

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 21, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated January 20, 2005 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON THE PIER 4 PROJECT ON THE SOUTH BOSTON WATERFRONT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT AND TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 64", which included a proposed vote. Attached to said memorandum were two 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 advertise a public hearing before the Boston Redevelopment Authority on February 3, 2005 at 2:00 p.m. to consider the Pier 4 project on the South Boston Waterfront as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code (the "Code") and to consider the Development Plan for Planned Development Area No. 64, pursuant to Section 80C of the Code, Planned Development Area approval.

Mr. Christopher J. Supple recused himself and left the room at this time.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider The Brigham and Women's Hospital Institutional Master Plan and

Proposed Projects. The Brigham and Women's Hospital campus is located in the Longwood Medical and Academic Area.

This hearing was duly advertised on January 5, 2005 in the Boston Herald.

Copies of a memorandum dated January 20, 2005 were distributed entitled "PUBLIC HEARING FOR THE BRIGHAM AND WOMEN'S HOSPITAL INSTITUTIONAL MASTER PLAN AND DEVELOPMENT IMPACT PROJECT FOR THE PROPOSED 70 FRANCIS STREET PROJECT", which included ten proposed votes. Attached to said memorandum were a document entitled "Map Amendment No. 506, Boston Redevelopment Authority, Brigham and Women's Hospital Institutional Master Plan Area, Map 1, Boston Proper Map 6D, Mission Hill Neighborhood District" and a map indicating the location of the proposed project.

Mr. Keith Craig, Senior Project Manager, Dr. Gary Gately, President, Brigham and Women's Hospital, Mr. Alex Kreiger, architect, Mr. Art Lumberquette, Brigham and Women's Hospital, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Jeffrey Sanchez

Councilor Michael Ross

Ms. Roxanne Hager, resident Roxbury Tenants of Harvard

Ms. Nikko Mendoza, Mayor's Office of Neighborhood Services

Ms. Sarah Hamilton, MASCO and IAG member

Ms. Jackie Boston, Roxbury Tenants of Harvard

Mr. Jim Hoffman, Mission Hill Housing

Mr. Gary Walker, IBEW

Mr. Tom Flynn, Carpenter's Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with The Brigham and Women's Hospital, Inc. ("BWH") Institutional Master Plan ("IMP"), dated August 2004, revised January 2005, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on January 20, 2005, and after consideration of evidence presented at, and in connection with, the IMP, the BRA hereby finds that (a) the IMP complies with the Scoping Determination issued in connection with the IMP Notification Form; (b) the IMP conforms to the provisions of Article 80D of the Code; (c) the IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED: That the Director be, and hereby is authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code for the IMP upon successful completion of the Article 80D IMP process; and

FURTHER
VOTED: That the BRA hereby finds and determines that the proposed 70 Francis Street Project, the Brigham Green Enhancement and Parking Project, and the Amory Building Façade Improvement Project ("Proposed Projects"), as described in the Draft Project Impact Report ("DPIR") and Supplemental Information Document, along with the subsequent actions and submissions, conform to the general plan for the City of Boston as a whole, and that nothing in such Proposed Projects will be injurious to the neighborhood or otherwise

detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the Proposed Projects, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact the DPIR and Supplemental Information Document, along with the subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Proposed Projects; and

FURTHER

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

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Projects pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Projects comply with (a) the conditions of the Preliminary Adequacy Determination waiving further review, 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; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That, pursuant to the provisions of Article 80D of the Code, the BRA hereby (a) approves the IMP, and (b) authorizes the

Director to petition the Boston Zoning Commission to: (1) approve the IMP; and (2) amend “Map 1, Boston Proper” and “Map 6D, Mission Hill,” all in substantial accord with the IMP and map amendments presented to the BRA at its hearing on January 20, 2005; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Projects are consistent with the IMP, and (b) the IMP has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to petition the Public Improvement Commission to discontinue certain air rights over and subsurface interest under a portion of Francis Street as required in connection with the 70 Francis Street Project; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6669.

The Chairman called for a recess at 3:25 p.m.

The Chairman re-adjoined the meeting at 3:30 p.m.

