

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 12, 2012 were submitted.

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, both as amended, and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider an application filed by AP One Channel Center Owner L.P (the "Applicant") with the BRA for approval of the One Channel Center Chapter 121A Project

The Project Area consists of a single parcel of land containing approximately 87,598 square feet with an address of 1 Iron Street (a/k/a One Channel Center) located within the City of Boston's Innovation District in the South Boston neighborhood. The Project Area is generally bounded by A Street to the north, a parcel of land owned by the U.S. Postal Services to the south, Richards Street to the east and Iron Street to the west. The Project consists of the construction of a new, approximately 525,000± square foot office building for offices uses and accessory uses, including approximately 4,000 square feet of commercial retail space for such uses as a café, and other uses and related streetscape improvements.

Notice of this Public Hearing was duly advertised in the Boston Herald on June 29, 2012 and by sending such notice to abutters in accordance with the Authority's votes taken on June 12, 2012.

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 proposed 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Staff will now begin the presentation.

Copies of a memorandum dated July 12, 2012 were distributed entitled "PUBLIC HEARING FOR THE PROPOSED ONE CHANNEL CENTER CHAPTER 121A PROJECT TO BE LOCATED AT 1 IRON STREET (A/K/A ONE CHANNEL CENTER) IN THE FORT POINT CHANNEL AREA OF THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE ONE CHANNEL CENTER CHAPTER 121A

PROJECT BY AP ONE CHANNEL CENTER OWNER LP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED” and a map indicating the location of the project area.

Mr. Geoffrey Lewis, Senior Project Manager, Attorney Rebecca Lee, Edwards Wildman Palmer LLP, Mr. Richard Galvin, developer, and Mr. James Grey, architect, addressed the Authority and answered the Members’ questions.

Ms. Consuelo Thornell entered the room at this time.

The following people spoke in favor of the proposed project:

Mr. Adam Webster on behalf of Councilor John Connolly

Mr. Mark Fortune, President of the Building Trades

Mr. Gary Walker, Electricians Union IBEW

Ms. Bethany Renner, SEIU

Mr. Martin Walsh, Building Trades

The following person spoke in opposition to the proposed project:

Mr. Stephen,

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE ONE CHANNEL CENTER CHAPTER 121A PROJECT BY AP ONE CHANNEL CENTER OWNER LP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED” be, and hereby is, adopted.

The aforementioned APPLICATION is filed in the Document Book at the Authority as Document No. 7228.

Copies of a memorandum dated July 12, 2012 were distributed entitled “SCHEDULING OF A PUBLIC HEARING FOR AN AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 5, ONE FEDERAL STREET, LOCATED IN DOWNTOWN FINANCIAL DISTRICT”, which included a proposed vote. Attached to said memorandum were two maps indicating the project area.

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 80C-5 of the Boston Zoning Code, before the Boston Redevelopment Authority on August 9, 2012 at 5:30 p.m., or at a date and time deemed appropriate by the Director, to consider the First Amendment to the Development Plan for Planned Development Area No. 5, One Federal Street.

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 New England Conservatory Institutional Master Plan. The Institutional Master Plan contains two proposed projects: a 135,000 square foot building called the Student Life and

Performance Center Project, and a 65,000 square foot building called the Learning Center Project.

The hearing was duly advertised on June 29, 2012 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated July 12, 2012 were distributed entitled "NEW ENGLAND CONSERVATORY INSTITUTIONAL MASTER PLAN STUDENT LIFE AND PERFORMANCE CENTER PROJECT, AND LEARNING CENTER PROJECT", which included seven proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 617 Boston Redevelopment Authority New England Conservatory Institutional Master Plan Area Map 1Q, Fenway Neighborhood District" and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. Yanni Tsipis, developer consultant, Mr. Stephen Freelander for Mr. Tony Woodcock, New England Conservatory and Ms. Ann Beha, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Barbara Simons, Symphony United Neighbors

Ms. Joanna on behalf of Councilor Michael Ross

Mr. Adam Webster on behalf of Councilor John Connolly

Mr. Martin Walsh, Building Trades

Mr. Mark Fortune, President of the Building Trades

Mr. Neil Connolly, Ironworkers Union

Mr. Gary Walker, Electricians Union IBEW

No one spoke in opposition to the proposed project:

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the New England Conservatory Institutional Master Plan ("NEC IMP") presented at a public hearing held pursuant to Section 80D-4 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on July 12, 2012, and after consideration of evidence presented at, and in connection with, the proposed NEC IMP, the BRA finds that: (a) the NEC IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the NEC IMP conforms to the provisions of Article 80D of the Code; (c) the NEC IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the NEC IMP will be

injurious to the neighborhood 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 NEC IMP; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Student Life and Performance Center Project ("SLPC Project") and the Learning Center Project ("LC Project") (collectively, "Proposed Projects") described in the NEC IMP, pursuant to Section 80B-5.4(c)(iv) of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for each of the Proposed Projects; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue one or more Certifications of Consistency with respect to each of the Proposed Projects set forth in the NEC IMP when the Director finds that: (a) a Proposed Project is adequately described in the NEC IMP; (b) each Proposed Project is consistent with the NEC IMP; and (c) the NEC 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

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the NEC IMP and the associated map amendment "Map 1Q, Fenway Neighborhood District" all in substantial accord with the NEC IMP and map amendment presented to the BRA at its hearing on July 12, 2012; 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 NEC IMP and the Proposed Projects, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7229.

This is a Public Hearing before the Boston Redevelopment Authority (the "BRA"), being held in accordance with General Laws Chapter 121A, and the Acts of 1960, Chapter 652, both as amended and applicable, (collectively "Chapter 121A") and the BRA's "Rules and Regulations Governing Chapter 121A Projects in the City of Boston", as amended ("Rules and Regulations") to consider the "Application of Dudley Square Realty Corporation to the Boston Redevelopment Authority for Authorization and Approval of a Project under Chapter 121A of the General Laws and the Acts of 1960, Chapter 652, both as amended", filed with the Authority on June 29, 2012, by Dudley Street Realty Corporation (the "Applicant"), for approval of Dudley Square Realty Corporation, a Massachusetts nonprofit corporation organized under Chapter 180 of the Massachusetts General Laws, as a Chapter 121A entity formed for the

purpose of carrying out the development, financing, operation and management of the Dudley Square Municipal Office Facility, a 200,000 square foot mixed use commercial building at the intersection of Washington Street and Warren Street in the Dudley Square section of Roxbury.

Notice of this Public Hearing was duly advertised in the Boston Herald and the Bay State Banner on June 29, 2012 and by sending such notice to abutters in accordance with the BRA's vote on June 12, 2012.

The Public Hearing will be conducted as follows: first, BRA staff and the Applicant's representatives will 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

James Tierney will proceed with the presentation.

Copies of a memorandum dated July 12, 2012 were distributed entitled "DUDLEY SQUARE REALTY CORPORATION PROPOSED CHAPTER 121A PROJECT (KNOWN AS DUDLEY SQUARE MUNICIPAL OFFICE FACILITY CHAPTER 121A PROJECT) LOCATED AT THE INTERSECTION OF WARREN STREET AND WASHINGTON STREET IN THE DUDLEY SQUARE SECTION OF ROXBURY", which included two proposed votes. Attached to said memorandum was a document entitled "BOSTON REDEVELOPMENT AUTHORITY REPORT AND DECISION ON THE APPLICATION OF DUDLEY SQUARE REALTY CORPORATION 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 DUDLEY SQUARE MUNICIPAL OFFICE FACILITY CHAPTER 121A PROJECT".

No one spoke in favor or in opposition to the proposed project.

Mr. James Tierney, Chief of Staff and Mr. Jim Kennedy, City of Boston Budget Office, 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 REPORT AND DECISION ON THE APPLICATION OF DUDLEY SQUARE REALTY CORPORATION 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 DUDLEY SQUARE MUNICIPAL OFFICE FACILITY CHAPTER 121A PROJECT" be, and hereby is, adopted; and

FURTHER VOTED: In connection with the Application for the Dudley Square Municipal Office Facility Chapter 121A Project, that the filing required by Rule 1(D) of

the "Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston", as amended, is hereby waived in all respects.

