

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

Chairman Jones read the following:

This is a time of important transitions at the BRA, and before proceeding to the agenda, I would like to take a moment to acknowledge Director John Palmieri's decision to embrace new challenges in his professional life. John has tendered his resignation after more than three years as Director of the BRA. He will certainly be missed. John's love for the City of Boston and its people revealed itself daily in his work. He led this agency during one of the most difficult economies of the past 50 years but still managed to bring us impressive new ground-breakings and millions of square feet in newly permitted projects. We are poised for great things in the coming months and years. And this was all done with John's special sensitivity to the unique character of Boston and its neighborhoods. The Board members, and the staff of the BRA, thank you for your contribution to life in this City. We wish you and your wife Dana well, John.

I would also like to acknowledge the arrival of a new board member in recent weeks. Governor Deval Patrick has appointed the gentleman to my right, Mr. Timothy Burke, to the BRA board. Tim is a resident of Brighton. He comes to the BRA with a background that includes a Master's in Urban Planning and service as a Planner at the Boston Housing Authority. Tim is also a Licensed Clinical Social Worker. All good credentials for his new responsibilities. We welcome Tim to his new role.

Tim replaces Board Member Christopher J. Supple, who served the people of Boston with distinction for more than a decade. Chris resigned his seat on the board earlier this year. Chris was the consummate professional and a friend to all at this Authority. He will be missed and we wish him well in the practice of law. The Board extends its warm regards to Chris, his wife, Kate and his sons-- Stuart and Timmy.

With that, we now turn to the agenda.

The Minutes of the meeting of March 10, 2011 and April 7, 2011 were submitted.

Copies of a memorandum dated April 14, 2011 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE BERKLEE COLLEGE OF MUSIC INSTITUTIONAL MASTER PLAN", 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 advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, May 12, 2011 at 5:30 p.m. to consider the Berklee College of Music Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

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 Northeastern University Institutional Master Plan Amendment and to consider an amendment to the Development Impact Project Agreement pursuant to Section 80B-7 of the Boston Zoning Code. The Institutional Master Plan Amendment contains one proposed project, the GrandMarc at Northeastern, a 720-bed student residence hall on a site currently owned by the YMCA located on St. Botolph Street adjacent to Northeastern's campus.

The hearing was duly advertised on March 28, 2011 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. Autler will now begin the presentation

Copies of a memorandum dated April 14, 2011 were distributed entitled "NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT AND GRANDMARC RESIDENCE HALL AT NORTHEASTERN", which included seven proposed votes. Attached to the memorandum were a document entitled "Map Amendment Application No. 593 Boston Redevelopment Authority Fifth Amendment to Northeastern University Institutional Master Plan - Map 1Q, Fenway Neighborhood District" and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. John Tobin, Northeastern University, Mr. Kevin Washington, YMCA, Mr. Martin Healy, Attorney and Mr. Randy Kreie, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Representative Jeffrey Sanchez

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

Mr. Darren Greeley, Boston Police

Mr. John Connolly, YMCA

Mr. Brian Kavoogian, Vice Chairman of YMCA Board

Mr. Derek Shuster, NE student

Mr. Tom Flynn, Carpenters Union

Ms. Kelly Brilliant, Fenway Alliance

Mr. Micheale Shatoney, business owner

Mr. Mitch Feldman, YMCA Advisory Board

Mr. Gary Walker, IBEW

Mr. Obbina Onwamaegbu, Y member

Mr. Francois Fil Aime, Huntington Avenue Advisory

Mr. Martin Walsh, Building Trades

Mr. Richard Rouse, Mission Hill Main Streets

Mr. Bruce Bickerstaff, YMCA Board member

Mr. Barry Franklin, Huntington Avenue Advisory member

Ms. Julie Dorsey, Huntington Affordable Housing Committee Director

Mr. Russell Bartash, Sheet metal Workers Union

Mr. Chris Gadson, NE student

Mr. Oscar Brookins, NE professor

Mr. Calvin Arey, Fenway resident & YMCA member

Mr. Bernie Horn, YMCA member & NE graduate

Mr. Steve Gallant, Fenway resident and YMCA member

Mr. Dharmena Downey, Fenway Community Development Corporation

Mr. Andre Jones, Jamaica Plain resident & YMCA member  
Mr. David Minot, YMCA member of 14 years  
Mr. James Cooper, YMCA member of 25 years  
Mr. James Hartmann, Gainsborough Street  
Mr. Richard Orareo, Fenway resident

The Chairman called a recess at 7:33 p.m.

