

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

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

The Minutes of the meetings of September 13, 2018 were submitted and approved.

On a motion duly made and seconded, it was unanimous

Copies of a memorandum dated October 11, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER (i) THE APPLICATION OF THE OLD COLONY PHASE THREE B4 LIMITED PARTNERSHIP AND OLD COLONY PHASE THREE B9 LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE OLD COLONY PHASE THREE B REDEVELOPMENT PROJECT IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON; and (ii) THE APPLICATION OF THE OLD COLONY PHASE THREE C LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE OLD COLONY PHASE THREE C REDEVELOPMENT PROJECT IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said 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, to be held on Thursday, November 15, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, in connection with the Application for a proposed Chapter 121A Project, to be known as the Old Colony Phase Three B Redevelopment Project, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

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

FURTHER VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, to be held on Thursday, November 15, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, in connection with the Application for a proposed Chapter 121A Project, to be known as the Old Colony Phase Three C Redevelopment Project, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

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

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

Copies of a memorandum dated October 11, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 120, 144 ADDISON STREET, EAST BOSTON", which included a proposed vote. Attached to said 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 pursuant to Sections 80A-2 and 80C of the Boston Zoning Code (the "Code") a public hearing before the Boston Redevelopment Authority ("BRA") to be held on November 15, 2018 at 5:40 p.m., or at such a time and date deemed appropriate by the Director to consider the Development Plan for Planned Development Area No.120, 144 Addison Street, East Boston.

Copies of a memorandum dated October 11, 2018 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 121, KENMORE SQUARE REDEVELOPMENT PROJECT IN THE KENMORE NEIGHBORHOOD OF BOSTON, AND TO CONSIDER THE KENMORE SQUARE REDEVELOPMENT PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said 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 ("BRA") on November 15, 2018 at 5:50 p.m., or a time and date to be determined by the Director, to consider the Development Plan for Planned Development Area No. 121, Kenmore Square Redevelopment, in the Kenmore Square neighborhood of Boston, and to

consider the Kenmore Square Redevelopment as a Development Impact Project pursuant to Sections 80A-2, 80B, 80B-7 and 80C-5 of the Boston Zoning Code.

Copies of a memorandum dated October 11, 2018 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 51 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BOA 780275; BOA 815874; BOA 823636; BOA 824765; BOA 826211; BOA 830071; BOA 831370; BOA 835795; BOA 838017; BOA 841827; BOA 847016; BOA 849674; BOA 850126; BOA 851147; BOA 851150; BOA 852448; BOA 853913; BOA 853860; BOA 859241; BOA 863263; BOA 865483; BOA 868121; BOA 879014; BOA 879031; BOA 847667; BOA 851030; BOA 857063; BOA 857433; BOA 857648; BOA 859171; BOA 859633; BOA 860730; BOA 861189; BOA 865502; BOA 866450; BOA 870449; BOA 875565; BOA 877339; BOA 881371; BOA 764151; BOA 832915; BOA 840525; BOA 843555; BOA 844017; BOA 845888; BOA 849084; BOA 850054; BOA 850178; BOA 850633; BOA 855748 and BOA 881003.

Copies of a memorandum dated October 11, 2018 were distributed entitled "CONTRACT AUTHORIZATION FOR ALLSTON-BRIGHTON MOBILITY STUDY LEAD CONSULTANT SERVICES", which included a proposed vote.

Mr. John Read, Senior Deputy Director of Transportation and Infrastructure Planning, 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 award and enter into a contract for consultant services with Kittelson & Associates for the Allston-Brighton Mobility Study in an amount up to \$528,000.00.

Copies of a memorandum dated October 11, 2018 were distributed entitled "AWARD OF CONTRACT TO JONES LANG LASALLE AMERICAS, INC., FOR THE DEVELOPMENT OF FINANCING AND FUNDING MODELS TO IMPLEMENT DISTRICT-SCALE CLIMATE RESILIENT COASTAL DESIGN SOLUTIONS FOR EAST BOSTON", which included a proposed vote.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Jones Lang LaSalle Americas, Inc., for the development of funding and financing models for the implementation of climate resilient coastal design solutions for East Boston in an amount not to exceed \$50,000.

Copies of a memorandum dated October 11, 2018 were distributed entitled "MAP AMENDMENT TO THE ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 714, Boston Redevelopment Authority d/b/a Boston Planning & Development Agency – Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and two maps indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission ("BZC") to adopt a map amendment to Zoning Map 7A/7B/7C/7D and Article 51, Allston-Brighton Neighborhood District, of the Boston Zoning Code ("Code") with respect to the Saint Gabriel's Monastery Conservation Protection Subdistrict ("CPS"), in substantial accord with the map amendment submitted to the Boston Redevelopment Authority ("BRA") at its meeting on October 11, 2018.

The aforementioned MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7779.

