

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of February 24, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated March 24, 2005 were distributed entitled "THE BRIGHAM AND WOMEN'S HOSPITAL, INC. 70 FRANCIS STREET PROJECT, MISSION HILL (ROXBURY) MASSACHUSETTS - REQUEST TO ESTABLISH A DEMONSTRATION PROJECT AND EFFECT TAKINGS OF A PORTION OF THE SUBSURFACE AND AIR RIGHTS IN FRANCIS STREET", which included two proposed votes.

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 prevent and/or eliminate urban blight by undertaking of the 70 Francis Street project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist The Brigham and Women's Hospital, Inc. (the "Applicant") in the acquisition of certain subsurface and air rights in and over Francis Street as shown on the plan entitled "Boston Redevelopment Authority Taking Plan Francis Street, Roxbury" dated December 22, 2004 and prepared by Vanasse Hangen Brustlin, Inc., attached to the Board Memorandum as Exhibit A ("Subsurface and Air Rights"); and
- (b) The development of the Proposed Project cannot be achieved without the assistance of the Authority; and

- (c) Based on (a) and (b) above, the acquisition and conveyance of the Subsurface and Air Rights constitute a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended, and (a) and (b) above shall collectively constitute the Demonstration Project Plan; and

FURTHER
VOTED:

That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING DATED MARCH 24, 2005 relating to portions of Francis Street in Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of the 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 execute deeds and any and all other documents deemed necessary and appropriate by the Director in connection with areas to be taken.

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. 6612.

Mr. Christopher Supple entered at this time.

Copies of a memorandum dated March 24, 2005 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 1361-1375 WASHINGTON STREET, INTERSECTION OF WASHINGTON STREET AND UNION PARK STREET”, which included four proposed votes. Attached to said memorandum were five plan renderings, a Memorandum dated January 10, 2005 from Kristin Donovan, Planning to Maria Faria, a letter dated February

4, 2005 from Sheila Grove, Executive Director, Washington Gateway Main Street to Maria Faria, Assistant Director of Housing, Boston Redevelopment Authority, a letter dated January 28, 2005 from Elliott Laffer, Executive Director, Boston Groundwater Trust to Maria Faria, Assistant Director of Housing, Boston Redevelopment Authority, a letter dated February 8, 2005 from Bryan Glascock, Acting Director, Environmental Department to Maria Faria, Assistant Director of Housing, Boston Redevelopment Authority, a letter dated February 23, 2005 from Bruce Withey to Whom it may Concern, a letter dated February 23, 2005 from Barbara Cowley to Whom it may Concern, a letter dated February 23, 2005 from Lola Levin to Whom it may Concern, a letter dated February 23, 2005 from Ronnie Lee to Whom it may Concern, a letter dated February 23, 2005 from Steve Ferranti to Whom it may Concern, a letter dated February 23, 2005 from George Mirabile to Whom it may Concern, a letter dated February 23, 2005 from Jeff Butts to Whom it may Concern, a letter dated February 23, 2005 from Jennifer Gelfand to Whom it may Concern, a letter dated February 23, 2005 from Sarah Abbruzzese to Whom it may Concern, a letter dated February 23, 2005 from Richard and Faina Smith to Whom it may Concern and three maps indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director of Housing, Mr. Sean McGarth, developer and Mr. Jim Alexander, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Acting Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the restoration of the exterior of the former Boston Penny Savings Bank building and the construction of a contemporary three-story addition above the existing building by PSB Investments LLC to provide 45,950 gross square feet of ground floor retail space along Washington

Street, twenty-three (23) residential condominium units of which three (3) units will be available to households earning at or below 120% of the area median income (“AMI”), and an underground parking facility for 26 cars (“Proposed Project”) located at 1361-1375 Washington Street (“Project Site”) South End Urban Renewal Area, Project No. Mass. R-56, has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER
VOTED:

That the Acting Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Acting Director deems appropriate and necessary in connection with the redevelopment of the Proposed Project located on the Project Site that will provide three (3) affordable housing units for households earning at or below 120% of the AMI; and

FURTHER
VOTED:

That the Acting Director be, and hereby is, authorized to accept the contribution of Sixty- Five Thousand Dollars (\$65,000.00) from PSB Investments LLC to benefit local non-profit community based organizations in the South End neighborhood, such funds be paid to the BRA within five (5) days of issuance of the full and complete building permit for the Proposed Project; and

FURTHER
VOTED:

In reference to petition BZC-26143, 1361-1375 Washington Street Boston, for three (3) variances and one conditional use permit for retail space, 23 residential units and 26

parking spaces in a Neighborhood Development Area Subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Mr. Mark Maloney entered 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 First Amendment to the Suffolk University Institutional Master Plan.