Copies of a memorandum dated January 20, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority, hereby adopts a Resolution entitled: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 13, 2005, relating to certain air rights over a portion of Gray Street 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 Director be, and hereby is, authorized to petition the City of Boston Public Improvement Commission for necessary discontinuance of the public rights of way in the air rights parcel in conjunction with the Order of Taking described above.

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. 6670

Copies of a memorandum dated January 20, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE" which included three proposed votes. Attached to said memorandum were a letter dated January 10, 2005 from Brian Healy, Payton Construction to Mr. Panos Demeter, D4 Development Limited Partnership, a letter dated November 10, 2005 from Henri Soucy, Senior Vice President, Wainwright Bank to Mr. Panos Demeter, D4 Development Limited Partnership, an email dated January 17, 2005 from Tom O'Malley to Maria Faria and two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 20, 2005 RE: FINAL DESIGNATION OF D4 DEVELOPMENT LIMITED PARTNERSHIP AS THE REDEVELOPER OF DISPOSITION PARCEL SE-126, LOCATED AT 7 WARREN AVENUE IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA adopt the Resolution of the Boston Redevelopment Authority dated, January 20, 2005 re: Final Designation of D4 Development Limited Partnership as the Redeveloper of Parcel SE-126, located at 7 Warren Avenue in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER
VOTED: That the final designation of D4 Development Limited Partnership as the Redeveloper of Parcel SE-126 in the South End Urban Renewal Area, Project No. Mass. R-56 shall be automatically rescinded without prejudice and without further action by the BRA, if Parcel SE-126 is not conveyed to

D4 Development Limited Partnership by February 28, 2005;
and

FURTHER

VOTED: That the BRA accept a contribution of One Hundred
Thousand (\$100,000) Dollars from the Redeveloper at closing
to benefit local non-profit community based organizations.

The aforementioned RESOLUTION is incorporated in the Minutes of this
meeting and filed in the Document Book of the Authority as Document No. 6671.

Copies of a memorandum dated January 20, 2005 were distributed
entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56: PARCELS SE-1 AND SE-115, LOCATED AT 422-424
MASSACHUSETTS AVENUE", which included a proposed vote. Attached
to said memorandum were two maps indicating the location of the
proposed project.

On a motion duly made and seconded, it was unanimously

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 Deed between the
Boston Redevelopment Authority and 424 Mass Ave LLC,
for the successful completion of the six (6) remaining
parking spaces and the six (6) remaining residential units
located at Unit Nos. 102, 201, 202, 302, PH1 and PH2 in a
brick residential building, sixty-eight (68) feet in height, with
a 14,325 square foot gross floor area, which contains ten (10)
dwelling units and eight (8) parking spaces in five (5) stories
plus a penthouse ("Massachusetts Avenue Project") on
Parcels SE-1 and SE-115, located at 422 and 424
Massachusetts Avenue in the South End Urban Renewal

Area, Project No. Mass. R-56, 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 subject to such terms as the Director deems to be necessary and appropriate; provided that the issuance of a final Certificate of Completion for the Massachusetts Avenue Project shall require further Board approval.

Copies of a memorandum dated January 20, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-118, LOCATED AT 47 THORNDIKE STREET AND ABUTTING PARCEL", which included two proposed votes. Attached to said memorandum were a letter dated January 11, 2005 from Sue Marsh, Executive Director, Rosie's Place to BRA Board and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of April 27, 2004 designating Rosie's Place, Inc. ("Redeveloper") as the redeveloper of Parcel RR-118, located at 47 Thorndike Street in the South End Urban Renewal Area, Project No. Mass. R-56, be, and hereby is, extended for an additional four (4) months or until May 27, 2005 in order to meet all the necessary requirements set forth in the April 27, 2004 Tentative Designation Resolution. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Redeveloper by May 27, 2005; and

FURTHER

VOTED: In reference to petition BZC-25782, Rosie's Place, Inc., 47 Thorndike Street, Roxbury, for three (3) variances for the construction of office space in the Newmarket Industrial Development Area of Roxbury Neighborhood District, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated January 20, 2005 were distributed entitled "ONE COURT STREET, THE AMES BUILDING, GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 20, 2005 RE: DESIGNATION OF INTERCONTINENTAL FUND II ONE COURT STREET LLC AS THE REDEVELOPER OF ONE COURT STREET (PARCEL 6 OF BLOCK 140) IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35", was introduced, read and considered.