Copies of a memorandum dated October 11, 2018 were distributed entitled "TEXT AMENDMENT TO THE LOCAL INDUSTRIAL SUBDISTRICT WITHIN THE CHARLESTOWN NEIGHBORHOOD ZONING DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No.480, Boston Redevelopment Authority d/b/a Boston Planning & Development Agency PDA Regulations Article 62, Charlestown Neighborhood District".

Mr. Ted Schwartzberg, Senior Planner, 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 a text amendment to Article 62, Charlestown Neighborhood District, of the Boston Zoning Code with respect to the maximum building height allowed within a Planned Development Area, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on October 11, 2018.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7780.

Copies of a memorandum dated October 11, 2018 were distributed entitled "ARTICLE 27T, EAST BOSTON INTERIM PLANNING OVERLAY DISTRICT ("IPOD")", which included a proposed vote. Attached to said memorandum was a document entitled "Article 27T East Boston Interim Planning Overlay District".

Ms. Kristina Ricco, Senior Planner I, 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 adopting Article 27T, East Boston Interim Planning Overlay District ("IPOD"), in substantial accord with the text and map amendments presented to the Boston Planning and Development Agency at its meeting on October 11, 2018.

The aforementioned Article 27T is filed in the Document Book at the Authority as Document No. 7781.

Copies of a memorandum dated October 11, 2018 were distributed entitled "CONTRACT AUTHORIZATION FOR PARKING ACCESS AND REVENUE CONTROL SYSTEM ("PARCS") FOR BRA PARKING FACILITIES LOCATED AT 269 COMMERCIAL STREET, AND FULTON & CROSS STREETS", which included two proposed votes. Attached to said memorandum was a map indicating the location of the parking facilities.

Mr. Devin Quirk, Director of Real Estate, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, to award a contract to HUB Parking Technology USA, Inc. in the amount of in an amount not to exceed Ninety Eight Thousand Four Hundred Eighty – Eight Dollars (\$98,488.00) for purposes of furnishing and installing a Parking Access and Revenue Control System ("PARCS") at parking facilities located at 269 Commercial Street (otherwise known as "Sargent's Wharf") and Fulton & Cross Streets.

FURTHER VOTED: If authorized by the Economic Development and Industrial Corporation, the Director of the Economic Development and Industrial Corporation will award a separate contract to HUB Parking Technology USA, Inc. in the amount of Three Hundred Forty-Three Thousand, One Hundred Fifty Five Dollars (\$343,155.00) for purposes of furnishing and installing Parking Access And

Revenue Control System ("PARCS") at 12 Drydock Avenue, Parcel C-2, and Parcel V-1 in the Raymond L. Flynn Marine Park.

Copies of a memorandum dated October 11, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND SIX EXISTING GROUND LEASE AGREEMENTS BETWEEN BPDA AND PARTNERS HEALTHCARE AFFILIATED ENTITIES FOR BUILDINGS 36, 62, 75, 114, 149 AND 199 ALL LOCATED IN THE HISTORIC MONUMENT AREA DISTRICT WITHIN THE CHARLESTOWN NAVY YARD", which included a proposed vote. Attached to said memorandum was a map indicating the location of the buildings.

Mr. Robert Luisi, Controller, Budget and Finance, 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 execute all necessary documentation to execute amendments to six lease agreements with MGH Institute of Health Professionals, Inc., Massachusetts General Physicians Organization, Inc., and General Hospital Corporation to standardize and define Consumer Price Index calculations, rentable area figures and fixed rent escalation dates in a manner substantially consistent with the herein Board Memorandum dated October 11, 2018, and to execute any and all other agreements and documents deemed by the Director necessary and appropriate in his sole discretion related to the approval of the amendments to the six lease agreements.

Copies of a memorandum dated October 11, 2018 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: A PORTION OF PARCEL P-3 AND A PORTION OF PARCEL P3-h", which included two 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 Boston Redevelopment Authority ("BRA") extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area to November 30, 2018; and

FURTHER VOTED: That the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area shall automatically be rescinded without prejudice and without further action by the BRA if final designation or extension of Tentative Designation has not been granted by November 30, 2018

Copies of a memorandum dated October 11, 2018 were distributed entitled "REQUEST AUTHORIZATION TO AMEND THE GROUND LEASE WITH CVPA CHAIN FORGE LLC, TENANT AND REDEVELOPER OF BUILDING 105, ALSO KNOWN AS THE CHAIN FORGE BUILDING, LOCATED ON A PORTION OF PARCEL NY-1 IN THE HISTORIC MONUMENT AREA OF THE CHARLESTOWN NAVY YARD WITHIN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to amend the ground lease dated December 29, 2017 between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, as landlord, and CVPA Chain Forge LLC, as tenant, of Building 105 (the Chain Forge Building) located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, Project No. Mass R-55, to allow additional time to close on construction financing and obtain building and other permits and approvals from the City of Boston Inspectional Services Department and other governmental agencies, and to take all related actions on terms and conditions as are determined by the Director to be in the best interest of the BRA. As a result of the amendment, CVPA Chain Forge LLC will have until the close of business on January 31, 2019 to obtain all required building permits from the City of Boston's Inspectional Services Department for CVPA Chain Forge LLC's improvements and close on construction financing.

