

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of July 12, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated August 11, 2005 were distributed entitled "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.

VOTED: That the Secretary be, and hereby is, authorized to reschedule and advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, ~~August~~ 11 September 8, 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.

Mr. Mark Maloney recused himself.

Copies of a memorandum dated August 11, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL P-17", 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: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL P-17", 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 Modifications to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel P-17" 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. 6655.

Mr. Mark Maloney recused himself.

Copies of a memorandum dated August 11, 2005 were distributed entitled "FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115: PARCEL 16A LOCATED AT 100 NORWAY STREET", which included a proposed vote. Attached to said memorandum were a letter dated June 24, 2005 from Alvin B. Scott, President to Maria Faria, Assistant Director of Housing, Boston Redevelopment Authority, an email dated July 7, 2005 from Prataap Patrose to Maria Faria 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 Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement between the Boston Redevelopment Authority ("BRA") and Morville House, a Massachusetts limited partnership ("MorvilleLP") dated February 10, 1972, as amended by the First Amendment to the Land Disposition Agreement on December 22, 2003 between Morville House Apartments Limited Partnership ("MorvilleAptsLP") and the BRA for the successful completion of the improvements to Morville House by construction of a new building addition to include thirty (30) new handicap accessible one-bedroom units for low-income elders and disabled persons, a common dining room, a meeting space, a senior center on the ground floor to be attached to the existing building, and renovations to the original Morville House by converting the existing heating system from electric to gas, redesigning the existing entryway, and the reconfiguration and adaptation of eleven (11) existing studio units for handicap accessibility as well as the provision of thirty-six (36) surface parking spaces and a landscaped open space area on Parcel 16A, located at 100 Norway Street, in the Fenway Urban Renewal Area, Project No. Mass. R-115, upon receipt of Certificate of Occupancy from the City of Boston Inspectional Services Department.

Copies of a memorandum dated August 11, 2005 were distributed entitled "100 ACRES MEMORANDUM OF AGREEMENT", which included two proposed votes.

Mr. Kairos Shen, Director of Planning, addressed the Authority and

answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("Authority") be, and hereby is, authorized to execute and deliver a Memorandum of Agreement by and among the Authority and certain other parties relating to the 100 Acres area of South Boston, substantially in the form presented to the Authority on August 11, 2005, or with such changes as the Director determines are in the best interests of the Authority, in his sole determination; and,

FURTHER

VOTED: That the Director of the Authority be, and hereby is, authorized to execute such other agreements, documents and instruments as may be necessary, in his sole discretion, to effectuate the transactions contemplated in the Memorandum of Agreement, all upon such terms and conditions as the Director deems to be in the best interests of the Authority.

Copies of a memorandum dated August 11, 2005 were distributed entitled "NOTICE OF PROJECT CHANGE RUSSIA WHARF REDEVELOPMENT PROJECT DOWNTOWN/ FORT POINT CHANNEL", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager, Mr. Bob Kaye, Equity Office Properties and Mr. Richard McGuinness, Senior Waterfront Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Article 80B, 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change adequately describes the potential impacts arising from Russia Wharf project and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Russia Wharf project under Article 80 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project in the Downtown / Fort Point Channel to redevelop the Russia Wharf Building to construct approximately 65 condominium units, and redevelop the Graphic Arts/Tufts Building to construct approximately 135 condominium units (or alternatively to a mix of residential and boutique hotel uses), with the first floor to include approximately 31,000 square feet of public space and retail/restaurant space and to construct an office tower above these buildings of approximately 500,000 square feet, and to construct an underground parking garage not to exceed 650 parking spaces, upon successful completion of all Article 80 processes for the Proposed Project, subject to continuing design review; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to execute an amendment to the Development Impact Project Agreement for the Proposed Project to reflect the change in uses as described in the Notice of Project Change submitted on July 8, 2005; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to enter into an Affordable Housing Agreement for the Proposed Project for 10% of the total number of units pursuant to the BRA Policy on Inclusionary Development; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to certify to the Secretary of the Massachusetts Executive Office of Environmental Affairs, that the Proposed Project as described in the Notice of Project Change submitted on July 8, 2005, conforms to the general plan for the City, including Phase II of the Fort Point Downtown Municipal Harbor Plan; and

