

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 16, 2010, which were previously distributed, were submitted.

Copies of a memorandum dated December 14, 2010 were distributed entitled "SCHEDULING A PUBLIC HEARING: BRIDGEVIEW LIFE FOCUS LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED AT RUTHERFORD AVENUE IN CHARLESTOWN OF BOSTON", which included three proposed votes. Attached to the memorandum was 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 publish and provide a Notice regarding a public hearing, to be held on Thursday, January 13, 2011 at 5:30 p.m. or such other time on January 13, 2011, as determined by the Director, in connection with the application or a proposed Chapter 121A Project, to be known as Bridgeview Center Chapter 121A Project (the "Proposed 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 Project as authorized by the preceding vote; and

FURTHER

VOTED: That the Resolution entitled "Amended and Restated Resolution of the Boston Redevelopment Authority dated June 22, 2010 Regarding Tentative Designation to Life Focus Charlestown, Inc. of Parcel P-15-2C-4 of the Charlestown Urban Renewal Area Project No. Mass R-55" be, and hereby is, extended to January 13, 2011.

This is a Public Hearing before the Boston Redevelopment Authority, regarding the Channel Center Project, formerly known as the Midway Project, located at 1 through 40 Channel Center Street, within the Fort Point Channel neighborhood of South Boston, to consider the Second Amendment to the Development Plan for Planned Development Area No. 53 (the "PDA Plan"), pursuant to Section 80C-5.4 of the Boston Zoning Code and to consider amendment(s) to the Development Impact Project Agreement pursuant to Section 80B-7 of the Boston Zoning Code. The Second Amendment to the PDA Plan, submitted by Channel Center Holdings VAF, LLC, would (i) authorize the preservation and rehabilitation of two buildings formerly known as 40-44 Midway Street and 46-48 Midway Street, now known as 7-9 Channel Center Street, respectively, and 50-52 Midway Street, now known as 5 Channel Center Street, for the uses permitted under the PDA Plan; (ii) update the PDA Plan site plan to reflect changes in planned development and roadway realignments; and (iii) set forth a revised development schedule for the completion of the Channel Center Project.

This hearing was duly advertised in the *Boston Herald* on December 1, 2010.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only.

Thereafter, those who wish to speak in favor of the proposed 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 are allowed a brief period for rebuttal, if they so desire.

Ms. Kara will now begin the presentation.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PUBLIC HEARING ON THE CHANNEL CENTER PROJECT IN SOUTH BOSTON TO CONSIDER THE SECOND AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 53 AND TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND OTHER ARTICLE 80 AGREEMENTS", which included six proposed votes. Attached to the memorandum were a document entitled "Second Amendment to Development Plan for Planned Development Area No. 53 Channel Center Project dated December 14, 2010", an email dated December 13, 2010 from Bob Giers, a letter dated December 8, 2010 from John P. Sullivan, P.E., Boston Water and Sewer Commission, a letter dated December 9, 2010 from William Meister, an email from James Britt dated December 3, 2010, a letter dated November 11, 2010 from Elliott Laffer, Executive Director, Boston Groundwater Trust and four drawings two maps indicating the location of the proposed project. A letter dated December 15, 2010 from Jon Seward was handed in.

Ms. Kristin Kara, Senior Project Manager and Attorney Rebecca Lee, Edward Angell Palmer & Dodge, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Mr. Gary Walker, IBEW

Mr. Mark Fortune, Sprinklerfitters Union

Mr. John Seward, IAG

Mr. Russell Bartash, Sheetmetal Union

Mr. Bill Meister, Channel Center resident

Mr. Neil Connolly, Ironworkers Union

Mr. Tom Flynn, Carpenters Union

Ms. Joanne Kaliontzis, Fort Point Cultural Coalition

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 waiving further review under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change, as amended, submitted by Channel Center Holdings VAF, LLC does not significantly increase the impacts arising from the 5 Channel Center Project and the 7-9 Channel Center Project (the "Proposed Projects") as described in the Second Amendment (the "Second Amendment") to the Development Plan for Planned Development Area No. 53 ("PDA Plan No. 53") and waives further review of such Proposed Projects, subject to continuing design review by the Boston Redevelopment Authority ("Authority"); and