This hearing was duly advertised on March 9, 2004 in the Boston Herald.

Copies of a memorandum dated March 24, 2005 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN", which included three proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 509, Boston Redevelopment Authority, Suffolk University Institutional Master Plan Area, Map 1, Boston Proper, Map 1A, Midtown Cultural District, Map 1H, Government Center/Market District" and three maps indicating the location of the proposed project.

Mr. Keith Craig, Senior Project Manager, Attorney James Green, Rubin & Rudman, Mr. Bob Paul, architect and Mr. Michael Healey, Suffolk University, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Paul Scarpicchio

Mr. Jerome Smith for Councilor Michael Ross

Mr. Edwin Wright, Ironworkers Union

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

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 First Amendment to the Suffolk University ("Suffolk") Institutional Master Plan ("First Amendment"), which pertains to Suffolk's master lease of the building at 73 Tremont Street in downtown Boston ("73 Tremont") in order to allow the consolidation of administrative functions and faculty space and the relocation of the Mildred F. Sawyer Library to 73 Tremont Street, as well as the relocation of administrative functions at the properties known as 56 Temple Street and 20 Beacon Street, which First Amendment was 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 March 24, 2005, and after consideration of evidence presented at, and in connection with, the proposed First Amendment, the BRA finds that the Suffolk University Institutional Master Plan, effective February 13, 2002, as amended by the proposed First Amendment, complies with (i) the Scoping Determination issued pursuant to Article 80D of the Code in connection with the Institutional Master Plan Notification Form filed by Suffolk for the First Amendment, and (ii) the institutional master plan requirements of Article 80D of the Code; and

FURTHER
VOTED: That the Director be, and hereby, is authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the First Amendment; and

FURTHER

VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP First Amendment and amend "Map 1, Boston Proper," "Map 1A, Midtown Cultural District," and "Map 1H, Government Center/Market District," (supplemental to "Map 1, Boston Proper") of the series of maps entitled: "Zoning Districts City of Boston" by establishing Institutional Master Plan Areas within such districts, all in substantial accord with the First Amendment and the map amendments presented to the BRA at its hearing on March 24, 2005.

The aforementioned AMENDED MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6613.

Copies of a memorandum dated March 24, 2005 were distributed entitled "PORTSIDE AT PIER ONE, BOSTON HARBOR SHIPYARD AND MARINA, EAST BOSTON", which included three proposed votes. Attached to said memorandum were four maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Robert Ryan, Roseland Property Company, Mr. Lowell Richards and Mr. Jamie Fay, Fort Point Associates, architect, addressed the Authority and answered the Members' questions.

The following person spoke in favor of the proposed project:

Councilor Paul Scarpicchio

No one spoke in opposition to 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

conditional determination under Section 80B-5.4(c)(iv) of the Boston Zoning Code (the “Code”) which (i) finds that the Draft Project Impact Report and supplemental filing adequately describe the potential impacts arising from the proposed development by Roseland Property Company of approximately 13 acres of Massachusetts Port Authority-owned parcels on the East Boston waterfront area of Boston, to include the construction of 490 residential units (314 condominiums and 176 apartments) along with a health club, restaurant, retail, day care, and other facilities of public accommodation and not more than 676 parking spaces (the “Proposed Project”), and provide sufficient mitigation measures to minimize these impacts and (ii) waives further review under subsection five of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority and further BRA Board approval of the schematic design for the Proposed Project as well as the location of the affordable housing units in the Proposed Project and the execution and delivery of an Affordable Housing Agreement; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project by Roseland Property Company upon the successful completion of all Article 80 processes; 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 development of the Proposed Project by Roseland Property Company, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated March 24, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-13 LOCATED AT 1900 WASHINGTON STREET AND PARCEL RR-32 LOCATED AT 1876-1886 WASHINGTON STREET AND 1 EAST LENOX STREET", which included nine proposed votes. Attached to said memorandum were a floor plan, a letter dated September 10, 2004 from Sheila Dillon, Deputy Director, Department of Neighborhood Development to Mark Winkeller, Executive Director, Caritas Communities, a letter dated January 4, 2005 from Jane Wallis Gumble, Department of Housing and Community Development to Mark Winkeller, Executive Director, Caritas Communities, a letter dated January 4, 2005 from Jane Wallis Gumble, Department of Housing and Community Development to Mark Winkeller, Executive Director, Caritas Communities, a letter dated February 28, 2005 from Euncie M. Harps, Massachusetts Housing Investment Corporation to Mark Winkeller, Executive Director, Caritas Communities, a letter dated February 28, 2005 from Veronica Gominho, John Hancock Realty Advisors, Inc. 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 issue a Partial Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement between the Boston Redevelopment Authority ("BRA") and YouthBuild Boston, Inc. dated June 30, 1994, for the completion of certain improvements to Parcel SE-13 located at 1900 Washington

