



RECEIVED
By City Clerk at 2:39 pm, Feb 10, 2026

February 10, 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 Annual Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, February 12, 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' ANNUAL MEETING AGENDA
SCHEDULED FOR FEBRUARY 12, 2026 AT 3:30 P.M.**

PUBLIC TESTIMONY STARTS AT 5:30 P.M.

ELECTION

1. Election of Officers.

MINUTES/SCHEDULING

2. Request authorization for the approval of the Minutes of the January 15, 2026, Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to (1) consent and approve the assignment and assumption of the existing Ground Lease agreement between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency as Landlord, and Tropical-Melnea Holdings LLC, as Tenant to the intended tenant, Tropical Foods Real Estate Holdings, LLC, as Tenant; (2) consent and approve the assignment and assumption of the existing Sublease between Tropical-Melnea Holdings LLC, as Landlord, and Tropical Fays II, LLC as Tenant to Tropical Foods Real Estate Holdings, LLC, as Landlord, and Tropical Foods International, Inc., as Tenant; (3) terminate the Sub-Sublease between Tropical Fays II, LLC as Lessor and Tropical Foods International, Inc.; and (4) the first amendment to the Construction, Operation, Reciprocal Easement and Restriction Agreement by and among Tropical-Melnea Holdings LLC, Madison Williams LLC, the Massachusetts Department of Transportation, and the BPDA.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

4. Request authorization to extend the Final Designation status of Nubian Ascend Partners, LLC as Redeveloper of The Blair Lot in the Nubian Square area of Roxbury for a period of 6 months until August 31, 2026.
5. Request authorization to extend Tentative Designation status to The Druker Company, Ltd. and enter into lease negotiations with the Redeveloper to facilitate the long-term lease and redevelopment of the BPDA-owned Parcel 5 site, located at 142 Shawmut Avenue in the South End Urban Renewal Area, Project No. Mass R-56 in the South End neighborhood of Boston for a period of 12 months until February 2027.

6. Request authorization to award Tentative Designation to the Boston Food Forest Coalition for the sale of 82 Mascot Street as part of a joint RFP issued by the Mayor's Office of Housing for Open Space in conjunction with property at 301, 303, 305, and 307 Norfolk Street owned by the City of Boston, until February 28, 2027.
7. Request authorization to extend the Tentative Designation status of, and enter into lease negotiations with Power House CNY, LLC for the long-term lease and redevelopment of the Building 108 property in the Charlestown Navy Yard on a portion of NY-1 in the Charlestown Urban Renewal Area Project No. Mass R-55 for a period of 6 months until August 31, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

8. Request authorization to issue an Invitation for Bids pursuant to MGL c.149 for the installation of building security systems for the China Trade Center located at 2 Boylston Street, Boston, MA.
9. Request authorization to advertise and issue an Invitation for Bids pursuant to M.G.L. c. 30, § 39M, for landscaping & maintenance services at BRA-owned properties in the Downtown Waterfront.

PLANNING / ZONING / DESIGN

10. Informational Update – Planning Academy.

CERTIFICATE OF COMPLETION

11. Request authorization to issue a Certificate of Completion for the successful completion of construction of the Parcel 12 project located in the Back Bay neighborhood, pursuant to Section C.6 of the Cooperation Agreement by and between the BPDA and S&A P-12 Property LLC, dated December 26, 2019.

12. Request authorization to issue a Certificate of Completion for the successful completion of construction of the Allston Yards Building A Project located in the Allston neighborhood, pursuant to Section C.6 of the Cooperation Agreement by and between the BPDA and Allston Yards Phase A LLC, dated August 23, 2021.

