

Mr. Brian P. Golden and Ms. Teresa Polhemus attended the meeting.

Chairman Timothy J. Burke opened the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

The Minutes of the meetings of November 16, 2017 and November 30, 2017 were submitted and approved.

On a motion duly made and seconded, it was unanimously

Copies of a memorandum dated December 14, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON HOUSING CREATION PROPOSAL OF CHILDREN'S HOSPITAL AND MISSION HILL NEIGHBORHOOD HOUSING SERVICES", 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 a public hearing to be held on January 11, 2018 at 5:30 p.m. or at a date and time to be determined by the Director, before the Boston Redevelopment Authority Board to consider a housing creation proposal by Children's Hospital for the benefit of the Parcel 25 Phase 2 Project to be developed by Mission Hill Neighborhood Housing Services.

Copies of a memorandum dated December 14, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE APPLICATION OF THE OLD COLONY PHASE THREE A4 LIMITED PARTNERSHIP AND OLD COLONY PHASE THREE A9 LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE OLD COLONY PHASE THREE REDEVELOPMENT PROJECT IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, to be held on Thursday, January 11, 2018 at 5:40 p.m., or at a date and time to be determined by the Director, in connection with the Application for a proposed Chapter 121A Project, to be known as the Old Colony Phase Three Redevelopment Project, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the proposed Chapter 121A project as authorized by the preceding vote.

Copies of a memorandum dated December 14, 2017 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 50 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Deputy Director of Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BOA 708911; BOA 714280; BOA 716297; BOA 718053; BOA 719968; BOA 733714; BOA 734943; BOA 735385; BOA 735866; BOA 740701; BOA 746997; BOA 749878; BOA 750433; BOA 751050; BOA 752314; BOA 753496; BOA 753708; BOA 755603; BOA 757542; BOA 759482; BOA 759869; BOA 759952; BOA 761000; BOA 761283; BOA 761595; BOA 762089; BOA 763071; BOA 763856; BOA 764493; BOA 764560; BOA 765842; BOA 767195; BOA 767700; BOA 767739; BOA 767744; BOA 767754; BOA 769194; BOA 769217; BOA 769668; BOA 770566; BOA 771127; BOA 772036; BOA 772955; BOA 773323; BOA 773858; BOA 775971; BOA 776457; BOA 777065; BOA 777535 and BOA 778978.

Copies of a memorandum dated December 14, 2017 were distributed entitled "REQUEST AUTHORIZATION TO EXTEND FINAL DESIGNATION OF CHARLESTOWN ROPEWALK, LLC, FOR REDEVELOPMENT OF BUILDING 58 (THE ROPEWALK) AND BUILDING 60 (THE TAR SHED) LOCATED ON A PORTION OF PARCEL NY-1 IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD WITHIN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", which included two proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED DECEMBER 14, 2017 RE: FINAL DESIGNATION EXTENSION OF CHARLESTOWN ROPEWALK, LLC, AS REDEVELOPER OF BUILDING 58 (THE ROPEWALK) AND BUILDING 60 (THE TAR SHED/HOUSE) LOCATED ON A PORTION OF PARCEL NY-1 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", was introduced, read and considered.

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 Boston Redevelopment Authority ("BRA"), d/b/a Boston Planning & Development Agency ("BPDA") hereby adopts the Resolution of the Boston Redevelopment Authority dated December 14, 2017, re: Final Designation Extension of Charlestown Ropewalk, LLC, as Redeveloper of Building 58 (the

Ropewalk) and Building 60 (the Tar Shed/House) located on a portion of Parcel NY-1 in the Charlestown Urban Renewal Area, Project No. Mass R-55; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into: (i) a Ground Lease with Charlestown Ropewalk, LLC, for the purpose of the redevelopment of Building 58 (the Ropewalk) and Building 60 (the Tar Shed/House) located on a portion of Parcel NY-1 in the Charlestown Urban Renewal Area, Project No. Mass R-55, and (ii) such other documents and agreements as may be required to effectuate the transaction contemplated in said Ground Lease, all upon such terms and conditions as are determined by the Director to be in the best interest of the BRA, in his sole discretion.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7723.