Copies of a memorandum dated October 11, 2018 were distributed entitled "135 ATHENS STREET, SOUTH BOSTON", which included a proposed vote.

Mr. Tim Davis, Housing Policy Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to terminate the existing Affordable Housing Agreement for 135 Athens Street, South Boston; to sign an Affordable Housing Settlement Agreement for the Project; and to take any other action and execute any other documents and agreements deemed necessary and appropriate by the Director in connection with the Project.

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

Copies of a memorandum dated October 11, 2018 were distributed entitled "400 DORCHESTER STREET, SOUTH BOSTON", which included four proposed votes. Attached to said memorandum were an email dated September 24, 2018 from Cyrus Tehrani; an email dated September 23, 2018 from Linda Zablocki; an email dated September 17, 2018 from Michael Hurley; an email dated August 24, 2018 from Patrick Chatfield; an email dated August 23, 2018 from Jascha Franklin-Hodge; an email dated August 23, 2018 from Maxime Devilliers; an email dated August 22, 2018 from Giselle Schuetz; an email dated August 21, 2018 from Charlie Denison; an email dated August 21, 2018 from Luis Mejias; an email dated August 21, 2018 from Jason Kaplan; a letter dated September 13, 2018 from Pattie McCormick and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. George Morancy, Project Attorney and Mr. Shane Losi, 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the 390 Dorchester Street, LLC development consisting of a six-story mixed-use building containing thirty-five (35) rental units and 2,535 square feet of commercial retail space at 400 Dorchester Street in South Boston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of six (6) on-site Inclusionary Development Policy Units; and

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

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA – 861040 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Mr. Timothy J. Burke recused himself.

Copies of a memorandum dated October 11, 2018 were distributed entitled "425 BORDER STREET, EAST BOSTON", which included four proposed votes. Attached to said memorandum were a letter dated August 17, 2018 from Debra Cave, President, Eagle Hill Civic Association; an email dated August 9, 2018 from Stephen Yale; an email dated September 10, 2018 from Cyrus Tehrani and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. Richard Lynds, Project Attorney and Mr. Scott Treneer, 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five-story residential building, totaling approximately 20,762 square feet and containing sixteen (16) condominium units at 425 Border Street in East Boston (the "Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of two (2) on-site Inclusionary Development Policy Units and an Inclusionary Development Policy Fund contribution in the amount of \$16,000; and

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

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-790492 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Mr. Timothy J. Burke recused himself.

Copies of a memorandum dated October 11, 2018 were distributed entitled "277 BORDER STREET", which included four proposed votes. Attached to said memorandum were a letter dated August 23, 2018 from Debra Cave, President, Eagle Hill Civic Association and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. Richard Lynds, Project Attorney and Ms. Sharon Gentges, 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five-story mixed-use building totaling approximately 20,595 square feet and containing eighteen (18) condominium units at 277 Border Street in East Boston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of two (2) on-site Inclusionary Development Policy Units and an Inclusionary Development Policy Fund contribution in the amount of \$68,000; and

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

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-835828 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

Copies of a memorandum dated October 11, 2018 were distributed entitled "MORTON STATION VILLAGE, 872 MORTON STREET, MATTAPAN", which included a proposed vote. Attached to said memorandum were a letter dated September 24, 2018 from Russell E. Holmes, State Representative, 6th Suffolk District; an email dated November 30, 2018 from Cathy Baker-Eclipse; an email dated 9/13/2018 from Julia Guerrero; an email dated 9/20/2018 from Fatima Ali-Salaam; a letter dated September 13, 2018 from Hajje Glover; a letter dated September 13, 2018 from Kenya Beaman; a letter dated September 13, 2018 from Kenell Broomstein; a letter dated September 13, 2018 from Michael Clarke; a letter dated September 13, 2018 from Tamar Auguste; a letter dated September 13, 2018 from Marianne Feune; a letter dated September 13, 2018 from Dr. Jenny Clark; a letter dated September 13, 2018 from Gary Zizi; a letter dated September 13, 2018 from Bradley Garber; a letter dated September 13, 2018 from Jean R. Casseins; a letter dated September 13, 2018 from Russell Homes; a letter dated September 13, 2018

