

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 12, 2010, which were previously distributed, were submitted.

Copies of a memorandum dated November 16, 2010 were distributed entitled "SCHEDULING OF A PUBLIC HEARING ON THE CHANNEL CENTER PROJECT IN SOUTH BOSTON TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND TO CONSIDER THE SECOND AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 53", which included a proposed vote. Attached to the memorandum were two maps 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 schedule and advertise a public hearing, pursuant to Section 80B-7 and Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on December 14, 2010 at 5:30 p.m., or at a date and time to be determined by the Director, regarding the Channel Center Project located within the Fort Point Channel District of South Boston, which will be undertaken by Channel Center Holdings VAF, LLC or affiliates thereof, to consider amendment(s) to the Development Impact Project Agreement and to consider the Second Amendment to the Development Plan for Planned Development Area No. 53.

Copies of a memorandum dated November 16, 2010 were distributed entitled "BRIDGEVIEW LIFE FOCUS LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED AT RUTHERFORD AVENUE IN CHARLESTOWN OF BOSTON", which included two 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, December 14, 2010 at 5:45 p.m. or such other time on December 14, 2010, as determined by the Director, in connection with the application on a proposed Chapter 121A Project, to be known as Bridgeview Center Chapter 121A Project (the "Proposed Project") located in the Charlestown neighborhood, 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.

Copies of a memorandum dated November 16, 2010 were distributed entitled "SCHEDULING OF A PUBLIC HEARING ON THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 60, THE KENSINGTON", which included a proposed vote. Attached to the memorandum were four renderings and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80A-2 and 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority on December 14, 2010, at 6:00 p.m., or at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 60 for the Kensington Project.

Copies of a memorandum dated November 16, 2010 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE WENTWORTH INSTITUTE OF TECHNOLOGY INSTITUTIONAL MASTER PLAN", which included a proposed vote. Attached to the memorandum were three maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously
VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, December 14, 2010 at 6:15p.m. or at a date and time to be determined by the Director to consider the Wentworth Institute of Technology Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated November 16, 2010 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE WENTWORTH INSTITUTE OF TECHNOLOGY INSTITUTIONAL MASTER PLAN", which included a proposed vote. Attached to the memorandum were a letter and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously
VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, December 14, 2010 at 6:15p.m. or at a date and time to be determined by the Director to consider the Wentworth Institute of Technology Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

This is a Public Hearing before the Boston Redevelopment Authority regarding the Olmsted Green Project, located on the former Boston State Hospital campus in Mattapan, to consider the First Amendment to the Development Plan for Planned Development Area No. 67, pursuant to Section 80C of the Boston Zoning Code. Hearth Inc., in conjunction with Lena New Boston LLC, proposes to amend the PDA as it relates to the Hearth Senior Housing component, to allow for the size of the project to be reduced from 83 units to 59 units.

This hearing was duly advertised in the Boston Herald on November 3, 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.

Mr. Campbell will now begin the presentation.

Copies of a memorandum dated November 16, 2010 were distributed entitled "PUBLIC HEARING - OLMSTED GREEN PROJECT FIRST AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 67 IN MATTAPAN", which included four proposed votes. Attached to said memorandum were a document entitled

“FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 67 OLMSTED GREEN, American Legion Highway, Morton Street and Harvard Street, BOSTON, MASSACHUSETTS Dated: November, 2010” with ‘First Amendment to the Development Plan for Planned Development Area No. 67, Olmstead Green – Boston Redevelopment authority on behalf of Lena New Boston, LLC’, a letter dated October 10, 2010 from James Clark, Sr. Boston State Hospital Citizen’s Advisory Committee, Inc., a fax to Clarence Jones from Beverly Johnson, Bevco Associates, Inc. and two maps indicting the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Anthony Vivirito, architect and Mr. Peter Roche, developer, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Ms. Evelyn Freidman, Department of Neighborhood Development

Mr. Tom Flynn, Carpenters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and determines that the (“Olmsted Green Project”) 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 Code, the Authority hereby approves the First Amendment to the Development Plan for Planned Development Area No. 67 and authorizes the Director to petition the Boston Zoning Commission (the “Commission”) for approval of the First Amendment to the Development Plan for Planned Development Area No. 67 (the “First Amendment”), in substantial accord with the form of First Amendment submitted to the Authority and attached hereto; and