Street in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Release of Restrictions to YouthBuild Boston, Inc. for Parcel RR-32 located at 1876-1886 Washington Street (“Project Site”) in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to amend the Land Disposition Agreement dated June 30, 1994, between the BRA and YouthBuild Boston, Inc. by deleting Parcel RR-32 in the South End Urban Renewal Area, Project No. Mass. R-56 from the provisions of the said agreement; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Land Disposition Agreement with One Lenox Limited Partnership for the construction of a new 14,500 square foot, four-story brick building that will contain a small property management office, a retail space, a common room, common laundry facilities, a total of twenty-six (26) residential rental units including a residential property management unit, twenty-five (25) self-contained, single-room occupancy units (“Affordable SRO Units”), two (2) associated surface parking spaces, and improved landscaped areas on the Project Site in the South End Urban Renewal Area, Project No. Mass. R-56 (the “Proposed Project”); and

FURTHER
VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority (“BRA”), to approve the residential use with first floor commercial use for the

Proposed Project under the South End Urban Renewal Area,
Project No. Mass. R-56 Plan; and

FURTHER
VOTED: That the Director be, and hereby is, authorized on behalf of
the Boston Redevelopment Authority (“BRA”), to approve
the height and maximum net density for the Proposed
Project, under the South End Urban Renewal Area, Project
No. Mass. R-56 Plan, subject to continuing design review by
BRA staff; and

FURTHER
VOTED: That the Director be, and hereby is, authorized on behalf of
the Boston Redevelopment Authority (“BRA”), to make a
finding that the development of the Proposed Project is
consistent and compatible with surrounding development
respecting material, form, and scale, and the Proposed
Project is designed so as to connect visually the facades of
abutting structures, subject to continuing design review by
BRA staff; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to approve
the transfer of the retail property as a condominium unit in
the Proposed Project to YouthBuild Boston, Inc. after the
completion of the improvements by One Lenox Limited
Partnership; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute
and deliver such other agreements, certificates, affidavits
and other instruments, including any Partial Release of
Mortgage, subject to the approval of the Neighborhood
Housing Trust, as he may determine in his sole discretion,
are in the best interests of the BRA, in furtherance of the

redevelopment of the Project Site in the South End Urban
Renewal Area, Project No. Mass R-56.

Copies of a memorandum dated March 24, 2005 were distributed entitled
"SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL
R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST
NEWTON STREET AND PUBLIC ALLEY #710", which included two 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 Director be, and hereby is, authorized to petition
the City of Boston Public Improvement Commission for
approval of the foundation excavation and earth retention
system for the ArtBlock 731 project, consisting of the
construction of two (2) new five-story buildings and the
renovation of the existing Bates Art Resource Center, as
previously approved by the Boston Redevelopment
Authority; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute
and deliver such documents as he deems necessary or
appropriate in connection with the foregoing, all upon terms
he deems in the best interest of the Boston Redevelopment
Authority.

Copies of a memorandum dated March 24, 2005 were distributed
entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO.
MASS. R-168: PARCELS 16, P-2A AND P-2C", which included a proposed
vote. Attached to said memorandum were a letter dated March 9, 2005

from Arnold C. Johnson and Ernest Branch, Kittredge Square LLC 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 execute and deliver a First Amendment to the Land Disposition Agreement, executed on June 21, 2004 with Kittredge Square LLC by approving the revised Final Working Drawings and Specifications for 67 Highland Street and to amend the Covenant for Affordable Housing to reflect changes to the affordable unit prices for the three (3) affordable units in the Kittredge Square Homes Project for households earning at or below 110% of the area median income (“AMI”) so that proposed sales prices are consistent with the 2004 United States Department of Housing and Urban Development (“HUD”) Income Limits in the development of a 19,186 square foot project with a total of fourteen (14) new housing units comprised of three townhouses, two three-family buildings and one two-family building, nine (9) surface parking spaces and open space landscaped areas on Parcels 16, P-2A and P-2C in the Kittredge Square Urban Renewal Area, Project Mass. R-168.