FURTHER

VOTED: That the Authority hereby finds and determines that the Second Amendment to PDA Plan No. 53 complies with Section 80C-4(a)-(e); Standards for Planned Development Area Review Approval of 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 Second Amendment

to PDA Plan No. 53 and authorizes the Director to petition the Boston Zoning Commission for approval of the Second Amendment to PDA Plan No. 53 in substantial accord with the form of the Second Amendment to PDA Plan No. 53 submitted to the Authority at its public hearing on December 14, 2010 and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance pursuant to Section 80B-6 of the Code for each of the Proposed Projects upon the successful completion of all applicable Article 80 processes; and

FURTHER

VOTED: That upon approval of the Second Amendment to PDA Plan No. 53 by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Proposed Projects under Section 80C-8 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute amendments to the Cooperation Agreement, the Development Impact Project Agreement and the Boston Residents Construction Employment Plan for the Channel Center Project if and to the extent required in connection with the Second Amendment to PDA Plan No. 53, and execute and deliver one or more Affordable Rental Housing Agreements and Restrictions, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Second Amendment to PDA Plan No. 53 and with the Proposed Projects, all upon terms and conditions determined to be in the best interests of the Authority.

The aforementioned PDA NO. 53 AMENDMENT AND DEVELOPMENT IMPACT PROJECT AMENDMENT are filed in the Document Book at the Authority as Document Nos. 7038 & 7038a.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80 of the Boston Zoning Code, to consider the Planned Development Area Development Plan for the 319 A Street Rear Project (the "PDA Plan"), within Planned Development Area No. 69, South Boston/The 100 Acres, pursuant to Section 80C-5.4 of the Code. W2005 BWH II Realty, LLC, the Proponent, proposes an approximately 268,500 square-foot, 21-story, 180 foot-tall residential building, as measured from Summer Street pursuant to Planned Development Area No. 69, South Boston/The 100 Acres, as well as approximately 184 rental apartments, a ground-level lobby, building amenities, service and mechanical space, and four levels of above-grade parking for approximately 96 vehicles. Approximately 212,610 square feet of the approximately 268,500 square foot building will be dedicated to the residential program (apartments, circulation, lobbies, and building amenities) and approximately 56,000 square feet will be for parking.

This hearing was duly advertised in the ***Boston Herald*** on December 1, 2010.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed 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 are allowed a brief period for rebuttal, if they so desire.

Ms. Kara will now begin the presentation.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PUBLIC HEARING FOR THE PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN FOR THE 319 A STREET REAR PROJECT, LOCATED AT 319 A STREET REAR, FORT POINT CHANNEL DISTRICT OF SOUTH BOSTON", which included six proposed votes. Attached to the memorandum were a document entitled "Development Plan for 319 'A' Street Rear within the Planned Development Area No. 69, South Boston/The 100 Acres Boston, Massachusetts December 14, 2010 (to be re-dated upon Zoning Commission approval)", an email dated December 10, 2010 from Claudia Ravaschiere, a letter dated August 27, 2010 from The Impact Advisory Group, a letter dated July 21, 2010 from David W. Joseph Acting Fire Marshall, Fire Department, a letter dated July 27, 2010 from Elliott Laffer, Executive Director, Boston Groundwater Trust, an email dated July 20, 2010 from Lee Griffiths, an email dated August 12, 2010 from Peter Agoos, two maps indicating the location of the proposed project.