FURTHER

VOTED: That upon approval of the First Amendment by the Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Olmsted Green Project under Section 3-1A.a and Article 80C-8 of the Code; and

FURTHER

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

The aforementioned PDA NO. 67 FIRST AMENDMETN is filed in the Document Book at the Authority as Document No. 7034.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652 (collectively “Chapter 121A”) and the Authority’s Rules and Regulations Governing Chapter 121A Projects in the City of Boston (“Rules and Regulations”), as amended and to the extent applicable, to consider the application filed with the Authority on October 15, 2010, by the Walnut Avenue Apartments Limited Partnership, for approval of a Report and Decision in connection with the 461 Walnut Avenue Chapter 121A project located at 461 Walnut Avenue in Jamaica Plain. The Application requests approval for a new Chapter 121A status to the currently vacant parcel.

Notice of this Public Hearing was duly advertised in the Boston Herald on November 3, 2010 and by sending such notice to abutters in accordance with the Authority’s votes on October 12, 2010.

In a Public Hearing before the Authority, staff members and the Applicant's representatives will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire.

Please be advised that all testimony presented at this hearing will be recorded by a stenographer, for this hearing only, which has been requested by a third party, and all such testimony shall be included in a transcript and kept in the Authority's official records open to public inspection in accordance with Rule 4 (B) (1) of the Rules and Regulations.

Mr. FitzGerald will now begin the presentation.

Copies of a memorandum dated November 16, 2010 were distributed entitled "461 WALNUT AVENUE, JAMAICA PLAIN, PROPOSED CHAPTER 121A PROJECT, PUBLIC HEARING", which included two proposed votes. Attached to said memorandum were a document entitled "REPORT AND DECISION ON THE APPLICATION OF WALNUT AVENUE APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS 461 WALNUT AVENUE CHAPTER 121A PROJECT" and two maps indicating the location of the proposed project. All letters in support, opposition and received from City agencies, all letters, inspection Certificate and map that were handed in during the public hearing are in an accompanying binder.

Mr. John Fitzgerald, Project Manager, Mr. Richard Thall, JPND, Mr. Nick Elton, architect, Attorney Joseph Lieber and Ms. Sarah addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Barbara Farrer, Boston Public Health Commission
Ms. Melina Munez on behalf of Senator Sonia Chang-Diaz
Ms. Evelyn Freidman, Department of Neighborhood Development
Ms. Colleen Keller, Mayor's Office of Neighborhood Services
Mr. Adam Webster on behalf of Councilor John Connolly's Office
Ms. Jessica Taubner on behalf of Councilor Ayanna Pressley's
Ms. Katelyn Burns, neighbor
Mr. Kevin Boch, neighbor/resident
Mr. Jim Green, Boston Shelter Commission
Mr. Michael Lily, homeless shelter resident
Ms. Julianna Brody-Fialkin, Montebello Road resident
Ms. Leslie Vallia, Parkside Neighborhood Associations
Mr. Steve Laferriere, Jamaica Plain Neighborhood Development Corporation
Mr. Brandon Abbs, resident
Ms. Sarah Horsley, Park Lane resident
Ms. Christine Anderson, resident
Mr. Ronald Heathrow, Park Lane resident
Ms. Mirna Rodriguez, resident
Ms. Katie Whiting, resident
Ms. Eva Erlich, resident
Ms. Pam, Jamaica Plain Neighborhood Council
Ms. Francesca Fortune,
Ms. Jess White Jamaica Plain Housing Council
Ms. Nancy Kohn, resident
Ms. Marissa, resident
Ms. Julia Taberman, resident and for Mr. Richard Horsley

Ms. Terri Mason, resident
Ms. Katie Taylor, Montebello Road resident
Mr. Roger Gumbel, Montebello Road resident
Ms. Erin Stringfellow, Forest Hills Street resident
Ms. Sharon Morris, resident
Mr. Richard, Fisher Avenue, Roxbury

The following people spoke in opposition to the proposed project:

Attorney Daniel Wilson

Mr. Jason Hyback, Montebello resident

Mr. David Nagle, Park Lane resident

Ms. Kirstin Patzer, Montebello Road resident

Ms. Judy Sullivan, Montebello Road resident

The Chairman called for a recess at 7:29 p.m.

The Chairman re-adjourned the meeting at 7:37 p.m.

