

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 27, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated May 13, 2004 were distributed entitled "TRINITY MATTAPAN HEIGHTS LIMITED PARTNERSHIP PROPOSED 121A PROJECT, LOCATED OFF OF RIVER STREET AT DR. MARY MOORE BEATTY CIRCLE IN THE MATTAPAN NEIGHBORHOOD OF BOSTON " which included two proposed votes. Attached to said memorandum were a Mattapan Heights - Phase II - Site Plan and two site maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to publish in the Boston Herald, and provide a Notice regarding a public hearing, to be held on Thursday, June 3, 2004 at 2:00 p.m. in connection with the Application for a proposed Chapter 121A Project, to be known as the Trinity Mattapan Heights Limited Partnership, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and further,

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the Proposed Project as authorized by the preceding vote.

Michael Taylor recused himself from the following vote.

Copies of a memorandum dated May 13, 2004 were distributed entitled "PUBLIC HEARING RUSSIA WHARF REDEVELOPMENT PROJECT DOWNTOWN/FORT POINT CHANNEL", which included seven proposed votes. Attached to said memorandum was a map indicating the location of the project.

David Hanifin, Senior Project Manager, and Bob Kay, Equity Office Properties addressed the Authority and answered the Members' questions.

Those who spoke in favor of the proposed project include:

Councilor Scapicchio

Michael Kineavy, Mayor's Office of Neighborhood Services

Bruce Berman, Save the Harbor, Save the Bay Group

Mike Calder, Local 103 IBEW

Ed Marenburg, Sheetmetal Workers, Local 17

Henry Green, Hotel Restaurant Workers, Local 26

Colby Rottler, Federal Reserve Bank, Property Manager

Valerie Fletcher, Adaptive Environments, abutter to proposed project

Bissera Antikarov, Director of Urban Design, representing Rick

Dimino from the Central Artery Business Committee

Al Peciaro, New England Council of Carpenters

Those who spoke in opposition to the proposed project:

Shirley Kressel

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and determines that the proposed Russia Wharf Redevelopment Project ("Proposed Project"), as described in the Final Project Impact Report ("FPIR") dated December 30, 2003 submitted by MA-Russia Wharf, L.L.C., conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project

will be injurious to the neighborhood or otherwise detrimental to the public welfare; and further

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination under Section 80B-5.5 of the Boston Zoning Code (the "Code"), which approves the FPIR dated December 30, 2003 submitted by MA-Russia Wharf, L.L.C. for the Proposed Project and finds that such FPIR adequately describes the potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize these impacts, subject to continuing design review by the BRA; and further

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and further

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the Proposed Project, which shall designate 10% of the total number of residential units as affordable units to be made available to households earning between 80% and 120% of area median income; and further

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and further

VOTED: In reference to petition BZC-25011-25012, MA-Russia Wharf, L.L.C., 530 Atlantic Avenue and 270-286 Congress Street, Boston, for conditional use and three variances for change of occupancy to 50 loft-style residential units and retail and erect a 300-suite hotel, 22-story office building and six-level underground garage in an M-4 IPOD, the Boston Redevelopment Authority recommends:
APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated May 13, 2004 were distributed entitled “NU LIFE DEVELOPMENT ROXBURY”, which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mark McGowan, Project Assistant, Mike Washington, Mike Washington Architects, Harold Raymond, Design Development Consultants and Sister Virginia Morrison for the Neighborhood Development Corporation of Grove Hall addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a

Certification of Approval, confirming that the proposed project by NU Life Real Estate Development, LLC to develop the Proposed Project into sixteen (16) residential condominium units has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and further

VOTED: In reference to petition BZC-24914-24919, NU Life Real Estate Development, for seventy-two (72) variances in a Multifamily Residential/Local Service zoning district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be

submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated May 13, 2004 were distributed entitled "DOWNTOWN WATERFRONT- FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77 199 STATE STREET", which included three proposed votes. Attached to said memorandum were a site map indicating the location of the proposed project and a schematic drawing showing the East Elevation of the proposed building.

David Hanifin, Senior Project Manager addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a determination that the proposed 199 State Street rehabilitation project is consistent with the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, if appropriate; and

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Public Improvement Commission or appropriate agencies, departments or commissions of the Commonwealth of Massachusetts to discontinue or release certain portions of the public way or related rights along the Rose Kennedy Greenway and adjacent to the building located at 199 State Street that are expected to be taken by the Boston Redevelopment Authority ("Authority") if necessary on a subsequent date; and

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents the Director deems necessary and appropriate and in the interests of the Authority in connection with the redevelopment of the 199 State Street building.