Ms. Kristin Kara, Senior Project Manager, Mr. BK Boley, architect and Mr. John Matteson, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Mr. Linda Lucas, IAG and resident

Mr. Gary Walker, IBEW

Mr. Neil Connolly, Ironworkers Union

Mr. Russell Bartash, Sheetmetal Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Bill Meister, Channel Center resident

Ms. Ellen Atman, on the fence, asked about Melcher Street

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and determines that the Development Plan for 319 "A" Street Rear (the "PDA Plan") located within Planned Development Area No. 69, South Boston/The 100 Acres 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 pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code (the "Code"), the Authority hereby approves and adopts the PDA Plan located within Planned Development Area No. 69, South Boston/The 100 Acres and authorizes the Director to petition the Boston Zoning Commission for approval of the PDA Plan in substantial accord with the form presented to the Authority on December 14, 2010 and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination pursuant to Section 80B-5.4(c)(iv) of the Code waiving the requirement to file and review a Final Project Impact Report for the 319 A Street Rear Project located at 319 A Street Rear and described in the PDA Plan (the "Proposed Project"), and proposed by W2005 BWH II Realty L.L.C. (the "Proponent"), which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report: (i) adequately describe the impacts from the Proposed Project, subject to further Authority design review, and (ii) include any conditions necessary for the mitigation of such impacts; 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 the successful completion of the Article 80B Large Project review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, upon completion of continuing Authority design review, and following Boston Zoning Commission approval of the PDA Plan, to issue a Certification of Consistency pursuant to Section 80C-8 of the Code, upon finding that the standards set forth in the Code have been met; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, one or more Affordable Rental Housing Agreement(s) and Restriction(s), a Boston Residents Construction Employment Plan, a First Source Agreement and a Memorandum of Understanding, amendments to any existing agreements relating to the Proposed 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 deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned PDA NO. 69 is filed in the Document Book at the Authority as Document No. 7039.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PUBLIC HEARING TO REQUEST AUTHORIZATION AND APPROVALS REGARDING THE WENTWORTH INSTITUTE OF TECHNOLOGY INSTITUTIONAL MASTER PLAN", which included four proposed votes. Attached to the memorandum were three maps indicating the location of the proposed project. A letter dated November 29, 2010 from James Hoffman, Executive Director of Mission Hill NHS and Patricia Flaherty, Mission Hill NHS & WIT Task Force Member was handed in.

Ms. Katelyn Sullivan, Project Assistant, Mr. Richard Towle and Mr. David Walstrom, Wentworth Institute, addressed the Authority and answered the Members' questions.

Councilor Michael Ross

Mr. William Onuoha, Mayor's Office of Neighborhood Services

Mr. Richard Giordano submitted a letter

Mr. Russell Bartash, Sheetmetal Union

Ms. Kate-Marie Roycroft, Representative Jeffrey Sanchez Office

Ms. Sheneal Parker, IAG

Ms. Kelly Brilliant, Fenway Alliance

Mr. Neil Connolly, Ironworkers Union

Mr. Tom Flynn, Carpenters Union

Mr. Gary Wlaker, IBEW

Mr. Mark Fortune, Sprinklerfitters Union

Ms. Matilda Drayton, Mission Main Task Force

Ms. Judie Mercer, Mission Main Task Force

Mr. Richard Arroyo, spoke in opposition with qualification

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Wentworth Institute of Technology ("Wentworth") Institutional Master Plan ("IMP") presented at a public hearing held pursuant to Section 80D-5 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on December 14, 2010, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the Wentworth IMP complies

with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Wentworth IMP conforms to the provisions of Article 80D of the Code; (c) the Wentworth IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Wentworth IMP 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) of the Code approving the Wentworth IMP; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code to approve the IMP; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue Certifications of Consistency with respect to the Proposed Institutional Projects in the IMP when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the Wentworth IMP; (b) the Proposed Institutional Projects are consistent with the IMP, including the requirement of Section 80D-10.1(d) of the Code concerning the location of High Impact Subuses; (c) the IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the IMP is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the IMP and the Proposed Institutional Projects, including a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7040.

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 Fourth Northeastern University Institutional Master Plan Amendment. The Northeastern campus is located in the Fenway neighborhood.