FURTHER

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

Copies of a memorandum dated August 11, 2005 were distributed entitled "OPERA HOUSE RENOVATION, CERTIFICATE OF COMPLETION LOCATED AT 537-541 WASHINGTON STREET, DOWNTOWN BOSTON", 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 issue a Certificate of Completion pursuant to the provisions of the Land Disposition Agreement dated June 10, 2003 by and between the Boston Redevelopment Authority and Boston Opera House Development, LLC, in connection with the development of the premises located at 537-541 Washington Street, including Lots 2A and 2C, in the Midtown Cultural District of downtown Boston, evidencing the successful completion of the restoration of the former Boston Opera House, a five-story building consisting of approximately 85,251 square feet on a 32,367 square foot parcel and containing an approximately 2,500 seat theater.

Copies of a memorandum dated August 11, 2005 were distributed entitled "24 LAGRANGE STREET, MIDTOWN CULTURAL DISTRICT", 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 and deliver on behalf of the Boston Redevelopment Authority ("BRA"), an easement agreement or like instrument to Lenard Zide as Trustee of the 22 LaGrange Street Realty Trust u/d/t dated November 18, 2004 and filed with the Suffolk County Registry District of the Land Court as Document No. 691849, granting a perpetual non-exclusive access and maintenance/repair easement and a temporary exclusive easement for construction staging purposes over BRA-owned property located at 24 LaGrange Street, which easement rights shall benefit the property known as 22 LaGrange Street, which easement agreement or other instrument shall contain such terms and conditions as the Director may determine in his sole discretion; 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 easements and the BRA property at 24 LaGrange Street, all upon such terms and conditions as the Director determines in his sole discretion to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated August 11, 2005 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included three proposed votes. Attached to said memorandum were a letter dated November 9, 2004 from Josian A. Spaulding, Jr., President and Chief Executive Officer, The Wang Center for the Performing Arts, Inc. to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority, a letter dated November 10, 2004 from Barbara Lynch, Executive Chef/Owner, No. 9 Park, B&G Oysters, The Butcher Shop to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority, a letter from Nabil A. Sater, Middle East Restaurant, Inc., President to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority, a letter dated November 5, 2005 from Alan Litchman, Co-President/Finagle A Bagel to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority and eight plans of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF AMHERST MEDIA INVESTORS, LLC AS THE REDEVELOPER OF PARCEL P-7A IN THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", was introduced, read and considered.

Mr. Tai Lim, Senior Project Manager and Mr. Brendan Haines, Amherst Media Investors, Inc., addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the resolution dated August 11, 2005 entitled: "Resolution of the Boston Redevelopment Authority Re: Tentative Designation of Amherst Media Investors, LLC as the Redeveloper of Parcel P-7A, in the South Cove Urban Renewal Area, Project No. R-92"; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with the Redeveloper, its agent, contractors and/or subcontractors for the purpose of providing the Redeveloper, its agent, contractors and/or subcontractors with temporary access onto Parcel P-7A in the South Cove Urban Renewal Area for stabilization work, soil testing, existing conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the planning and development of Parcel P-7A in South Cove Urban Renewal Area; and

FURTHER

VOTED: That this Tentative Designation of Amherst Media Investors, LLC as the Redeveloper of Parcel P-7A in the South Cove Urban Renewal Area, be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6656.

Copies of a memorandum dated August 11, 2005 were distributed entitled "PARCEL RE-7B, SOUTH END URBAN RENEWAL AREA, MASS. R-56; AUTHORIZATION TO AMEND THE LOAN DOCUMENTS IN CONNECTION WITH THE LANGHAM COURT PROJECT", 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 an allonge to the Promissory Note and an amendment to the Land Disposition Agreement in connection with the Langham Court Project and any and all other documents deemed necessary and appropriate by the Director in connection with the restructuring of the Langham Court Project, subject to any such terms and conditions that the Director of the Boston Redevelopment Authority deems necessary and appropriate.