Copies of a memorandum dated December 14, 2017 were distributed entitled "FINAL DESIGNATION EXTENSION OF FIRST AVENUE HOTEL LLC AS REDEVELOPER OF BUILDING 105, ALSO KNOWN AS THE CHAIN FORGE BUILDING, LOCATED AT 105 FIRST AVENUE IN THE CHARLESTOWN NAVY YARD, AND APPROVAL OF A PROPOSED JOINT VENTURE TO INCLUDE FIRST AVENUE HOTEL LLC AND CV PROPERTIES LLC OR AFFILIATES OF THE SAME, AS NEW REDEVELOPER", which included four proposed votes.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED DECEMBER 14, 2017, RE: FINAL DESIGNATION EXTENSION OF FIRST AVENUE HOTEL LLC, AS REDEVELOPER OF THE CHAIN FORGE BUILDING, ALSO KNOWN AS BUILDING 105, LOCATED ON A PORTION OF NY-1 IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", was introduced, read and considered.

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 Boston Redevelopment Authority ("BRA") approve the proposed joint venture which will include First Avenue Hotel, LLC and CV Properties, LLC or an affiliate thereof (the "New Redeveloper"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance upon the successful completion of all Article 80 Review process; and

FURTHER VOTED: That the Boston Redevelopment Authority ("BRA") award an extension of final designation for First Avenue Hotel, LLC, and adopt the resolution entitled, "Resolution of the Boston Redevelopment Authority dated December 14, 2017, re: Final Designation Extension of First Avenue Hotel LLC, as Redeveloper of the Chain Forge Building, also known as Building 105, located on a

portion of NY-1 in the Charlestown Urban Renewal Area, Project No. Mass R-55" ("Resolution"); and

FURTHER VOTED: That, pursuant to the Resolution, the Director be, and hereby is, authorized to enter into: (i) a Ground Lease with First Avenue Hotel LLC (the "Redeveloper") or the proposed joint venture which will include First Avenue Hotel, LLC and CV Properties, LLC or an affiliate thereof (the "New Redeveloper") for the rehabilitation of Building 105, also known as the Chain Forge Building, located on a portion of NY-1 in the Charlestown Urban Renewal Area, Project No. Mass R-55; and (ii) such other documents and agreements as may be required to effectuate the transaction contemplated in said Ground Lease, all upon such terms and conditions as are determined by the Director to be in the best interest of the BRA, in his sole discretion.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7724.

Copies of a memorandum dated December 14, 2017 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Boston Chinese Evangelical Church ("BCEC" or "Church") as the Redeveloper of a portion of Parcel R3A-2, also known as a portion of Parcel, A consisting approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 for an additional three (3) months, or until March 31, 2017, to allow BCEC time to meet all the necessary requirements and resolve the title issues. If the terms and conditions have not been met to the satisfaction of the Director, the title issues have not been resolved, and the final designation has not been granted by March 31, 2017, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated December 14, 2017 were distributed entitled "E+ (ENERGY POSITIVE) GREEN BUILDING PROGRAM, 36-38 COLONIAL AVENUE, DORCHESTER EXTENSION OF TENTATIVE DESIGNATION OF REDEVELOPER", which included four proposed votes.

Mr. John Dalzell, Senior Architect, Climate Change and Environmental Planning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts a three-month extension of the Resolution of the Boston Redevelopment Authority, dated March 16, 2017, re: Tentative Designation of GFC Development Inc. ("Redeveloper"), or a wholly owned subsidiary thereof, as Redeveloper of 36-38 Colonial Avenue in Dorchester (the "Proposed Project"); and

FURTHER VOTED: That by taking actions under and/or accepting this Tentative Designation, GFC Development Inc. is specifically acknowledging that GFC Development Inc. shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this Tentative Designation or hereafter, in connection with the development of the Proposed Project, and the BRA shall not be responsible or liable for any of such costs or be required to reimburse, GFC Development Inc. for such costs in any respect or to any extent; and

FURTHER VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of the Proposed Project, be automatically rescinded without prejudice and without further action by the BRA Board and any and all rights granted by said Tentative Designation shall expire and/or terminate, if final designation has not been granted by March 31, 2018; and

FURTHER VOTED: That upon final designation of the Redeveloper, that the Director be, and hereby is, authorized to enter into a Grant Agreement and to execute any and all documents necessary in connection with the Grant Agreement with the Redeveloper to provide a grant in the amount of \$20,000 from the BRA to assist with the development of the Proposed Project.