The aforementioned APPLICATION is filed in the Document Book at the Authority as Document No. 7300.

Copies of a memorandum dated July 12, 2012 were distributed entitled "ORDER OF TAKING REGARDING A PORTION OF RICHARDS STREET FOR THE ONE CHANNEL CENTER PROJECT", which included two proposed votes.

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 Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 12, 2012 relating to a portion of Richards Street in Boston, Suffolk County, Massachusetts, be executed and made a permanent part of the 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 Director be, and hereby is, authorized to execute an Indemnification Agreement, deed and any and all other documents deemed necessary and appropriate by the Director in connection with area to be taken.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7301.

Copies of a memorandum dated July 12, 2012 were distributed entitled "2 H STREET RESIDENTIAL PROJECT, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were ADD LETTERS a four renderings and a map indicating the location of the proposed project.

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

Mr. Jacob Baumgard on behalf of Representative Nicholas Collins 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which finds that the Project Notification Form Submitted on March 27, 2012 ("PNF"): (i) adequately describes the potential impacts arising from the 2 H Street residential project (the "Proposed 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 Proposed 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, 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 July 12, 2012 were distributed entitled "GEORGETOWNE HOMES PRESEVATION PROJECT, 400A GEORGETOWNE DRIVE, HYDE PARK", which included three proposed votes. Attached to said memorandum were a letter dated January 27, 2012 from Councilor Rob Consalvo, a letter dated December 1, 2011 from Evelyn Friedman, Chief and Director, Department of Neighborhood Development and two maps indicating the location of the proposed area.

Mr. Lance Campbell, Senior Project Manager and Ms. Pam Goodman, Georgetowne Homes, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Georgetowne Homes Preservation project (the "Proposed Project"), located at 400A Georgetowne Drive in Hyde Park, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "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 all Article 80 processes; 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 Authority.

Copies of a memorandum dated July 12, 2012 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: SO-CALLED PARCEL X-26-1 AND A PORTION OF PARCEL SE-57", which included three proposed votes. Attached to said memorandum were an email dated May 1, 2012 from Windy Catino, an email dated April 24, 2012 from Jennifer Lee, an email dated May 17, 2012 from Yvonne Lalyre, Ed. D., a letter dated April 22, 2012 from Ruediger Volk and a photo.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 12, 2012 RE: TENTATIVE DESIGNATION OF TREMONT STREET DEVELOPMENT, LLC AS THE REDEVELOPER OF SO-CALLED PARCEL X-26-1 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", was introduced, read and considered.

Ms. Maria Faria, Assistant Director of Housing, Mr. Carmen Stroschio, developer and Mr. Norman Kherlop, architect, 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 project concept submitted by Tremont Street Development, LLC ("Redeveloper") for the construction of a portion of the proposed project located on a portion of Parcel SE-57 at 1004 Tremont Street, the entire proposed project consists of a 14,882 square foot, four-story mixed-use building that includes 2,224 square feet of ground floor retail, seven rental units including a penthouse unit and six (6) surface parking spaces located on so-called Parcel X-26-1 at 1008-1012 Tremont Street and a portion of Parcel SE-57 in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER VOTED: That the BRA hereby adopts the Resolution of the BRA, dated July 12, 2012, re: Tentative Designation of Tremont Street Development, LLC as the Redeveloper of so-called Parcel X-26-1 in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of so-called Parcel X-26-1 in the South End Urban Renewal Area, is automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7302.

Copies of a memorandum dated July 12, 2012 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 6 LOCATED AT 15 MORLEY STREET", which included two proposed votes. Attached to said memorandum were a photo and two maps indicating the location of the project.

Ms. Maria Faria, Assistant Director of Housing, 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, pending proof of Certificate of Occupancy for the property from the Inspectional Services Department, pursuant to the Land Disposition Agreement and Deed dated, August 21, 1981, executed by and between the Boston Redevelopment Authority and Jack R. Wilkins, Jr., and Claudia F. Batista evidencing the successful completion of a single family home located on Parcel 6 at 15 Morley Street ("Parcel 6") in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Amendment to Land Disposition Agreement with Andrew N. Coppo for Parcel 6.