ADMINISTRATION AND FINANCE

13. Request authorization to (1) approve the Transfer of the 1734-1740 Washington Street property (Parcel SE-72, in the South End Urban Renewal Project Area) from 1734 Washington Street Limited Partnership to the Pine Street Inn, Inc.; and (2) approve Pine Street Inn's assumption of two Promissory Notes issued to the BRA by the Original Owner; and (3) amend the interest rate and maturity date of such Promissory Notes as described in further detail below; and (4) assign one of the Promissory Notes to the Mayor's Office of Housing.
14. Request authorization to enter into a Memorandum of Agreement with the Mayor's Office of Economic Opportunity and Inclusion, for transfer of \$250,000 in mitigation funds from PDA 146, 35-75 Morrissey Boulevard, for use in the Commercial Acquisition Assistance Program.

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

Chinatown

15. Request authorization to issue a Determination waiving further review pursuant to Section 80D, Institutional Master Plan Review of the Zoning Code, for the proposed renewal and extension of the Tufts University Institutional Master Plan dated January 6, 2026, extend the Master Plan for 5 years until February 12, 2031; and to take all related actions.

Dorchester

16. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 33 fully affordable rental housing units, 8 car parking spaces, and 36 bicycle parking spaces, located at 190 Bowdoin Street, a/k/a/ Hollins Park; and to take all related actions.

17. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of two IDP homeownership units located at 608 Gallivan Boulevard, and to take all related actions.

Jamaica Plain

18. Request authorization to (1) acknowledge completion of certain Review Procedures with respect to Phase 4A and Phase 4B of the Mildred Hailey Phase One Chapter 121A Project; (2) adopt a Second Amendment to the Report and Decision for the Master Project approving the delegation of the authority of Mildred Hailey 121A Corporation with respect to such phases to Mildred Hailey 4A 121A Limited Partnership, and Mildred Hailey 4B 121A Limited Partnership respectively; (3) execute one or more Cooperation Agreement(s) which will include a provision requiring compliance with the Boston Residents Jobs Policy, Regulatory Agreement(s) under Section 18C of Chapter 121A; and to take all related actions.

Mission Hill

19. Request authorization to (1) issue a Determination pursuant to Section 80A-6 of the Zoning Code, in connection with the 4th Notice of Project Change for the proposed construction of 65 residential rental units, including 8 IDP units, and 24 car parking spaces located at 154 Terrace Street; and (2) issue a Certification of Compliance for Phase II of the Revised Project upon successful completion of the Article 80B, Large Project Review; and (3) enter into a Cooperation Agreement and an Affordable Rental Housing Agreement and Restriction; and to take all related actions.

PUBLIC HEARING
--OPEN TO PUBLIC TESTIMONY--

20.5:30 p.m. Request authorization to (1) approve the First Amendment to the Development Plan for Planned Development Area No. 52, One Brigham Circle, located at 1610-1620 Tremont Street in the Mission Hill neighborhood; (2) authorize the Director to petition the Boston Zoning Commission for approval of the First Amendment, pursuant to Sections 3-1A.a and 80C-6 of the Zoning Code filed by CPT Brigham Circle, LLC with the BPDA on November 14, 2025, to allow for Clinic and Accessory Clinic as Allowed Uses within the PDA area; and (3) authorize the Director to execute and deliver any and all documents as the Director deems appropriate and necessary in connection with the First Amendment.

21.5:40 p.m. Request authorization to approve the proposed (1) Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the First Amendment to the Wentworth Institute of Technology 2024-2034 Institutional Master Plan; and (2) petition the Zoning Commission for the approval of the Proposed First Amendment and the associated Map Amendment; and (3) issue a Preliminary Adequacy Determination waiving the requirements of further review pursuant to Section 80B-5.5(c)(iv) of the Code in connection with the Draft Impact Report for the Pike Residence Hall Project filed by Wentworth Institute of Technology on November 21, 2025; and (4) issue a Certificate of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project, upon successful completion of the Article 80 review process, subject to continuing design review by the BPDA; and (5) issue a Certificate of Consistency for the Proposed Project pursuant to Section 80D-10 of the Code upon successful completion of the Article 80D Institutional Master Plan Review process, and to take all related actions including executing a Transportation Access Plan Agreement and Cooperation Agreement in connection with the Proposed Project.

22. Contractual

23. Director's Update

Very truly yours,
Teresa Polhemus, Secretary