The Chairman re-adjoined at 7:40 p.m.

Ms. Kathryn Brookins, resident

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Fifth Amendment to the Northeastern University ("Northeastern") Institutional Master Plan ("Fifth IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on April 14, 2011, and after consideration of evidence presented at, and in connection with, the proposed Fifth IMP Amendment, the BRA finds that: (a) the Northeastern Institutional Master Plan, effective July 13, 2000, as amended by a first amendment effective December 27, 2001, a second amendment effective September 9, 2004, a third amendment effective February 2, 2007, a fourth amendment effective December 14, 2010, and as now further amended by the proposed Fifth IMP Amendment ("Amended IMP"), complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Amended IMP conforms to the provisions of Article 80D of the Code; (c) the Amended IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Amended 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 of the Code, approving the Fifth IMP Amendment; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirement to file and review a Draft Project Impact Report and Final Project Impact Report for the GrandMarc at Northeastern ("Proposed Project") pursuant to Section 80B-5.3(d) of the Code, which Scoping Determination shall provide that the Project Notification Form (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) include any conditions that the Director deems appropriate and necessary for the mitigation of such impacts; 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 the Proposed Project upon completion of the Article 80B Large Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue a Certification of Consistency with respect to the Proposed Project in the Fifth IMP Amendment when the Director finds that: (a) the Proposed Project is adequately described in the Amended IMP; (b) the Proposed Project is consistent with the Amended IMP; and (c) the Fifth IMP Amendment 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 Fifth IMP Amendment and amend "Map 1Q, Fenway Neighborhood District" all in substantial accord with the amendments presented to the BRA at its hearing on April 14, 2011; 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 Fifth IMP Amendment and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement or an amendment to a Cooperation Agreement, and a Development Impact Project Agreement or an amendment to Development Impact Project Agreement.

The aforementioned NORTHEASTERN FIFTH IMP AMENDMENT AND TEXT AMENDMENT are filed in the Document Book at the Authority as Document No. 7060 and 7060a.

This is a Public Hearing before the Boston Redevelopment Authority, regarding the 49/51/63 Melcher Street Project located at 49-63 Melcher Street, within the Fort Point Channel neighborhood of the South Boston Innovation District, to consider the First Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project (the "Amended and Restated Development Plan") within Planned Development Area No. 69, South Boston/The 100 Acres, 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 Amended and Restated Development Plan, submitted by W2005 BWH II Realty LLC, would authorize a phased approach and the inclusion of residential use to the 49/51/63 Melcher Street Project. Phase I would include rehabilitating the existing building at 63 Melcher Street into an approximately 34,700 square-foot residential building with approximately 38 residential units. Phase II would include rehabilitating the existing buildings at 49 and 51 Melcher Street into an approximately 185,250 square-foot, integrated commercial building and would include the construction of up to 32,240 square feet of infill extensions, and an approximately 12,210 square-foot rooftop addition atop 51 Melcher Street.

This hearing was duly advertised in the *Boston Herald* on March 28, 2011.