Copies of a memorandum dated July 12, 2012 were distributed entitled "458-460 WASHINGTON STREET, BRIGHTON", which included three proposed votes. Attached to said memorandum were a memo dated April 13, 2012 from Kenneth Morin, ISD, a letter dated June 25, 2012 from Representative Kevin Honan and Councilor Mark Ciommo and two maps indicating the location of the project.

Mr. Lance Campbell, Senior Project Manager, Mr. Steve Chapman, developer and Gary Hendren, 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 for the development, proposed by SMC Partners LLC ("Developer"), for the provision of twenty-eight (28) residential units, forty-eight (48) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Contribution Agreement and any and all 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; and

FURTHER VOTED: In reference to Petition BZC-31921-31922, the 458-460 Washington Street Residential project in the Allston Brighton Neighborhood District in Brighton, for zoning relief necessary in a Neighborhood Shopping Subdistrict ("NS"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated July 12, 2012 were distributed entitled "422 RIVER STREET CONDOMINIUMS, MATTAPAN", which included three proposed votes. Attached to said memorandum were a memo dated April 19, 2012 from Luis Santana, ISD and two maps indicating the location of the project.

Mr. Lance Campbell, Senior Project Manager, Mr. Mike Foley, project representative and Mr. Nile O. Sutphin, 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 for the development, proposed by 422 River Street, LLC ("Developer"), for the provision of twenty-seven (27) residential units, twenty-two (22) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement and any and all 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; and

FURTHER VOTED: In reference to Petition BZC-32081, the 422 River Street Condominium project in the Mattapan Neighborhood District in Mattapan, for zoning relief necessary in a Multi-Family Residential Subdistrict ("MFR"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated July 12, 2012 were distributed entitled "KEMBLE STREET - DEMONSTRATION PROJECT PLAN, ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included five proposed votes. Attached to said memorandum were a letter date July 12, 2012 from Attorney Lawrence DiCara, Nixon Peabody and two maps indicating the location of the Taking area.

Mr. Hugues Monestime, Senior Planner III, Attorney Lawrence DiCara, Nixon Peabody and Mr. Jesse Jetter, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines as follows:

- (a) In order to eliminate urban blight by the undertaking of the Kemble Street Project (the "Project"), it is in the public interest of both the Authority and the City of Boston to assist United Waste Management, Inc. and its related organization Green Boston Operations, LLC (collectively, the "Applicant") in the acquisition of the parcel underlying a portion of Kemble Street between Reading Street and Gerard Street in Boston's Roxbury neighborhood ("Taking Parcel");
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;
- (c) That the undertaking of the Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER VOTED: That the document presented at the July 12, 2012 meeting of the Authority entitled "Discontinuance of a Portion of Kemble Street, Roxbury, Massachusetts Application for Adoption of a Demonstration Project Plan under M.G.L. c. 121B, § 46(f), as amended" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 12, 2012, relating to the parcel comprising a portion of Kemble Street, Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER VOTED: That the Authority ratify and confirm the petition to the City of Boston Public Improvements Commission ("PIC") for the discontinuance of a portion of Kemble Street executed by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute documents, which may include a deed, land disposition agreement, license agreement, indemnification agreement and easements with the Applicant and/or utilities, and any and all other related instruments, agreements and documents in connection with the Taking Parcel, PIC petition, and Demonstration Project Plan, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7303.

Copies of a memorandum dated July 12, 2012 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BZC 31859; BZC 31878; BZC 31905; BZC 31906; BZC 31907-31909; BZC 31910-31911; BZC 31912; BZC 31913; BZC 31916; BZC 31918; BZC 31919; BZC 31935; BZC 31937; BZC 31939; BZC 31940; BZC 31941; BZC 31943; BZC 31944; BZC 31945; BZC 31958; BZC 31959; BZC 31960; BZC 31961; BZC 31962; BZC 31964; BZC 31965; BZC 31966; BZC 31967; BZC 31968; BZC 31969; BZC 31970; BZC 31971; BZC 31972; BZC 31976; BZC 31977; BZC 31978; BZC 31979; BZC 31980-31981; BZC 31982; BZC 31985; BZC 31988; BZC 31990; BZC 31993; BZC 31997; BZC 31999; BZC 32000; BZC 32001; BZC 32002 and BZC 32004