Copies of a memorandum dated December 14, 2017 were distributed entitled "REDEVELOPER TENTATIVE DESIGNATION FOR 90 ANTWERP STREET", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner and Mr. Kamran Zahedi Developer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the Boston Redevelopment Authority, dated December 14, 2017 re: Tentative Designation of UHOMES LLC/Urbanica as the Redeveloper of the property at 90 Antwerp Street, Brighton; and

FURTHER VOTED: That the tentative designation is to be made for UHOMES LLC/Urbanica ("Redeveloper") as developer of 90 Antwerp Street as proposed in the submission made to the BRA on October 11, 2017, to be modified according to the terms described above and the Article 80 Small Project Review process and BRA Urban Design Review; and

FURTHER VOTED: That the Tentative Designation of UHOMES LLC/Urbanica as the Redeveloper of the Parcel be automatically rescinded without prejudice and without further action by the BRA Board if Final Designation has not been granted within 270 days of this Tentative Designation or by September 10, 2018.

Mr. Ted Landsmark and Ms. Carol Downs left the room at this time.

Copies of a memorandum dated December 14, 2017 were distributed entitled "SOUTH BAY DEVELOPMENT PHASE ONE, DORCHESTER- PARTIAL CERTIFICATION OF COMPLETION" which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion for the successful completion of Phase One of the South Bay Development, including Project Component A and Project Component B, located at 101 Allstate Road in the Dorchester neighborhood, in accordance with the all applicable terms and conditions of the Cooperation Agreement, made by and between the Boston Redevelopment Authority and Allstate Road (EDENS), LLC, dated as of August 10, 2016, subject to such terms as the Director deems to be necessary and appropriate.

Mr. Ted Landsmark and Ms. Carol Downs reentered the room at this time.

Copies of a memorandum dated December 14, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE, 728 EAST BROADWAY, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated December 12, 2017 from Jen & Matt Donovan; a letter dated July 14, 2017 from Kevin P. Kerr, Esq.; a letter dated September 28, 2017 from Kevin Lally, President and Richard Evans, Vice-President, Gate of Heaven Neighborhood Association; an email dated September 29, 2017 from Marie Ryan; an email dated September 28, 2017 from Eileen MacNeil; an email dated September 28, 2017 from Angelique Pirozzi; a letter dated September 27, 2017 from Federico Berruto and two maps indicating the location of the project.

Mr. Lance Campbell, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the 728 East Broadway Project (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to terminate the existing Affordable Housing Agreement and enter into any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated December 14, 2017 were distributed entitled "248 DORCHESTER AVENUE, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated October 25, 2017 from Travis Chapman; an email dated October 25, 2017 from Jon Ramos; an email dated October 27, 2017 from Lisa Cox; an email dated October 30, 2017 from Cyrus Tehrani; a letter dated October 31, 2017 from Pattie McCormack, Andrew Square resident, Vice-President of Andrew Square Civic Association & Director of Development, Edgerly Family South Boston Club/Boys & Girls of Boston; an email dated November 1, 2017 from Linda Zablocki, IAG member; an email dated November 8, 2017 from Dylan Welsh; an email dated November 8, 2017 from Anna White, IAG Member; an email dated November 9, 2017 from Dan Henn; an email dated November 9, 2017 from Sera Gaboury; an email dated November 10, 2017 from Monique Hall; a letter dated November 9, 2017 from Barry P. Fogel Keegan Werlin LLP; an email dated November 8, 2017 from Margaret Itri; an email dated October 19, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission and two maps indicating the location of the proposed project.

Ms. Casey Hines, Senior Project Manager, addressed the Authority and requested that this Item be deferred.