from Marie V. Edmond; a letter dated September 13, 2018 from Jescipa Jacot; a letter dated September 13, 2018 from Willy Montissol; a letter dated September 13, 2018 from Judith Francois; a letter dated September 13, 2018 from Jean Marie Francois; a letter dated September 13, 2018 from Saintilia Jacot; a letter dated September 13, 2018 from Lournia Javier; a letter dated September 13, 2018 from Lesly Remfort; a letter dated September 13, 2018 from Myrian Lauriston; a letter dated September 13, 2018 from M. Joseph Alphonse; a letter from Livio Poles, President, West Selden Street & Vicinity Neighborhood Association; an email dated October 5, 2018 from Trena Matos-Ambroise and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Artan Sadiku, Architect, Ms. Lisa Alberghini, Proponent; Mr. Donald Alexis, Proponent and Mr. Tim Davis, Housing Policy Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the proposed development, by Caribbean Integration Community Development and Planning Office for Urban Affairs, located at 872 Morton Street in Mattapan for 40 units of mixed-income housing, which consists of nine (9) income restricted homeownership and thirty-one (31) income restricted rental units, plus common area spaces including laundry, a fitness center, bicycle storage, on-site management and off-street parking for thirty (30) vehicles and related site improvements ("Proposed Project"), in accordance with the requirements of Article 80E, Small Project Review of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority, as well as any and all other agreements and documents that the Director deems appropriate and necessary in connection with the approvals for the Proposed Project.

Copies of a memorandum dated October 11, 2018 were distributed entitled "111 TERRACE STREET, MISSION HILL", which included four proposed votes. Attached to said memorandum were a letter dated June 29, 2018 from Zach Wassmouth, Chief Design Engineer, PWD; a letter dated July 26, 2018 from David Passafaro, Sr. Vice President, External Affairs, New England Baptist Hospital; an email dated August 15, 2018 from Chris DeSisto; an email dated June 13, 2018 from Bob D'Amico; a letter dated July 5, 2018 from Kristen McCosh, Commissioner, Mayor's Commission for Persons with Disabilities; a letter dated July 3, 2018 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; an email dated August 21, 2018 from Patricia Flaherty, Executive Director, Mission Hill Neighborhood Housing Services; a letter dated July 29, 2018 from Michael Soltani,

President, Mission Hill Main Street; comments via website: 6/19/2018 Jessica Feldish; 7/9/2018 Brenda Keegan; 7/26/2018 Joanna Dubiel; 7/29/2018 Cindy Walling and Gary Walling; 7/30/2018 Ellen Moore; 7/30/2018 Cyrus Tehrani; 8/2/2018 Alexander Lussenhop; 8/27/2018 Bruce Hampton; 8/27/2018 Nick Elton; 8/27/2018 Chris DeSisto and two maps indicating the location of the proposed project.

Mr. Raul Duverge, Senior Project Manager and Mr. Michael Ross, Project Attorney, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 111 Terrace Street in the Mission Hill neighborhood, proposed by 111 Terrace Street LLC (the "Proponent"), for the construction of a five (5) story, approximately 31,361 square foot residential building with thirty-nine (39) rental units, including five (5) Inclusionary Development Policy units ("IDP Units"), twenty-two (22) off-street vehicle parking spaces, an approximately 333 square foot shared artist work area, and at least thirty nine (39) on-site bicycle storage spaces (the "Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site IDP Units in connection with the Proposed Project; and

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

FURTHER VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA-818377 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated October 11, 2018 were distributed entitled "150 KNEELAND STREET, LEATHER DISTRICT", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project. A Binder containing comment letters is on file.

Mr. Michael Sinatra, Project Manager and Mr. Noam Ron, Proponent, 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 (the "Code"), which (i) finds that the Expanded Project Notification Form ("EPNF") adequately describes the potential impacts arising from the proposed 150 Kneeland St project (the "Proposed Project"), 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 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 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 BRA.

Copies of a memorandum dated October 11, 2018 were distributed entitled "610 RUTHERFORD AVENUE, CHARLESTOWN", which included four proposed votes. Attached to said memorandum were a Zoning Code Refusal dated April 26, 2018; a letter dated September 17, 2018 from Paul Goodwin, Berkley Investments; a letter dated September 11, 2018 from Eric Montplaisir, PE, TERP consulting; a letter dated September 7, 2018 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; an email dated August 24, 2018 from Gray MacLetchie; comments via the website two dated 8/16/2018 from Gary Waldeck; dated 8/23/2018 from Jacob Oppenheim; dated 8/28/2018 from Sandijo Goddard; dated 9/6/2018 from Intiya Isaza; dated 9/18/2018 from Chris Kaneb and two maps indicating the location of the proposed project.

Mr. Michael Sinatra, Project Manager and Mr. Gary MacLetchie, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the 610 Rutherford Avenue, LLC development consisting of a five-story building approximately 23,890 square feet and comprised of twenty-two (22) residential condominium units and 19 parking spaces at 610 Rutherford Avenue in Charlestown (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of three (3) on-site Inclusionary Development Policy Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

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

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Board of Appeal on Petition BOA – 829615 for zoning relief necessary in connection with the Proposed Project with the proviso that the plans be submitted to the BRA; and