Mr. Mark Maloney left the room at this time.

Copies of a memorandum dated March 24, 2005 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: TAYLOR STREET PARCEL ADJACENT TO TUFTS UNIVERSITY POSNER HALL”, which included a proposed vote. Attached to said memorandum were a letter dated March 21, 2005 from Mary Chin, President, Asian American Civic Association and Felix Lui, President, Kwong Kow Chinese School, a

Development Schedule, four floor plans 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 of Asian American Civic Association, Inc. and Kwong Kow Chinese School, Inc. ("Redeveloper") as the redeveloper of the Tyler Street Parcel located adjacent to the Tufts University Posner Hall on Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 be extended for an additional six (6) months or until September 30, 2005 to allow time for Boston Asian Youth Essential Services to vacate the Tyler Street Parcel and to allow the Redeveloper time to submit the final working drawings and specifications, evidence of availability of equity funds, firm financial commitments and a development schedule for the conveyance specified in the tentative designation resolution dated October 25, 2001. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by September 30, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 24, 2005 were distributed entitled "MODERN THEATER, 523-525 WASHINGTON STREET", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: TENTATIVE DESIGNATION OF REDEVELOPER OF THE PROPERTY LOCATED AT 523-525 WASHINGTON

STREET IN THE MIDTOWN CULTURAL DISTRICT”, was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of March 25, 2003 designating Sager Family I, LLC (“Redeveloper”) as the redeveloper of Modern Theater Building at 523-525 Washington Street in the Downtown Crossing section of Boston be, and hereby is, extended for an additional six (6) months from the date hereof until September 26, 2005 in order to meet all the necessary requirements set forth in the March 25, 2003 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 September 26, 2005.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6614.

Copies of a memorandum dated March 24, 2005 were distributed entitled “PIER 4 PROJECT, SOUTH BOSTON WATERFRONT, MASSACHUSETTS”, which included eight proposed votes. Attached to said memorandum were a document entitled “Map Amendment Application No. 507, Planned Development Area No. 64, Pier Four, Map 4A/4B, Harborpark District, Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront”, a Phasing of Project Build-Out and Municipal Harbor Plan Public Benefits and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority approves the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

VOTED: That the Director is authorized to issue an Adequacy Determination pursuant to Section 80B-5.5(c) and Section 80B-4.3 of the Code which finds that the FPIR adequately describes the impacts of the Proposed Project and which includes any conditions that the Director deems necessary to require the mitigation of such impacts; and

VOTED: That the Director is authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Project complies with (a) the conditions of the Adequacy Determination, and (b) the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (ii) Section 80C-8: Planned Development Area Review: Certifications; and (iii) Article 28: Boston Civic Design Commission; and

VOTED: That, in connection with the Development Plan for Planned Development Area No. 64 (the "Development Plan") presented at a public hearing duly held at the offices of the Authority on February 24, 2005, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Development Plan, the Authority finds, with respect to the Development Plan and the Proposed Project, that (a) the Development Plan is not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed

Project and the Development Plan comply with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the Development Plan and the Proposed Project are consistent with the City's Public Realm Plan and the Municipal Harbor Plan and the public principles arising out of the City's civic and cultural uses master planning process and complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas, including the public benefits requirements applicable to Planned Development Areas set forth in Sections 27P-16 and 42E-18 of the Code; (d) the Development Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; (e) on balance, nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan does adequately and sufficiently satisfy all other development plan criteria and specifications for a Planned Development Area as set forth in the Boston Zoning Code; and

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Code, the Authority hereby approves the Development Plan and Map Amendment Application No. 507 (the "Map Amendment"), and authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the Development Plan and the Map Amendment, both in substantial accord with the form of Development Plan and Map Amendment

submitted to the Authority at its meeting of February 24, 2005 and attached hereto; and

VOTED: That the Director is authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that (a) the Proposed Project is consistent with the Development Plan, and (b) the Development Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80C of the Code, Planned Development Area Review; and

VOTED: That the Director is authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, including, without limitation, a Cooperation Agreement, an Affordable Housing Agreement, a Development Impact Project Agreement, and a Boston Residents Construction Employment Plan; and

VOTED: That the Authority hereby finds and determines that the Proposed Project 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.