Copies of a memorandum dated December 14, 2017 were distributed entitled "256 DORCHESTER STREET, SOUTH BOSTON", which included four proposed votes. Attached to said memorandum were two location of the proposed project. A binder containing the comment letters is on filed at the Secretary's Office.

Mr. Raul DuVerge, Project Manager and Mr. Douglas Stefanov, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 256 Dorchester Street in the South Boston neighborhood, proposed by Rashide, LLC (the "Proponent"), for the construction of thirty-two (32) residential units, including five (5) Inclusionary Development Units ("IDP Units"), approximately 7,835 square feet of ground floor

retail space, and approximately twenty three (23) off-street vehicle parking spaces ("Proposed Project"), 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 ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement for the creation of five (5) on-site IDP Units and a \$132,000 partial IDP unit contribution, in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-661026 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated December 14, 2017 were distributed entitled "FIRST AMENDMENT TO AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR NASHUA STREET RESIDENCES, NORTH STATION", which included a proposed vote

Mr. Tim Davis, Housing Policy 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 First Amendment to Affordable Rental Housing Agreement for the Nashua Street Residences, and take any other action and execute and other documents deemed appropriate and necessary by the Director.

Copies of a memorandum dated December 14, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE, RUTHERFORD LANDING, CHARLESTOWN", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager and Mr. Bruce Daniel, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, with a 4 in favor and 1 opposed it was

VOTED: That the Director be, and hereby is, authorized to terminate the existing Affordable Rental Housing Agreement and Restriction, execute an Affordable Housing Agreement for the creation of two (2) on-site Inclusionary

Development Plan ("IDP") Units, and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Project, all upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA").

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

Copies of a memorandum dated December 14, 2017 were distributed entitled "46 HICHBORN STREET, BRIGHTON", which included four proposed votes. Attached to said memorandum were a letter dated October 25, 2017 from Tom Myers, Executive Director, Oak Square YMCA; a letter from Ellen Forrester; a letter from Shamsheer Alia; letter from Christopher Cormier; a letter dated October 30 2017 from John Zoffreo; a letter from Siobhan McHugh; a letter from Antoinette Rosie; a letter dated Peter N. Racheotes; a letter from Alice Donahue; a letter from Nic Dipris; a letter from Carly Wiskowski; a letter from Denise Nunez; a letter from Priscilla Cedas; a letter dated October 18, 2017 from Colleen Madden Fairchild; a letter dated October 18, 2017 from Joseph C. Candi; a letter from Ronald McLeod; an email dated October 18, 2017 from Ryan Kirby and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. Daniel Toscano, Project Attorney (Mr. Michael Monahan left the room at this time) and Mr. Chris Drew, Architect, (Mr. Michael Monahan reentered the room at this time), 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five-story residential building containing forty-six (46) condominium units at 46 Hichborn Street in Brighton (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of six (6) on-site Inclusionary Development Policy Units; and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-772648 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Mr. Ted Landsmark left the room at this time.

Copies of a memorandum dated December 14, 2017 were distributed entitled "MASERATI-ALFA ROMEO AUTOMOBILE DEALERSHIP AT 1650 SOLDIERS FIELD ROAD, BRIGHTON", which included three proposed votes. Attached to said memorandum were an email dated December 4, 2017 from Emilia Deimezis; an email dated December 14, 2017 from Gregory Rideout and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Steve Smith, Project 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 Certification of Approval for the 1650 Soldiers Field Road Project (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to recommend approval to the Zoning Board of Appeal on Petition BOA-759639 for zoning relief necessary to construct the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Mr. Ted Landsmark reentered the room at this time.

Copies of a memorandum dated December 14, 2017 were distributed entitled "75-85 LIVERPOOL STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were a letter dated October 19, 2017 from John P. Sullivan, P.E., Chief Engineering, Boston Water and Sewer Commission; an email dated September 27, 2017 from Paul Vignoli, Jr.; an email dated October 20, 2017 from Marty Velez; an email dated October 19, 2017 from Carrie Marsh, Executive Secretary; Boston Parks and Recreation Department; an email dated October 9, 2017 from Luke Bowen; an email dated October 5, 2017 from David Shulman; an email dated October 4, 2017 from Christopher Lento and a map indicating the location of the proposed project.