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 April 14, 2011 were distributed entitled "PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED IN THE FORT POINT CHANNEL NEIGHBORHOOD OF THE INNOVATION DISTRICT, TO CONSIDER AMENDMENT(S) TO THE DEVELOPMENT IMPACT PROJECT AGREEMENT AND TO CONSIDER THE

FIRST AMENDED AND RESTATED PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN FOR THE 49/51/63 MELCHER STREET PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES”, which included seven proposed votes. Attached to the memorandum were a document entitled “First Amended and Restated Development Plan for 49, 51 and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres Boston Massachusetts January 3, 2011” “Amended and Restated Development Plan for 49/51/63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres – Boston Redevelopment Authority on behalf of W2005 BWH II Realty LLC, an email dated February 17, 2011 from Kathy Chapman, Photography and Graphic Design, a letter dated February 23, 2011 from Vivien Li, Executive Director, The Boston Harbor Association, an email dated February 17, 2011 from Amy MacDonald, an email dated February 17, 2001 from Kippy Goldfarb, an email dated February 17, 2011 from Claudia Ravaschiere, a letter dated February 17, 2011 from Joann Kaliontzis, Board Chair, Fort Point Cultural Coalition, a letter dated February 10, 2011 from John P. Sullivan, Chief Engineer, Boston Water and Sewer Commission, an email dated January 13, 2011 from Bruce Peterson, a letter dated January 31, 2011 from Steve Hollinger, an email dated January 28, 2011 from Lisa Greenfield, an email dated January 20, 2011 from Fort Point Neighborhood Association, an email dated January 17, 2011 from Claudia Ravaschiere, an email dated January 20, 2011 from Fort Point Neighborhood Association, an email dated January 13, 2011 from Lisa Greenfield, an email dated January 11, 2011 from Claudia Ravaschiere, a letter dated January 6, 2011 from Frank M. Kodzis, Fire Marshal, Boston Fire Department and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Senior Project Manager, Mr. John Matteson, developer and Mr. Joel Bargmann, architect, addressed the Authority and answered the Members’ questions.

Letters were submitted for the record.

The following people spoke in favor of the proposed project:

Ms. Linda Lucas, resident

Mr. Martin Walsh, Building Trades

Mr. Gary Walker, IBEW

Ms. Tamara Roy (sp), Add, Inc.

Mr. Russell Bartash, Sheet Metal Workers Union

Mr. Jason Hannah, Clean Energy Company

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 submitted by W2005 BWH II Realty LLC (the “Proponent”) does not significantly increase the impacts arising from the 49/51/63 Melcher Street Project (the “Proposed Project”) as described in the First Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project (the “Amended and Restated Plan”) within the area of the Planned Development Area No. 69, South Boston/The 100 Acres in comparison to the 49/51/63 Melcher Street Project (the “Original Project”) as described in the Planned Development Area Development Plan for the 49/51/63 Melcher Street Project effective February 5, 2009, and waives further review of such Proposed Project, subject to continuing design review by the Boston Redevelopment Authority (“Authority”); and

FURTHER

VOTED: That the Authority hereby finds and determines that the Amended

and Restated Plan 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 Amended and Restated Plan and authorizes the Director to petition the Boston Zoning Commission for approval of the Amended and Restated Plan in substantial accord with the form of the Amended and Restated Plan submitted to the Authority at its public hearing on April 14, 2011, and attached hereto; and

FURTHER

VOTED: That upon approval of the Amended and Restated Plan by the Boston Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Proposed Project under Section 80C-8 of the Code; 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 Project upon the successful completion of all applicable Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute amendments to the Development Impact Project Agreement; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memorandum of Understanding, one or more Affordable Rental Housing Agreement(s) and Restriction(s) in connection with 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 AMENDMENT is filed in the Document Book at the Authority as Document No. 7061.

Copies of a memorandum dated April 14, 2011 were distributed entitled "MARRIOTT LONG WHARF, PARCELS A-6 AND A-7 OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN, URBAN RENEWAL AREA PROJECT NO. R-77", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Kristin Kara, Senior Project Manager and Attorney Adam Hundley, 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 and deliver a Third Amendment to the Land Disposition Agreement, originally dated January 3, 1980, that was executed by the Authority and the Trustees of the Downtown Boston Properties Trust for Parcels A-6 and A-7 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. R-77 which was subsequently amended by a First Amendment, dated September 30, 1981, and a Second Amendment, dated March 24, 1982, in connection with the improvements to the Marriott Long Wharf Hotel, upon such terms and conditions as the Director deems to be in the best interests of the Authority.