Copies of a memorandum dated May 13, 2004 were distributed entitled "AUTHORIZATION TO PARTNER WITH THE BOSTON HARBOR ASSOCIATION FOR THE DEVELOPMENT OF A HARBORWALK WEBSITE" which included a proposed vote. Attached to said memorandum was a City of Boston Harborwalk Map.

Richard McGuinness, Senior Waterfront Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Memorandum of Agreement with The Boston Harbor Association to set forth the terms and conditions of design and development for a website for the City of Boston's Harborwalk Program.

Copies of a memorandum dated May 13, 2004 were distributed entitled "ACCEPTANCE OF A \$10,000 GRANT FROM THE GREATER BOSTON CHAMBER OF COMMERCE TO JOINTLY FUND A BRA STUDY ON WATERFRONT FACILITIES OF PUBLIC ACCOMODATION AND RETAIL USES".

Richard McGuinness, Senior Waterfront Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to accept a \$10,000 grant from the Greater Boston Chamber of Commerce ("GBCC") to jointly fund a BRA study on waterfront facilities of public accommodation and retail uses.

Copies of a memorandum dated May 13, 2004 were distributed entitled "AWARD OF CONTRACT TO COMMUNITY PARTNERS CONSULTANTS

INCORPORATED FOR A STUDY ON WATERFRONT FACILITIES OR PUBLIC ACCOMMODATION AND CULTURAL/CREATIVE ECONOMY SECTOR USES” which included one proposed vote.

Richard McGuinness, Senior Waterfront Planner, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a contract with Community Partners Consultants Incorporated for a study on waterfront facilities of public accommodation and cultural/creative economy sector uses for an amount not to exceed \$23,000.

Copies of a memorandum dated May 13, 2004 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PARCEL 8 LOCATED AT 519-520 TREMONT STREET AND 4-12 WARREN AVENUE, AND ADJACENT PARCEL LOCATED AT 531 TREMONT STREET”, which included a proposed vote.

David Hanifin, Senior Project Manager, addressed the Authority and answered the Members’ questions.

VOTED: That the Director be, and hereby is, authorized to issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement and Section 5 of the Deed between the Boston Redevelopment Authority and TDC Peabody Atelier, LLC dated December 1, 2001 for the successful completion of certain improvements including 103 residential units and associated parking spaces and storage spaces, a theater unit and a commercial unit located on Parcel 8 and the Adjacent Parcel located at 531 Tremont Street in the South End Urban Renewal Area, Project, No. Mass. R-56 (“Parcel 8 and the Adjacent Parcel at the Boston Center for the

Arts Project”), upon a determination that the completion of such improvements has been accomplished in accordance with the terms of said Land Disposition Agreement and the Deed, and upon the receipt of Certificate(s) of Occupancy for said improvements issued by the City of Boston Inspectional Services Department, and subject to such terms as the Director deems necessary and appropriate; provided that the issuance of a final Certificate of Completion for the Parcel 8 and Adjacent Parcel at the Boston Center for the Arts Project shall require further Boston Redevelopment Authority approval.

Copies of a memorandum dated May 13, 2004 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: LOCATED AT 18 NEWCOMB STREET AND ABUTTING PARCEL ”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Maria Faria, Assistant Director, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement (“LDA”) and Deed between the Boston Redevelopment Authority and Newcomb Street LLC, dated June 30, 2003, evidencing the successful completion of the two (2) remaining parking spaces in the twelve (12) parking space facility and the related landscaped open space area located at 18 Newcomb Street and the abutting parcel, adjacent to Caproni Lofts Condominium in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated May 13, 2004 were distributed entitled, "WATERFORD PLACE, SOUTH END", which included a proposed vote.

Maria Faria, Assistant Director for Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a Second

Amendment to the Residual Fund Escrow Agreement among CCBA Limited Partnership, CCBA Realty Corporation, the Chinese Consolidated Benevolent Association of New England, the Boston Redevelopment Authority, Massachusetts Housing Investment Corporation, Affirmative Investments, Inc. and U.S. Bank, as escrow agent, and any and all other documents in connection with the removal of the requirement that an officer of the Massachusetts Housing Investment Corporation counter sign all instructions to the escrow agent to release any funds from said Residual Fund Escrow and the addition of the requirement that the President of Affirmative Investments, Inc. counter sign all instructions to the escrow agent to release any funds from said Residual Fund Escrow.

Copies of a memorandum dated May 13, 2004 were distributed entitled "ROXSE HOMES CHAPTER 121A PROJECT, PARCELS 24-A, 24-B, 24-C, 24-D AND 24-E, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56, GENERALLY BOUNDED BY TREMONT STREET, MELNEA CASS BOULEVARD, WARWICK STREET AND CABOT STREET", which included two proposed votes.