A man in a black fleece jacket

Ms. Kate Pappard, Montebello Road resident

Ms. Isabella, Montebello Road resident

Mr. Louie, Montebello Road resident

Mr. Angel Swan, corner of Montebello Road

Mr. Joseph Fallon, resident (only to the scope and size)

Ms. Maura DuBusc, Montebello Road resident

Mr. Walter Pollard, resident handed in inspection certificate and a map of abutters

Mr. Christopher Supple abstained.

On a motion duly made and seconded, it was voted 4-1

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF WALNUT AVENUE APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS 461 WALNUT STREET CHAPTER 121A PROJECT" be, and hereby is, adopted; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Small Project Review Application submitted by Jamaica Plain Neighborhood Development Corporation to renovate an existing vacant building at 461 Walnut Avenue in Jamaica Plain formerly used by Boston Health Care for the Homeless Program, Inc., as a 90-bed medical respite facility for homeless individuals has complied with the requirements of Small Project Review, under Sections 80E-4 and 80E-5 of the Boston Zoning Code, and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the Article 80E review of the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The aforementioned APPLICATION FOR THE 461 WALNUT AVENUE CHAPTER 121A PROJECT is filed in the Document Book at the Authority as Document No. 7035.

Mr. Christopher Supple left the room at this time.

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 Old Colony Phase Two 121A Project and the Old Colony Master Plan, located at 265 East Ninth Street in South Boston and bounded by Rev. Burke Street to the north, Mercer Street and Columbia Road to the east, the

rotary intersection of Columbia Road and Old Colony Avenue to the south and Old Colony Avenue and Patterson Way to the west.

This hearing was duly advertised on November 3, 2010, in the Boston Herald.

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

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated November 16, 2010 were distributed entitled "OLD COLONY MASTER PLAN REQUEST FOR ARTICLE 80 APPROVAL AND OLD COLONY PHASE TWO REDEVELOPMENT REQUEST FOR CHAPTER 121A APPROVAL, LOCATED AT 265 EAST NINTH STREET IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were a document entitled "REPORT AND DECISION ON THE APPLICATION OF OLD COLONY PHASE TWO A LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652 BOTH AS AMENDED, KNOWN AS OLD COLONY PHASE TWO CHAPTER 121A PROJECT" and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Mr. Bill McGongale, Boston Housing Authority, Mr. Patrick Todesco, architect, addressed the Authority and answered the Members' questions. Letters of support were handed in at this time.

Mr. Christopher Supple re-entered the room at this time.

The following people spoke in favor the proposed project:

Councilor William Linehan

Mr. Neil Connolly, ironworkers union

Mr. Russell Bartash, sheetmetal union

Mr. Mark Fortune, sprinklerfitters union

Mr. Stephen Larody, public housing tenant

Ms. Casey Flynn, Mayor's Office of Neighborhood Services

Mr. Gary walker, IBEW

Ms. Phyllis Corbett, a 30 year resident

Mr. Kenneth Preston, resident

No one spoke in opposition to the proposed project.

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 OF OLD COLONY PHASE TWO A LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652 BOTH AS AMENDED, KNOWN AS OLD COLONY PHASE TWO CHAPTER 121A PROJECT" be, and hereby is, adopted; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-5 of the Boston Zoning Code (the "Code"), the Director of the Boston Redevelopment Authority (the "Authority") be, and hereby is, authorized to issue a Scoping Determination for the Old Colony Phase Two Chapter 121A Project (the "Project"), waiving the requirements of further review pursuant to Article 80, Section B-5.3(d) of the Code

determining that the Project Notification Form (“PNF”) adequately addresses any impacts of the Project, subject to ongoing Authority design review and design approval; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director of the Authority be, and hereby is, authorized to issue, when appropriate, a Certification of Compliance for the Project, upon the successful completion of Article 80 review; and

FURTHER

VOTED: That the Director of the Authority be, and hereby is, authorized to execute any Cooperation Agreement(s), Boston Residents Construction Employment Plan(s), and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the Authority in connection with the Project.

The aforementioned APPLICATION FOR THE OLD COLONY PHASE TWO REDEVELOPMENT is filed in the Document Book at the Authority as Document No. 7036.

Copies of a memorandum dated November 16, 2010 were distributed entitled “ELEVEN WEST PROJECT (F.K.A. LEACHMORE POINT”, which included three proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Edward Nunes, architect, addressed the Authority and answered the Members’ questions.