Copies of a memorandum dated April 14, 2011 were distributed entitled "2011-12 DOWNTOWN WATERFRONT VENDOR SERVICES PROGRAM, TROLLEY TOUR KIOSKS", which included a proposed vote. Attached to said memorandum were a document, a letter dated and a map indicating the location of the parcel.

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 on behalf of the Boston Redevelopment Authority ("BRA") to enter into License Agreements with Old Towne Trolley Tours of Boston, Brush Hill Tours, and City View Trolleys for use of certain land within the Downtown Waterfront Urban Renewal Area, specifically on BRA-owned property between Long and Central Wharves on terms and conditions substantially consistent with the Board Memorandum submitted at the Board Meeting held April 14, 2011.

Copies of a memorandum dated April 14, 2011 were distributed entitled "800 HUNTINGTON AVENUE, MISSION HILL", included five proposed votes. Attached to said memorandum were a letter dated March 30, 2011 from Peter A. Spellios, The Beal Companies, LLP

Mr. Erico Lopez, Project Assistant and Mr. Peter Spellios, developer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the 800 Huntington Avenue Project ("Project"), it is in the public interest of both the Authority and the City of Boston to assist 800 Huntington Avenue, LLC ("Applicant") in the acquisition of certain portions of Huntington Avenue; and
- (b) That in accordance with 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, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Project by the Applicant 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

FUTHER VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Project: The Authority shall obtain title to portions of Huntington Avenue for the Project and shall convey such portions of Huntington Avenue to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston 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 Director be, and hereby is, authorized to petition the Public Improvement Commission to discontinue certain portions of Huntington Avenue; and

FURTHER

VOTED: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 14, 2011 relating to portions of Huntington Avenue 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 a deed and any and all other documents deemed necessary and appropriate by the Director in connection with areas to be taken.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7062.

Copies of a memorandum dated April 14, 2011 were distributed entitled "MISSION HILL NEIGHBORHOOD HOUSING SERVICES ROXBURY CROSSING SENIOR BUILDING, MISSION HILL", which included two proposed votes. Attached to said memorandum were a letter dated March 29, 2011 from Patricia Flaherty, Mission Hill Neighborhood Housing Services, three renderings and two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), 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: The Director approve a conditional grant of up to \$100,000 from the Inclusionary Development Program Fund to Mission Hill Neighborhood Housing Services, or related entity, for the creation of affordable units at the Proposed Project, and, that the Director is authorized to execute any and all documents necessary and appropriate in connection with the conditional grant, containing terms and conditions that are in the best interest of the Authority in the Director's sole discretion.

Copies of a memorandum dated April 14, 2011 were distributed entitled "ASSIGNMENT OF THE EXISTING LICENSE AGREEMENT ESTABLISHING THE TERMS AND CONDITIONS FOR OPERATION AND MAINTENANCE OF THE NEW ENGLAND HOLOCAUST MEMORIAL FROM THE NEW ENGLAND HOLOCAUST MEMORIAL COMMITTEE TO COMBINED JEWISH PHILANTHROPIES OF GREATER BOSTON, INC. AND AFFILIATES", which included a proposed vote. Attached to said memorandum was a map indicating the location of the parcel.



Mr. Dennis Davis, Deputy Director, Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority to execute all appropriate documentation to assign the existing License Agreement establishing the terms and conditions of operation and maintenance of the New England Holocaust Memorial from the New England Holocaust Memorial Committee to Combined Jewish Philanthropies Of Greater Boston, Inc. and Affiliates on terms and conditions deemed appropriate by the Director.

Copies of a memorandum dated April 14, 2011 were distributed entitled "CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES FLEMING BROTHERS, INC., MARY SOO HOO PARK SITE IMPROVEMENTS, BRA PROJECT #5093, CHINATOWN, BOSTON", which included a proposed vote. Attached to said memorandum were a and two maps indicating the location of the proposed project.