Copies of a memorandum dated August 11, 2005 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE ST. JAMES COMPANY CHAPTER 121A PROJECT", which included three proposed votes. Attached to said memorandum was a document entitled "ST. JAMES COMPANY CHAPTER 121A PROJECT: SECOND REPORT AND DECISION AMENDMENT ON A PROJECT PREVIOUSLY APPROVED AND DEVELOPED UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, BOTH AS AMENDED AND APPLICABLE".

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "ST. JAMES COMPANY CHAPTER 121A PROJECT: SECOND REPORT AND DECISION AMENDMENT ON A PROJECT PREVIOUSLY APPROVED AND DEVELOPED UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, BOTH AS AMENDED AND APPLICABLE" for the St. James Company Chapter 121A Project, be and hereby is, approved and adopted in all respects;

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, in connection with the release of the Father Gilday Wing from the St. James Company Chapter 121A Project Area, to execute a Partial Certificate of Project Termination, which finds the following: that a portion of the Project and the Project Area shall terminate as of a date to be determined, and thereafter the property which constitutes the Father Gilday Wing shall no longer be subject to the obligations, nor shall that portion of the Project enjoy the rights, benefits, exemptions and privileges conferred or imposed by Chapter 121A. Such Certificate of Project Termination shall approve the transfer to the Redeveloper as a single unit of a master condominium, and shall be delivered to the Owner, the Redeveloper, 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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, in connection with the release of the Father Gilday Wing from the St. James Company Chapter 121A Project Area, to enter into or execute any and all documents, or agreements deemed necessary and appropriate by the Director, including an Affordable Housing Agreement with 19 Father Gilday LLC, containing such terms and conditions that are acceptable to the Director, in his sole discretion.

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. 6657.

Copies of a memorandum dated August 11, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: A PORTION OF PARCEL SE-88, LOCATED AT 1143-1149 WASHINGTON STREET AND 83 EAST BERKELEY STREET AT THE INTERSECTION OF EAST BERKELEY STREET AND WASHINGTON STREET", 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 Thirteenth Amendment to the License Agreement dated as of August 1, 1993, with Ming's Supermarket, Inc. to extend the term for a six (6)-month period for the use and occupancy of a portion of Parcel SE-88, consisting of approximately 4,176 square feet, located at 83 East Berkeley Street for an interim parking facility for commercial and ancillary residential parking. The license fee for the use of the six (6) parking spaces to be used by customers of Ming's Supermarket shall be \$773.24 per month or \$4,639.44 for a six (6)-month period. Such Thirteenth Amendment to the License Agreement shall continue to require Ming's Supermarket, Inc. to sublicense five (5) parking spaces to T.D.C. East Berkeley Street Management, Inc. for \$1.00 for use by Marc Tyler Condominium residents. The License

shall continue to provide that the Licensee shall obtain liability insurance naming the Boston Redevelopment Authority ("BRA") as an additional insured in all policies in accordance with the BRA's usual form and to contain the express provision that no obligation on the part of the BRA, direct or indirect, is to be construed beyond this temporary occupancy. The Licensee shall carry during the term of this License a comprehensive public liability insurance insuring the Licenser and Licensee against all claims and demands for personal injury and property damage with respect to the License Area, with One Million Dollars (\$1,000,000) per occurrence combined single limit, Two Million Dollars (\$2,000,000) in the aggregate. The Thirteenth Amendment to the License Agreement shall also include such terms and conditions as the Director deems proper and in the best interest of the BRA. Furthermore, the Director is authorized to execute any and all documents determined to be necessary and appropriate by the Director in connection with the license of a portion of Parcel SE-88 in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated August 11, 2005 were distributed entitled "KITREDGE 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 July 28, 2005 from Arnold C. Johnson, Manager to Mark Maloney, Director, Boston Redevelopment Authority, a memorandum dated August 3, 2005 from Michael Cannizzo, Senior Architect 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 Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement ("LDA") and Deed between the Boston Redevelopment Authority ("BRA") and Kittredge Square LLC, dated June 21, 2004, as amended by the First Amendment to the Land Disposition Agreement on July 11, 2005 for the successful completion of the improvements of the three (3) phases of the Kittredge Square Homes Project ("Project") on Parcels 16, P-2A and P-2C in

the Kittredge Square Urban Renewal Area, Project No. Mass. R-168 upon a determination that the completion of the improvements of the Project have been accomplished in accordance with the terms of said LDA, as amended, and upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department (“ISD”) for the completion of subsequent phases of the Project 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 August 11, 2005 were distributed entitled “GARRISON TROTTER PHASE II: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24”, 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 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 November 17, 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 requirements of the final designation have not been met within 90 days of this designation (November 17, 2005).