Councilor William Linehan spoke in favor 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 under Section 80A-6.2 of the Boston Zoning Code (“Code”), which (i) finds that the Notice of Project Change (“NPC”) filed on August 19, 2010, adequately describes the potential impacts arising from the Eleven West Project in South Boston (F.K.A. Leachmore Point), consisting of fifty (50) residential rental units, street level retail and parking for 36 vehicles (the “Proposed Project”); and provides sufficient mitigation measures to minimize these impacts, and (ii) 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 Proposed Project upon the successful completion of the 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 Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 16, 2010 were distributed entitled “NOTICE OF PROJECT CHANGE, 368 CONGRESS STREET, SOUTH BOSTON”, which included three proposed votes. Attached to the memorandum

were a letter dated October 15, 2010 from Yanni Tsipsi, Colliers Meredith & Grew, a letter dated September 23, 2010 from Steven Brook, CFS Seaport LLC, fourteen renderings and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager and Mr. Yanni Tsipis, development manager, addressed the Authority and answered the Members' questions.

Councilor William Linehan spoke in favor 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 under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted on October 15, 2010 ("NPC") (i) demonstrates that the proposed project change does not significantly increase 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 368 Congress Street project, which proposes the construction of an innovative and environmentally sustainable 120-room extended-stay hotel project (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 pursuant to Section 80B-6 of the Code 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 November 16, 2010 were distributed entitled "1000 WASHINGTON STREET, SOUTH END, CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

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 Director be, and hereby is, authorized to issue a Certificate of Completion for the partial renovation of 1000 Washington Street building ("Project") pursuant to the provisions of the Cooperation Agreement by and between the Boston Redevelopment Authority and Teraview Investments LLC, dated as of February 26, 2010, that the construction of the Project has been completed in compliance with all the terms and conditions of said Cooperation Agreement.

Copies of a memorandum dated November 16, 2010 were distributed entitled "MISSION HILL NEIGHBORHOOD HOUSING SERVICES ROXBURY CROSSING SENIOR BUILDING, MISSION HILL", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the project. Letters of support were handed in at this time.

Mr. Erico Lopez, Project Assistant, Ms. Patricia Flaherty, Mission Hill Neighborhood Housing Services and Mr. Rob Chandler, architect, addressed the Authority and answered the Members' questions.

Melina Munez on behalf of Senator Sonia Chang-Diaz, Council President Michael Ross, Representative Jeffrey Sanchez and Mr. William Onuoha, Mayor's Office of Neighborhood Services spoke in favor 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 Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed project by Mission Hill Neighborhood Housing Services, Inc. to develop the Mission Hill Neighborhood Housing Services: Roxbury Crossing Senior Building in the Mission Hill Neighborhood of Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E of the Code, subject to continuing design review by the Boston Redevelopment Authority; 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 BZC-31009 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated November 16, 2010 were distributed entitled "800 HUNTINGTON AVENUE, MISSION HILL", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the project.

Mr. Erico Lopez, Project Assistant, Mr. Peter Spelios, developer and Mr. Allen Fried, architect, addressed the Authority and answered the Members' questions.

Council President Michael Ross, Representative Jeffrey Sanchez, Mr. William Onouha, Mayor's Office of Neighborhood Services and Melina Munez on behalf of Senator Sonia Chang-Diaz spoke in favor 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 Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the project proposed by 800 Huntington Avenue LLC, c/o The Beal Companies, LLP, to develop 800 Huntington Avenue in the Mission Hill Neighborhood of Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E of the Code, subject to continuing design review by the Boston Redevelopment Authority; 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 BZC-30890 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated November 16, 2010 were distributed entitled "PARCELS 9 AND 10 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: NEIGHBORHOOD OF ROXBURY", which included three proposed votes. Attached to said memorandum were three maps indicating the location of the proposed parcels.

Mr. Armindo Goncalves, Deputy Director for Economic Development Planning, addressed the Authority and answered the Members' questions.

Mr. Christopher Supple recused himself and left the room this time.

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 lease and development of Parcels 9 and 10 in the South End Urban Renewal Area, Project No. Mass. R-56 for a commercial development; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a deed from the City of Boston through its Public Facilities Commission ("PFC") conveying the following parcel to the BRA: Parcel No. 0902123000; Book 8226, Page 451; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Memorandum of Agreement ("MOA") with the Massachusetts Department of Transportation ("MASS-DOT") for joint development of Parcels 9 and 10 located in the neighborhood of Roxbury, and execute any and all necessary documents that the Director deems necessary and appropriate in connection with the development of Parcels 9 and 10.