E. Renee LeFevre, Assistant General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 13, 2004, relating to certain parcels of land adjacent to the Roxse Homes Project known as a portion of Parcel 24-A, and Parcels 24-B and 24-C in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk"; and further

VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 13, 2004, relating to certain parcels of land adjacent to the Roxse Homes Project known as Parcels 24-D and 24-E in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk."

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6558.

Copies of a memorandum dated May 13, 2004 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS F-3A, F-3-B AND S-12", which included a proposed vote.

Attached to said memorandum were a letter dated May 3, 2004 from Arnold C. Johnson, President, Windale Developers, Inc., a Project Schedule, a Final Sales Data sheet and two maps indicating the location of the project.

Maria Faria, Assistant Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the Land Disposition Agreement and to amend Exhibit F to reflect the changes in the designation of the affordable unit prices in connection with the construction of the Washington Commons Project consisting of thirty-three (33) residential buildings, designed as two- and three-story, wood frame semi-attached houses containing approximately 74,590 gross square feet of space comprised of forty-nine (49) units of which twenty-eight (28) units will be affordable for households earning at or below 110% of the area median-income ("AMI"), adjusted for household size, seventy (70) parking spaces and related site improvements located on Parcels F-3A, F-3B and S-12 in an area bounded by Washington Street, Martin Luther King, Jr. Boulevard, Brinton Street and Elmore Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

Copies of a memorandum dated May 13, 2004 were distributed entitled "PARTIAL CERTIFICATE OF COMPLETION FOR 40 ST. JAMES STREET; MINOR MODIFICATION TO THE WASHINGTON PARK URBAN RENEWAL PLAN; AND LAND DISPOSITION AGREEMENTS FOR PARCELS A-6A AND A-6B FOR THE PURPOSE OF CONSTRUCTION OF TWO TWO-FAMILY DUPLEXES", which included five proposed votes. Attached to said memorandum were a resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 WITH RESPECT TO PARCEL A-6A AND PARCEL A-6B, AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION”, two maps indicating the location of the proposed project and a proposed land use plan map.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“ Authority”) adopts the attached Resolution entitled: “RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 WITH RESPECT TO PARCEL A-6A AND PARCEL A-6B AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION”;

VOTED: That the Authority approves the transfer of Parcel A-6A and Parcel A-6B to Larosa Development Corporation; and further

VOTED: That the Director be, and is hereby, authorized on behalf of the Authority, to issue a Partial Certificate of Completion for the rehabilitation of the building located at 40 St. James Street in Roxbury stating that the improvements have been successfully completed in compliance with the terms and conditions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and John Horton and Ellen B. Horton (the “Original Land Disposition Agreement”); and further

VOTED: That the Director be, and is hereby, authorized on behalf of the Authority to enter into a Land Disposition Agreement for Parcel A-6A for the purpose of the constructing a two-family duplex residence in the Washington Park Urban

Renewal Area, Project No. Mass. R-24, subject to terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Authority, including a specific requirement for ongoing design review by the Authority; and

VOTED: That the Director be, and is hereby, authorized on behalf of the Authority to enter into a Land Disposition Agreement for Parcel A-6B for the purpose of the constructing a two-family duplex residence in the Washington Park Urban Renewal Area, Project No. Mass. R-24, subject to terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Authority, including a specific requirement for ongoing design review by the Authority.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6559.

Copies of a memorandum dated April 27, 2004 were distributed entitled, "33 ARCH STREET OFFICE TOWER: CERTIFICATE OF COMPLETION CENTRAL BUSINESS DISTRICT-SCHOOL FRANKLIN URBAN RENEWAL AREA, PROJECT NO. MASS. R-82A", which included two proposed votes.

Mark McGowan, Project Assistant, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the Office Phase of the 33 Arch Street Project in accordance with the Consolidated and Restated Land Disposition Agreement, dated November 28, 2000 and further,

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Compliance for the Office Phase of the 33 Arch Street Project in accordance with the Cooperation Agreement, dated November 28, 2000.

Copies of a memorandum dated May 13, 2004 were distributed entitled "TRINA PERSAD PARK: DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS", which included three proposed votes.

