

A Resolution entitled: " RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: "EXTENSION OF THE TENTATIVE DESIGNATION OF THE JOINT VENTURE BETWEEN AMHERST MEDIA INVESTORS BOSTON LLC AND TREMONT STUART DEVELOPMENT LLC, AS THE REDEVELOPER OF PARCEL P-7A, IN THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. R-92", was introduced, read and considered.

Mr. Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority. On a motion duly made and seconded, it was unanimously

VOTED: To elect the officers of the Authority:
Timothy J. Burke, Chairman
Paul D. Foster, Vice Chairman
Consuelo Gonzales Thornell, Treasurer

The Minutes of the meeting of January 16, 2014 were submitted and approved.

Copies of a memorandum dated February 13, 2014 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 51, HOOD BUSINESS PARK, AND THE DEVELOPMENT PLAN FOR 500 RUTHERFORD AVENUE WITHIN PLANNED DEVELOPMENT AREA NO. 51, AND THE RENOVATION AND EXPANSION OF 500 RUTHERFORD AVENUE WITHIN THE HOOD BUSINESS PARK, IN THE CHARLESTOWN NEIGHBORHOOD AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise, pursuant to Section 80B-7 and Section 80C-7 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority on March 13, 2014, or at such a time and date deemed appropriate by the Director, to consider the Second Amendment to the Master Plan for Planned Development Area No. 51 and the Development Plan for 500 Rutherford Avenue within Planned Development Area No. 51, and the renovation and expansion of 500 Rutherford Avenue within the Hood Business Park in Charlestown as a Development Impact Project.

Copies of a memorandum dated February 13, 2014 were distributed entitled "170 SHAWMUT AVENUE AND 80 EAST BERKELEY STREET, SOUTH END - CERTIFICATE OF COMPLETION AND RELEASE", which included three proposed votes. Attached to said memorandum was a site plan.

Ms. Casey Hines, Project Manager, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director (the "Director") of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement (the "LDA") dated April 15, 1966 by and between the BRA and City Redevelopment Corporation certifying that the improvements on the portion of Parcel 3A of the South End Urban Renewal Project Area known as 170 Shawmut Avenue have been completed in accordance with all of the terms, conditions and requirements of the LDA, the South End Urban Renewal Plan and the Deed from the BRA to the Developer dated June 30, 1966; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute, acknowledge and deliver a release of certain rights, obligations and/or restrictions set held by the BRA pursuant to one or more deeds and/or other instruments with respect to 170 Shawmut Avenue and/or 80 East Berkeley Street; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate in connection with the foregoing, and any and all other documents as may be deemed necessary and appropriate by the Director, upon terms and conditions determined to be in the best interest of the BRA.

Copies of a memorandum dated February 13, 2014 were distributed entitled "ON LUCK HOUSING CHAPTER 121A HOUSING PROJECT, CHINATOWN; ORDER OF TAKING", which included three proposed votes.

Ms. Casey Hines, Project Manager, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED : That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated February 13, 2014, relating to a temporary construction easement containing approximately 2653 ± square feet on Essex Street in the city of 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 Notice of Intent to Take the Temporary Easement; and

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

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 74534.

Copies of a memorandum dated February 13, 2014 were distributed entitled "10 OXFORD STREET, CHINATOWN", which included three proposed votes.

Mr. Tyler Norod, 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 issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Third Notice of Project Change ("Third NPC") adequately describes the potential impacts arising from the Oxford-Ping On Project, located at 10-12 Oxford Street in Chinatown, consisting of sixty-six (66) affordable residential rental units and one (1) property manager unit (the "Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the ThirdNPC, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Project upon successful completion of the Article 80B Large Project Review Process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated February 13, 2014 were distributed entitled PARKER AND TERRACE STREET DEVELOPMENT, MISSION HILL "", which included three proposed votes. Attached to said memorandum were a memorandum dated