Copies of a memorandum dated August 11, 2005 were distributed entitled " PARCEL P-3, TREMONT STREET, ROXBURY - CAMPUS HIGH SCHOOL URBAN RENEWAL AREA CONTRACT AMENDMENT FOR PUBLIC INVOLVEMENT PLAN (PIP) RELATED SERVICES", 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 a certain amendment to the existing Parcel P-3 Environmental Assessment Contract with Weston & Sampson Engineering, Inc. in the amount not to exceed \$21,050 to cover costs to be incurred in connection with a Public Involvement Plan under the Massachusetts Contingency Plan for Parcel P-3 in the Campus High School Urban Renewal Area that was executed by the Director in order to comply with regulatory requirements is hereby ratified and confirmed in all respects, including but not limited to the Director's authority to execute such amendment.

Copies of a memorandum dated August 11, 2005 were distributed entitled "ACQUISITION OF LAND LOCATED WITHIN THE DORCHESTER NEIGHBORHOOD FROM THE CITY OF BOSTON AND TENTATIVE DESIGNATION OF THE SALVATION ARMY OF MASSACHUSETTS, INC. FOR SAID PARCELS AND ONE ADDITIONAL PARCEL OWNED BY THE BRA", which included five proposed votes. Attached to said memorandum were a letter dated August 9, 2005 from Keidi Carrington, President, Board of Directors, Bird Street Community Center to Charlotte Golar Richie, Chief & Director, Department of Neighborhood Development, a letter dated August 11, 2005 from Fred Van Brunt, Lt. Colonel, Divisional Commander, The Salvation Army to Mark Maloney, Director, Boston Redevelopment Authority and a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 11, 2005, RE: TENTATIVE DESIGNATION OF THE SALVATION ARMY OF MASSACHUSETTS, INC., AS THE REDEVELOPER OF CERTAIN PARCELS LOCATED AT 650 Dudley Street (Ward 08, Parcel 00095000); 652 Dudley Street (Ward 08, Parcel 00094000); Dudley Street (Ward 08, Parcel 00093000); Dudley Street (Ward 08, Parcel

00091000); 664 Dudley Street (Ward 08, Parcel 00092000); 668 Dudley Street (Ward 08, Parcel 00090000); 103 Clifton Street (Ward 08, Parcel 00109000); 31 Burgess Street (Ward 08, Parcel 00103000); 29 Burgess Street (Ward 08, Parcel 00102000); 25 Burgess Street (Ward 08, Parcel 00101000); 21 Burgess Street (Ward 08, Parcel 00100000); Batchelder Street (Ward 08, Parcel 00009000); Clifton Street (Ward 08, Parcel 00105000); Clifton Street (Ward 08, Parcel 00106000); 91 Clifton Street (Ward 08, Parcel 00067000); 93 Clifton Street (Ward 08, Parcel 00068000); 75 Clifton Street (Ward 08, Parcel 00061000); 28 Burgess Street (Ward 08, Parcel 00073000); 34 Leyland Street (Ward 08, Parcel 00074000); 32 Leyland Street (Ward 08, Parcel 00075000); 15 Magnolia Street (Ward 13, Parcel 00234000); 7 Woodford Street (Ward 13, Parcel 00235000); 11 Woodford Street (Ward 13, Parcel 00236000); 15 Woodford Street (Ward 13, Parcel 00237000); and 25 Woodford Street (Ward 13, Parcel 00238000) in the Dorchester District of the City of Boston;” was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby finds and declares as follows:

