

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 28, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated May 19, 2005 were distributed entitled "376 WEST FOURTH STREET, SOUTH BOSTON", 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 to be held on June 5, 2005, at 2:00 P.M. before the Boston Redevelopment Authority Board to consider a housing creation proposal by Boston Convention Center Hotel LLC for the benefit of 376 West Fourth Street Apartments.

Copies of a memorandum dated May 19, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PROPOSED DISBURSEMENT OF THE CONTRIBUTION MADE BY PSB INVESTMENT LLC, THE REDEVELOPER OF THE FORMER BOSTON PENNY SAVINGS BANK BUILDING LOCATED AT 1361-1375 WASHINGTON STREET", which included a proposed vote. Attached to said memorandum were a letter dated April 7, 2005 from Sister Mary M. Black, Director of Development, Cathedral High School, Inc. to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated April 6, 2004 from Sheila Grove, Executive Director, Washington Gateway to Maria Faria, Boston Redevelopment Authority, a letter dated May 2, 2005 from Susan Kenney, Executive Director, Project Place to Maria Faria, Assistant Director of Housing, Boston Redevelopment Authority and a letter from Tristram Blake, Executive Director, South End Community Health Center to Harry Collings, Executive Director/Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: That the Acting Director be, and hereby is, authorized to enter into grant agreements for the disbursement of Sixty-Five Thousand Dollars (\$65,000) from the contribution made

by PSB Investment LLC to the following organizations: (1) \$25,000 to Washington Gateway Main Street, (2) \$10,000 to Cathedral High School, Inc., (3) \$25,000 to Interseminarian Project Place, and (4) \$5,000 to South End Community Health Center.

Mr. Mark Maloney entered at this time.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the General Laws of the Acts of 1960, Chapter 652 ("Chapter 652") (collectively "Chapter 121A") and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider the application filed with the Authority on February 28, 2005, by Trinity Ashmont Limited Partnership (the "Applicant"), for approval of the Report and Decision in connection with the Trinity Ashmont Limited Partnership Chapter 121A project (the "Project"). Trinity Ashmont Limited Partnership, a Massachusetts limited partnership organized under Chapter 109 of Massachusetts General Laws seeks Authority designation as a Chapter 121A entity for the purpose of redeveloping a vacant parcel of land immediately adjacent to the Ashmont Peabody Square Transit Center ("Ashmont Station") into a six-story neighborhood retail and housing complex, containing 105 rental units of mixed-income housing, approximately 20,000 square feet of neighborhood retail and restaurant and below grade parking garage of approximately 80 spaces (the "Project").

Notice of this Public Hearing was duly advertised in the Boston Herald on May 4, 2005 and by sending such notice to abutters in accordance with the Authority's votes on April 7, 2005.

Copies of a memorandum dated May 19, 2005 were distributed entitled "TRINITY ASHMONT LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED IN THE DORCHESTER NEIGHBORHOOD OF BOSTON, ON A PARCEL OF LAND BORDERED BY DORCHESTER AVENUE ON THE WEST AND THE ASHMONT STATION BUSWAY ON THE EAST", which included four proposed votes. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY ASHMONT LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS THE ASHMONT TOD CHAPTER 121A PROJECT" and two maps indicating the location of the

proposed project.

Mr. Armando Goncalves, Assistant Director, Community Development, Mr. Vincent Droser, Trinity Financial, Inc. and Attorney Kathy Buchman, Hale and Dorr LLP, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Daniel Larner, St. Mark's Main Streets

Ms. Evelyn Darling, Bailey Street Neighborhood Association

Ms. Vicki Raugo, resident

Mr. Chris Douglas, resident

Mr. Tom Carroll, resident

Mr. Chris Stanley, Ashmont Design Committee

Councilor Maureen Feeney

Mr. Bobby Nudo for Councilor Michael Flaherty

Mr. Gary Walker, IBEW

Ms. Pat O'Neal, Ashmont Adams Association

Mr. Tom Flynn, Carpenters Union

Mr. Jim Coyle, Boston Building Trades

Ms. Shirley Kressel made a statement regarding the 121A tax credits.