Copies of a memorandum dated October 11, 2018 were distributed entitled “CENTRAL BUSINESS DISTRICT – SOUTH STATION URBAN RENEWAL AREA; SOUTH STATION AIR RIGHTS PROJECT: AMENDMENT TO LAND DISPOSITION AGREEMENT AND AMENDMENT TO DEVELOPMENT AGREEMENT”, which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Tim Czerwienski, Project Manager and Mr. David Perry, Proponent, 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 an amendment to that certain Land Disposition Agreement by and between the Boston Redevelopment Authority (“BRA”) and TUDC LLC and South Union Station LLC dated March 21, 2007, as assigned to South Union Station LLC and further assigned to South Station Phase 1 Owner LLC, and as amended by the letter amendment dated January 12, 2009, the Second Amendment to Land Disposition Agreement dated June 29, 2012, the Third Amendment to Land Disposition Agreement dated June 30, 2014, the Fourth Amendment to Land Disposition Agreement dated September 23, 2016, the Fifth Amendment to Land Disposition Agreement dated December 31, 2016, the Sixth Amendment to Land Disposition Agreement dated as of April 27, 2017, the Seventh Amendment to Land Disposition Agreement dated as of December 27, 2017, and the Eighth Amendment to Land Disposition Agreement dated as of April 30, 2018 (as amended and assigned, the “Land Disposition Agreement” or the “LDA”) to extend each of the Outside Conveyance Date and the end of the Adverse Conditions Period to April 30, 2019; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to that certain Development Agreement by and among the BRA, the Massachusetts Bay Transportation Authority ("MBTA") and South Station Phase 1 Owner LLC (as successor to TUDC LLC and South Union Station LLC) for South Station Air Space dated April 30, 2007, as amended by each of that certain First Amendment to Development Agreement dated as of April 27, 2017, Second Amendment to Development Agreement dated as of May 30, 2017, Third Amendment to Development Agreement dated as of June 29, 2017, Fourth Amendment to Development Agreement dated as of April 30, 2018, and Fifth Amendment to Development Agreement dated as of May 31, 2018 (as so amended, the "Development Agreement"), to extend the Outside Closing Date to April 30, 2019 and revise the Exhibits thereto; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver such other documents, including any amendments to the LDA, the Development Agreement and other agreements related to the Project, to the extent necessary or appropriate in the opinion of the Director from time to time in connection with the foregoing votes.

Copies of a memorandum dated October 11, 2018 were distributed entitled "FEDERAL DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION ("EDA") GRANT SUBMISSION", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

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 on behalf of the Economic Development and Industrial Corporation of Boston ("EDIC") to submit an application(s) for an Economic Development Agency ("EDA") Grant with the United States Department of Commerce in support of the proposed 12 Channel Street/MassRobotics Project in the Raymond L. Flynn Marine Industrial Park; and

FURTHER VOTED: That the Director of EDIC be, and hereby is, authorized to execute any and all other agreements and documents deemed necessary and appropriate by the Director in his sole discretion in connection with the EDA application and grant.

Copies of a memorandum dated October 11, 2018 were distributed entitled "COMPACT LIVING POLICY", which included two proposed votes. Attached to said memorandum were a document entitled 'Boston Compact Living Pilot'.

Mr. Tim Czerwienski, Project Manager and Ms. Marcy Ostberg, City of Boston Housing Innovation Lab, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: The Director of the Boston Redevelopment Authority be, and hereby is, authorized to sign a letter to the Boston Zoning Board of Appeals ("ZBA"), co-signed by the Director of the Department of Neighborhood Development ("DND") and the Commissioner of the Boston Transportation Department ("BTD"), outlining a two-year Compact Living Policy; and

FURTHER VOTED: That the Director be, and hereby is, authorized to amend the Inclusionary Development Policy ("IDP") to allow for and establish rental and sales prices for compact units.

The aforementioned Compact Living Policy is filed in the Document Book at the Authority as Document No. 7782.

Chairman Timothy J. Burke called a recess at 5:36 p.m.

Chairman Timothy J. Burke re-adjourned the meeting at 5:48 p.m.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency being held as required by the guidelines of the Housing Creation Regulations to consider the Housing Creation Proposal as submitted by East Boston Community Development Corporation, Inc. and Affirmative Investments, Inc. for 41 North Margin Street in the North End.

This public hearing was duly advertised on September 27, 2018 in the Boston Herald

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

John Campbell, Project Manager for Development Review, will now proceed with the presentation.

