



RECEIVED

By City Clerk at 2:43 pm, Jun 16, 2026

June 16, 2026

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 18, 2026, 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 18, 2026 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the May 14, 2026, Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

2. Request authorization to enter into a License Agreement with Richard Natale d/b/a TnTees, for the use of a merchandise kiosk at Long Wharf for a period of 9 months, commencing July 1, 2026 and ending on March 31, 2027.
3. Request authorization to enter into a License Agreement with AT&T for the use of a portion of the Sargent's Wharf parking lot for the placement of a portable cellular base station to support emergency management response during major city-wide events, including but not limited to FIFA and Sail 250 events, for a period of 2 months commencing July 1, 2026 and ending on August 30, 2026.
4. Request authorization to amend a License Agreement with CHLN, Inc. for continued use of approximately 5,375 square feet of land adjacent to the Chart House Restaurant on Long Wharf for seasonal, outdoor restaurant seating commencing July 1, 2026 and ending on October 31, 2026, with two one-year term renewal options.
5. Request authorization toto (1) establish a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f) and to adopt a Demonstration Project Plan for the acquisition of an easement containing approximately 852 square feet for the construction of an interim deployable project; and (2) authorization for the Director to acquire the easement and undertake the construction of the interim deployable project; and (3) execute any and all related agreements and documents in connection, commencing June 19, 2026 and ending on November 30, 2026.
6. Request authorization to enter into a Lease Agreement with St. Francis House for use of Suites 109 and 110 located at 2 Boylston Street, for a period of 5 years, commencing June 30, 2026 and ending on May 30, 2031.

7. Request authorization to execute a Memorandum of Agreement with the City of Boston, acting by and through its Property Management Department, to formalize the assignment of Municipal Protective Services personnel on BRA-managed properties, including the China Trade Center for a period of one year, commencing July 1, 2026 and ending on June 30, 2027, at a cost not to exceed \$468,864.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

8. Request authorization to award Final Designation status to the Garrison-Trotter Neighborhood Association, Inc. for the sale and redevelopment of Parcel S-12C in the Washington Park Urban Renewal Area, Project No. Mass. R-24, a/k/a 48 Townsend Street in the Roxbury neighborhood.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to execute a contract with North-Eastern Tree Services, Inc. for arborist services at BRA-owned properties citywide, for a period of 3 years, with 2 one-year term renewal options and for a total contract amount not to exceed \$296,900.
10. Request authorization to amend the contract with Weston & Sampson Engineers, Inc. LLC for Historic Envelope Preservation and Stabilization for the Chain Forge, also known as "Building 105", in the Charlestown Navy Yard, to increase the contract amount by \$387,345 and to approve a 20% contingency in the amount of \$77,468 for a total amended contract amount not to exceed \$464,813, and a total aggregate contract amount not to exceed \$778,253.
11. Request authorization to execute a contract with Weston & Sampson Engineers, Inc. for environmental engineering design services for Chain Forge Building 105 Brownfields Environmental Remediation in the Charlestown Navy Yard in the amount of \$893,122.30, and to further execute a 15% contingency in the amount of \$ 133,968.35, for a total aggregate contract amount not to exceed \$1,027,090.65.

12. Request authorization to issue a Request for Proposals for Construction Management services for the Little Mystic Channel Harborwalk Extension Project at the Little Mystic Channel in Charlestown.
13. Request authorization to execute a contract with Northern Contracting Corp. for the installation of building security systems at the China Trade Center located at 2 Boylston Street, in the amount of \$1,014,100, with a 10% contingency in the amount of \$101,410, for a total contract amount not to exceed \$1,115,510.

CONVEYANCE / URBAN RENEWAL

14. Request authorization to approve the transfer of three separate parcels conveying Parcel P-17B, located at 1225 Washington Street in the South End Urban Renewal Project Area, Project No. Mass. R-56; Parcels RL-4 and RL-5, located along Lyndeboro Place in the South Cove Urban Renewal Area, Project No. Mass. R-92, and two non-urban renewal parcels located at 103 and 105 Fisher Avenue in Mission Hill to the City of Boston Parks and Recreation Department.

PLANNING / ZONING / DESIGN

15. Report on Zoning Board of Appeals recommendations on (1) trends in the recommendations written by BPDA planners to the Zoning Board of Appeal between 10/01/25 and 03/31/2026; and (2) trends in as-of-right permitting between 05/01/2024 and 05/01/2026.
16. Request authorization to grant permission to sign the Municipal Planning Board Notification Form on behalf of the Board, signifying that the Board has been notified of the intention of Sail Boston, Inc. to file a Chapter 91 License Application with the Department of Environmental Protection.

CERTIFICATE OF COMPLETION

17. Request authorization to issue a Certificate of Completion for the successful completion of the Allston Labworks project, located at 250-280 Western Avenue and 305 Western Avenue, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Allston Labworks Developer, LLC, dated August 4, 2022.

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

Allston

18. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 20 residential rental units, including 3 IZ units, and 28 bicycle parking spaces, located at 170-172 Western Avenue; and (2) execute an Community Benefit Agreement; and to take all related actions.

Dorchester

19. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 16 residential rental units, including 2 IDP units, 16 car parking spaces, and 16 bicycle parking spaces, located at 24 Mt. Everett Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefits Agreement; and to take all related actions.

Downtown

20. Request authorization to: (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 70 residential rental units, including 11 Inclusionary Zoning units, and 70 bicycle parking spaces located at 11 Avenue De Lafayette; and (2) accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and (3) enter into a PILOT Agreement for the Proposed Project, and to take all related actions.

South Boston

21. Request authorization to: (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 21 residential rental units, including 4 IZ units, 15 car parking spaces and 32 bicycle parking spaces, located at 662-666 East Broadway; and (2) enter into a Community Benefits Agreement; and to take all related actions.

PUBLIC HEARINGS

-- OPEN TO PUBLIC TESTIMONY --

22. 5:30 p.m. – Request authorization to: (1) approve the proposed First Amendment to Master Plan for Planning Development Area No. 128; (2) approve the Development Plan for Phase 2 within Planned Development Area No. 128, located at 776 Summer Street, South Boston; (3) authorize the Director to petition the Boston Zoning Commission for approval of the First Amendment to Master Plan and Phase 2 Development Plan pursuant to Sections 3-1A.a and 80C of the Code; (4) authorize the Director to issue an Adequacy Determination pursuant to Section 80B-5 of the Code for the Proposed Project; (5) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (6) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (7) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and (8) to take all related actions, including, without limitation, executing and delivering one or more Development Impact Project Agreement(s) and Cooperation Agreement(s), which will include a provision requiring compliance with the Boston Residents Construction Employment Plan.

ADMINISTRATION AND FINANCE

23. Request (1) approval of the Fiscal Year 2027 Operating Budget of the Boston Redevelopment Authority (the "BRA") in the expense amount of \$26,545,000, and approval for Fiscal Year 2027 Capital Budget expenditures in the 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 inter-agency 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. Contractual Payments

25. Director's Update

Very truly yours,

Brigitte Martin
Assistant Secretary