The following people spoke in opposition to the proposed project.

Ms. Michelle Kerch, Mercier Avenue Association

Ms. Jennette Peters, resident of Van Winkle Street

Ms. Julian, resident of Carruth Street

Mr. Jay Sanburg, resident

Ms. Mary Tacella, Odwin Learning Center

Ms. Riley, resident

Ms. Rita Alexander, resident

Ms. Joanne Peters, resident of Van Winkle Street

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination which finds that the project Notification Form ("PNF") and Notice of Project Change adequately describe the impacts of the Ashmont TOD Chapter 121A Project (the "Project") to be built on a parcel of land consisting of approximately 38,024 square feet, immediately adjacent to the Ashmont Peabody Square Transit Center, bordered by Dorchester Avenue on the west and the Ashmont Station busway on the east, and waives

further review of the Project in accordance with the provisions of Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the project upon successful completion of the Article 80 process for the Project, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a First Source Memorandum of Agreement, and any or all other documents the Director, in his sole discretion, deems necessary and appropriate and upon terms and conditions that are in the best interest of the Authority in connection with the Project; and

FURTHER

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY ASHMONT LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS THE ASHMONT TOD CHAPTER 121A PROJECT" be, and hereby is, adopted.

The aforementioned APPLICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6632.

The Chairman called a recess at 3:50 p.m.

The Chairman re-adjoined the meeting at 3:59 p.m.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, (collectively "Chapter 121A") and the Authority's Rules and

Regulations Governing Chapter 121A Projects in the City of Boston, as amended, to consider an application filed by Community Hope Limited Partnership (the "Applicant") with the Authority for approval of a project regarding a proposed building to be located at 550 Dudley Street, formerly 2 East Cottage Street, in the Roxbury neighborhood of the City of Boston ("the Proposed Project"). The Proposed Project will consist of the development and operation of a community services center, which the Applicant will lease in its entirety to the Little Sisters of the Assumption Family Health Service of Massachusetts, Inc. (d/b/a "Project Hope"). The Proposed Project will be a vital community center offering education and employment programs plus additional resources for the community, including a computer center, information services, and public meeting space. All improvements are to be constructed on a lot approximately 13,427 square feet bordered by Dudley Street to the west, East Cottage Street to the south, and Albion Street to the north, and privately owned land to the east.

Notice of this Public Hearing was duly advertised in the Boston Herald on May 4, 2005 and by sending such notice to abutters in accordance with the Authority's votes on April 7, 2005.

Copies of a memorandum dated May 19, 2005 were distributed entitled "PUBLIC HEARING FOR THE COMMUNITY HOPE LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT TO BE LOCATED AT 2 EAST COTTAGE STREET/550 DUDLEY STREET IN THE ROXBURY NEIGHBORHOOD OF BOSTON", which included three proposed votes. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF COMMUNITY HOPE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS THE COMMUNITY HOPE CHAPTER 121A PROJECT", a letter dated February 26, 2004 from Marie St. Fleur, State Representative to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 17, 2004 from Councilor Chuck Turner to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 13, 2004 from William Rodriguez, Executive Director, La Alianza Hispana to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 3, 2004 from Mariel Gonzales, Executive Director, Bird Street Community Center to Mr. Bernard Mayo, Project Manager, Department of Neighborhood

Development; a letter dated February 3, 2004 from Jeanne DuBois, Executive Director, Dorchester Bay Economic Development Corp. to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 27, 2004 from Anim Steel, Associate Director, The Food Project to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 4, 2004 from Rev. Msgr. William C. Francis, Pastor and Rev. Sean M. Connor, Assistant, Holy Family Parish to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 11, 2004 from Stephen P. Hanley, Executive Director, Waitt House Inc. to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a letter dated February 4, 2004 from Kenneth G. Smith, Executive Director, YouthBuild Boston to Mr. Bernard Mayo, Project Manager, Department of Neighborhood Development; a petition in support signed by 91 people and a map indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Attorney Roberta Rubin, Klein Horning LLP, Sister Margaret Leonard, Project Hope and Mr. Tony Chow, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Keith Williams, Mayor's Office of Neighborhood Development

Mr. John Barros, Dudley Neighbors, Inc.

