

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 30, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated July 12, 2005 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR HULT INTERNATIONAL BUSINESS SCHOOL INSTITUTIONAL MASTER PLAN", 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 schedule and advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, August 11, 2005 at 2:00 p.m. to consider the Institutional Master Plan for the proposed Hult International Business School pursuant to Section 80D-5 of the Code.

Copies of a memorandum dated July 12, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCELS 31C AND 31D, GATEWAY TERRACE PROJECT, GENERALLY BOUNDED BY EAST BERKELEY STREET, HARRISON AVENUE, THE LACONIA LOFTS CONDOMINIUMS AND WASHINGTON STREET", which included two proposed votes. Attached to said memorandum were a Memorandum dated July 7, 2005 from Michael Cannizzo, Senior Architect to Maria Faria, Assistant Director of Housing 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 an amendment to the Amended and Restated Land Disposition Agreement ("LDA") dated February 12, 2003, with the Dover Residences LLC ("Redeveloper") in connection with the parking spaces in the Gateway Terrace Project ("Project") on Parcels 31C and 31D 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 Partial Certificate of Completion pursuant to Section 304 of the LDA and Deed on February 12, 2003, between the Boston Redevelopment Authority ("BRA") and Redeveloper for the successful completion of the improvements of Phase I of the Project consisting of the Vose Building, a 74,579 square foot seven-story building comprising 5,335 square feet of commercial/retail/office space and 33 residential units and parking for 47 parking spaces located on a portion of Parcel 31C at 1166 Washington Street in the South End Urban Renewal Area, Project No. Mass. R-56 upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department ("ISD") and to issue Partial Certificate(s) of Completion for the completion of subsequent phases of the Project, upon a determination that the completion of such improvements have been accomplished in accordance with the terms of said LDA, and the Deed, upon receipt of Certificate(s) of Occupancy for said improvements issued by the ISD and/or an inspection of said improvements by BRA staff, 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 entire Project shall require further Board approval

Copies of a memorandum dated July 12, 2005 were distributed entitled "KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: 18-24 AND 23-25 DORR STREET, 6-14 LAMBERT STREET AND 77-81 CEDAR STREET", which included two proposed votes. Attached to said memorandum were a letter dated July 11, 2005 from Patricia Courtney, Zoning Chairperson, Roxbury Neighborhood Council City of Boston, Chairman, Board of Appeal 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 September 30, 2004 designating Highland Park Phase II Housing LLC ("Redeveloper") as the Redeveloper of Parcels 20 and 22 and a portion of Parcel R-4 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, with an expiration date of September 30, 2005, be, and hereby is, extended for an additional six months or until March 30, 2006, in order to meet all the necessary requirements set

forth in the September 30, 2004 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 March 30, 2006; and

FURTHER

VOTED: In reference to Petitions 26504-26512, Canton Corporation, 6-12 Lambert, 18-22 Dorr, 77-81 Cedar Streets, Roxbury, for nine variances to erect one two-family and eight one-family dwellings in a 3f-4000 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 July 12, 2005 were distributed entitled "DISPOSITION OF TWO (2) BRA-OWNED PARCELS WITHIN THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-168", 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 sale and development for residential use of Parcel A1 (23 Highland Street) and Parcel 3 (21 Morley Street) in the Kittredge Square Urban Renewal Area, Project No. Mass. R-168, in Roxbury.

Copies of a memorandum dated July 12, 2005 were distributed entitled "DISPOSITION OF FOUR (4) BRA-OWNED PARCELS IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", 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 Secretary be, and hereby is authorized to advertise a Request for Proposals for the sale and development for Residential use of the following four (4) parcels, located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in Roxbury.