The aforementioned MAP AMENMDENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6615.

Copies of a memorandum dated March 24, 2005 were distributed entitled "COPLEY RESIDENCES - 441 STUART STREET, BACK BAY", 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 execute a Cooperation Agreement, an Affordable Housing Agreement for the creation of two (2) studio units, to be made available to households earning between 100% and 120% of area median income, and six (6) one-bedroom units, to be made available to households earning between 100% and 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 Copley Residences project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated March 24, 2005 were distributed entitled "BOWDOIN GENEVA III HOUSING INITIATIVE PROJECT, A SCATTERED SITE DEVELOPMENT, DORCHESTER", which included two 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 approves a grant in the amount of \$280,000 of Inclusionary Development Funds for the Bowdoin-Geneva III Project. Said grant funds shall be transferred to the City of Boston Department of Neighborhood Development ("DND") and DND shall grant said funds to the developer of the Bowdoin-Geneva III Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Transfer and any and all other documents necessary to transfer \$280,000 of Inclusionary Development Funds to DND in connection with the financing of the ten (10) 110% of AMI Units within the Bowdoin-Geneva III Project in Dorchester.

Copies of a memorandum dated March 24, 2005 were distributed entitled "APPLEBEE'S, 381 CHESTNUT HILL AVENUE, BRIGHTON", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Attorney Lawrence DiCara, Peabody + Nixon, Mr. Steve Amaraso, architect and Mr. Bradley Mezquita, landscape 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 Certification of Approval, confirming that the proposal by Applebee's Northeast, INC. to rehabilitate an approximately 5,244 square foot building located at 381 Chestnut Hill Avenue in Brighton (the "Proposed Project") has complied with the requirements of Small Project Review under Section 80E of the Boston Zoning Code, and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions deemed to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated March 24, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: 30 AND 32 HAZELWOOD STREET", which included two 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 be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the construction of two (2) single-family houses on Parcel L-41 of the Washington Park Urban Renewal Area and the abutting land located at 32 Hazelwood Street in Roxbury, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and evidence of necessary financing to fully fund the improvements; and

FURTHER

VOTED: In reference to petition #BZC- Z811, Alex Wright, 30 and 32 Hazelwood Street, Roxbury, for one forbidden use and 6 variances to construct two (2) single-family houses on Parcel L-41 of the Washington Park Urban Renewal Area and the abutting land located at 32 Hazelwood Street in Roxbury in an MFR 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 March 24, 2005 were distributed entitled "ROSLINDALE FIELD PROJECT, PARCEL SWC-1, ROWE STREET, ROSLINDALE", which included a proposed vote. Attached to said memorandum were a letter dated March 15, 2005 from John Mahoney, RFDC & Katherine Oh, RRDC to Tai Young Lim, BRA and eight floor plans, a Development /Zoning Analysis and 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 ("BRA") extend the tentative designation of Roslindale Field Development Corporation LLC as the Redeveloper of Parcel SWC-1, in Roslindale for 180 days, or until September 23, 2005, to allow the Redeveloper time to meet all the necessary requirements and to continue with the Roslindale Field Project. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by September 23, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 24, 2005 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PARCEL # 5, YARD'S END", 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 GP L.L.C."

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 GP L.L.C., permitting the use and occupancy of a portion of

Parcel # 5 in the Charlestown Navy Yard for use as a parking area for residents displaced during the reconstruction of the Parris Landing garage for a period of approximately four months for a fee of \$20,250.50 per month commencing on April 1, 2005. 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. 6616.

Copies of a memorandum dated March 24, 2005 were distributed entitled "MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL PLAN, PROJECT NO. MASS. R-55", which included two 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, RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, WITH RESPECT TO PARCELS R-13-1 AND R-13-2 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATION THIS MINOR MODIFICATION", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority Regarding Minor Modification of the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, with respect to Parcels R-13-1 and R-13-2, and Authorization to Proclaim by Certification

this Minor Modification" be, and hereby is, adopted.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6617.