Eileen E. Brophy, Assistant General Counsel addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) In order to eliminate or overcome urban blight by the acquisition and conversion of open space at 0 Gayland Street, Dorchester for a children's playground or park, to be known as the Trina Persad Park (the "Project"), it is in the public interest of both the Authority and the City of Boston (the "City") to assist Dudley Neighbors, Inc. ("DNI") in the acquisition of the property for the Project; and
- (b) The undertaking of the Project by DNI requires the assistance of the Authority; and
- (c) Based on (a) and (b) above, the Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f), as amended; and

VOTED: That the Authority hereby adopts the following

"Demonstration Project Plan" in connection with the Project: (a) the

City, by and through its Public Facilities Commission, will convey title to 0 Gayland Street to the Authority; (b) the Authority will convey the parcel to DNI, or its designee. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with DNI, the City and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, Section 46(f), as amended, and the Authority's role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and further

VOTED: That the Director be and hereby is authorized to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the acquisition and disposition of 0 Gayland Street for the Project.

Copies of a memorandum dated May 13, 2004 were distributed entitled "NOTICE OF PROJECT CHANGE: SUPER STOP AND STOP, 545 FREEPORT STREET, DORCHESTER", which included three proposed votes. Attached to said memorandum were a letter from Philip J. Carver, President, Pope's Hill Neighborhood Association addressed to To Whom It May Concern and two maps indicating the location of the proposed project.

Armando Goncalves, Assistant Director, Community Development, Sherry Clancy, Project Manager for Stop & Shop, Jason Balinbin, architect addressed the Authority and answered the Members' questions. Councilor Feeney submitted a letter of support for the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a determination under Section 80A-6(2) of the Boston Zoning Code

(the "Code") which (i) finds that the Notice of Project Change submitted February 17, 2004 requesting the elimination of the previously approved parking deck structure adequately describes the potential impacts arising from the proposed Super Stop & Shop supermarket, with a total gross floor area of approximately 57,365 square feet and 182 parking spaces ("Revised Project"), and provides sufficient mitigation measures to minimize these impacts and (ii) waives further review of said Revised Project under Section 80 of the Code, subject to continuing design review by the Boston Redevelopment Authority; and further

VOTED: That the Director be, and hereby is, authorized to amend the previously approved Certification of Compliance for the Revised Project upon the successful completion of all Article 80 processes for the Revised Project and execute any and all documents necessary in connection with the proposed project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and further

VOTED: That the Director be, and hereby is, authorized to execute an Amendment to the Cooperation Agreement and any and all documents deemed appropriate and necessary in connection with Revised Project upon terms and conditions determined to be in the best interest of the Authority.

Copies of a memorandum dated May 13, 2004 were distributed entitled "319-329 CENTRE STREET PROJECT JAMAICA PLAIN" which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Nick Haney, Project Manager, Myron Hartford, Hartford and Associates, architects and Frank Capezzera, legal counsel addressed the Authority and answered

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by Hearn Group Realty LLC to develop 319-329 Centre Street into eighteen (18) rental units and approximately 7,100 square feet for commercial, retail and other allowed uses, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code, and that plans be submitted to the Boston Redevelopment Authority for design review approval; and

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction for the creation of one (1) one-bedroom unit to be made available to households earning up to 80% of area median income, and any and all agreements and documents which the Director deems appropriate and necessary in connection with the proposed project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated May 13, 2004 were distributed entitled "35-39 SOUTH HUNTINGTON AVENUE JAMAICA PLAIN", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the project.

Heather Campisano, Project Manager, and Gordon Greenfield from Gordon Greenfield Associates, LLC Architects addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by Robert Rosati to develop 35-39 South Huntington Avenue in Jamaica Plain (the "Proposed Project") into seventeen (17) residential homeownership units and nineteen (19) parking spaces has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and further

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of two (2) affordable units and any and all agreements and documents, which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (the "Authority"); and further

VOTED: In reference to Petition BZC-24796, Robert Rosati, 41-45 South Huntington Avenue for two (2) variances and one (1) conditional use permit in an RH GPOD Mission Hill zoning district, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated April 27, 2004 were distributed entitled "244 HANOVER STREET NORTH END", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the project.

Heather Campisano, Project Manger, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of one (1) two-bedroom unit to be made available to households earning up to 80% of area median income and any and all agreements and documents which the Director deems appropriate and necessary in connection with the 244 Hanover Street project in the North End, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated May 13, 2004 were distributed entitled "CHESTNUT HILL PARK 99-111 CHESTNUT HILL AVENUE BRIGHTON" which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Nick Haney, Project Manager, Attorney Bud Shadrawy, Mr. Arturo Vasquez from SAS/Design addressed the Authority and answered the Members' questions.