Ms. Heather Campisano, Project Manager, Attorney James Green, Rubin and Rudman, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") adopt the attached Resolution for the designation of Intercontinental Fund II One Court Street, LLC ("Intercontinental") as the Redeveloper of the Proposed Project in connection with the taking of the One Court Street project area, located at One Court Street in the Government

Center Urban Renewal Area, Project No. R-35, all in connection with the development of the Proposed Project; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute and deliver a Land Disposition Agreement (“LDA”) and Deed for the proposed project and conveying the cornices and areaways to Intercontinental Fund II One Court Street, LLC, or its affiliate, such documents to be in the Authority’s usual form, subject to any changes the Director deems to be appropriate, all in connection with the development of the proposed project; and

FURTHER
VOTED:

That the Authority approve the O’Callaghan Group, One Court Street LLC, as an approved transferee under the LDA and Deed to be executed by the Authority and Intercontinental, and acknowledge and approve the assignment by Intercontinental of the Cooperation Agreement and all project documents and approvals to an O’Callaghan Group entity, One Court Street LLC, in connection with the development of the proposed project; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute any and all documents necessary to effectuate such foregoing approvals, and authorizations for the One Court Street project, such documents to be in the Authority’s usual form, subject to any changes the Director deems to be necessary and appropriate.

The aforementioned RESOLUTION is incorporated in the Minutes of this

meeting and filed in the Document Book of the Authority as Document No. 6672.

Mr. Christopher J. Supple recused himself and left the room.

Copies of a memorandum dated January 20, 2005 were distributed entitled "CERTIFICATE OF COMPLETION, SOUTHERN PORTION OF PARCEL SWC-1, 68 ROWE STREET, ROSLINDALE", which included a proposed vote. Attached to said memorandum were a memorandum dated January 20, 2005 from Heather Campisano, Project Manager to Tom Miller, Director of Economic Development and three maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Revelopment Authority ("BRA"), to issue a Certificate of Completion for the improvements to the southern portion of Parcel SWC-1, located at 68 Rowe Street in Roslindale, stating that the improvements have been successfully completed in compliance with the terms and conditions of the Deed from the BRA to Kenneth J. Houle, dated March 13, 2000, and the Land Disposition Agreement by and between the BRA and Kenneth J. Houle, dated March 13, 2000.

Mr. Christopher J. Supple re-entered the room at this time.

Copies of a memorandum dated January 20, 2005 were distributed entitled "PARCEL F-2 HOTEL, COMMONWEALTH FLATS DEVELOPMENT AREA, SOUTH BOSTON; SECOND REPORT AND DECISION AMENDMENT AND RELATED DOCUMENTS", which included four proposed votes. Attached to said memorandum were a document entitled "SECOND REPORT AND DECISION AMENDMENT FOR THE PARCEL F-2 HOTEL PROJECT

PREVIOUSLY APPROVED UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED” and three maps indicating the location of the proposed project.

Ms. Heather Campisano, Project Manager, Attorney Phil Notopoulos, Holland and Knight LLP, Mr. Steven Nelson, Marriott Hotels and Mr. Roy Peterson, architect, 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 under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change adequately describe the potential impacts arising from the Parcel F-2 Hotel, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Parcel F-2 Hotel project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER
VOTED: That the document presented at this meeting entitled “SECOND REPORT AND DECISION AMENDMENT FOR THE PARCEL F-2 HOTEL PROJECT PREVIOUSLY APPROVED UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED” be and hereby is approved and adopted in all respects; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute any and all agreements and documents in connection with the foregoing vote, which the Director in his sole discretion

deems appropriate and necessary, and upon terms and conditions to be determined to be in the best interests of the Boston Redevelopment Authority, including without limitation a Regulatory Agreement as required by Chapter 121A; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Development Impact Project Agreement, and any and all other documents he may deem necessary.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6673.