Copies of a memorandum dated July 12, 2005 were distributed entitled “CITY HALL PLAZA, GOVERNMENT CENTER URBAN RENEWAL PLAN/ AREA, GOVERNMENT CENTER STATION RECONSTRUCTION/RECONFIGURATION AND RELATED IMPROVEMENTS, INTERAGENCY DEVELOPMENT AGREEMENT, LICENSE FOR ENTRY AND OTHER AGREEMENTS WITH MASSACHUSETTS BAY TRANSIT AUTHORITY “, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director, on behalf of the Boston Redevelopment Authority, be and he hereby is, authorized to enter into and execute, regarding the reconstruction and reconfiguration of the Government Center Station and other improvements on City Hall Plaza, with the Massachusetts Bay Transportation Authority (“MBTA”) and others, an Interagency Development Agreement, License for Entry and any other agreements, documents or instruments deemed necessary and containing such terms and conditions that the Director determines to be appropriate, in his sole discretion.

Copies of a memorandum dated July 12, 2005 were distributed entitled “LAFAYETTE CORPORATION CENTER, CHAPTER 121A PROJECT”, which included three proposed votes. Attached to said memorandum was a document entitled “SECOND REPORT AND DECISION AMENDMENT ON THE APPLICATION, AS AMENDED, FOR APPROVAL OF ABBEY LAFAYETTE OWNER LLP TO UNDERTAKE A PROJECT IN BOSTON, MASSACHUSETTS UNDER MASS. G.L. C. 121A, AS AMENDED AND ST. 1960, C. 652, AS AMENDED” and a letter dated June 14, 2005 from Paula M. Devereaux, Rubin and Rudman LLP to Kevin J. Morrison, Esquire, General Counsel, Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby ratifies and confirms the findings and determinations made in its votes of September 11, 1997 and March 28, 2002 that the Lafayette Corporate Center Project, including the use thereof for fast food restaurant use, conforms to the general plan for the City of Boston as a whole, and that nothing in such proposed Lafayette project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the document presented at this meeting and attached hereto entitled "SECOND REPORT AND DECISION AMENDMENT ON THE APPLICATION, AS AMENDED, FOR APPROVAL OF ABBEY LAFAYETTE OWNER LLP TO UNDERTAKE A PROJECT IN BOSTON, MASSACHUSETTS UNDER MASS. G.L. C. 121A, AS AMENDED AND ST. 1960, C. 652, AS AMENDED be and hereby is adopted; and

FURTHER

VOTED: That the Director be and hereby is authorized to execute and deliver on behalf of the Authority such documents and agreements with respect to the Lafayette Corporate Center Project as the Director in his sole discretion deems appropriate and 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. 6653.

Copies of a memorandum dated July 12, 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 THE ALLY FOUNDATION" and a letter dated June 28, 2005 from Mary P. Yntema, Executive Director, 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 temporary License Agreement with the ALLY Foundation, permitting the use of Pier 4 at the Charlestown Navy Yard for the annual Flip-Flop Regatta on August 12-13, 2005, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of July 12, 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. 6654.

Copies of a memorandum dated July 12, 2005 were distributed entitled "533 CAMBRIDGE STREET, ALLSTON / BRIGHTON, MA", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assist, Attorney Dennis Quilty, McDermott, Quilty, Miller and Ms. Dagny Elliston, McCay Architects, 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 (i) issue a Certification of Approval, confirming that the Project located at 533 Cambridge Street and consisting of a 48,700 square foot, four and a half-story building comprised of forty-four (44) residential condominium units of which six (6) shall be affordable units and thirty-eight (38) shall be market-rate condominium units, sixty-one (61) below-grade parking spaces, ten (10) surface parking spaces, and open space improvements ("Proposed Project") in the Allston / Brighton neighborhood has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Proposed Project that will provide six (6) affordable units for households earning at or below 120% of the area median income ("AMI"), all upon terms and conditions to be determined in the best interest of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-3697, Hera Development Corporation, 533 Cambridge Street, Allston / Brighton, for four variances for change of occupancy to forty-four (44) residential units and to erect in a 1F-3000 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 July 12, 2005 were distributed entitled "INFINITY BROADCASTING EXPANSION: LOCATED AT 83 LEO M. BIRMINGHAM PARKWAY IN ALLSTON / BRIGHTON ", which included two proposed votes. Attached to said memorandum were a plot plan, a letter dated June 22, 2005 from Lorraine Bossi, Zoning, Brighton Allston Improvements Association to Mr. Bruce Greenwald, Infinity Broadcasting Company and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assist, Mr. Bruce Greenwall, architect, Ms. Pat Loheed, landscape architect, Attorney Amy McGrath, Gouston & Storrs and Mr. Paul Donovan, Infinity Broadcasting Company, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Approval, confirming that the Infinity Broadcasting Expansion to be built consisting of a 11,085 square foot addition including commercial office space, a new stair core and employee egress, with landscaped parking area and the addition of 41 new parking spaces located at 83 Leo M. Birmingham Parkway in Allston/ Brighton has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review, subject to BRA design review approval; and