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Chestnut Hill Park project located at 99-111 Chestnut Hill Avenue in Brighton and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Chestnut Hill Park project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Chestnut Hill Park project

located at 99-111 Chestnut Hill Avenue in Brighton, upon the successful completion of the Article 80 process; and further

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement; an Affordable Housing Agreement for the creation of one (1) one-bedroom units, to be made available to households earning up to 80% of area median income, and one (1) one-bedroom unit, to be made available to households earning up to 120% of area median income, a Boston Residents Construction Employment Plan; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Chestnut Hill Park project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and further

VOTED: In reference to Petition BZC-24825, Chestnut Hill 99 LLC, for a conditional use permit in the 1F-5000 Subdistrict of the Allston Brighton Neighborhood District, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated May 13, 2004 were distributed entitled "BOSTON CONVENTION CENTER AND EXHIBITION CENTER HEADQUARTERS HOTEL" which included four proposed votes.

On a motion made and seconded, it was unanimously

VOTED: That the foregoing Memorandum, including without limitation all terms defined therein, is hereby incorporated herein by this reference and made a finding of the Authority; and further

VOTED: That the Boston Redevelopment Authority adopt the Resolution entitled “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 13, 2004 relating to parcel of land within the convention center development area, South Boston, County of Suffolk, Commonwealth of Massachusetts, more particularly described as “Hotel Parcel” on a plan entitled “Plan of Boston Convention Center and Exhibition Center, Hotel Parcel,” dated December 10, 2001, last revised January 9, 2002, prepared by The BSC Group, Inc., recorded in Book 27903, Page 74, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk;” provided, however, that prior to such recording the Director is authorized to complete any missing dates or recording information with respect to plans referred to therein or the Ground Leases; and further

VOTED: That the Director is authorized to issue a separate Certification of Compliance pursuant to Section 80B-6 of the Code for each of the Phase I Hotel and the Retail Space when the Director has determined that the each of the Phase I Hotel and the Retail Space complies with (a) the conditions of the Adequacy Determination, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; and (iii) Article 28: Boston Civic Design Commission; and further

VOTED: That the Director is authorized to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the foregoing, including without limitation the execution with BCCH of a separate Cooperation

Agreement and Development Impact Project Agreement for each of the Phase I Hotel and the Phase II Hotel, and with Retail for the Retail Space, and a Boston Residents Construction Employment Plan with BCCH with respect to the Phase I Hotel and the Retail Space, and a Payment in Lieu of Taxes Agreement with the City of Boston and BCCH for the Phase I Hotel.

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6560.

Copies of a memorandum dated May 13, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 49 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-24924, BZC-24927, BZC-24928, BZC-24930, BZC-24931, BZC-24934, BZC-24935, BZC-24936, BZC-24939, BZC-24941, BZC-24943, BZC-24944, BZC-24949, BZC-24952, BZC-24955, BZC-24956, BZC-24959, BZC-24961, BZC-24963, BZC-24964, BZC-24966, BZC-24968, BZC-24970, BZC-24972, BZC-24976, BZC-24977, BZC-24980-24981, BZC-24985-24986, BZC-24988, BZC-24994, BZC-24995, BZC-24998, BZC-25000, BZC-25002, BZC-25005, BZC-25009, BZC-25017, BZC-25018-25020, BZC-25023, BZC-25024, BZC-25025, BZC-25033, BZC-25034, BZC-25035, BZC-25037, BZC-25041, BZC-25068, BZC-25013, BZC-25042-25056.

Copies of memorandum dated May 13, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize David Carlson, Executive Director of Boston Civic Design Commission and Senior Architect and Bob Kroin, Chief Architect for travel to Chicago, IL, June 10-12, 2004 to attend the American Institute of Architects National Convention and Design Exposition at the cost of \$225 each for convention registration.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Arlyn Singletary, Administrative Assistant, Grade 14, \$31,620 effective May 12, 2004.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for Martin von Wyss effective May 25, 2004 from: Full-time Mgr. DG & GIS, grade 23 at \$71,722 year to Part-time Mgr. DG & GIS, grade 23 at \$39.41 for 15 hours a week.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Mary Southwick, of Roxbury, in the Urban Design Department of the Planning Division, at \$13.00 per hour for up to 35 hours per week, effective immediately through August 31, 2004.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three month extension to the internship of LeeLee Brown in the Planning Division, at \$15 per hour, for up to 35 hours per week June – August 2004.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for James Michael Downing, of Charlestown, in the General Counsel Division, at \$15.00 per hour for up 35 hours per week, partially subsidized by \$3,500 work study award, effective May 17, 2004 through August 31, 2004.

VOTED: That the next meetings of the Authority will be held on Thursday, June 3, 2004 at 2:00 p.m.; Thursday, June 24, 2004; Thursday, July 15, 2004; Thursday, August 5, 2004 and Thursday, August 19, 2004.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:08 p.m.

Secretary