Copies of a memorandum dated October 11, 2018 were distributed entitled "PUBLIC HEARING ON HOUSING CREATION PROPOSAL OF BOSTON PROPERTIES AND EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION AND ARTICLE 80E APPROVAL, 41 NORTH MARGIN STREET, NORTH END", which included four proposed votes. Attached to said memorandum were letter dated September 11, 2018 from Tim. H. Davis, Housing Policy Manager; a Neighborhood Housing Trust Vote dated September 20, 2018; a letter dated September 10, 2018 from Michael A. Cantalupa, Boston Properties Limited Partnership & Christopher Maher, Boston Garden Development Corp.; a letter dated July 13, 2018 from John J. Pregmon, North End/Waterfront Neighborhood Council; a letter dated November 15, 2017 from Sherri Snow and Dianne Royle, North End Music and Performing Arts Center; a letter dated October 22, 2018 from Bennett Molinari & Richard Molinari, Saint Mark Society; a letter from James E. Luisi, North End Waterfront Health; a letter dated October 16, 2017 from Louis Cavagnaro, North End Athletic Association; a letter dated October 12, 2017 from John Romano, North End Against Drugs; a letter dated October 14, 2018 from Carl Ameno, Nazzaro Recreation Center; a letter from Ed Capone; a letter dated April 22, 2018 from Pierina Susi; a letter dated April 25, 2018 from John N. Fiumara; a letter dated April 27, 2018 from Vito Ascolillo; a letter dated April 26, 2018 from Richard A. Fiumara; a letter dated April 17, 2018 from Pasquale Coppola Trustee; a letter dated September 13, 2018 from Anthony V. Bova DDS; a letter dated September 19, 2018 from Kenneth R. Lanza; a letter dated September 19, 2018 from Michelle D. Petrigno and two maps indicating the location of the proposed project.

Mr. John Campbell, Project Manager, Mr. Jeffrey Drago, Project Attorney and Mr. Tim Davis, Housing Policy Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Patrick Lyon on behalf of Representative Aaron Michelwitz

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the 41 North Margin Street development consisting of a five-story, mixed-use building containing twenty-three (23) senior affordable rental units and 1,500 square feet of Knights of Columbus meeting space at 41 North Margin Street in the North End (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That in accordance with the Housing Creation Regulations adopted on April 17, 1986, the Boston Redevelopment Authority ("BRA") approves the Housing Creation Proposal submitted by Boston Properties, East Boston CDC, and Affirmative Investments, Inc. on September 10, 2018 for the benefit of the East Boston CDC/Affirmative Investments 41 North Margin Street project (the Housing Creation Proposal"); and

FURTHER VOTED: That the City of Boston Department of Neighborhood Development and/or the BRA, as appropriate, be, and hereby are, authorized to enter into a Housing Creation Agreement pursuant to Section 9 of the Housing Creation Regulations adopted by the BRA on April 17, 1986 and such other documents as may be necessary to implement the Housing Creation Proposal.

FURTHER VOTED: That the Director be, and hereby is authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petition BOA – 883702 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans are submitted to the BRA for design review approval.

The aforementioned HOUSING CREATION is filed in the Document Book at the Authority as Document No. 7783.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear", within Planned Development Area No. 69, South Boston/The 100 Acres.

The hearing was duly advertised on September 27, 2018 in the Boston Herald. The Proposed Amendment seeks to permit office and/or retail use for approximately 1,000 square feet on the ground floor of the existing building at 319 A Street.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Kerr will present.

Copies of a memorandum dated October 11, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DEVELOPMENT PLAN FOR 319 A STREET "REAR", WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included three proposed votes.

Ms. Aisling Kerr, Assistant Project Manager and Ms. Johanna Schneider, Legal Counsel, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby approves the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear", within Planned Development Area No. 69, South Boston/The 100 Acres (the "First Amendment"), pursuant to Section 80C-4 of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston for approval of the First Amendment pursuant to Sections 3-1A.a, 80C-4, 80C-5 and 80C-6 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code in connection with the First Amendment and any and all other agreements deemed necessary and appropriate by the Director in his discretion.

The aforementioned First Amendment to First Amendment and Restated PDA No. 69 is filed in the Document Book at the Authority as Document No. 7784.

Copies of a memorandum dated October 11, 2018 were distributed entitled "PUBLIC HEARING TO CONSIDER: (1) BETH ISRAEL DEACONESS MEDICAL CENTER'S 2018 INSTITUTIONAL MASTER PLAN AMENDMENT; AND (2) THE NEW INPATIENT BUILDING PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were a letter dated August 27, 2018 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter dated September 20, 2018 from Sarah J. Hamilton, MASCO; a letter dated September 18, 2018 from Alexandra Oliver Davila; Sociedad Latina; a letter dated September 20, 2018 from Matthew Brooks, BIDMC Task Force Member and Vice President, Fenway Civic Association; a letter dated September 20, 2018 from Richard Giordano, Fenway Community Development Corporation; a letter dated September 19, 2018 from Joe Dalton, President and CEO of MATEP; a letter dated September 19, 2018 from Patricia S. Flaherty, Executive Director, Mission Hill

Neighborhood Housing Services; a letter dated September 17, 2018 from Sandra L. Fenwick, Chief Executive Officer, Boston Children's Hospital; a letter dated September 19, 2018 from St. Ann M. Donovan, SND, Emmanuel College; a letter dated September 19, 2018 from Wendy W. Gettleman, Vice President, Facilities Management & Real Estate, Dana-Farber Cancer Institute; a letter dated September 20, 2018 from Karen Mauney-Brodek, President Emerald Necklace Conservancy; a letter dated September 18, 2018 from Myechia Minter-Jordan, MD, MBA, President and CEO, The Dimock Center; a letter dated September 18, 2018 from Eugene Welch, Executive Director, South Cove Community Health Center; a letter dated September 25, 2018 from Elizabeth Browne, Executive Director, Charles River Community Health; an email dated September 20, 2018 from Jen Lewis; a letter dated October 11, 2018 from Josh Zakim, Boston City Councilor and two maps indicating the location of the proposed project.