Mr. Christopher Supple re-entered the room at this time.

Copies of a memorandum dated November 16, 2010 were distributed entitled "LAVISCOUNT PARK CONFIRMATORY DEED, ROXBURY", which included a proposed vote. Attached to said memorandum were a letter dated November 24, 2010 from Antonia M. Pollak, Commissioner, Boston Parks and Recreation Department and a map indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a confirmatory deed and any and all other documents deemed necessary and appropriate by the Director, to clarify the title to Laviscount Park to confirm that the original intent of its donation from the Boston Redevelopment Authority to the City of Boston was to be for recreation purposes, as stated in the Washington Park Urban Renewal Plan.

Copies of a memorandum dated November 16, 2010 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCEL P-3i WHITTIER STREET HEALTH CENTER: NEW FACILITY PROJECT, ROXBURY", which included three proposed votes.

Mr. Dana Whiteside, Deputy Director Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement for a portion of the MBTA Parcel #II-52 for construction purposes in connection with the Whittier Street Health Center project on Parcel P-3i in the Campus High School Urban Renewal Area ("Parcel P-3i"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement for a portion of the MBTA Parcel #II-52 for constructing, operating and maintaining the access road in connection with the Whittier Street Health Center project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement for Parcel P-3i for the purpose of construction activities in connection with the Whittier Street Health Center project, upon the Director's determination that such License Agreement is necessary and appropriate.

Copies of a memorandum dated November 16, 2010 were distributed entitled "ALVAH KITTREDGE HOUSE, 10 LINWOOD STREET, ROXBURY", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed property.

Mr. Dennis Davis, Deputy Director for 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 (the "Authority") hereby adopts the resolution that states: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 16, 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"; and

FURTHER

VOTED: That the Authority hereby adopts an amendment to the "Demonstration Project" established on June 22, 2010 allowing the acquisition of Assessor's Parcel 11-00090-001 (the "City Parcel") from the city of Boston; and

FURTHER

VOTED: That the Authority hereby adopts the following "Amendment to the Demonstration Project Plan" established on June 22, 2010: the Authority shall acquire the City Parcel from the city of Boston and convey the same to Historic Boston, Inc., or related entity.

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute a Deed to Historic Boston, Inc., or related entity, and to execute any and all documents and agreements necessary and appropriate in connection with the acquisition of the City Parcel and the eminent domain taking and conveyance of the Property and the City Parcel.

The aforementioned order of taking ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7037.

Copies of a memorandum dated November 16, 2010 were distributed entitled "100 ARLINGTON STREET, BAY VILLAGE", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed property.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Dean Stratouly, developer and Mr. Sam Norod, architect, addressed the Authority and answered the Members' questions.

Councilor William Linehan spoke in support 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form filed on July 1, 2010 for the 100 Arlington Street Project ("PNF") and additional materials provided adequately describe the potential impacts arising from the proposed redevelopment of the former Boston Renaissance Public Charter School located at 100 Arlington Street, to include the construction of approximately 128 rental residential units and approximately 10,250 square feet of retail space (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review under subsections four and five of Section 80B-5 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 issue a Certification of Compliance for the Proposed Project upon the successful completion of the Code's Article 80 process for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which 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.

Copies of a memorandum dated November 16, 2010 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, CERTIFICATE OF COMPLETION FOR PARCEL R-36 LOCATED AT 74 TREMONT STREET", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed property.

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 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 Peter Golden and Elizabeth Golden, dated July 11, 1989, for the successful completion of the improvements on Parcel R-36 in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated November 16, 2010 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, CERTIFICATE OF COMPLETION FOR PARCEL 61X RUSSELL STREET LOCATED AT 61 RUSSELL STREET", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed property.

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 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 Edward J. Elwell and Anna Marie Ellwell, dated April 22, 1997, for the successful completion of the landscaping and open space

improvements to 61 Russell Street located on Parcel 61X Russell Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated November 16, 2010 were distributed entitled "AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR PARCEL R-15B IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed property.