Mr. Raul Duverge, Project Attorney and Mr. Chris Drew, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 75-85 Liverpool Street in the East Boston neighborhood, proposed by Benjamin P. Goodman, Trustee of Flying Cloud Realty Trust u/d/t dated June 25, 2015 and recorded in Suffolk County Registry of Deeds in Book 54666, Page 169 (the "Proponent"), for the construction of twenty two (22) residential units, including three (3) Inclusionary Development Units ("IDP Units"), approximately eleven (11) off-street vehicle parking spaces ("Proposed Project"), 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 ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction for the creation of three (3) on-site IDP Units in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-694026 for zoning and building code relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated December 14, 2017 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO ADOPT A MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS R-56, PARCEL 22a, TO MODIFY ITS PROPOSED LAND USES TO EFFECTUATE ITS REDEVELOPMENT", which included a proposed vote

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 22a, DECEMBER 14, 2017", was introduced, read and considered.

Ms. Reay Pannesi, Senior Manager for Disposition Services, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 22a, DECEMBER 14, 2017.”

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7725.

Copies of a memorandum dated December 14, 2017 were distributed entitled “CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R55: PARCEL R-34, LOCATED AT REAR OF 11 MONUMENT STREET”, which included two proposed votes. Attached to said memorandum was a map indicating the location of the Parcel.

Ms. Allyson Quinn, Special 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 an Amended and Restated Land Disposition Agreement with 11 Monument Street LLC allowing for a portion of the addition to the single family house located at 11 Monument Street to be located on Parcel X-34 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at the rear of 11 Monument Street (“Parcel X-34”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of said Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority and 11 Monument Street LLC evidencing the successful completion of the Improvements (as defined in the Amended and Restated Land Disposition Agreement) on Parcel X-34.

Copies of a memorandum dated December 14, 2017 were distributed entitled “CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R55: PARCEL R-37B, LOCATED AT 15 BUNKER HILL STREET”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the Parcel.

Ms. Allyson Quinn, Special 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 Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Charlestown Recovery House, Inc. Trust, dated September 18, 2007 and recorded with the Suffolk Registry of Deeds in Book 42509, Page 221, evidencing the successful completion of the

Improvements (as defined in the LDA) on Parcel R-37B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 15 Bunker Hill Street.

Copies of a memorandum dated December 14, 2017 were distributed entitled "PROPOSED LICENSE AGREEMENT BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND TUFTS UNIVERSITY FOR PARCEL R-1 IN THE SOUTH COVE URBAN RENEWAL PROJECT AREA, PROJECT NO. MASS R-92", which included a proposed vote.

Mr. Edward O'Donnell, Director of Real Estate, 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 Boston Redevelopment Authority ("BRA") to execute a License Agreement by and between the BRA and Tufts University to allow for parking uses on Parcel R-1 in the South Cove Urban Renewal Project Area, Project No. Mass R-92 for a period one (1) year, with an option to extend such License Agreement for an additional two (2) successive one (1) year terms.

Copies of a memorandum dated December 14, 2017 were distributed entitled "DISBURSEMENT OF FUNDS FROM THE ALLSTON PARTNERSHIP FUND", which included two proposed votes. Attached to said memorandum was a letter dated December 1, 2017 from Lisa McDonough, Administrator, The Harvard Allston Partnership Fund Advisory Committee.

Mr. Gerald Autler, Senior Project Manager/Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the disbursement of \$100,000 from the Harvard Allston Partnership Fund as maintained by the BRA from contributions made by the President and Fellows of Harvard College as follows:

Allston Brighton Youth Hockey Association	\$15,500
Big Sister Association	\$5,000
Boston String Academy	\$12,500
CommonWheels	\$10,000
Family Nurturing Center	\$11,000
The Fishing Academy	\$5,000
Friends of the Honan Allston Library	\$5,000
Friends of the Lincoln Street Green Strip	\$4,000
Gardner Pilot Academy	\$10,000
Oak Square YMCA	\$5,000

Open Door Soup Kitchen	\$2,000
West End House	\$10,000
West End House Girls' Camp	\$5,000
Total	\$ 100,000

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 Harvard Allston Partnership Fund, as set forth in the prior vote.