Ms. Patricia Courtney, Roxbury Neighborhood Council

Mr. (singer), Dudley Street Neighbors Initiative

Mr. Jim Coyle, Boston Building Trades

Mr. Bobby Nudo for Councilor Michael Flaherty

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF COMMUNITY HOPE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS THE COMMUNITY HOPE CHAPTER 121A PROJECT" be, and hereby is, adopted.

The aforementioned APPLICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6633.

Mr. Christopher J. Supple left the room at this time.

Copies of a memorandum dated May 19, 2005 were distributed entitled "GARRISON TROTTER PHASE II: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby extends the tentative designation of Windale Developers, Inc. as 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 to August 19, 2005; 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 90 days of this designation (August 19, 2005).

Copies of a memorandum dated May 19, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS F-3A, F-3B AND S-12", which included a proposed vote. Attached to said memorandum were a letter dated May 13, 2005 from Arnold C. Johnson, President, Windale Developers, Inc. to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a memo dated May 17, 2005 from Michael Cannizzo, Senior Architect to Maria Faria, Assistant Director of Housing 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 to issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed between the Boston Redevelopment Authority and Windale Developers, Inc. as amended on October 5, 2004, for the successful completion of the improvements to five buildings with a total of five residential units ("Five Buildings") located at 2800 and 2806 Washington Street and 135, 137 and 139 Martin Luther King Boulevard on a portion of Parcel F-3A in

the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Washington Commons Project, upon a determination that the completion of such improvements have been accomplished in accordance with the terms of said LDA, 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 Washington Commons Project shall require further Board approval. Partial Certificates of Completion will be issued by the BRA upon receipt of individual Certificates of Occupancy from Inspectional Services Department for the improvements to the Five Buildings in the Washington Commons Project.

Mr. Joseph Nigro recused himself.

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

Copies of a memorandum dated May 19, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL F-8A LOCATED AT 100 RUTHVEN STREET", which included a proposed vote.

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 19, 2005, relating to Parcel F-8A in the WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, 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. 6634.

Copies of a memorandum dated May 19, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:

88 WAREHAM STREET, SOUTH END“, which included a proposed vote. Attached to said memorandum were 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 for and on behalf of the Boston Redevelopment Authority to execute and to deliver a notice of intent to acquire, pursuant to the provisions of Massachusetts General Laws Chapter 79 and Chapter 121B, leasehold interest in a certain portion of a parcel of land located at the corner on Wareham Street and Albany Street in the South End of Boston, more specifically described in the lease between Leon Fraiden, Trustee for Malden Wareham Realty Trust and Dispatch Communications of New England, Inc. dated August 29th, 1994.

Copies of a memorandum dated May 19, 2005 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PROPOSED DISBURSEMENT OF THE REMAINING CONTRIBUTION MADE BY D4 DEVELOPMENT LIMITED PARTNERSHIP TO BENEFIT A NON-PROFIT SOUTH END ORGANIZATION“, which included a proposed vote. Attached to said memorandum was a letter dated July 23, 2004 from Suzanne Kenney, Executive Director, Project Place.

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 for the disbursement of \$17,000 from the \$100,000 contribution made by D4 Development Limited Partnership to Interseminarian-Project Place.

Copies of a memorandum dated May 19, 2005 were distributed entitled “CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCELS P-3X, P-3Y AND P-3Z“, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO THE CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129, WITH RESPECT TO PARCEL P-3X, P-3Y AND P-3Z“, was introduced, read and

considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO THE CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129, WITH RESPECT TO PARCELS P-3X, P-3Y AND P-3Z".

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6635.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCEL P-3, 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 Secretary be, and hereby is, authorized to advertise a Request for Proposals for the lease and development of Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129 for a mixed-use development.

Copies of a memorandum dated May 19, 2005 were distributed entitled "LICENSE AGREEMENT FOR GOURDIN PARK, ROXBURY", which included a proposed vote. Attached to said memorandum were a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND AFRICAN AMERICAN MILITARY HERITAGE SOCIETY" 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 the AAMHS, permitting the use of Gourdin Park in Dudley Square, Roxbury for the annual African Americans Veterans Memorial Day Weekend Celebration on May 28, 2005, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of May 19, 2005, subject to such changes as the Director deems necessary and appropriate.