Copies of a memorandum dated March 24, 2005 were distributed entitled "24 LAGRANGE STREET, DOWNTOWN", which included two proposed votes. Attached to said memorandum were three pictures of the building and a plot plan of the proposed area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director on behalf of the Boston Redevelopment Authority ("BRA"), be and hereby is, authorized: to execute and deliver to 22 LaGrange Street Realty Trust an easement agreement or like installment granting a non-exclusive access and maintenance/repair easement on BRA Property, located at 24 LaGrange Street, containing such terms and conditions as the Director may determine in his sole discretion. Notwithstanding the generality of the foregoing, the consideration for such easement shall not be less than \$100,000.00; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all other agreements, documents or instruments in connection with the aforesaid easement and the property locate at 24 LaGrange Street containing such terms and conditions as the Director determines in his sole discretion.

Copies of a memorandum dated March 24, 2005 were distributed entitled "CROSSROADS INITIATIVE CONSULTANT CONTRACT AMENDMENT", 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 amend an existing contract with Vanasse Hangen Brustlin, Inc. for an extension of the previously awarded feasibility study of the Crossroads Initiative for an amount not to exceed \$100,000 to be paid for by the City of Boston; and further the Director is authorized to enter into any agreements or other documents with City of Boston departments or commissions, including but not limited to the Public Works Department, regarding the funding of the extension, which may contain such terms and conditions as the Director determines at his sole discretion.

Chairman Jones called a recess at 3:45 p.m.

Chairman Jones re-convened the meeting at 3:53 p.m.

Mr. Mark Maloney re-entered at this time.

Copies of a memorandum dated March 24, 2005 were distributed entitled "ROSLINDALE INTERIM PLANNING OVERLAY DISTRICT (IPOD)", which included two proposed votes. Attached to said memorandum was a document entitled "ARTICLE 27-R - ROSLINDALE INTERIM PLANNING OVERLAY DISTRICT" and a map indicating the location of the proposed IPOD.

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

Councilor Robert Consalvo, Jr. spoke in favor of the proposed IPOD.

No one spoke in opposition to the proposed IPOD.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt zoning text and map amendments establishing the Roslindale Interim Planning Overlay District in substantial accord with the amendments presented to the Boston Redevelopment Authority on March 24, 2005.

The aforementioned ROSLINDALE IPOD is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6618.

Copies of a memorandum dated March 24, 2005 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 62 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-25842; BZC-25895; BZC-25896; BCA-25897; BZC-25899; BZC-25900; BZC-25904; BZC-25905; BZC-25907; BZC-25910; BZC-25911; BZC-25912; BZC-25913; BZC-25915; BZC-25916; BZC-25917; BCZ-25919; BZC-25920; BZC-25921; BZC-25922; BZC-25925; BZC-25926; BZC-25928; BZC-25929; BZC-25930; BZC-25931/25933; BZC-25943; BZC-25944; BZC-25945; BZC-25946; BZC-25947; BZC-25955/25956; BZC-25957; BZC-25958; BZC-25959; BZC-25960; BZC-25962; BZC-25963; BZC-25964; BZC-25965; BZC-25966; BZC-25967; BZC-25970; BZC-25971; BZC-25972; BZC-25976; BZC-25977; BZC-25979; BZC-25981; BZC-25982; BZC-25986; BZC-25988; BZC-25900; BZC-25991; BZC-26055; BZC-26060; BZC-26068/26069; BZC-

26071/26073; BZC-26078; BZC-26082; BZC-26095/26096 and
BZC-25949.

Copies of a memorandum dated March 24, 2005 were distributed entitled
"CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Rosenberg & Schapiro	\$ 20,863.83
Shaw Environmental, Inc.	\$ 1,168.74
HDR Engineerings, Inc.	\$ 62,570.55

Copies of a memorandum dated March 24, 2005 were distributed entitled,
"PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Keith Craig, Senior Project
Manager in Development Review, Economic Development
Division, for travel to Toronto, Ontario, Canada, May 8-9,
2005 to attend the 5th Annual *Universities as Developers*
Seminar. The conference registration fee is \$50 USD plus
travel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Dominic Modicamore, Senior
Research Associate/Economist in the Research Division, to
travel to New York, NY March 30, 2005 to attend an
educational seminar and workshop presented by Regional
Economic Models, INC. (REMI). There is no fee for the

seminar, but there will be hotel, transportation and per diem expenses estimated at \$405.50.

VOTED: That the next meetings of the Authority will be held on Thursday, April 7, 2005 at 2:00 P.M. and Thursday, April 28, 2005 at 2:00 P.M.; Thursday, May 19, 2005 at 2:00 P.M.; Thursday, June 9, 2005 at 2:00 P.M.; and Thursday, June 30, 2005 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:09 p.m.

Secretary