SCHOOL DEPARTMENT AS THE REDEVELOPER OF PARCEL R-39A IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55" be and hereby is adopted.

The aforementioned RESOLUTIONS are filed in the Document Book at the Authority as Document No. 7339.

Copies of a memorandum dated November 15, 2012 were distributed entitled "348-350 BREMEN STREET, EAST BOSTON", 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 enter into an Affordable Rental Housing Agreement and Restriction for the creation of two (2) two-bedroom units to be made available to households earning up to 70% of area median income and any and all agreements and documents which the Director deems appropriate and necessary in connection with the development located at 348-350 Bremen Street in East Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 15, 2012 were distributed entitled "PROPOSED LICENSE AGREEMENT BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND RAMY B. RIZKALLA FOR A PORTION OF ASSESSOR'S PARCEL NO. 0305811000 (ALSO KNOWN AS A PORTION OF THE UNOFFICIALLY-CALLED "WATSON PARK") ADJACENT TO PARCEL RD-77 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed property.

Ms. Lauren Williams, 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 a License Agreement with Ramy B. Rizkalla to allow for construction staging on a portion of the Boston Redevelopment Authority-owned Assessor's Parcel No. 0305811000, which is necessary to construct the project located on Parcel RD-77 in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated November 15, 2012 were distributed entitled "GORDON'S WOOD CONDOMINIUM PROJECT, 970-1100 VETERANS OF FOREIGN WARS ("V.F.W.") PARKWAY, WEST ROXBURY", 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 an amendment to the Affordable Housing Agreement in order to set the area median income ("AMI") for unit 107 at 80% AMI and unit 207 at 90% AMI and correct the square footages of Units 107 and 207; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Gordon's Wood Condominium Project (the "Project"), located at 970-1100 Veterans of Foreign Wars ("V.F.W.") Parkway in West Roxbury, all upon terms and conditions determined to be in the best interests of the BRA.

Mr. Paul Foster left the room at this time.

Copies of a memorandum dated November 15, 2012 were distributed entitled "AUTHORIZATION TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR REAL ESTATE APPRAISAL, BROKERAGE AND CONSULTING SERVICES", which included a proposed vote.

Mr. Dennis Davis, Deputy Director Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: The Secretary is authorized on behalf of the Boston Redevelopment Authority ("BRA") to advertise a request for proposals for real estate appraisal, brokerage, and consulting services to provide economic analysis of proposed development projects and to assist in the analysis, appraisal, marketing, disposition or leasing of BRA owned real estate.

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

Copies of a memorandum dated November 15, 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 Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 31839; BZC 32175; BZC 32186; BZC 32193; BZC 32194; BZC 32195; BZC 32197; BZC 32198-32200; BZC 32202; BZC 32204; BZC 32205; BZC 32206; BZC 32208; BZC 32211; BZC 32212; BZC 32213; BZC 32214; BZC 32215; BZC 32217; BZC 32218; BZC32220; BZC 32221BZC 32222; BZC 32223; BZC 32225; BZC 32227; BCZ32228; BZC 32229; BZC 32230; BZC 32231; BZC 32232; BZC 32233; BZC 32234; BZC 32235; BZC 32236; BZC 32240; BZC 32241; BZC 32242; BZC 32243; BZC 32267; BZC 32276; BZC 32289; BZC 32294; BZC 32311; BZC 32313 and BZC 32320.

Copies of a memorandum dated November 15, 2012 were distributed entitled "ELECTRONIC SIGNAGE AMENDMENT", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 432 Boston Redevelopment Authority - Signs, Article 11".

Mr. Jeffrey Hampton, Senior Land Use Planner III, 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 City of Boston Zoning Commission to amend Article 11 Signs relative to new electronic sign requirements and guidelines in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its hearing on November 15, 2012.

The aforementioned TEXT AMENDMENT NO. 432 is filed in the Document Book at the Authority as Document No. 7340.

Copies of a memorandum dated November 15, 2012 were distributed entitled "USABLE OPEN SPACE/GREEN ROOF PROJECT AMENDMENT", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 431 Boston Redevelopment Authority - Usable Open Space/Green Roof Project".

Mr. Jeffrey Hampton, Senior Land Use Planner III, 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 City of Boston Zoning Commission to amend Articles 2, 2A and 17 of the Boston Zoning Code relative to the definitions of Usable Open Space and Green Roof Project in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its meeting on November 15, 2012.