This hearing was duly advertised on December 1, 2010 in the Boston Herald.

In a Boston Redevelopment Authority hearing on the proposed Institutional Master Plan Amendment, staff members will first present their case and are subject to the 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 brief period for rebuttal if they so desire.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PUBLIC HEARING TO REQUEST AUTHORIZATION AND APPROVALS REGARDING THE NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN", which included four proposed votes.

Attached to the memorandum were a letter and two maps indicating the location of the proposed project.

Mr. Gerard Autler, Senior Project Manager and Mr. John Tobin, Northeastern University, addressed the Authority and answered the Members' questions.

Councilor Michael Ross

Mr. William Onuoha, Mayor's Office of Neighborhood Services

Ms. Kate-Marie Roycroft, Representative Jeffrey Sanchez Office

Mr. Bruce Bickerstaff, Northeastern Task Force and resident

Ms. Kelly Brilliant, Fenway Alliance

Mr. Russell Bartash, Sheetmetal Union

Mr. Mark Fortune, Sprinklerfitters Union

Ms. Jane Hartman, East Fenway resident

Mr. Neil Connolly, Ironworkers Union

Mr. Tom Flynn, Carpenters Union

Ms. Frederica Vickely, Fenway

The following person spoke in opposition to the proposed project:

Mr. Richard Arroyo, resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby determines that the Institutional Master Plan Notification Form ("IMP/NF") for an Institutional Master Plan Renewal ("IMP/NF for Renewal") of the Northeastern University Institutional Master Plan, as amended, ("Approved IMP"), in accordance with Sections 80D-5.2(e) of the Boston Zoning Code ("Code") proposes: (i) no new Proposed institutional Projects; (ii) no changes in the Approved IMP that would constitute a change in the use, dimensional, parking or loading elements of the Approved IMP (other than de minimus dimensional changes); and (iii) no significantly greater impacts would result from the continued implementation of the Approved IMP than were originally projected; and

FURTHER

VOTED: That the Authority, in accordance with Section 80D-5.2(e), waives further review of the renewal and approves the IMP/NF for Renewal and the Approved IMP together as the renewed Institutional Master Plan until December 31, 2012; and

FURTHER

VOTED: That the Authority hereby authorizes the Director to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the IMP/NF for Renewal; and.

FURTHER

VOTED: That in connection with the Northeastern University Institutional Master Plan Notification for a Fourth Amendment ("Fourth 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 Authority on December 14, 2010, and after consideration of evidence presented at, and in connection with, the proposed Fourth IMP Amendment, the Authority finds that, in accordance with Section 80D-4 of the Code: (a) the Fourth Amendment, with the Approved IMP and the IMP/NF for Renewal (collectively, the "New Approved IMP") conforms to the provisions of Article 80D of the Code; (b) the New Approved IMP conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the New Approved IMP 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 Section 80D-5.4(c) of the Code approving the Fourth IMP Amendment; and

FURTHER

VOTED: That the Director be, and hereby is authorized to issue Certification(s) of Consistency pursuant to Section 80D-10 of the Code when the Director finds that the Proposed Institutional Projects are consistent with the New Approved IMP; 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 by the Director in connection with the Fourth IMP Amendment and the Proposed Institutional Projects.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7044.

The Chairman called for a recess at 6:01 p.m.

The Chairman re-adjourned the meeting at 6:06 p.m.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PARCEL 39A, HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", which included two proposed votes. 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 hereby extends the Tentative Designation of Kenney Development Company, Inc., as Redeveloper of Parcel 39A in the Charlestown Navy Yard, for a period not to exceed 60 days, or until February 14, 2011; and

FURTHER

VOTED: That this Tentative Designation be automatically rescinded without prejudice and without any further authorization or approvals by the Boston Redevelopment Authority if Final Designation has not been granted to the Redeveloper within 60 days, or by February 14, 2011.

Mr. Christopher Supple re-entered at this time.