(a) In order to prevent and/or eliminate urban blight in the Dorchester District of the City of Boston, it is in the public interest of both the BRA and the City of Boston to assist The Salvation Army of Massachusetts, Inc. (the “Applicant”) in the acquisition of certain parcels located at 650 Dudley Street (Ward 08, Parcel 00095000); 652 Dudley Street (Ward 08, Parcel 00094000); Dudley Street (Ward 08, Parcel 00093000); Dudley Street (Ward 08, Parcel 00091000); 664 Dudley Street (Ward 08, Parcel 00092000); 668 Dudley Street (Ward 08, Parcel 00090000); 103 Clifton Street (Ward 08, Parcel 00109000); 31 Burgess Street (Ward 08, Parcel 00103000); 29 Burgess Street (Ward 08, Parcel 00102000); 25 Burgess Street (Ward 08, Parcel 00101000); 21 Burgess Street (Ward 08, Parcel 00100000); Batchelder Street (Ward 08, Parcel 00009000); Clifton Street (Ward 08, Parcel 00105000); Clifton Street (Ward 08, Parcel 00106000); 91 Clifton Street (Ward 08, Parcel 00067000); 93 Clifton Street (Ward 08, Parcel 00068000); 75 Clifton Street (Ward 08, Parcel 00061000); 28 Burgess Street (Ward 08, Parcel 00073000); 34 Leyland Street (Ward 08, Parcel 00074000); 32 Leyland Street (Ward 08, Parcel 00075000); 15 Magnolia Street (Ward 13, Parcel

00234000); 7 Woodford Street (Ward 13, Parcel 00235000); 11 Woodford Street (Ward 13, Parcel 00236000); 15 Woodford Street (Ward 13, Parcel 00237000); and 25 Woodford Street (Ward 13, Parcel 00238000) (together, “Designated Parcels”); and

(b) The development of the Designated Parcels for a community center (“Proposed Project”) cannot be achieved without the assistance of the BRA; and

(c) Based on (a) and (b) above, the acquisition and/or conveyance of the Designated Parcels 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 BRA hereby accepts designation of City of Boston parcels 650 Dudley Street (Ward 08, Parcel 00095000); 652 Dudley Street (Ward 08, Parcel 00094000); Dudley Street (Ward 08, Parcel 00093000); Dudley Street (Ward 08, Parcel 00091000); 664 Dudley Street (Ward 08, Parcel 00092000); 668 Dudley Street (Ward 08, Parcel 00090000); 103 Clifton Street (Ward 08, Parcel 00109000); 31 Burgess Street (Ward 08, Parcel 00103000); 29 Burgess Street (Ward 08, Parcel 00102000); 25 Burgess Street (Ward 08, Parcel 00101000); and 21 Burgess Street (Ward 08, Parcel 00100000) in the Dorchester District of the City of Boston containing approximately 48,440 square feet of land; and

FURTHER
VOTED:

That the BRA hereby accepts designation of City of Boston parcels Batchelder Street (Ward 08, Parcel 00009000); Clifton Street (Ward 08, Parcel 00105000); Clifton Street (Ward 08, Parcel 00106000); 91 Clifton Street (Ward 08, Parcel 00067000); 93 Clifton Street (Ward 08, Parcel 00068000); 28 Burgess Street (Ward 08, Parcel 00073000); 34 Leyland Street (Ward 08, Parcel 00074000); 32 Leyland Street (Ward 08, Parcel 00075000); 15 Magnolia Street (Ward 13, Parcel 00234000); 7 Woodford Street (Ward 13, Parcel 00235000); 11 Woodford Street (Ward 13, Parcel 00236000); 15 Woodford Street (Ward 13, Parcel 00237000); and 25 Woodford Street

(Ward 13, Parcel 00238000) in the Dorchester District of the City of Boston containing approximately 43,936 square feet of land; and