Mr. Tyler Norod, Senior Project Manager, Mr. Joe Hanlon, Attorney, Mr. Sabastian , and Mr Brian D, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 778-796 Parker Street and 77 Terrace Street in Mission Hill (the "Proposed Project") by Sebastian Mariscal Studios (the "Developer") in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of ten (10) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

FURTHER VOTED: In reference to eth City of Boston Board of Appeal case BZC-33423, Sebastian Mariscal Studio, regarding the Project at 77-81 Terrace Street, Ward 10, Mission Hill, for four (4) Variances in the 3F-3000 Residential Sub-District, two (2) Variances in the Local Industrial Sub-District and two (2) Variances for Miscellaneous Provisions, all in the Mission Hill Neighborhood District; the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

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 Development Plan for Planned Development Area No. 98 for 345 Harrison Avenue, submitted by F8345 Harrison Owner, LLC, on November 20, 2013.

This hearing was duly advertised on January 30, 2014 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Hines will now begin the presentation.

Copies of a memorandum dated February 13, 2014 were distributed entitled "PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO., 98, 345 HARRISON AVENUE, SOUTH END, BOSTON", which included seven proposed votes. Attached to said memorandum were a document entitled Development Plan for Planned Development Area no. 98 345 Harrison Avenue, South End, Boston" with "Map Amendment Application No. 653 Boston Redevelopment Authority Planned Development Are No. 98 345 Harrison Avenue Development Map 1P, South End Neighborhood and LETTERS.

Ms. Casey Hines, Project Manager, developer, the person from NOAH and Mr. Bob White, architect, addressed the Authority and answered the Members' questions.

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

The aforementioned PDA NO. 98 is filed in the Document Book at the Authority as Document No. 7454.

Copies of a memorandum dated February 13, 2014 were distributed entitled "", which included a proposed vote.

, addressed the Authority and answered the members' questions.

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

Copies of a memorandum dated February 13, 2014 were distributed entitled "", which included a proposed vote.

, addressed the Authority and answered the members' questions.

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

Copies of a memorandum dated February 13, 2014 were distributed entitled "", which included two proposed votes. Attached to said memorandum was a list of the grant amounts.

, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED:

Copies of a memorandum dated February 13, 2014 were distributed entitled "", which included a proposed vote.

, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED:

Copies of a memorandum dated February 13, 2014 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. 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 33132; BZC 33133 BZC 33135; BZC 33136, BZC 33137, BZC 33138; BZC 33140; BZC 33141; BZC 33147; BZC 33149; BZC 33150; BZC 33151; BZC 33152; BZC 33153; BZC 33155; BZC 33156; BZC 33160; BZC 33161; BZC 33167; BZC 33173; BZC 33174; BZC 33177; BZC 33178; BZC 33179; BZC 33181; BZC 33182; BZC 33183; BZC 33184; BZC 33185; BZC 33186; BZC 33212; BZC 33213; BZC 33214; BZC 33215; BZC 33216; BZC 33219; BZC 33222; BZC 33223 and BZC 33224.

Copies of a memorandum dated February 13, 2014 were distributed entitled "", which included a proposed vote.

, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED:

Copies of a memorandum dated February 13, 2014 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, Leggett et al	\$ 12,045.00
Marine Safety Consultants	\$ 1,286.50
Bargman Hendrie Archetype	\$ 2,217.26
Weston & Sampson	\$ 84,392.55
Utile, Inc.	\$ 5,123.00
Crosby, Schlessinger	\$ 60,521.00
The Cecil Group	\$ 50,250.11

The Acting Director.

Copies of a memorandum dated February 13, 2014 were distributed entitled "PERSONNEL ACTIONS".

VOTED: That the next meetings of the Authority will be held on Thursday, March 13, 2014 at 5:30 p.m.; Thursday, April 17, 2014 at 5:30 p.m.; Thursday, May 15, 2014 at 5:30 p.m.; and, Thursday, June 12, 2014 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:00 p.m.

Secretary