Copies of a memorandum dated December 14, 2010 were distributed entitled "BUILDING 103, CHARLESTOWN NAVY YARD", which included two proposed votes. 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") is authorized to amend and restructure an Urban Development Action Grant ("UDAG") loan with Building 103 Associates Limited Partnership with a principle amount of \$1,649,650; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Project Loan Agreement, an amendment to Promissory Note, an amendment to the Mortgage, an Affordable Rental Housing Agreement, and any and all other agreements and

documents that the Director deems appropriate and necessary and in the best interest of the Authority in connection with the UDAG loan restructuring.

Copies of a memorandum dated December 14, 2010 were distributed entitled "BACK BAY MANOR, FORMER CHAPTER 121A PROJECT, EXERCISE OF OPTION TO PURCHASE THE PREMISES UNDER THE GROUND LEASE AND REQUEST FOR ESTOPPEL CERTIFICATE", which included a proposed vote.

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 Director of the Boston Redevelopment Authority (the "Authority") be, and hereby is, authorized to execute and deliver on behalf of the Authority, a Deed and Estoppel Certificate, pursuant to that certain Indenture of Lease dated June 3, 1966, as assigned and amended, containing such terms and conditions that the Director deems appropriate and necessary and in the best interests of the Authority. Copies of a memorandum dated December 14, 2010 were distributed entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT", which included a proposed vote. Attached to the memorandum were and two maps indicating the location of the proposed project.

Copies of a memorandum dated December 14, 2010 were distributed entitled "ALVAH KITTREDGE HOUSE, 10 LINWOOD STREET, ROXBURY", which included a proposed vote.

Mr. Dennis Davis, Deputy Director for Leasing 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 (the "Authority") hereby adopts the resolution that states: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 14, 2010, relating to the property located at 10 Linwood Street, Boston, MA, Assessor's Parcel No. 11-00090-000, 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."

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7041.

Copies of a memorandum dated December 14, 2010 were distributed entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT", which included a proposed votes. Attached to said memorandum was a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7042.

Copies of a memorandum dated December 14, 2010 were distributed entitled "HAYWARD PLACE LOCATED IN THE CENTRAL BUSINESS DISTRICT/BEDFORD-WEST URBAN RENEWAL DISTRICT BETWEEN DOWNTOWN CROSSING AND THE CHINATOWN NEIGHBORHOOD-REQUEST AUTHORIZATION TO GRANT \$13 MILLION FOR MAJOR REHABILITATION TO THE QUINCY UPPER SCHOOL", which included two proposed votes. Attached to the memorandum was a letter dated November 15, 2010 from John Palmieri to Ms. Meredith Weenick, Acting Director of Administration and Finance, City of Boston.

Mr. Jay Rourke, 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 make the grant of thirteen million dollars (\$13,000,000.00), currently being held in escrow by the Authority, to the City of Boston to be used for major rehabilitations and renovations to the Josiah Quincy Upper School, located at 900 Washington Street; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all other agreements and documents which the Director deems appropriate and necessary in connection with the grant, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated December 14, 2010 were distributed entitled "FOURTH AMENDMENT TO THE REPORT AND DECISION ON THE LANDMARK CENTER CHAPTER 121A PROJECT REGARDING THE TRANSFER OF THE PROJECT TO LANDMARK CENTER OWNER LIMITED PARTNERSHIP, LOCATED IN THE FENWAY NEIGHBORHOOD", which included two proposed votes. Attached to said memorandum were a document entitled "APPLICATION BY LANDMARK CENTER OWNER LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL TO ACQUIRE AN EXISTING REDEVELOPMENT PROJECT UNDER GENERAL LAWS CHAPTER 121A AND CHAPTER 652 OF THE ACTS OF THE 1960, AS AMENDED" and a document entitled "FOURTH AMENDMENT TO REPORT AND DECISION ON THE ON THE APPLICATION TO ACQUIRE THE LANDMARK CENTER CHAPTER 121A PROJECT BY LANDMARK CENTER OWNER LIMITED PARTNERSHIP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY FOURTH AMENDMENT TO