Mr. Nat Gorham, Project Engineer, 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 (1) award the contract for the Mary Soo Hoo Park Site Improvements Project to Fleming Brothers, Inc., of Quincy, MA, for an amount not to exceed Five Hundred Thirty-two Thousand, Three Hundred Seventy-four Dollars and Fifty Cents (\$532,374.50), and to (2) execute any change orders occurring by unforeseen conditions which are deemed necessary and convenient by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or Fifty-three Thousand, Two Hundred Thirty-seven Dollars and Forty-five Cents (\$53,237.45).

Copies of a memorandum dated April 14, 2011 were distributed entitled "THE SIGNAL BUILDING AT 154 WEST SECOND STREET IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON - AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT AND RESTRICTION", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, addressed the Authority and answered the Members'.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 154 West Second Street "The Signal Building" Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority

Copies of a memorandum dated April 14, 2011 were distributed entitled "VERTEX PHARMACEUTICALS INCORPORATED, 50 NORTHERN AVENUE AND 11 FAN PIER BOULEVARD FAN PIER, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a Draft Certified Application, TIF Plan and TIF Agreement and three maps indicating the location of the proposed project.

Ms. Brenda McKenzie, Mr. John Ziemba, Attorney and Mr. Al Vaz, Vertex, 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") be, and hereby is, authorized to prepare and petition the Boston City Council for its approval of a Tax Increment Financing ("TIF") Plan, including a TIF Agreement between the City of Boston and Vertex Pharmaceuticals Incorporated ("Vertex"), subject to terms and conditions acceptable to the Director of the BRA; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to recommend approval of Vertex's application for its project consisting of its relocation as a tenant to all of the space in two new build-to-suit buildings on Parcels A and B of the Fan Pier Project (other than space dedicated to retail, restaurant or day care use) to be designated a Certified Project subject to terms and conditions which are acceptable to the Director and to prepare and execute any other documents that the Director deems necessary and appropriate to apply to the Commonwealth or the Boston City Council in connection with the proposed application, including the TIF Plan and TIF Agreement; and

FURTHER  
VOTED: That the Director of the BRA be, and hereby is, authorized to issue one or more Certifications of Compliance under Section 80B-6 of the Boston Zoning Code upon successful completion of Article 80 review process for the Fan Pier Project as described and approved pursuant to the BRA Board Memorandum dated December 20, 2007.

Copies of a memorandum dated April 14, 2011 were distributed entitled "JEWISH COMMUNITY HOUSING FOR THE ELDERLY, ULIN HOUSE CHAPTER 121A PROJECT ("JCHE I"), CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed 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 Boston Redevelopment Authority (the "Authority") in accordance with G.L. c. 121A, §18C, hereby determines and finds with regard to the Jewish Community Housing for the Elderly, Inc.'s Ulin House Chapter 121A Project ("JCHE I"), as follows: (1) that Jewish Community Housing for the Elderly, Inc. has carried out its obligations and performed the duties as imposed by G.L. c. 121A and the St. 1960, c. 652, as amended and applicable (collectively, hereinafter "C. 121A"); and (2) that JCHE I is terminated by agreement as of December 31, 2009, and thereafter the property which constitutes JCHE I and Jewish Community Housing for the Elderly, Inc. shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by C. 121A; and

FURTHER  
VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination with regard to JCHE I. Such Certificate of Project Termination shall be delivered to Jewish Community Housing for the Elderly, Inc., the Department of

Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector-Treasurer of the Treasury Department.

The aforementioned 121A TERMINATION is filed in the Document Book at the Authority as Document No. 7063.