FURTHER
VOTED: That the BRA hereby adopts the “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 11, 2005, RE: TENTATIVE DESIGNATION OF THE SALVATION ARMY OF MASSACHUSETTS, INC., AS THE REDEVELOPER OF CERTAIN PARCELS LOCATED AT 650 Dudley Street (Ward 08, Parcel 00095000); 652 Dudley Street (Ward 08, Parcel 00094000); Dudley Street (Ward 08, Parcel 00093000); Dudley Street (Ward 08, Parcel 00091000); 664 Dudley Street (Ward 08, Parcel 00092000); 668 Dudley Street (Ward 08, Parcel 00090000); 103 Clifton Street (Ward 08, Parcel 00109000); 31 Burgess Street (Ward 08, Parcel 00103000); 29 Burgess Street (Ward 08, Parcel 00102000); 25 Burgess Street (Ward 08, Parcel 00101000); 21 Burgess Street (Ward 08, Parcel 00100000); Batchelder Street (Ward 08, Parcel 00009000); Clifton Street (Ward 08, Parcel 00105000); Clifton Street (Ward 08, Parcel 00106000); 91 Clifton Street (Ward 08, Parcel 00067000); 93 Clifton Street (Ward 08, Parcel 00068000); 75 Clifton Street (Ward 08, Parcel 00061000); 28 Burgess Street (Ward 08, Parcel 00073000); 34 Leyland Street (Ward 08, Parcel 00074000); 32 Leyland Street (Ward 08, Parcel 00075000); 15 Magnolia Street (Ward 13, Parcel 00234000); 7 Woodford Street (Ward 13, Parcel 00235000); 11 Woodford Street (Ward 13, Parcel 00236000); 15 Woodford Street (Ward 13, Parcel 00237000); and 25 Woodford Street (Ward 13, Parcel 00238000) in the Dorchester District of the City of Boston;” and,

FURTHER
VOTED: That the Tentative Designation of The Salvation Army of Massachusetts, Inc., as the Redeveloper of the Designated Parcels shall automatically be rescinded without prejudice and without further action by the BRA Board, if the requirements of the final designation have not been met within 270 days of the date of the adoption of this designation.

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The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6658.

Copies of a memorandum dated August 11, 2005 were distributed entitled "GRANT AWARD FOR LONG WHARF (SOUTH) PIER EXTENSION AND CONTRACT AMENDMENT NO. 3 AUTHORIZING FOR ADDITIONAL DESIGN AND CONSTRUCTION CONTRACT ADMINISTRATION SERVICES RELATED TO LONG WHARF", which included three proposed votes. Attached to said memorandum were a copy of the Commonwealth of Massachusetts Standard Contract Form and Instructions, four area photos 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 accept a total grant of \$697,372 from the Massachusetts Executive Office of Transportation and Construction in connection with constructing a new boardwalk system parallel and onshore of the existing seawall on Long Wharf; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into contracts and any other necessary documents with the Massachusetts Executive Office of Transportation and Construction for the disbursement of grant funds in the amount of \$697,372 in connection with constructing a new boardwalk system parallel and onshore of the existing seawall on Long Wharf; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a consultant services contract amendment No. 3 with Childs Engineering of Medfield, MA for the performance of maritime engineering, architectural design and construction contract administration for the construction of the Harborwalk along a portion of Long Wharf, design exterior improvement to the Pavilion building, and the design of certain Crossroads Initiative improvements along the State Street portion of Long Wharf.

Copies of a memorandum dated August 11, 2005 were distributed entitled "EAST INDIA ROW, LICENSE AGREEMENT FOR NEW ENGLAND AQUARIUM", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AND NEW ENGLAND AQUARIUM" 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 License Agreement with the New England Aquarium, permitting the temporary use and occupancy of a portion of East India Row from September 3, 2005, through September 17, 2005 for the placement of a dumpster.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6678.

Copies of a memorandum dated August 11, 2005 were distributed entitled "GREEN TERRACES DEMONSTRATION PROGRAM FOR BOSTON'S CITY HALL BUILDING", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a grant agreement with Coalition for Environmentally Responsible Conventions for \$10,000 to complete a green roof demonstration program at City Hall.