Copies of a memorandum dated January 20, 2005 were distributed entitled "RESIDENCES AT KENSINGTON PLACE IN THE MIDTOWN CULTURAL DISTRICT; PORTION OF PARCEL 4 IN THE PARK PLAZA URBAN RENEWAL AREA", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into and execute a License Agreement with the Kensington Investment Company, Inc. to conduct certain pre-development and site investigations concerning 2-22 Boylston Street and 651-657 Washington Street including a portion of Boylston Square, and 19-21A La Grange Street in the Midtown Cultural District.

Copies of a memorandum dated January 20, 2005 were distributed entitled "RESIDENCES AT KENSINGTON PLACE IN THE MIDTOWN

CULTURAL DISTRICT; PORTION OF PARCEL 4 IN THE PARK PLAZA

URBAN RENEWAL AREA”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority (“BRA”), to execute and deliver a notice of intent to acquire, pursuant to the provisions of M.G.L. c. 79, a certain parcel located at 15-17 La Grange Street in the Midtown Cultural District of Boston, containing a 3-story brick structure and the 1,315 square feet of land, on which the structure is located, and more specifically described in the instrument recorded with the Suffolk County Registry of Deeds at Book 18008, Page 211, whose last known owner is Nicholas Romano.

Copies of a memorandum dated January 20, 2005 were distributed entitled “DUDLEY SQUARE DEMONSTRATION PROJECT”, which included four proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the “Authority”) finds that the properties known as 17 Warren Street, 25 Warren Street, 2286 Washington Street, 2262 Washington Street and 2278 Washington Street in the Dudley Square area of Boston (collectively, the “Revised Plan Area”) are either open and blighted or substandard and decadent, as such terms are defined in M.G.L. ch. 121B, as amended; and

FURTHER

VOTED: That the Authority hereby ratifies and confirms its adoption of a Demonstration Project Plan pursuant to the provisions of M.G.L. Chapter 121B, Section 46(f) for the Revised Plan Area, in order to spur the redevelopment of the Revised Plan Area for office, retail, and related uses; and

FURTHER
VOTED: That the Authority ratify and confirm its authorization for the Director of the Authority to issue, on behalf of the Authority, notices of intent to take pursuant to M.G.L. ch. 79, to the owners of certain privately-owned properties within the Plan Area; and

FURTHER
VOTED: That the Authority authorize the Director to execute and deliver any and all agreements, documents and instruments which the Director deems necessary or appropriate in connection with (i) the proposed redevelopment of the Revised Plan Area, including but not limited to, land damage and/or acquisition agreements with owners of land within the Revised Plan Area, and (ii) the proposed response of the City of Boston, acting by and through the Authority, to the Commonwealth of Massachusetts' Request for Proposals for office space within ½ mile of Dudley Square, the acceptance thereof, and any matters related thereto.

Copies of a memorandum dated January 20, 2005 were distributed entitled "GARRISON TROTTER PHASE II: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", which included a proposed vote. Attached to said memorandum were a letter dated November 4, 2004 from Robert W. MacArthur, Director of Real Estate, Windale Developers, Inc. to Armindo Goncalves, Boston Redevelopment Authority, a letter dated January 18,

2005 from Arnold C. Johnson, President, Windale Developers, Inc. to Armindo Goncalves, Boston Redevelopment Authority and a map indicating the location of the proposed project.

A Resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF WINDALE DEVELOPERS, INC. AS THE REDEVELOPER OF 89-89A, 94-98, 100-106, and 109-111 WAUMBECK STREET, 135-137 CRAWFORD STREET AND 178 HAROLD STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24”, was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby adopts the Resolution of the Boston Redevelopment Authority, dated January 20, 2005, Re: Tentative Designation of Windale Developers, Inc., as the Redeveloper of 89-89A, 94-98, 100-106, and 109-111 Waumbeck Street, 135-137 Crawford Street and 178 Harold Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24; and

FURTHER
VOTED: That the Tentative Designation of Windale Developers, Inc., as the Redeveloper of 89-89A, 94-98, 100-106, and 109-111 Waumbeck Street, 135-137 Crawford Street and 178 Harold Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24, shall automatically be rescinded without prejudice and without further action by the BRA Board, if the requirement of the final designation have not been met within 120 days of this designation, until May 21, 2005.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6674.

