

May 10, 2022

Mr. Alex Geourntas, City Clerk  
City Hall, Room 601  
Boston, MA 02201

Dear Sir:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Meeting of the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, May 12, 2022 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on boston.gov.

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR MAY 12, 2022 AT 3:30 P.M.**

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**EXECUTIVE SESSION**

Executive session pursuant to M.G.L. c. 30A, § 21(a)(2) to conduct strategy sessions for negotiations with James Arthur Jemison

**OPEN SESSION**

1. Approval of the appointment of James Arthur Jemison as the Director of the Boston Redevelopment Authority.

**MINUTES/SCHEDULING**

2. Request authorization for the approval of the Minutes of the April 14, 2022 Meeting.

3. Request authorization to schedule a public hearing on June 16, 2022 at 5:30 p.m., or at a date and time deemed appropriate by the Director, to consider the Third Amendment to the Second Amended and Restated Development Plan for Planned Development Area No. 69, South Boston/The 100 Acres, located at 49, 51 and 63 Melcher Street, Boston
4. Request authorization to schedule a Public Hearing on June 16, 2022 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Saint Elizabeth’s Medical Center 2022-2026 Institutional Master Plan.

### **PLANNING AND ZONING**

5. Board of Appeal

### **LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT**

6. Request authorization to enter into a License Agreement with Boston Real Estate Collaborative, LLC for the use of 2,100 square feet of land located at 15-21 East Lenox Street in Roxbury for vehicle parking and construction laydown during the construction of the One Newcomb Place residential development in Roxbury.

### **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS**

7. Request authorization to enter into architecture and engineering services contracts with 19 firms for house doctor architectural and engineering services on an “as needed” basis for BRA-owned properties for three years, in the amount not to exceed \$250,000.00 per year.
8. Request authorization to execute an engineering design services contract with Foth Infrastructure & Environment, LLC for the Long Wharf East Seawall Rehabilitation project in the Central Wharf District Downtown Waterfront, in an amount not to exceed \$419,350.00.

9. Request authorization to execute a construction contract with Coastal Marine Construction, L.L.C. for the purposes of pile repair at Pier 4 in the Charlestown Navy Yard, Charlestown, in an amount not to exceed \$9,046,524.00.
10. Request authorization to execute a contract with ABM Industry Groups, LLC for janitorial cleaning and maintenance services at the China Trade Center, located at 2 Boylston Street, in an amount not to exceed \$250,000.00.

#### **TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE**

11. Request authorization to award tentative designation status to Windale Developers, Inc. for redevelopment of 12 BPDA-owned parcels, through the Neighborhood Homes Initiative, located at Holworthy and Hollander Street in the Washington Park Urban Renewal Area, Project No. Mass R-24 for the construction of 23 residential new units, including 3 single family homes, 8 side-by-side townhomes, 2 two-family homes, including 16 homeownership affordable units; and to take all related actions.

#### **CERTIFICATE OF COMPLETION**

12. Request authorization to issue a Certificate of Completion for the successful completion of construction of the One Court Street Residence Hall at Suffolk University.
13. Request authorization to issue a Certificate of Completion for the successful completion of the 20 Somerset Street Academic Building at Suffolk University.

14. Request authorization to issue a Certificate of Completion for the successful completion of the residential project located at 25 Amory Street in Jamaica Plain.

## **URBAN RENEWAL**

### Charlestown

15. Request authorization to ratify and confirm changes to the BRA Promissory Note and the composition of unit mix for the Zelma Lacey House, located at 9 West School Street and known as Parcel R-2A-2 in the Charlestown Urban Renewal Plan Area, Project No. Mass. R-55.
16. Request authorization to issue two (2) Certificates of Completion in connection with the redevelopment of Parcel R-23B and Parcel R-23B-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 34 & 36 Belmont Street in Charlestown, and pursuant to the Second Amendment to a Land Disposition Agreement by and between the BRA and Brian Hickey and Mary Hickey; and the Land Disposition Agreement by and between the BRA and Brian Hickey and Mary Hickey.
17. Request authorization to adopt a Minor Modification for the creation of Parcel R-11D-2a and to enter into a Land Disposition Agreement with Judy Tibbetts of a single-family townhouse located at 6 Kelly Court in the Charlestown Urban Renewal Plan Area, Project No. Mass. R-55.

**ARTICLE 80 DEVELOPMENT/IDP  
NOT OPEN TO PUBLIC TESTIMONY**

Roxbury

18. Request authorization issue a Determination waiving further review of Section 80A-6 of the Code in connection with the Notice of Project Change for the 2085 Washington Street (Parcel 10) Project in Nubian Square and Roxbury neighborhood for the construction of 96 residential units consisting of 64 affordable income-restricted rental units and 32 homeownership units of which 24 units will be affordable, 24 below-grade garage residential parking spaces, and 4,400 square feet of ground floor amenity space including artist work spaces, landscaped plaza at the corner of Melnea Cass and Washington Streets and the reconfiguration of the existing surface lot to accommodate at least 91 total shared parking spaces on Parcel 10; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

South End

19. Request authorization to enter into an Affordable Housing Agreement for the one homeowner unit for the proposed development located at 157 West Springfield Street.

South Boston

20. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Notice of Project Change for the proposed development on Parcel 6A of the Massport Marine Terminal located at Fid Kennedy Avenue within the Raymond L. Flynn Marine Park, which proposed an addition to the existing building, increasing the square footage from 48,000 square feet to 57,696 square feet and thereby reducing the 57 parking spaces to 20 parking spaces; and to take all related actions.

### East Boston

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 32 residential rental units, including 5 IDP units, 1,797 square feet of commercial space, 22 parking spaces, 30 indoor residents bicycle spaces and 10 outdoor visitors bicycle spaces located at 279 Maverick Street; and to take all related actions.

### Bay Village

22. Request authorization to execute and deliver a First Amendment to the Cooperation Agreement for the 212 – 222 Stuart Street project; and to take all related actions.

### **PUBLIC HEARING – OPEN TO PUBLIC TESTIMONY**

23. 5:40 p.m.: Request authorization to approve the First Amendment to Development Plan for Planned Development Area No. 95, 80 East Berkeley Street in the South End; to petition the Zoning Commission for approval of the PDA Amendment; to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 80 East Berkeley Street Redevelopment Project to limit life science use to Biosafety Levels 1 and 2 only; and to take all related actions.

### **ADMINISTRATION AND FINANCE**

24. Request authorization to disburse \$58,592.00 to The University of Massachusetts Boston's Department of Urban Planning in support of the Summer Program in Resiliency Planning; and to enter into a grant agreement.

25. Request authorization to disburse \$15,000.00 to The Boston Architectural College in support of the Summer Mobile Makers Program; and to enter into a grant agreement.
26. Request authorization to disburse \$48,000.00 to The Boston Architectural College in support of the Summer Academy Fellows program; and to enter into a grant agreement.
27. Contractual
28. Personnel
29. Informational: Quarter 3 and End of Year Budget Update

Very truly yours,  
Teresa Polhemus, Secretary