Copies of a memorandum dated August 11, 2005 were distributed entitled "PURCHASE OF UNIT AT VILLAGE AT CLEARY SQUARE, HYDE PARK FOR RESALE AS AN AFFORDABLE UNIT", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to purchase Unit 60A at the Village at Cleary Square, in Hyde Park, for \$305,900 and resell it at that price. The Director is authorized to expend all funds necessary to purchase and resell such unit, including but not limited to the purchase price, and all expenses deemed necessary or appropriate by him, and to execute all documents deemed necessary or convenient by

him to complete said transactions; and

FURTHER

VOTED: That the Director is authorized to purchase, with housing funds, a market-rate 2-bedroom unit up to a total purchase price of \$400,000, and to resell the unit at an affordable price (as determined using the income of a family of one at 120% of AMI) to Ms. Idaliz Santos of Newton, Massachusetts, and to place on said unit a Covenant for Affordable Housing, in a form customarily used by Boston Redevelopment Authority. The Director is further authorized to expend the purchase price of the unit, and all associated costs deemed necessary or appropriate by him, in order to purchase said unit and resell it to Ms. Santos, and to execute all documents deemed necessary or convenient by him to complete said purchase and resale.

Attorney Michael Donlan addressed the Board regarding Item # 9 the designation of Amherst Media Investors, LLC as redeveloper of 240 Tremont Street.

A motion was made for the staff to address the issue.

Copies of a memorandum dated August 11, 2005 were distributed entitled "NOTICE OF PROJECT CHANGE CENTRAL ARTERY NORTH AREA ("CANA") PARCEL 4 PROJECT CITY SQUARE, CHARLESTOWN", which included two proposed votes. Attached to said memorandum were a letter from Paul E. Tryder, Executive Director, Gateway Developers II, LLC c/o Cornerstone Corporation to Jay Russo, Deputy Director, Boston Redevelopment Authority and two floor plans.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Article 80B, 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change adequately describes the potential impacts arising from change to residential uses, not to exceed 19 condominium units, on floors 2 and 3 of the existing building located at CANA Parcel 4 in City Square, Charlestown and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the change to residential uses, not to exceed 19 condominium units, on floors 2 and 3 of the existing building located at CANA Parcel 4 in City Square, Charlestown under Article 80 of the Boston Zoning

Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project in City Square, Charlestown, to include up to nineteen residential condominium units on the second and third floors of the existing building and 19 on-site parking spaces, upon successful completion of all Article 80 processes for the Proposed Project; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to execute an amendment to the Development Impact Project Agreement for the Proposed Project to reflect the change in uses as described in the Notice of Project Change; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to enter into an Affordable Housing Agreement for the Proposed Project to provide for one on-site unit at 120% of median income and a payout for the remaining obligation of \$70,200 calculated based on 0.9 (based on 9 additional units over the on-site component) times \$78,000 (\$52,000 x 1.5); and

FURTHER

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

Copies of a memorandum dated August 11, 2005 were distributed entitled "FIRST IMPRESSIONS AMENDMENT TO BUDGET", which included a proposed vote. Attached to said memorandum was a map of the proposed area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to transfer an additional \$6,000 from the Planning Budget to the Fund for Boston Neighborhoods to cover project management costs for First Impressions, programming and events for the Rose Fitzgerald Kennedy Greenway and Crossroads, bringing the

total contribution by the Boston Redevelopment Authority to \$56,000.

Copies of a memorandum dated August 11, 2005 were distributed entitled "RETENTION OF OUTSIDE LEGAL COUNSEL", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby ratifies and confirms the actions of the Director in retaining (i) the law firm of Bowditch and Dewey LLP to provide advice to the Authority on certain environmental compliance and municipal finance matters, and (ii) the law firm of Palmer and Dodge LLP to provide advice to the Authority with respect to the Dudley Square Office Project, all upon terms the Director deems to be in the best interests of the Authority.

Copies of a memorandum dated August 11, 2005 were distributed entitled "SOUTH BOSTON WATERFONT INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum were documents entitled "Map Amendment Application No. 511, Boston Redevelopment Authority, South Boston Interim Planning Overlay District: Extension of Time – Maps 4, 4A and E" and "Text Amendment Application No. 356, Boston Redevelopment Authority, South Boston Interim Planning Overlay District: Extension of Time"

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the South Boston Waterfront Interim Planning Overlay District, from September 22, 2005 to September 22, 2006, in substantial accord with the text and map amendments presented to the Boston Redevelopment authority at its meeting on August 11, 2005.

The aforementioned MAP AND TEXT AMENDMENTS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6659 and 6660, respectively.