Copies of a memorandum dated April 14, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 42 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 308739, BZC 31052, BZC 31060, BZC 31069, BZC 31070, BZC 31072, BZC 31074, BZC 31077, BZC 31078, BZC 31079, BZC 31080, BZC 31081, BZC 31082, ZC 31083, BZC 31084, BZC 31085, BZC 31087, BZC 31088, BZC 31089, BZC 31090, BZC 31091, BZC 31092, BZC 31093, BZC 31094, BZC 31095, BZC 31096, BZC 31097, BZC 31101, BZC 31107, BZC 31108, BZC 31109, BZC 31110, BZC 31111-31115, BZC 31116, BZC 31117, BZC 31118, BZC 31119, BZC 31123, BZC 31129, BZC 31130, BZC 31132, BZC 31143 and BZC 31146.

Copies of a memorandum dated April 14, 2011 were distributed entitled "REQUEST FOR PROPOSALS: BOSTON CITY HALL PLAZA PLANNING, DESIGN AND ENGINEERING SERVICES", which included a proposed vote. Attached to said memorandum were a document entitled "" and two maps indicating the location of the project.

Mr. Peter Gori, Senior Manager, Public Realm Projects, 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 advertize a request for proposals for design services for improvements to Boston's City Hall Plaza, for an amount not to exceed One Hundred Thousand Dollars (\$100,000).

Copies of a memorandum dated April 14, 2011 were distributed entitled "INCLUSIONARY DEVELOPMENT PROGRAM FUND ON LUCK HOUSING CHAPTER 121A PROJECT, CHINATOWN NEIGHBORHOOD", which included four proposed votes.

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 Boston Redevelopment Authority ("BRA") approve the award of \$7,026,272 from the Inclusionary Development Program ("IDP") fund to the On Luck Housing Chapter 121A Project (the "Project") to assist the Project for the creation of affordable units subject to receipt of affordable housing mitigation funds from the Kensington Project; and

FURTHER VOTED: That the BRA approve the award of \$850,000 from the IDP fund to the Project to assist with the preservation of three historic facades at the Project; and

FURTHER VOTED: That the BRA approve the conditional grant of \$500,000 from the IDP Fund to be matched by \$500,000 from the Liberty Place Project; and

FURTHER

VOTED: That the Director be and hereby is, authorized to execute any and all documents necessary and appropriate as deemed by the Director in connection with the said awards to the Project from the IDP fund, including but not limited to a note, mortgage, and loan agreement subject to the BRA receiving the affordable housing.

Copies of a memorandum dated April 14, 2011 were distributed entitled "REQUEST FOR AUTHORIZATION TO LEASE FOUR COLOR COPIERS FOR THE BOSTON REDEVELOPMENT AUTHORITY'S OFFICES AT BOSTON CITY HALL", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Thomas Materazzo, Deputy Director of Administrative Services, 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 lease three Toshiba copiers, two Models 6520C and one Model 4520C, and one Ricoh 6501C at a cost not to exceed \$103,000.00 over the next three years.

Director Palmieri expressed his gratitude to the Board Members; and be able to serve as Director; and, also Thanked the Staff, BRA Board and

Copies of a memorandum dated April 14, 2011 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
Tetra Tech Rizzo	\$ 2,405.11
Stoss, Inc.	\$ 2,750.00
Fleming Bros.	\$ 17,215.00
Englander, Chicoine et al	\$ 20,278.77
HDR Engineering, Inc.	\$ 9,196.50
McMahon Associates, Inc.	\$ 15,121.49

Copies of a memorandum dated April 14, 2011 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 Lisa Hemmerle to Washington, DC to attend a Bio International Convention. The total estimated cost per person is \$3, 481.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize out of state travel for Martina Toponarski to Washington, DC to attend a Bio International Convention. The total estimated cost per person is \$3, 481.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize out of state travel for Communications Director, Susan Elsbree to Las Vegas, Nevada to attend RECON, a conference sponsored by the International Council of Shopping Centers, May 22-25, 2011, estimated Agency cost is \$2045.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the resignation of Allison Rogers, Special Assistant,  
Directors Office/Policy effective 3/25/11.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the retirement of Mohammed Ali-Salaam, Deputy  
Director/Special Projects effective 4/1/11.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the resignation of John F. Palmieri from the position of  
Director, effective May 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,  
June 16, 2011 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 9:07 p.m.

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Secretary