The aforementioned is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6636.

Copies of a memorandum dated May 19, 2005 were distributed entitled "REQUEST AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH THE SUFFOLK COUNTY SHERIFF'S DEPARTMENT", which included a proposed vote. Attached to said memorandum was a fax dated March 25, 2005 from Mark Donahue, Asset Management Department to Peter O'Connor, General Counsel, EDIC, Legal.

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 Suffolk County Sheriff's Department, Community Outreach Program permitting the Suffolk County Sheriff's Department T.E.A.C.H. Program for a one year License Agreement from May 20, 2005 through May 20, 2006. The License Agreement shall be substantially in the form submitted to the Boston Redevelopment Authority at its meeting of May 19, 2005, subject to such terms and conditions that the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included a proposed vote. Attached to said memorandum were a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND COURAGEOUS SAILING CENTER".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with the Courageous Sailing Center, permitting the use of Pier 4 at the Charlestown Navy Yard for the annual College Bowl Regatta on May 21, 2005, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of May 19, 2005, subject to such changes as the Director deems necessary and appropriate.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6637.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND COURAGEOUS SAILING CENTER".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement with the Courageous Sailing Center, permitting the use of Pier 4 at the Charlestown Navy Yard for the annual Make A Mark fundraiser on July 21, 2005, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of May 19, 2005, subject to such changes as the Director deems necessary and appropriate

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6638.

Copies of a memorandum dated May 19, 2005 were distributed entitled "PIER 4 AND DRYDOCK # 2 AREA, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR EQUIPMENT TRUCK PARKING, WARNER BROTHERS PICTURES, INC.", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND WARNER BROS PICTURES, INC."

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 temporary License Agreement with Warner Bros. Pictures, Inc., permitting the use and occupancy of portions of Pier 4, Terry Ring Way and areas adjacent to Dry Dock # 2 in the Charlestown Navy Yard for the parking of equipment trucks used for film production services for a period of 4 days, from June 21 - June 24, 2005. The License Agreement shall be substantially in the form submitted to the BRA at its meeting of May 19, 2005, subject to such terms and conditions that the Director deems to be in the best interest of the Authority.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6639.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CITY LOFTS OF CHARLESTOWN PROJECT (F.K.A. LITTLE NECK LOFTS) 48-52 BRIGHTON STREET, CHARLESTOWN", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Heather Campisano, 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 under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the City Loft of Charlestown project, to consist of 146 residential condominiums and parking for 190 vehicles (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, 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 City Loft of Charlestown project 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, an Affordable Housing 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 Boston Redevelopment Authority; and

FURTHER
VOTED: In reference to petition BZC-26357, Cathartes Investments, for three (3) variances in an LC-Local Convenience Subdistrict of the Charlestown Neighborhood District, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 19, 2005 were distributed entitled "BOSTON WALK OF FAME, REQUEST FOR PROPOSALS", 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 Secretary of the Boston Redevelopment Authority, be and hereby is, authorized to advertise and solicit proposals for a Project Management Consultant for the Boston Walk of Fame.

Copies of a memorandum dated May 19, 2005 were distributed entitled "543-547 WASHINGTON STREET, DOWNTOWN - ASSIGNMENT OF BOSTON REDEVELOPMENT AUTHORITY INTERESTS TO EMERSON COLLEGE", 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 and deliver to Emerson College, an assignment (the "Assignment") of all of the Boston Redevelopment Authority's rights pursuant to that certain lease dated April 6, 2005 by and between the Boston Redevelopment Authority and Roxbury Operating Trust (the "Lease") with respect to that certain property known as 543-547 Washington Street, Boston (the "Property"), on such terms and conditions as the Director deems necessary or

appropriate and in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the previous actions of the Director with respect to the Lease and/or the Property are hereby ratified and confirmed, and the Director is authorized to execute and deliver such agreements or other documents on such terms and conditions as the Director deems are necessary or appropriate and in the best interests of the Boston Redevelopment Authority, with respect to the Assignment, the Lease, and/or the Property.