Copies of a memorandum dated August 11, 2005 were distributed entitled

“BOARD OF APPEAL REFERRALS”, attached to which were 31 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-26310-26311; BCZ-26322; BZC-26364; BZC-26373; BZC-26376; BZC-26378; BZC-26380; BZC-26382; BZC-26383; BZC-26384; BZC-26389; BZC-26390-26391; BZC-26392; BZC-26394; BZC-26395; BZC-26396; BZC-26397; BZC-26398-26399; BZC-26401; BZC-26405; BZC-26406; BZC-26436; BZC-26449; BZC-26450; BZC-26457; BZC-26475; BZC-25480; BZC-26496; BZC-26498; BZC-26582 and BZC-26306.

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Copies of a memorandum dated August 11, 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	\$	22,568.99
Rizzo Associates	\$	2,262.50
Regional Economic Models	\$	4,200.00
Bowditch & Dewey LLP	\$	5,160.20
Palmer & Dodge LLP	\$	54,159.84
ABT Associates	\$	56,174.01
Goulston & Storrs	\$	29,287.38

Copies of a memorandum dated August 11, 2005 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a five-month Maternity Leave of Absence for Eileen Brophy. Counsel – Attorney 2, beginning July 14, 2005.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the resignation of Bruce Ehrlich, Assistant Director for Real Estate Development and Finance at Grade 27 at \$84,000 effective August 3, 2005.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the resignation of Joanne Darcy,
Senior Administrative Assistant at Grade 18 at \$52,685
effective July 29, 2005.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the reclassifications effective
August 15, 2005:
Heather Campisano from Project Manager to Senior Project
Manager; from Grade 20 to Grade 22; from \$50,775 to
\$65,000 annually, and
Nicholas Haney from Project Manager to Senior Project
Manager; from Grade 20 to Grade 22; from \$50,775 to
\$65,000 annually.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the reclassification effective
August 15, 2005:
Meredith Baumann from Assistant Director of Relations to
Assistant Director for Communications from \$60,888 to
\$72,000; no change to grade.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the reclassifications effective
August 15, 2005:
Richard McGuinness from Senior Planner I to Deputy
Director for Waterfront Planning, Grade 20 to Grade 23,
from \$67,865 to \$78,000; supervisor changed from Margo
Lathrop to Kairos Shen.
Yan Gao, from Urban Planner I to Urban Designer II; from
Grade 19 to Grade 20; from \$48,901 to \$54,860 annually.
Jeffrey Hampton, from Senior Zoning Planner to Senior
Planner II; from Grade 20 to Grade 21; no change in salary.

Carlos Montanez, from Senior Planner to Senior Planner I,
no change in grade or salary.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Susan M.
Downs as a Temporary Development Program Employee in
the position of Administrative Assistant, Grade 16, \$45,000
yearly effective August 15, 2005.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Armino Goncalves, Assistant
Director of Community Development in the Economic
Development Division, to travel to City of Praia, Cape
Verde, August 8-23, 2005 to attend a plenary session in an
advisory capacity regarding planning and economic
development initiatives.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Daniel Moon, Chief Graphic
Designer in the Urban Design Department of the Planning
Division, to travel to Chicago, Illinois, August 17-19, 2005 to
inspect the Waterfront kiosk for Long Wharf designed by
Fritkin Jones Design Group, Inc. of Chicago. The cost to the
Authority would be limited to travel expenses estimated at
\$235.00.

Copies of a memorandum dated August 11, 2005 were distributed entitled
"OPERATING BUDGET FOR FISCAL YEAR 2006".

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA Fiscal Year 2006 Operating Budget be
approved in the amount of \$15,416,919.

VOTED: That the next meetings of the Authority will be held on
Thursday, September 29, 2005 at 2:00 P.M.; Thursday,
October 20, 2005 at 2:00 P.M.; Monday, November 14, 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 3:20 p.m.

The Chairman re-opened the Boston Redevelopment Authority Board
Meeting at 3:26 p.m.

Copies of a vote were distributed.

On a motion made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“Authority”)
hereby ratifies and confirms the actions of the Director in
granting merit salary increases for Authority staff resulting
from comprehensive performance evaluations consistent
with the Authority’s previously approved Fiscal Year 2005
Budget.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:28 p.m.

Secretary