Copies of a memorandum dated July 12, 2012 were distributed entitled "TEXT AMENDMENT TO THE HYDE PARK NEIGHBORHOOD DISTRICT (ARTICLE 69)", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No. 426 Boston Redevelopment Authority Hyde Park Neighborhood District Article 69" and a letter dated May 17, 2012 from the Fairmount Hill Neighborhood Association.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to adopt a technical amendment needed to correct lot width and lot frontage dimensional regulations applicable to the 1F-9000 zoning subdistrict within the Hyde Park Neighborhood District (Article 69), in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its hearing on July 12, 2012.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7304.

Copies of a memorandum dated July 12, 2012 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No. 427 Boston Redevelopment Authority Article 38, Midtown Cultural District" and "Map Amendment Application No. 616 Boston Redevelopment Authority Map 1A, Midtown Cultural District".

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 38 and Map 1A (Midtown Cultural District), with respect to the proposed Millennium Tower/Burnham Building project, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on July 12, 2012.

The aforementioned TEXT AND MAP AMENDMENTS are filed in the Document Book at the Authority as Document No. 7305 & a.

Copies of a memorandum dated July 12, 2012 were distributed entitled "REQUEST FOR PROPOSALS ("RFP") FOR CONSULTANT SERVICES FOR SULLIVAN SQUARE/RUTHERFORD AVENUE LAND USE AND LAND DISPOSITION PLANNING", which included a proposed vote.

Mr. Ted Schwartzberg, Planner I, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority authorizes the Director to issue a Request for Proposals for consultant services to assist in the development of a Sullivan Square/Rutherford Avenue land disposition plan for an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00), under such terms and conditions as the Director deems appropriate.

Copies of an Informational Session memorandum dated July 12, 2012 were distributed entitled "Policy Briefing on Climate Change Adaption Planning and Questionnaire".

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

Copies of a memorandum dated July 12, 2012 were distributed entitled "CONSULTANT SERVICES CONTRACT TO REDESIGN THE BRA WEBSITE", which included a proposed vote. Attached to said memorandum was a Recommendation Sheet.

Mr. Andrew Grace, Senior Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to select and enter into a contract for services with Boston Interactive to redesign the Boston Redevelopment Authority ("BRA") website in an amount not to exceed \$250,000, upon terms and conditions determined to be in the best interests of the Authority by the Director in his sole discretion.

Director Peter Meade updated the Board Members: Katherine Sullivan, the BRA reception, will be receiving the Shattuck Award and Member Thornell recommended a letter of congratulations by sent from the Board Members.

Copies of a memorandum dated July 12, 2012 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Englander, Leggett, Chicoine	\$ 36,313.32
HDR Engineering, Inc.	\$ 5,861.00
REMI, Inc.	\$ 4,550.00
FinePoint Associates LLC	\$ 24,800.00
ESRI, Inc.	\$ 32,500.00
Utile, Inc.	\$ 49,071.35

Director Peter Meade left the room at this time.

Copies of a memorandum dated July 12, 2012 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment/promotion of Mr. Aaron Hallquist to Special Assistant to the Deputy Director/Senior Contract Compliance Officer, Grade 21, Job Posting 17-12 with a salary of \$63,000.00.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel for John Dalzell to Washington, DC to attend the US Green Building Council Board of Directors Meeting from July 22, 2012 to July 26, 2012.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to serve, without compensation of any kind, as a director and officer of the Dudley Square Realty Corporation, a Massachusetts nonprofit corporation, under M.G.L. c. 180, formed for the purpose of building the Dudley Square Municipal Office Facility, under Chapter

121A, pursuant to an exemption set for in the Rules and Regulations of the State Ethics Commission, specifically Section 6.08.

VOTED: That the next meetings of the Authority will be held on Thursday, September 13, 2012 at 5:30 p.m.; Thursday, October 18, 2012 at 5:30 p.m.; Thursday, November 15, 2012 at 5:30 p.m. and Thursday, December 13, 2012 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 7:26 p.m.

Secretary