Copies of a memorandum dated May 19, 2005 were distributed entitled "81-87 FAIRMOUNT AVENUE, HYDE PARK", 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 enter into an Affordable Housing Agreement for one (1) affordable unit at 81-87 Fairmount Avenue in Hyde Park (the "Proposed Project"), and any and all agreements and documents which the Director deems necessary and appropriate 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 19, 2005 were distributed entitled "376 WEST FOURTH STREET APARTMENTS, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Maggie Goedecke, Project Assistant and Mr. Joseph Fallon, developer, 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 BCCH Residential LLC to redevelop 376 West Fourth Street in South Boston into eighteen (18) affordable apartments for the elderly with four (4) parking spaces located at 371 West Fourth Street and associated landscape

improvements (the “Proposed Project”) 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 any and all agreements and documents which the Director deems necessary and appropriate in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (the “BRA”); and

FURTHER

VOTED: In reference to Petition BZC 26102, Boston Convention Center Hotel LLC, 376 West Fourth Street, for four (4) variances in an H-150 subdistrict of South Boston, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 19, 2005 were distributed entitled “371 WEST FOURTH STREET CONDOMINIUMS, 371 WEST FOURTH STREET, SOUTH BOSTON”, which included two proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Joseph Fallon, developer, 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 BCCH Residential LLC to redevelop 371 West Fourth Street in South Boston into twelve (12) residential homeownership units with sixteen (16) parking spaces (eight (8) of which shall be underground and four (4) of which are permanently reserved for use by the 376 West Fourth Street residential development) and associated landscape improvements (the “Proposed Project”) 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 26101, BCCH Residential LLC, 371 West Fourth Street, for four (4) variances in an H-150 subdistrict of South Boston, the Authority recommends

APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CERTIFICATE OF COMPLETION, MANULIFE PROJECT, SOUTH BOSTON", 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 a Certificate of Completion for Manulife Financial Project, located on Parcel F-1 in the South Boston Seaport District, in accordance with Section 8 of the Cooperation Agreement by and between the Boston Redevelopment Authority and The Manufacturers Life Insurance Company (U.S.A.) dated as of September 25, 2001.

Copies of a memorandum dated May 19, 2005 were distributed entitled "SECOND REPORT AND DECISION ON THE GARDEN CORPORATION CHAPTER 121A PROJECT PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND THE ACTS OF 1960, CHAPTER 652, AS AMENDED, FOR THE APPROVAL TO REMOVE A PORTION OF THE PROJECT SITE FROM THE PROJECT AREA", which included two proposed votes. Attached to said memorandum were a document entitled "SECOND REPORT AND DECISION ON THE GARDEN CORPORATION CHAPTER 121A PROJECT PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND THE ACTS OF 1960, CHAPTER 652, AS AMENDED, FOR THE APPROVAL TO REMOVE A PORTION OF THE PROJECT SITE FROM THE PROJECT AREA", a letter dated May 18, 2005 from Charlotte L. Bednar, Goodwin Procter to Mr. Mark Maloney, Director, Boston Redevelopment Authority and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SECOND REPORT AND DECISION ON THE GARDEN CORPORATION CHAPTER 121A PROJECT PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND THE ACTS OF 1960, CHAPTER 652, AS AMENDED, FOR THE APPROVAL TO REMOVE A

PORTION OF THE PROJECT SITE FROM THE PROJECT AREA" be, and hereby is, adopted; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, in connection with the removal of Parcels A3, A4, C1, C2, and C3 (the "Residential Parcels"), as shown on the plan entitled "Parcels To Be Removed from Garden Corporation's Chapter 121A Project," dated April 19, 2005, prepared by Vanasse Hangen Brustlin, Inc., from the Garden Corporation Chapter 121A Project and Project Site, to execute a Partial Certificate of Project Termination, which finds the following: that a portion of the Garden Corporation Chapter 121A Project is terminated as of the effective date of removal of the Residential Parcels from the Project Site, and thereafter the Residential Parcels shall no longer be subject to the obligations, nor shall that portion that makes up the Residential Parcels enjoy the rights, benefits, exemptions and privileges conferred or imposed by Chapter 121A. Such Partial Certificate of Project Termination shall be delivered to the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, including the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector-Treasurer of the Treasury Department.