Ms. Tim Czerwienski, Project Manager, Mr. Peter Healey, Proponent; Mr. Walker Armstrong, Proponent and Mr. Kevin Sullivan, Architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Ms. Maureen Cuniffe, BIDMC nurse and resident

Ms. Menrika Louis, BIDMC Pain Center employee and resident

Mr. Eugene Welch, South Cove Community Health Center

Mr. Nelson Liu, South Cove Community Health Center

Mr. Eric Tiberi, South Cove Community Health Center

Ms. Melissa Aureli, Director of Facilities and Space Management Children's Hospital (Children's Hospital is on the Task Force)

Ms. Jane Power, Fenway Community Center

Mr. Gary Walker, Electricians Union

Ms. Andrea Hernandez, BIDMC research administration and resident

Ms. Amber Brantley, BIDMC employee and resident

Mr. Tom Ward, Ironworkers Union

Ms. Sarah Hamilton, MASCO and Task Force member

Mr. Andre Jones on behalf of Richard Giordano, Fenway Community Development Corporation and Task Force member

Ms. Lydia Emmons, Sociedad Latina

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Amendment to the Beth Israel Deaconess Medical Center Institutional Master Plan and New Inpatient Building project (the "Proposed Project") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code") at

the offices of the Boston Redevelopment Authority ("BRA") on October 11, 2018, and after consideration of evidence presented at, and in connection with, the 2018 IMP Amendment and Proposed Project, the BRA hereby finds that: (a) the IMP Amendment dated July 20, 2018 (the "2018 IMP Amendment") complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form ("IMP NF") submitted on January 11, 2018; (b) the 2018 IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the 2018 IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 2018 IMP Amendment 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 2018 IMP Amendment; and

FURTHER VOTED: That pursuant to Article 80D of the Code, the Director be authorized to petition the Boston Zoning Commission for approval of the 2018 IMP Amendment in substantial accord with that presented to the BRA Board at a public hearing on October 11, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Project is described adequately in BIDMC's 2018 IMP Amendment and is consistent with BIDMC's 2018 IMP Amendment, and (b) the 2018 IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

FURTHER VOTED: That following a presentation of the Proposed Project at a public hearing held pursuant to Section 80B-5.4(c)(iv) of the Code at the offices of the BRA on October 11, 2018, the BRA hereby finds that the Proposed Project, as described in the Draft Project Impact Report dated July 20, 2018, conforms to the general plan for the City of Boston as a whole and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project pursuant to Section 80B-5.4(c)(iv) of the Code approving the Draft Project Impact Report dated July 20, 2018, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 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 one or more Certifications of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, Boston Residents and Construction Employment Plan and a Cooperation Agreement, on such terms and conditions as the Director deems necessary and appropriate.

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT AND DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7785.

This is a public hearing before the Boston Redevelopment Authority, doing business as, the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, regarding: (i) the Seventh Amendment to the Master Plan for Planned Development Area No. 87 and (ii) the Second Amendment to the Amended and Restated Development Plan for the Office Buildings/Sports Project at 40 Guest Street within Planned Development Area No. 87, Boston Landing, Guest Street, Life Street and Arthur Street in the Brighton Area of Boston.

The hearing was duly advertised on September 27, 2018 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Aisling Kerr will now begin the presentation.

Copies of a memorandum dated October 11, 2018 were distributed entitled "PUBLIC HEARING FOR THE SEVENTH AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87 BOSTON LANDING AND THE SECOND AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE OFFICE BUILDINGS/SPORTS PROJECT WITHIN PLANNED DEVELOPMENT AREA NO. 87 FOR BOSTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", which included eight proposed votes. Attached to said memorandum were a document entitled "Seventh Amendment to Master Plan for Planned Development Area No. 87 Boston landing Brighton Area of Boston dated October 11, 2018" and a document entitled "Second Amendment to Amended and Restated Development Plan for the Office Buildings/Sports Project within PDA No. 87 for Boston Landing".

