



Office of the City Clerk

ALEX GEOURNTAS

City Clerk

October 28, 2024

To the City Council

Dear Councilors:

In compliance with the order passed by your Honorable Body December 6, 1976, this is to inform you that the following was filed by the Boston Planning and Development Agency with the City Clerk on October 22, 2024.

*“Report and Decision Application of Faneuil Gardens  
Redevelopment – Chapter 121A Project.”*

Respectfully,

Alex Geourntas  
City Clerk

MF/pmf



October 21, 2024

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

RE: REPORT AND DECISION APPLICATION ON FANEUIL GARDENS  
REDEVELOPMENT - CHAPTER 121A PROJECT

Dear Mr. Geourntas:

Pursuant to Section 13, Chapter 652 of the Acts of 1960, I hereby file with the Office of the City Clerk the following material attested by the undersigned as Secretary.

A Certificate of Vote of the Authority adopted on October 10, 2024, approving and adopting the "PUBLIC HEARING TO CONSIDER THE APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON" vote of the Authority approving said Application and an executed copy of the Approval by Her Honor, Mayor Wu dated October 17, 2024, of the foregoing vote.

Attached to the above-mentioned Certificate of Vote and Approval thereof by Her Honor, Mayor Wu, is a copy of the aforementioned "PUBLIC HEARING TO CONSIDER THE APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE

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**BOSTON REDEVELOPMENT AUTHORITY | ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION  
(D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY)**

One City Hall Square | Boston, MA 02201 | [BostonPlans.org](http://BostonPlans.org) | T 617.722.4300 | F 617.248.1937

Michelle Wu, Mayor | Kairos Shen, Director | Priscilla Rojas, Chair

FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON".

Please acknowledge the filing of the foregoing on the copy of this letter and return the same to the undersigned.

Very truly yours,



Teresa Polhemus

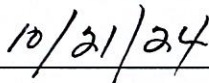
Secretary

Receipt of the aforementioned is hereby

acknowledged:



City Clerk



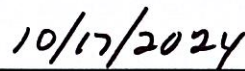
Date

**APPROVED:**

Including, without limiting the generality of the foregoing, the "APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON", and the October 10, 2024 vote of the Authority approving said Report and Decision Application.



\_\_\_\_\_  
Mayor of the City of Boston



\_\_\_\_\_  
Date

**Attest:**



\_\_\_\_\_  
City Clerk  
City of Boston



\_\_\_\_\_  
Secretary  
Boston Redevelopment Authority



October 17, 2024

Honorable Michelle Wu  
Mayor of Boston  
One City Hall Square  
Boston, Massachusetts 02201

SUBJECT: Faneuil Gardens - CHAPTER 121A PROJECT

Dear Mayor Wu:

At the regular meeting of October 10, 2024, the Authority approved and adopted a document entitled "PUBLIC HEARING TO CONSIDER THE APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON". The adoption of this document constitutes approval by the Authority.

Enclosed herewith for your review are four copies of the "PUBLIC HEARING TO CONSIDER THE APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON" together with the Application therefor. Attached to each copy of the Applications is a Certificate of Vote executed by the undersigned as Secretary.

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**BOSTON REDEVELOPMENT AUTHORITY | ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION  
(D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY)**

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Section 12 of Chapter 652 of the Acts of 1960 provides as follows: "...provided, however, that no vote of the Authority approving a project or any change therein, or making or amending any rule, regulation or standard therefor, shall be in force until approved by the Mayor of said City." Your approval pursuant to Section 12 is respectfully requested.

The Approval Form which is attached to each set of the aforementioned documents is in the form previously approved by the City of Boston Law Department.

If the vote of the Authority approving the "AUTHORIZATION" on the Application meets with your approval, please sign all four copies of the Approval Certificate, one copy of which I am required as Secretary to file with the City Clerk pursuant to Chapter 652 of the Acts of 1960.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Teresa Polhemus', written in a cursive style.

Teresa Polhemus, Secretary

Attachments

## **CERTIFICATE OF VOTE**

(1) That Teresa Polhemus is the duly qualified Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on October 10, 2024, duly recorded in this office:

Kate Bennett recused herself at this time.

Copies of a memorandum dated October 10, 2024, were distributed entitled "PUBLIC HEARING TO CONSIDER THE APPLICATION FOR APPROVAL PURSUANT TO GENERAL LAWS CHAPTER 121A, SECTION 18C AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, FOR THE FANEUIL GARDENS REDEVELOPMENT 121A PROJECT AND FOR CONSENT TO FORM BRIGHTON FG REVITALIZATION 121A CORPORATION, AN URBAN REDEVELOPMENT CORPORATION FOR THE PURPOSE OF UNDERTAKING SAID PROJECT, IN THE BRIGHTON NEIGHBORHOOD OF BOSTON", which included four proposed votes.

Camille Platt, Project Manager; Ford DeVecchio, Planner; David Valecillos, Senior Development Manager, Brighton FG Revitalization, Frans de Witte, Planning Architect, MVRDV, Jennifer Martel, Landscape Architect, Copley Wolff Design Group and Andres Bernal, Phase 1 Architect, J. Garland Enterprises, addressed the Authority and answered the Members' questions.

Mynor Perez, Regional Manager Carpenters Union Specialty Trades Support, testified in support.

Chaton Green, Business Agent Greater Boston Building Union testified in support.  
Barbara Jaehn, Allston-Brighton resident, testified in support.

On a motion duly made and seconded, it was unanimously VOTED:

That the document presented at this meeting entitled "REPORT AND DECISION ON THE APPLICATION OF BRIGHTON FG REVITALIZATION 121A CORPORATION TO THE BOSTON PLANNING & DEVELOPMENT AGENCY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND ACTS OF 1960, CHAPTER 652 EACH AS AMENDED" be, and hereby is, adopted; and

FURTHER VOTED: That, pursuant to Article 80, Section 80B-5 of the Boston Zoning Code (the "Code"), the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination for Phase 1 of the Proposed Project waiving the requirements of further review pursuant to Article 80, Section B-5.3(d) of the Code determining that the PNF adequately addresses any impacts of Phase 1 of the Proposed Project; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance or Partial Certification(s) of Compliance for Phase 1 of the Proposed Project, when appropriate, pursuant to Section 80B-6 upon the successful completion of all Article 80 review processes including design review; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute a Cooperation Agreement for Phase 1 of the Proposed Project which will include a provision requiring compliance with the Boston Residents Jobs Policy, a Regulatory Agreement under Section 18C of Chapter 121A and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the BRA in connection with the Proposed Project.

The aforementioned document is filed in the Document Book at the Authority as Document No. 8174.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceeding under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the document to which this certificate is attached was authorized by the foregoing votes.

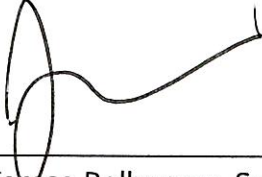
(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That James Arthur Jemison II is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set her hand this 17th of October 2024.

BOSTON REDEVELOPMENT AUTHORITY



By:

\_\_\_\_\_  
Teresa Polhemus, Secretary

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