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. 6640.

Copies of a memorandum dated May 19, 2005 were distributed entitled "FIRST IMPRESSIONS SCOPE AND FUNDING", 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 transfer \$50,000 from the FY-05 Planning Budget to the Fund for Boston Neighborhoods for the purpose of carrying out the contract for First Impressions, programming and events for the Greenway and Crossroads.

Copies of a memorandum dated May 19, 2005 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 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 AS

AMENDED: BZC-26058; BCZ-26121; BZC-26122; BZC-26123; BZC-26124; BZC-26127; BZC-26140; BZC-26141; BZC-26145; BZC-26146; BZC-26152; BZC-26159; BZC-261624; BZC-26163-23164; BZC-26165-26168; BZC-26171; BZC-26172; BZC-26173; BZC-26175; BZC-26176; BZC-26177; BZC-26179; BZC-26180; BZC-26181; BZC-26182; BZC-261833; BZC-26184; BZC-26185-26187; BZC-26188; BZC-26190; BZC-26191; BZC-26192; BZC-26193; BZC-26194; BZC-26195; BZC-26196; BZC-26197; BZC-26198; BZC-26198; BZC-26199; BZC-26200-26201; BZC-26202; BZC-26203; BZC-26204; BZC-26205; BZC-26206; BZC-26207; BZC-26211; BZC-26217-26219; BZC-26222; BZC-26224 and BZC-26226; that BZC-26160 be amended to a **"TAKE UNDER ADVISEMENT"**

Ms. Consuelo Thornell recused herself from this vote.

Copies of a memorandum dated May 19, 2005 were distributed entitled "ONE LINCOLN STREET, PLANNED DEVELOPMENT AREA NO. 35", 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 disburse certain monies generated by the sale of the One Lincoln Street project as outlined in the Memorandum dated May 19, 2005, to benefit certain community organizations in Chinatown.

Copies of a memorandum dated May 19, 2005 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bill:
Dechert LLP \$ 235.95

HDR Engineering	\$	7,882.25
Vanasse Hangen Brustlin	\$	18,561.03
REMI, Inc.	\$	4,200.00

Copies of a memorandum dated May 19, 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 Jeremy Rosenberger as a Temporary Development Program Employee in the position of Assistant Planner, Grade 15, at an annual salary of \$35,176 effective May 23, 2005.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Rebecca Barnes, Chief Planner, Grade 27, \$122,055 effective June 3, 2005.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month extension for professional services with Jane Garvey at a total contract cost of \$50,000, at the same hourly rate of \$275, through December 3, 2005.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a four month contract extension for professional services with Ken Greenberg, Greenberg Consultants; at a total cost of \$125,000 through September 20, 2005.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month professional services agreement with Alex Krieger to provide services as agreed; at an hourly rate of \$200, for a total contract of \$75,000 through November 30, 2005.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED AS

AMENDED: To defer until the June 9, 2005 Board Meeting for the following: To approve and authorize to add Voluntary Life Insurance through UNUMProvident to our benefits plan for all BRA and EDIC employees, effective with the new fiscal year. This is an employee paid benefit.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Luis Rosera in the Research Division, at \$15.00 per hour for up to 35 hours per week, effective May 23, 2005 - September 2, 2005.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Sean Collins in the Director's Office, for up to 35 hours per week at \$15.00 per hour, partially subsidized by \$3,500 work study award, effective May 23, 2005 through August 12, 2005.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for David Klein in the Director's Office, for up to 35 hours per week at \$15.00 per hour, effective May 23, 2005 through August 22, 2005.

VOTED: That the next meetings of the Authority will be held on Thursday, June 9, 2005 at 2:00 P.M.; and Thursday, June 30, 2005 at 2:00 P.M.; Tuesday, July 12, 2005 at 2:00 P.M. and August 11, 2005 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:55 p.m.

Secretary