REPORT AND DECISION ON THE ON THE APPLICATION TO ACQUIRE THE LANDMARK CENTER CHAPTER 121A PROJECT BY LANDMARK CENTER OWNER LIMITED PARTNERSHIP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED” be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver on behalf of the Boston Redevelopment Authority a Regulatory Agreement, a Public Improvements Contribution Agreement and, or an Affordable Housing Contribution Agreement and any other documents and agreements that the Director, in his sole discretion, deems necessary and appropriate in connection with the transfer of the Landmark Center Chapter 121A Project.

The aforementioned FOURTH REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document Nos. 7043 and 7043a.

Copies of a memorandum dated December 14, 2010 were distributed entitled “121 BROOKLINE AVENUE, FENWAY LIMITED SERVICE HOTEL, IN THE FENWAY NEIGHBORHOOD OF BOSTON - NOTICE OF PROJECT CHANGE”, which included three proposed votes. Attached to said memorandum were a letter dated October 29, 2010 from Mark A. Deschenes, Boylston Properties company Inc., a rendering and two maps indicating the location of the project.

Mr. Jay Rourke, Senior Project Manager and Mr. William McQuillan, developer, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the “Code”), which finds that the Notice of Project Change submitted on November 1, 2010 (“NPC”) (i) demonstrates that the proposed project change does not significantly increases those impacts of the Proposed Project that are within the scope of the required review such as to warrant resubmission of the PNF, rescoping, any additional supplementary documentation, or a further DPIR or FPIR concerning, and adequately describes the potential impacts arising from, the 121 Brookline Avenue, Fenway Limited Services Hotel project, which proposes the construction of a 181 room, extended stay/limited service hotel including a 45-50 space garage on one below grade level and approximately 6,300 gross square feet of ground-floor retail space (the “NPC Project”); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the NPC Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Agreement, an Amended and Restated Boston Residents Construction Employment Plan, and any

and all other agreements and documents which the Director deems appropriate and necessary in connection with the NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 14, 2010 were distributed entitled "9-23 GRIGGS STREET IN THE ALLSOTN NEIGHBORHOOD OF BOSTON - NOTICE OF PROJECT CHANGE", which included three proposed votes. Attached to said memorandum were a letter dated November 29, 2010 from Paul Alan Rufo, Kutchin & Rufo, P.C., two plans of unit locations and two maps indicating the location of the project.

Mr. Jay Rourke, 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 (the "Code"), which finds that the Notice of Project Change submitted on November 29, 2010 for the 9-23 Griggs Street project, which proposes one hundred (100) rental units and one hundred and one (101) parking spaces (the "NPC Project") does not significantly increase the impacts of the 9-23 Griggs Street Project and waives further review of the NPC Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the NPC Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, 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 NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 14, 2010 were distributed entitled "FINAL CERTIFICATE OF COMPLETION FOR THE DANA FARBER CANCER INSTITUTE'S YAWKEY CENTER FOR CANCER CARE", which included a proposed vote.

Ms. Sonal Gandhi, 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 upon the issuance of a permanent Certificate of Occupancy for the Yawkey Center for Cancer Care Project to issue a Final Certificate of Completion to Dana Farber Cancer Institute, Inc., pursuant to paragraph C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Dana Farber Cancer Institute, Inc. dated September 19, 2008 evidencing the successful completion of the Yawkey Center for Cancer Care Project consisting of (a) approximately 275,000 gross square feet of space for clinical programs, patient and family services, clinical support space, a street-level lobby, and a new main entrance and retail space, (b) a below-grade parking garage containing 460 parking spaces, and (c) the tunnels and bridges connecting the Yawkey Project to other Dana Farber Cancer Institute facilities.