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 be, and hereby is, authorized to enter into an Amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority and Walter J. Ferriera and Cheryl Ferriera dated May 24, 1976 and a new Land Disposition Agreement in connection with Parcel R-15B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 126-128 Elm Street (aka 260-262 Medford Street), allowing the construction of two (2) residential condominium units on the new parcel created by the subdivision of Parcel R-15B, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 16, 2010 were distributed entitled "BOSTON TRAILER PARK - AFFORDABLE HOMEOWNERSHIP IN WEST ROXBURY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed property.

Mr. Geoffrey Lewis, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("Authority") approve a funding award of \$475,000 from the Inclusionary Development Program Fund, to the Boston Trailer Park Tenants Association for acquisition and renovation of the Boston Trailer Park, located at 1515 VFW Parkway in the West Roxbury neighborhood of Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Grant Agreement and any and all documents deemed necessary and appropriate by the Director in his discretion, in connection with the grant of \$475,000 from the Inclusionary Development Program Fund to the Boston Trailer Park Tenants Association..

Copies of a memorandum dated November 16, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 76 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 30640 & 30790, BZC 30771, BZC 30772, BZC 30775, BZC 30776, BZC 30777-30778, BZC 30779, BZC 30780, BZC 30782, BZC 30783, BZC 30785, BZC 30788, BZC 30791, BZC 30793, BZC 30794, BZC 30795, BZC 30796-30797, BZC 30798, BZC 30799, BZC 30800, BZC 30801, BZC 30802, BZC 30803, BZC 0804, BZC 30805, BZC 30807, BZC 30808, BZC 30811, BZC 30812, BZC 30816, BZC 30817, BZC 30818, BZC 30819, BZC 30820, BZC 30821, BZC 30823, BZC 30824, BZC 30826, BZC 30827, BZC 30828, BZC 30829, BZC 30831-30832, BZC 30833, BZC

30834, BZC 30835, BZC 30836, BZC 30837, BZC 30838, BZC 30839, BZC 30840, BZC 30841, BZC 30842, BZC 30843, BZC 30844, BZC 30845, BZC 30847, BZC 30848, BZC 30849, BZC 30850, BZC 30851, BZC 30852, BZC 30853, BZC 30854, BZC 30855, BZC 30856, BZC 30857, BZC 30858, BZC 30859, BZC 30860, BZC 30861, BZC 30862, BZC 30863, BZC 30874, BZC 30875, BZC 30892 and BZC 30895.

Copies of a memorandum dated November 16, 2010 were distributed entitled "CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION/157 WASHINGTON STREET, DORCHESTER", which included two proposed votes. Attached to the memorandum was a Development Cost Analysis.

Ms Kathleen Pederson, Senior Project Manager/Environmental Review Specialist, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: The Boston Redevelopment Authority allow the existing RHAP Loan in the amount of \$75,000 for the 157 Washington Street Project be converted from an acquisition loan to a forgivable loan for environmental remediation; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents necessary and appropriate by the Director in connection with the conversion of the existing RHAP Loan for 157 Washington Street project to a forgivable loan for environmental remediation.

Copies of a memorandum dated November 16, 2010 were distributed entitled "ENERGY RETROFIT GRANTS FOR MORVILLE HOUSE AND JAMAICA PLAIN APARTMENTS", which included a proposed vote.

Mr. Galen Nelson, Greentech Business Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("Authority") approve a funding award of \$63,240 from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Urban Edge's Jamaica Plain Apartments project to assist with energy efficiency retrofitting; and

FURTHER

VOTED: That the Authority approve a funding award of \$45,589 from the IDP Energy Efficiency Program to the Morville House Apartments project to assist with efficiency retrofitting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and all documents deemed necessary and appropriate by the Director in connection with these grants from the IDP energy Efficiency Program to the Jamaica Plain Apartments and the Morville Housing.

The Director did not provide an update.

Copies of a memorandum dated November 16, 2010 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Fleming Brothers, Inc.	\$ 141,341.00
STOSS INC.	\$ 7,045.45
Rosenberg, Schapiro, et al	\$ 15,618.40

Copies of a memorandum dated November 16, 2010 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for Mr. Galen Nelson to Charlotte, NC from February 3-5, 2011 to attend the Green Jobs Conference, "New Partners for Smart Growth" with no cost to the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel to Chicago, Illinois for Mr. John Dalzell from November 13-19, 2010 for attendance at Green Build 2010 at a cost of \$700 for registration fee to the Authority.

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on December 14, 2010 at 5:30 p.m.; 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 9:42 p.m.

Secretary