FURTHER

VOTED: In reference to petition BZC-26152, 83 Leo M. Birmingham Parkway, Allston / Brighton, for one (1) conditional use permit and one (1) variance to construct a 11,085 square foot addition and forty-one (41) additional parking spaces in a Community Commercial Sub-district, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated July 12, 2005 were distributed entitled "CONSULTANT SERVICES TO PREPARE THE ROSLINDALE NEIGHBORHOOD STRATEGIC PLAN", 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 to engage a consultant team in the

preparation of the Roslindale Neighborhood Strategic Plan.

Copies of a memorandum dated July 12, 2005 were distributed entitled “CONSULTANT SERVICES TO ASSIST IN THE PREPARATION OF IDENTITY, IMAGE, AND URBAN DESIGN BRANDING STRATEGIC PLAN FOR DOWNTOWN CROSSING”, 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 consulting services necessary in the preparation of the Identity, Image and Urban Design Branding Strategic Plan for Downtown Crossing, be funded by the Boston Redevelopment Authority for an amount not to exceed \$200,000.

Copies of a memorandum dated July 12, 2005 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 43 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-26285; BCZ-26298&26386; BZC-26319; BZC-26321; BZC-26323; BZC-26325; BZC-26326; BZC-26327; BZC-26329; BZC-26335; BZC-26336-26337; BZC-26338; BZC-26339; BZC-26340; BZC-26341; BZC-26342; BZC-26343; BZC-26346; BZC-26347; BZC-26348; BZC-26349; BZC-26350; BZC-26351; BZC-26352; BZC-26354; BZC-26355; BZC-25356; BZC-26358; BZC-26359; BZC-26365; BZC-26371; BZC-26372; BZC-26374-26375; BZC-26381; BZC-26385; BZC-26387; BZC-26388; BZC-26402; BZC-26403; BZC-264-7-26408; BZC-26413; BZC-26414 and BZC-26454.

Copies of a memorandum dated July 12, 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	\$	33,885.66
Dechert LLP	\$	1,832.54



Howard/Stein-Hudson Assoc.	\$	1,200.00
RDA Construction Corp.	\$	40,161.20
Vanasse Hangen Brustlin, Inc.	\$	84,979.64

Copies of a memorandum dated July 12, 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 Bradford Washburn as a Temporary Development Program Employee in the position of Planner 1, Grade 17, at an annual salary of \$47,000, effective August 1, 2005.

VOTED: That the next meetings of the Authority will be held on Thursday, August 11, 2005 at 2:00 P.M.; Thursday, September 8, 2005 at 2:00 P.M.; Thursday, September 29, 2005 at 2:00 P.M.; Thursday, October 20, 2005 at 2:00 P.M.; Tuesday, November 15, 2005 at 2:00 P.M.; Thursday, December 1, 2005 at 2:00 P.M. and Tuesday, December 20, 2005 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:50 p.m.

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Secretary