Copies of a memorandum dated December 14, 2017 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, P.C.	\$ 5,717.98
Weston & Sampson Engineers, Inc.	\$ 1,635.00
Bargmann Hendrie + Archetype Inc.	\$ 2,653.85
Enterprise Equipment	\$ 160,469.50
Northern Contracting	\$ 281,177.57

Copies of a memorandum dated December 14, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve the out of state travel for Trinh Nguyen, OWD to Washington, D.C., effective 12/4/2017.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Michelle Goldberg on 12/14/2017.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously VOTED: To approve the Salary Adjustment of Eileen Brophy on 12/14/2017.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Sean P. Nehill of 12/14/2017.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously VOTED: To approve the Performance Merit of Catherine E. Sullivan of 12/14/2017.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Salary Adjustment of Carolyn S. Bennett on
12/14/2017.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Performance Merit of Chris H. Busch of 12/14/2017.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Performance Merit of Jeong Jun Ju on 12/14/2017.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Performance Merit of Marie Mercurio on
12/14/2017.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Salary Adjustment of Casey Ann Hines on
12/14/2107.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Salary Adjustment of Jonathan P. Greeley on
12/14/2107.

PERSONNEL MEMORANDUM #12

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Salary Adjustment of Richard E. McGuinness on
12/14/2107.

PERSONNEL MEMORANDUM #13

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Salary Adjustment of Teresa E. Polhemus on
12/14/2107.

PERSONNEL MEMORANDUM #14

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Performance Merit of Peter M. Sasso on
12/14/2017.

PERSONNEL MEMORANDUM #15

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Performance Merit of Michael P. Christopher on
12/14/2017.

PERSONNEL MEMORANDUM #16

On a motion duly made and seconded, it was unanimously
VOTED: To approve the Budget & Finance department succession planning
recommendations for Francis McNally effective 12/18/2017

PERSONNEL MEMORANDUM #17

On a motion duly made and seconded, it was unanimously
VOTED: To approve the correction to 2016 COLA error for Robert P. Luisi,
effective 6/19/16.

PERSONNEL MEMORANDUM #18

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Steven Johnson, Project Engineer,
ED/CC effective 11/17/2017

PERSONNEL MEMORANDUM #19

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Stephen Healy, Senior Project Engineer,
ED/CC effective 12/14/2017.

PERSONNEL MEMORANDUM #20

On a motion duly made and seconded, it was unanimously
VOTED: To approve to adopt an Amendment to the Sexual Harassment
Policy and Procedure, to include a Workplace Bullying Section, effective December
15, 2017.

Chairman Timothy J. Burke recalled a recess at 5:14 p.m.

Chairman Timothy J. Burke re-adjourned the meeting at 5:33 p.m.

This is a public hearing before the Boston Redevelopment Authority, doing
business as, the Boston Planning & Development Agency, being held in
conformance with Article 80 of the Boston Zoning Code, to consider the Summer
Street Hotel Project as a Development Impact Project pursuant to Section 80B-7 of
the Boston Zoning Code. The Project proposes the construction of a 788,500
square foot hotel.

The hearing was duly advertised on November 30, 2017 in the Boston
Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will
first present their case and are subject to the questioning by members of the
Agency. 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 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. BPDA 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.

Copies of a memorandum dated December 14, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SUMMER STREET HOTEL PROJECT IN THE SOUTH BOSTON WATERFRONT AS A DEVELOPMENT IMPACT PROJECT", which included three proposed votes. Attached to said memorandum were an email dated November 9, 2017 from David Read; an email dated November 8, 2017 from Jonathan Cohen; an email dated November 8, 2017 from David Wean; an email dated November 8, 2017 from Tom Lamar; an email dated November 8, 2017 from Mark Tedrow; an email dated November 8, 2017 from Erica Mattison; an email dated November 8, 2017 from Kevin O'Neall; an email dated November 8, 2017 from Lisa Dobbs; an email dated November 8, 2017 from Alan Wright; an email dated November 8, 2017 from Peter Cheung, Boston Bike Party; an email dated November 8, 2017 from Nina Garfinkle; an email dated October 31, 2017 from Joe Cappuccino; an email dated Maria Lyons; a letter from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; an email dated October 17, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; and two maps indicating the location of the proposed project.