The aforementioned TEXT AMENDMENT NO. 431 is filed in the Document Book at the Authority as Document No. 7341.

Copies of a memorandum dated November 15, 2012 were distributed entitled "AWARD OF CONTRACT TO FAY, SPOFFORD & THORNDIKE, LLC FOR DESIGN SERVICES FOR THE EAST BOSTON GREENWAY NARROW GAUGE LINK", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with Fay, Spofford & Thorndike, LLC to develop a design plan for the East Boston Greenway Narrow Gauge Link in an amount not-to-exceed \$24,999.

Copies of a memorandum dated November 15, 2012 were distributed entitled "AWARD OF CONTRACT TO MARINE SAFETY CONSULTANTS, INC. FOR PROCUREMENT SERVICES FOR CITY OF BOSTON INNER HARBOR PASSENGER WATER TRANSPORTATION INFRASTRUCTURE INVESTMENTS", which included a proposed vote.

Mr. Richard McGuinness, Deputy Director for Waterfront Planning, 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 Marine Safety Consultants, Inc. to assist the Boston Redevelopment Authority (“BRA”) and City of Boston with the purchase of water transportation ferries in an amount not-to-exceed \$20,000.

Copies of a memorandum dated November 15, 2012 were distributed entitled “DESIGN CONSULTANT SERVICES FOR DOWNTOWN BID AREA”, which included a proposed vote.

Mr. Jonathan Greeley, Senior Planner II/Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: The Director be, and hereby is, authorized to select and enter into a contract for services with Klopfer Martin Design Group LLC to produce Streetscape Design Standards and the creation of a Wayfinding Program for the Boston Improvement District Area in an amount not to exceed \$200,000, upon terms and conditions determined to be in the best interests of the Authority by the Director in his sole discretion.

Copies of a memorandum dated November 15, 2012 were distributed entitled “AUTHORIZATION FOR AMENDMENT NO. 4 – HDR ENGINEERING, INC. NEWMARKET INDUSTRIAL DISTRICT INFRASTRUCTURE IMPROVEMENTS”, which included a proposed vote.

Mr. Paul Osborn, Deputy Director of 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 on behalf of the Authority, to enter into Amendment No. 4 with HDR Engineering, Inc. for an additional amount of Sixty-two Thousand Dollars (\$62,000) and that the Director is further authorized to advertise for a general construction contract No. 2 in the Newmarket Sq. District in accordance with the design documents prepared by the consultant, HDR Engineering, Inc., including the Construction Administration of Contract. No. 2.

Copies of a memorandum dated November 15, 2012 were distributed entitled “SELECTION OF REGIONAL ECONOMIC MODELS, INC. AS THE CHOICE FOR THE ECONOMETRIC MODELING CONSULTANT FOR THE BOSTON REDEVELOPMENT AUTHORITY FOR 2013 AND APPROVAL FOR SUBSEQUENT CONTRACT”, which included a proposed vote.

Mr. Greg Perkins, Senior Researcher, 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 award to Regional Economic Models, Inc. (“REMI”) a one-year contract extending from November 15, 2012 through November 15, 2013 for the purpose of providing and maintaining an econometric model for Boston at a cost not to exceed \$18,200.

Director Peter Meade updated the Board Members of the City Growth - construction is higher than 2007 and Mr. Clarence Jones was inducted into the Gaines Hall of Fame.

Copies of a memorandum dated November 15, 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
Fed. Corp.	\$11,400.00
The Cecil Group	\$ 9,407.44
HDR Engineering, Inc.	\$ 1,003.25
Englander, Leggett, Chicoine	\$ 34,144.61
REMI, Inc.	\$ 4,550.00
Utile, Inc.	\$ 21,453.77

VOTED: That the next meetings of the Authority will be held on Thursday, December 13, 2012 at 5:30 p.m.; Thursday, January 17, 2013 at 5:30 p.m. ; Thursday, February 14, 2013 at 5:30 p.m.; Thursday, March 14, 2013 at 5:30 p.m.; Thursday, April 11, 2013 at 5:30 p.m.; Thursday, May 16, 2013 at 5:30 p.m.; Thursday, June 13, 2013 at 5:30 p.m.; Thursday, July 18, 2013 at 5:30 p.m.; Thursday, August 15, 2013 at 5:30 p.m.; Thursday, September 12, 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 12, 2013 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:16 p.m.

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Secretary