Copies of a memorandum dated January 20, 2005 were distributed

entitled "CERTIFICATE OF COMPLETION FOR PARCEL A-6A AND A-6B IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: CONSTRUCTION OF TWO (2) TWO-FAMILY DUPLEXES", which included two proposed votes. Attached to said memorandum were a picture of the two duplexes, a letter dated December 13, 2004 from Joseph LaRosa, LaRosa Landscaping Corp. to Thomas Saravelas, a Certificate of Completion for 34 St. James Street and a Certificate of Completion for 36 St. James Street.

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 pursuant to the provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") dated June 22, 2004 for Parcel A-6A in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Parcel A-6A"), evidencing successful completion of the improvements on Parcel A-6A; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Land Disposition Agreement by and between the BRA dated June 22, 2004 for Parcel A-6B in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Parcel A-6B"), evidencing successful completion of the improvements on Parcel A-6B.

Copies of a memorandum dated January 20, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL H-6-B, ROXBURY, MA ", which included a proposed vote. Attached to said memorandum was a map indicating the location of the

proposed project.

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 pursuant to the provisions of the Deed dated August 17, 1998 conveying Parcel H-6-B in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Parcel H-6-B") from the Boston Redevelopment Authority ("BRA") to the Roxbury YMCA and the Land Disposition Agreement dated August 17, 1998 entered into by the BRA and the Roxbury YMCA evidencing the successful completion of the construction of open space, parking and playing fields on Parcel H-6-B.

Copies of a memorandum dated January 20, 2005 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR SECOND AVENUE, BUILDING 150", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND CARLYLE CQ BOSTON L.P. and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a temporary License Agreement with Carlyle CQ Boston L.P., permitting the use and occupancy of a portion of Second Avenue in the Charlestown Navy Yard for use as a parking area for contractors involved in the reconstruction of the Parris Landing garage for a period of approximately two years for a fee of \$3,500 per month or \$42,000 per year. The Boston Redevelopment Authority shall be named as an

Additional Insured on all policies obtained in connection with the activities hereby permitted.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6675.

Copies of a memorandum dated January 20, 2005 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS R-55: PARCEL R-7C-1b, LOCATED AT 478-480 MEDFORD STREET", which included two proposed votes. Attached to said memorandum were a copy of a Quitclaim Deed for 478-480 Medford Street, a memorandum dated January 10, 2005 from Michael Cannizzo, Senior Architect to Margaret Goedecke, Project Assistant and two maps indicating the location of the proposed project.

Ms. Maggie Goedecke, 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 enter into an Amendment to Land Disposition Agreement by and between the Boston Redevelopment Authority (the "Authority") and Amy B. Yandle, Robert M. Yandle, and Robert F. Chardavoyne dated February 25, 2004 ("Parcel R-7C-1b LDA") to allow for the conversion of a two-family house into two (2) condominium units on Parcel R-7C-1b in the Charlestown Urban Renewal Area, Project No. Mass R-55, subject to terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Authority; and

FURTHER

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

Certificate of Completion pursuant to the Parcel R-7C-1b
LDA evidencing the successful completion of the
improvements consisting of two (2) condominium units
located on Parcel R-7C-1b in the Charlestown Urban
Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated January 20, 2005 were distributed
entitled "COURTYARD AT CEDAR GROVE, 429 GALLIVAN BOULEVARD,
DORCHESTER", which included three proposed votes. Attached to said
memorandum were a letter dated January 17, 2005 from John O'Toole, President,
Cedar Grove Civic Association and two maps indicating the location of the
proposed project.

Ms. Maggie Goedecke, 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
Certification of Approval, confirming that the proposed
project by Adams Gallivan LLC to redevelop 429 Gallivan
Boulevard in Dorchester (the "Proposed Project") into
eighteen (18) residential homeownership units 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 two (2) affordable
units at 429 Gallivan Boulevard in Dorchester, 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 Petitions BZC 25934 – 25942, Adams Gallivan LLC, 429 Gallivan Boulevard, for forty-five (45) variances and nine (9) conditional use permits in a 1F-5000 Neighborhood subdistrict of Dorchester, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated January 20, 2005 were distributed entitled “HARBORVIEW POINT – (PARCEL 4 – YARD’S END), CHARLESTOWN NAVY YARD”, which included three proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the proposed project by Navy Yard Four Associates Limited Partnership (the “Redeveloper”) to construct a building of approximately 325,000 s.f. of gross floor area for the provision of up to 224 residential condominiums, ground floor facilities of public accommodation on the first floor such as retail or restaurant uses, a multi-level underground garage for up to 347 vehicles, and approximately 1.3 acres of open space on Parcel 4 (the “Proposed Project”), located at Yard’s End in the Charlestown Navy Yard upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification to the City of Boston Inspectional Services Department that the Proposed Project satisfies the Open Space requirements of Section 42F-6 of the Boston Zoning Code, which requires that at