Ms. Casey Hines, Senior Project Manager, Mr. Brian Fallon, Proponent, (Mr. Brian P. Golden entered the room at this time) and Mr. David Manfredi, Architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Helen, Charlestown resident

Mr. David Gibbons, Massachusetts Convention Center Authority

Mr. Mynor Perez, Carpenters Union

Mr. Peter Alto and Mr. David Nagel, IAG members

Mr. Bob Monahan, Julie's Learning Program

Representative from the Omni Parker House

Mr. Jamie McNeil, Hotel Workers Union

Ms. Julie Rizzo, Boys and Girls Club of Dorchester

Mr. Harry DeVall, South Boston Boys and Girls Club

Ms. Ann Brady on behalf of Bill Halpin, South Boston Community Health Center (submitted a letter)

Ms. Beverly Jones, Boston Urban Development

Ms. Mary Vogel, Building Pathways

Mr. Greg Clancy, Greg Clancy Construction Inc.

Ms. Marie Downy, BEST Corp.

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") waiving further review under Section 80A-6 of the Boston Zoning Code ("the Code") which finds that the Notice of Project Change ("NPC") submitted to the Boston Redevelopment Authority (the "BRA") by OH NBH Owner, LLC (the "Proponent") on August 29, 2017 does not significantly increase the impacts of the Summer Street Hotel project located in the South Boston Waterfront District (the "Proposed Project"), which comprises Phase 2b of the Waterside Place Project (formerly known as the Core Block Project), and hereby waives further review of the Proposed Project, subject to on-going design review by the BRA pursuant to the provisions of Article 80B of the Boston Zoning 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 Proposed Project, upon successful completion of the Article 80B Large Project Review process; and

FURTHER VOTED: That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

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

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7726.

This is a public hearing before the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the fourth Institutional Master Plan Amendment filed by Harvard University.

This hearing was duly advertised on November 30, 2017 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to the questioning by members of the Agency. 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 brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about the proposal, each person will be given up to two minutes to comment. BPDA 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.

Gerald will now begin the presentation.

Copies of a memorandum dated December 14, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER HARVARD UNIVERSITY'S INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR A FOURTH AMENDMENT TO THE 2013 INSTITUTIONAL MASTER PLAN", which included six proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Mark Handley, Proponent, Mr. Harris Band, Harvard University and Mr. Jonathan Greeley, Director Development Review addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Notification Form filed by Harvard University on November 2, 2017, to be considered as a fourth amendment to Harvard University's Institutional Master Plan for its campus in Allston ("Harvard Fourth IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4(c) and 80D-9.2 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority (the "BRA") on December 14, 2017, and after consideration of evidence presented at, and in connection with, the proposed Harvard Fourth IMP Amendment, the BRA finds that: (a) the Harvard Fourth IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the Harvard Fourth IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Harvard Fourth IMP Amendment will be injurious to the neighborhoods or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, Pursuant to Article 80D-5.4(c) and 80D-9.2 of the Code, approving the Harvard Fourth IMP Amendment; and

FURTHER VOTED: That the Director be, and hereby is, authorized to waive further review of the Institutional Master Plan Notification Form ("IMP NF for Fourth Amendment") and approve the IMP NF for Fourth Amendment and the approved Harvard University Institutional Master Plan together as the renewed and amended Harvard University Institutional Master Plan pursuant to Section 80D-5.2(e) of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Harvard Art Lab and the HBS Commons Pavilion (the "Proposed Projects")

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or partial Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Projects; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Harvard Third IMP Amendment and the Proposed Project, including by not limited to a Development Impact Project Agreement.

The aforementioned FOURTH IMP AMENDMENT is filed in the Document Book at the Authority as Document No. 7727.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the application of QMG Huntington Limited Partnership to the Boston Planning and Development Agency for authorization and approval of a project under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, both as amended, for the 252-258 Huntington Avenue project in the Fenway neighborhood of Boston.

