



RECEIVED

By City Clerk at 2:04 pm, Jun 10, 2025

June 10, 2025

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 Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, June 12, 2025, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and televised on Boston City TV (Xfinity Channel 26, RCN Channel 13, and Verizon Fios Channel 962), and livestreamed on [boston.gov](https://www.boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR JUNE 12, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Executive Session Minutes of the May 15, 2025 Meeting and for the approval of the Regular Session Minutes of the May 15, 2025, Board Meeting.

2. Request authorization to schedule a Public Hearing on July 17, 2025, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Northeastern University 2025-2035 Institutional Master Plan and consider the 262 St. Botolph Street Multipurpose Athletic Facility Project as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into License Agreement with Community Music Center Of Boston, for the use of three vacant lots a/k/a the "Blair Lot", identified as a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street, and 2148 Washington Street, for the temporary laydown of materials and equipment associated with the demolition and construction of 2164 Washington St, commencing June 12, 2025 and ending November 2, 2026.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

4. Request authorization to (1) extend the Tentative Designation Status of Drexel Village LLC as Developer of the Crescent Parcel, in the Nubian Square area of Roxbury, South End Urban Renewal Area, for a period of six months through December 31, 2025; (2) acquire 4 parcels of land owned by the City of Boston within the Crescent site; and (3) the Director be authorized to co-petition the Public Improvement Commission for certain actions on the Crescent Parcel; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

5. Request authorization to issue a Request for Qualifications for Design Services to complete a roof replacement at the China Trade Center located at 2 Boylston Street.

6. Request authorization to execute contracts with (1) Dagle Electrical Construction Corp; (2) MacKay Construction Services Inc; (3) Fleming Bros. Inc; (4) ACK Marine and General Contracting, LLC; (5) Patrick J. Kennedy & Sons, Inc; (6) M. Neves Inc; (7) Hub Glass Services; (8) Highrise Consolidated Services; (9) JEWN Enterprise Inc; and (10) Premier Fence Custom Design & Fabricators for general repairs and maintenance services on an “as needed” basis for BRA-owned properties in an annual aggregate amount not to exceed \$800,000.

URBAN RENEWAL

7. Request authorization to enter into an Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Matthew Wood in connection with Parcel P13-A-2 in the Charlestown Urban Renewal Area, Project No. Mass R-55, also known as 58-58R Russell Street, and expand the boundaries of the LDA to include Parcel P13-A-3 and allow for the construction of a patio and accessory dwelling unit.

PLANNING / ZONING / DESIGN

8. Report on Zoning Board of Appeal recommendations between January 1, 2025 and March 31, 2025.

CERTIFICATE OF COMPLETION

9. Request authorization to issue a Certificate of Completion for the successful completion of the 51 Melcher Street building in the South Boston Waterfront neighborhood, in accordance with Section C.4 of the Amended and Restated Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and GI ETS Fort Point I, LLC, dated June 14, 2023.

10. Request authorization to issue a Certificate of Completion for the successful completion of the 1515 Commonwealth Avenue building in the Brighton neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and DIV 1515 Commonwealth, LLC, dated March 31, 2022.
11. Request authorization to issue a Partial Certificate of Completion for the successful completion of the Building 1 Project located at 143 Washington Street (a/k/a 139-149 Washington Street) in the Brighton neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and AvalonBay Communities, dated March 22, 2021.

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

Brighton

12. Request authorization to amend a previously issued authorization and issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for the 155 North Beacon Street Project.

Dorchester

13. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of two on-site Inclusionary Development Homeownership Units located at 84-86 Park Street, and to take all related actions.
14. Request authorization to enter into an amended and restated Affordable Rental Housing Agreement and Restriction for the property located at 734 Dudley Street, and to take all related actions.

Downtown

15. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development located at 295-297 Franklin Street; (2) authorize the Director to enter into a PILOT Agreement for the Proposed Project; (3) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.
16. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development located at 12 Post Office Square and 10 Liberty Square; (2) authorize the Director to enter into a PILOT Agreement for the Proposed Project; (3) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.
17. Request authorization to execute an Affordable Rental Housing Agreement and Restriction for the creation of 16 IDP residential rental units located at 85 Devonshire Street, and to take all related actions.
18. Request authorization to execute an Affordable Rental Housing Agreement and Restriction for the creation of 6 IDP residential rental units located at 4 Liberty Square, and to take all related actions.

South End

19. Request authorization to execute an Affordable Rental Housing Agreement and Restriction for the creation of 4 IDP residential rental units located at 615 Albany Street, and to take all related actions.

West End

20. Request authorization to execute an Affordable Rental Housing Agreement and Restriction for the creation of 4 IDP residential rental units located at 129 Portland Street, and to take all related actions.

PUBLIC HEARING

21.5:30 p.m. – Request authorization to (1) issue a Scoping Determination Waiving Further Review regarding the Boston University Pardee School of Global Studies Project pursuant to Section 80B-5.3(d) of the Code; (2) issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; (3) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code; (4) execute a Cooperation Agreement and a Development Impact Project Agreement; and to take all related actions.

22.5:40 p.m. – Request authorization to (1) issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c) of the Zoning Code in connection with the Draft Project Impact Report dated January 17, 2025, for the Future Cancer Hospital Project proposed jointly by Dana-Farber Cancer Institute, Inc., and Beth Israel Deaconess Medical Center; (2) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Zoning Code when the appropriate findings for the Proposed Project and the approved Institutional Master Plans have been made; (3) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the proposed project upon successful completion of the Article 80B, Large Project Review process; (4) approve the Future Cancer Hospital Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; (5) execute a Cooperation Agreement and a Development Impact Project Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

23. Request (1) approval of the Fiscal Year 2026 Operating Budget of the Boston Redevelopment Authority (the "BRA") in the expense amount of \$24,678,687 and approval for Fiscal Year 2026 Capital expenditures amount of \$5,800,000; (2) approval of the transfer of funds and forgiveness of interagency debt between the BRA and the Economic and Industrial Corporation of Boston, the Boston Local Development Corporation and the Boston Industrial Development Finance Authority; (3) approval to enter into any sub-lease for space, sub-lease amendments or extensions; (4) authorization to take actions and execute documents and agreements relating to the transfer in and expenditure or transfer of funds out of the Capital Reserve Fund.

24. Request authorization to submit applications to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities HousingWorks Infrastructure Program in support of various projects in the City of Boston; and enter into a Grant Agreement with respective development entities and proponents of said projects for the use of funds from the MassWorks and HousingWorks Infrastructure Programs.

25. Contractual

26. Director's Update

Very truly yours,
Teresa Polhemus, Secretary