Copies of a memorandum dated December 14, 2010 were distributed entitled "E+ (ENERGY POSITIVE) GREEN BUILDING DEMONSTRATION PROGRAM", which included four proposed votes. Attached to said memorandum were six maps indicating the location of the proposed property.

Mr. John Dalzell, Senior Architect, Urban 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 (the "Authority") hereby finds and declares as follows:

- (a) To overcome urban blight by undertaking the acquisition from the City of Boston (the "City") of the vacant parcels at 156-160 Highland Street in Roxbury, 226 Highland Street, 61, 65, and 67-69 Marcella Street in Roxbury, and 64 Catherine Street in Jamaica Plain (the "Proposed Project"), it is in the public interest of the Authority and the City of Boston to adopt a Demonstration Project Plan for 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 or 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 Proposed 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 the property located at 156-160 Highland Street, 226 Highland Street, 61, 65, and 67-69 Marcella Street in Roxbury, and 64 Catherine Street in Jamaica Plain from the City and issue a request for proposals ("RFP") for the development of the three (3) sites, as well as designate a portion of two sites for affordable housing. The Director is hereby authorized on behalf of the Authority to accept a deed from the City and execute such instruments or agreements with the City and other entities as may be necessary 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 Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the development of the Proposed Project; and

FURTHER

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

Copies of a memorandum dated December 14, 2010 were distributed entitled "AUTHORIZATION TO AWARD A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE GENERAL CONSTRUCTION BASIC SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", which included a proposed vote.

Mr. Richard Mulligan, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with Fleming Bros., Inc. located at 106 Columbia Street, Quincy, MA 02169, for Property Management, Repair and Maintenance General Construction Basic Services for BRA owned properties in the total amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

Copies of a memorandum dated December 14, 2010 were distributed entitled "REQUEST FOR PROPOSALS FOR TROLLEY TOUR KIOSKS, LONG WHARF", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed property.

Mr. Richard Mulligan, Senior Project Manager, 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 in the Downtown Waterfront Urban Renewal Area for the placement of trolley tour kiosks.

Copies of a memorandum dated December 14, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 28 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously VOTED: BZC 30864, BZC 30865, BZC 30866, BZC 30867, BZC 30869, BZC 30870, BZC 30871, BZC 30872, BZC 30873, BZC 30876, BZC 30877, BZC 30878, BZC 30881, BZC 30882, BZC 30883, BZC 30884, BZC 30885, BZC 30886, BZC 30887, BZC 30888, BZC 30891, BZC30894, BZC 30907, BZC 30917, BZC 30924, BZC 30925, BZC 30928 and BZC 30933.

Copies of a memorandum dated December 14, 2010 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS FROM THE HARVARD ALLSTON PARTNERSHIP FUND", which included two proposed votes. Attached to the memorandum was a letter dated December 2, 2010 from The Harvard Allston Partnership Fund Advisory Committee.

Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management, 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 Baby Diaper Pantry	5,000
Earthwatch	5,000
The Fishing Academy	10,000
Gardner Pilot Academy	24,920

The Literacy Connection	9,800
The Joseph Smith Community Health Center	15,480
Vocational Advancement Center	25,000
West End House Girls Camp	<u>4,800</u>
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.

The Director did not provide an update.

Copies of a memorandum dated December 14, 2010 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

REMI, Inc.	\$ 4,550.00
STOSS INC.	\$ 7,190.00
Rosenberg, Schapiro, et al	\$ 10,859.38
Crosby, Sclessigner etal	\$ 1,897.50

Copies of a memorandum dated December 14, 2010 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the amended Cafeteria Plan for the Authority including a Dependent Care Flexible Spending Account and Health Flexible Spending Account effective January 1, 2011.

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Thursday, January 13, 2011 at 5:30 p.m.; Thursday, February 10, 2010 at 5:30 p.m.; Thursday, March 10, 2010 at 5:30 p.m.; Thursday, April 14, 2010 at 5:30 p.m.; and, Thursday, May 12, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 6:50 p.m.

Secretary