The hearing was duly advertised on November 30, 2017 in the Boston Herald.

In a BPDA 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. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Czerwienski will present.

Copies of a memorandum dated December 14, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE APPLICATION OF QMG HUNTINGTON LIMITED PARTNERSHIP TO THE BOSTON PLANNING & DEVELOPMENT AGENCY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS

GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE 252-258 HUNTINGTON AVENUE PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON; ARTICLE 80 APPROVAL OF THE 252-264 HUNTINGTON AVENUE PROJECT”, which included four proposed votes. Attached to said memorandum were maps indicating the location of the proposed project. A binder containing the comment letters is on file at the Secretary’s Office

Mr. Timothy Czerwienski, Project Manager, Mr. Jared Eigerman, Project Attorney, Mr. John Matteson, Proponent, Mr. Michael Maso, Huntington Theatre, Mr. BK Boley, Architect, Mr. Scott Aquilina, Architect and Mr. Jonathan Greeley, Director of Development Review, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Mr. Christian Simonelli, The Boston Groundwater Trust

Mr. Mynor Perez, Carpenters Union

Mr. Warren Penza, Boston Public Schools

Mr. David Epstein, Chairman of the Huntington Theatre

Ms. Joyce Kulhawik, Boston Theatre

Ms. Kelly Brilliant, The Fenway Alliance Association, Inc.

Mr. Patrick Gabridge, Playwright

Ms. Olivia D'Ambrosio, Bridge Repertory Theater

Ms. Linda McNally, Friends of Fenway Studio

Ms. Michelle Rhodes, Huntington’s Youth Program

Ms. Donna Sobello, actress

Mr. John Cohen, Pediatrician

Ms. Sharon Malt, Huntington Theatre Trustee

Ms. Carol Longer, abutter

Mr. Todd Williams, resident and production manager

Ms. Macy, Huntington Theatre

Ms. Alexis Scheer, Playwright’s Theatre

Mr. Gary Walker, Electrician’s Union

Mr. Peter Alpert, New England Conservatory of Music

The following people spoke in opposition of the proposed project:

Mr. Caleb Clapp, Riviera Condominium Association, Inc.

Mr. Johnson, abutter

Mr. John Murphy,

Ms. Jennifer Pinck, Pinck & Company

Attorney Tim Schofield

Ms. Stella Hanzis-Pantazopoulos, representing 250 Huntington Avenue

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "REPORT AND DECISION ON THE APPLICATION BY QMG HUNTINGTON LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED (the "Report and Decision" for the Chapter 121A Project" be, and hereby is, approved and adopted in all respects, and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which: (i) finds that the Project Notification Form ("PNF") as updated adequately describes the potential impacts arising from the 252-264 Huntington Avenue Project, located at 252-264 Huntington Avenue in the Fenway neighborhood (the "Article 80 Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Article 80 Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a one or more Certifications of Compliance under Section 80B-6 of the Code for the Article 80 Project, or any component thereof, upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute one or more Cooperation Agreements, Boston Residents Construction Employment Plans, 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 the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned APPLICATION OF QMG HUNTINGTON LIMITED PARTNERSHIP is filed in the Document Book at the Authority as Document No. 7728.

Mr. Michael Monahan left the room momentarily.

Mr. Brian P. Golden updated the Board Members: 14,000 housing units approved and 8,000 are under construction with 40% of affordable units; the Tuition Free College Program – free access for 137 high school graduates; a new division was formed "Financial Empowerment Workforce Training"; thanked Chairman Timothy Burke and Carol Downs, Treasurer for attending the All Staff meeting; Peer Recognition Award winners were the Tuition Free Staff and the Financial Empowerment Team; the individual winners were Emily Waja, Web Content Manager and Michael Cannizzo, Senior Architect/Urban Designer and thanked the Board Members and Happy Holidays.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, January 11, 2018; Thursday, February 8, 2018; Thursday, March 15, 2018; Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 9, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn. The meeting adjourned at 8:05 p.m.

Secretary