Ms. Aisling Kerr, Assistant Project Manager and Mr. Jay Rourke, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, Electricians Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Seventh Amendment to Master Plan for Planned Development Area No. 87 (the "PDA No. 87") Boston Landing (the "Seventh Amendment"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (the "BRA") on October 11, 2018, and after consideration of evidence presented at and in connection with the hearing on the Seventh Amendment, the BRA finds that: (a) the Seventh Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Seventh Amendment complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the Seventh Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Seventh Amendment conforms to the plan for the district, sub-district, or similar geographic area in which the PDA No. 87 is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Seventh Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That, in connection with the Second Amendment (the "Second Amendment") to the Amended and Restated Development Plan for the Office Buildings/Sports Project within PDA No. 87 for Boston Landing (the "Development") located on Guest Street in the Brighton neighborhood of Boston, presented at a public hearing duly held at the offices of the BRA on October 11,

2018, and after consideration of evidence presented at and in connection with the hearing on the Proposed Project, the BRA finds that: (a) the Second Amendment is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Second Amendment complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the Second Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Second Amendment conforms to the plan for the district, sub-district, or similar geographic area in which the PDA No. 87 is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Second Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA approve, pursuant to Section 3-1.A.a and Section 80C of the Code, the Seventh Amendment and the Second Amendment as such amendments are presented to the BRA on October 11, 2018; and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Boston Zoning Commission ("BZC") for approval of the Seventh Amendment and the Second Amendment, both in substantial accord with the Seventh Amendment and the Second Amendment presented to the BRA on October 11, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination Waiving Further Review in connection with the Notice of Project Change for the portion of the Office Buildings/Sports Project located at 40 Guest Street (the "Proposed Project") submitted to the BRA on August 15, 2018 in connection with the Seventh Amendment and the Second Amendment, waiving the requirement of further review, subject to further BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project in connection with the Seventh Amendment and the Second Amendment when the Director finds that (a) the Proposed Project is described adequately in the Master Plan for PDA No. 87, as amended, and the Amended and Restated Development Plan for the Office Building/Sports Project within PDA No. 87 for Boston Landing, as amended, (b) the Proposed Project is consistent with the Master Plan for PDA No. 87, as amended, and the Amended and Restated Development Plan for the Office Building/Sports Project within PDA No. 87 for Boston Landing, as amended, and (c) the Master Plan for PDA No. 87, as amended, and the Amended and Restated Development Plan for the Office Building/Sports Project within PDA No. 87 for Boston Landing, as

amended, have been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, one or more Cooperation Agreements, Development Impact Project Agreements, and Boston Residents Construction Employment Plans, and amendments to any of the same that currently exist, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned Seventh Amendment to the Master Plan and Second Amendment to PDA No. 87 is filed in the Document Book at the Authority as Document No. 7786.

Copies of a memorandum dated October 11, 2018 were distributed entitled "ESTABLISHING A CAPITAL RESERVE FUND", which included two proposed votes.

Mr. Robert Luisi, Controller, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: It is requested that the Board approve the Boston Redevelopment Authority's establishment of a Capital Reserve Fund.

FURTHER VOTED: That the Director be, and hereby is, authorized to take actions and execute documents and agreements relating to the transfer and expenditure of funds into the Capital Reserve Fund

Copies of a memorandum dated October 11, 2018 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment with Meghan H. Richard, PLN/UD, effective 11/5/2018.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve the out of state travel for John Dalzell, Senior Architect, PLN/CCEP, travel to Chicago, IL, effective 11/13/2018.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve the out of state travel for Chris Busch, Senior Waterfront Planner III, PLN/CCEP, travel to Houston, TX, effective 11/5/2018.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve the salary adjustment for Krista Zalatores, Special Assistant effective 7/1/2018.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Kathleen Joyce, Senior Counsel, GC/OGC effective 10/8/2018.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Gary Webster, Project Manager, DR/DR effective 10/10/2018.

Copies of a memorandum dated October 11, 2018 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Englander & Chicoine, P.C.	\$ 9,567.50
Kittelson & Associates	\$ 10,380.65
Bargmann Hendrie + Archetype Inc.	\$ 1,366.56
Foth Infrastructure Engineering	\$ 7,333.10
VitalSource Technology, LLC	\$ 734,151.00
* Tenant improvement	
VitalSource Technology, LLC	\$ 343,674.61
* Work by tenant	
Office Resources, Inc.	\$ 120,438.20

Mr. Brian P. Golden updated the Board Members: Introduction of Devon Quirk, Real Estate Director; Madison Park Ribbon Cutting; BPDA & DND and the Mayor announced all RFPs for public land will include criteria to promote diversity and inclusion, as well as ask developers how they will prevent displacement; Mayor announced an Updated Housing Plan for 2030 increasing the number of housing

units; the Housing Compact Living Policy; Updated IDP Report; and BPDA staff participated in the Urban Land Institute Conference.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, November 15, 2018; Thursday, December 13, 2018; Thursday, January 17, 2019; Thursday, February 14, 2019; Thursday, March 14, 2019; Thursday, April 11, 2019; Thursday, May 16, 2019; Thursday, June 13, 2019; Thursday, July 11, 2019; Thursday, August 15, 2019; Thursday, September 12, 2019; Thursday, October 17, 2019; Thursday, November 14, 2019 and Thursday, December 12, 2019.

VOTED: To adjourn. The meeting adjourned at 7:02 p.m.

Secretary