least fifty percent (50%) of the total Lot Area of all Lots included within the Charlestown Navy Yard Subdistrict, excluding the Historic Monument Area, shall be devoted to Open Space (as defined in the Boston Zoning Code); and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute an Amendment to Land Disposition Agreement, a Cooperation Agreement, 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 Boston Redevelopment Authority.

Copies of a memorandum dated January 20, 2005 were distributed entitled "LIGHT BOSTON - DIAMOND NECKLACE PLAN: GRANT AGREEMENT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Grant Agreement by and between the Boston Redevelopment Authority and Light Boston, Inc. to provide an amount not to exceed ten thousand dollars (\$10,000) for continued planning, fund raising, technical support and related services necessary to implement the Diamond Necklace Plan.

Copies of a memorandum dated January 20, 2005 were distributed entitled "CHARLES RIVER PLAZA EXPANSION, 161-209 CAMBRIDGE STREET", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the resolution entitled “Be it resolved by the Boston Redevelopment Authority that an ORDER OF TAKING, dated January 20, 2005 relating to a portion of the West End Land Assembly and Redevelopment Project area, 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 Director be, and hereby is, authorized to petition the City of Boston Public Improvements Commission to discontinue the street in a certain portion of the sidewalk on Cambridge Street; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a deed, an amendment to the Amended and Restated Land Disposition Agreement, and any and all other documents deemed necessary and appropriate by the Director in connection with the area taken by the Order of Taking dated January 20, 2005.

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. 6676.

Copies of a memorandum dated January 20, 2005 were distributed entitled “NORTH ALLSTON STRATEGIC FRAMEWORK FOR PLANNING AND HARVARD COLLEGE EARLY ACTION BENEFITS AND OBLIGATIONS”, which included four proposed votes. Attached to said

memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director's execution of a Memorandum of Agreement dated, January 6, 2005, by and between the President and Fellows of Harvard College ("Harvard") and the Boston Redevelopment Authority ("BRA") which covers early action initiatives and obligations of Harvard in connection with the property located at 367 Western Avenue, and Harvard's early action initiatives and obligations regarding the North Allston Strategic Framework for Planning is ratified and confirmed in all respects; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Lease and Letter of Intent, and any and all other agreements or documents which the Director deems necessary or appropriate in his sole discretion, in connection with the property located at 367 Western Avenue, or Harvard's early action initiatives and obligations regarding the North Allston Strategic Framework for Planning, all upon terms and conditions to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated January 20, 2005 were distributed entitled "DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 351, Boston Redevelopment Authority Downtown Interim Planning Overlay District: Extension of Time".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning had already been adopted from March 24, 2005 to March 24, 2006, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on January 20, 2005.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6677.

Copies of a memorandum dated January 20, 2005 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 30 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-25146, BZC-25670, BZC-25675, BCA-25676, BZC-25679, BZC-25681, BZC-25686, BZC-25687, BZC-25688, BZC-25689, BZC-25690, BZC-25691, BZC-25692, BZC-25693, BZC-25694, BZC-25695/25696, BZC-25697, BZC-25698, BZC-25699, BZC-25702, BZC-25703, BZC-25704, BZC-25705, BZC-25707, BZC-25717, BZC-25719, BZC-25765, BZC-25813, BZC-25838 and BZC-25726/25757.

Copies of a memorandum dated January 20, 2005 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Peter Gori, as
a Temporary Development Program Employee in the
position of Manager, Crossroads Initiative, Grade 23, at an
annual salary of \$64,000 effective January 24, 2005.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a one-time adjustment payment of
\$4,000 to John O'Brien effective January 20, 2005.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:05 p.m.

Secretary