

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of August 11, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated September 8, 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 amend the distribution of funds from the ten percent net profits of CI Associates LLC that was previously designated to certain community non-profit organizations, particularly Kwong Kow Chinese School and Asian American Civic Association, in Chinatown to allow for disbursement through a financial conduit, namely the Massachusetts Housing Investment Corporation, that will benefit the same non-profit organizations all as outlined in a letter from Paul K. Chan, Manager of CI Associates LLC, dated August 17, 2005; and,

FURTHER

VOTED: That the Director be, and hereby is, authorized to disburse \$35,000 to Chinese Consolidated Benevolent Association of New England from the 10% net profits of CI Associates LLC as outlined in a letter from Paul K. Chan of CI Associates dated August 26, 2005.

Mrs. Consuelo Thornell entered at this time.

This is a public meeting before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Hult International Business School Institutional Master Plan.

This hearing was duly advertised on August 24, 2005 in the Boston Herald.

Copies of a memorandum dated September 8, 2005 were distributed entitled "PUBLIC HEARING FOR HULT INTERNATIONAL BUSINESS SCHOOL INSTITUTIONAL MASTER PLAN", which included six proposed votes. Attached to said memorandum were a document entitled "Map Amendment No. 510, Boston Redevelopment Authority, Hult International Master Plan Area Map 7A/7C, Allston-Brighton Neighborhood District" and a map indicating the location of the proposed project.

Mr. Keith Craig, Senior Project Manager, Attorney Carl Kin, Seyarth & Shaw, Mr. Jeff Grogio, architect, Ms. Lynn Rosanki, Hult School, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Charlie Valisiades, resident

Ms. Antoinette Rossi, resident

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

Mr. Chris Bush, Conservation Commission

Mr. Al Peciario, Carpenters Union

Mr. Gary Walker, Electrical Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Hult International Business School ("Hult") Institutional Master Plan ("IMP"), dated May 12, 2005, ~~revised as amended~~ by ~~the s~~^{Supplemental} ~~d~~^{Document} ~~of~~^{September} ~~z~~²⁰⁰⁵, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on September 8, 2005, and after consideration of evidence presented at, and in connection with, the IMP, the BRA hereby finds that (a) the IMP complies with the Scoping Determination issued in connection with the IMP Notification Form; (b) the IMP conforms to the provisions of Article 80D of the Code; (c) the IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

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

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the ~~Proposed Project~~Proposed Institutional Project pursuant to Section 80E-6 of the Code after the Director has determined that the ~~Proposed Project~~Proposed Institutional Project complies with the requirements of Article 80E Small Project Review; and

FURTHER
VOTED: That, pursuant to the provisions of Article 80D of the Code, the BRA hereby (a) approves the IMP, and (b) contingent upon execution agreement between the Proponent and the Boston Environment Department of a mutually acceptable form ~~or~~ for the Conservation Restriction, authorizes the Director to petition the Boston Zoning Commission to: (1) approve the IMP; and (2) amend "Map 7A/7C, Allston-Brighton Neighborhood District," all in substantial accord with the IMP and map amendment presented to the BRA at its hearing on September 8, 2005; and

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

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

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

6679.

Copies of a memorandum dated September 8, 2005 were distributed entitled " PARCEL 200 SOUTH END URBAN RENEWAL AREA CROSSTOWN CENTER PROJECT, 20 HAMPDEN STREET PHASE IIA", which included eleven proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF MEPT CROSSTOWN CENTER OFFICE LLC AS REDEVELOPER OF LEASE PARCEL 200-C1 AND LEASE PARCEL 200-C2 IN THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56", was introduced, read and considered.

Mr. Armindo Goncalves, Assistant Director for Community Development, Mr. Kirk Sykes, developer and Mr. Michael Hass, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the foregoing Memorandum, including without limitation all terms defined therein, is hereby incorporated herein by this reference and made a finding of the Authority; and

FURTHER

VOTED: That pursuant to Article 80, Section 80A-6.2, of the Code, the Director be, and hereby is, authorized to find that the Phasing NPC adequately evaluated the changed impacts of the division of Phase II into Phase IIA and Phase IIB and the separate undertaking of such subphases, and that no further review is required on account of such phasing adjustment, and further that the Director be, and hereby is, authorized to issue a Certificate of Compliance for Phase IIA pursuant to the provisions of Section 80B-6 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan, First Source Agreement and Memorandum of Understanding and all other agreements and documents which the Director deems appropriate and necessary in connection with Phase IIA, all upon terms and conditions determined by the Director, in his sole discretion, to be in the best interests of the Authority; and

FURTHER
VOTED: That the Resolution, entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF CROSSTOWN CENTER OFFICE LLC AS REDEVELOPER OF LEASE PARCEL 200-C1 AND LEASE PARCEL 200-C2 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56", presented at this meeting is hereby adopted in all respects; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute and deliver the Phase IIA Ground Lease with Phase II Tenant upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute and deliver such documents as may be necessary and upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority, to amend the Phase I Ground Lease, the Phase I Financing Documents (listed in Exhibit A), and, if necessary, the Harbor Trail Ground Lease to, among other things, modify the descriptions of the premises as contained therein to reflect the as-built condition of the improvements constructed in Phase I, and to authorize Crosstown Hotel and Crosstown Common to enter into easements and other agreements in furtherance of Phase IIA and the remainder of the Development; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute and deliver such documents as may be necessary and upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority to amend the CCRs so as to conform the easements granted therein to the as-built condition of Phase I, to provide for additional easements for the development, construction, and use of Phase IIA and the remainder of the Development, and to allocate an equitable share of the costs of maintaining common facilities to the Phase IIA Tenant upon completion of Phase IIA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver such documents as may be necessary and upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority to consent to the Master Lease for the Combined Garage; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver the Pilot Agreements for Phase IIA, upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver the Phase IIB Lease Commencement Agreement with Crosstown Center Office II LLC, upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all other agreements and documents which the Director deems appropriate and necessary in connection with the redevelopment of Phase IIA in the South End Urban Renewal Area, all upon such terms and conditions as the Director shall determine, in his sole discretion, are in the best interests of the Authority.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6680.

Copies of a memorandum dated September 8, 2005 were distributed entitled "SOUTH END PROJECT: AUTHORIZATION", 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 lighting contract in Chester Park at Massachusetts Avenue in the South End Urban Renewal Area.

Copies of a memorandum dated September 8, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 601 ALBANY STREET, SOUTH END", which included three proposed votes. Attached to said memorandum were four maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Assistant, Mr. Bud Shadrawy, developer and Mr. Enrique Darer, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the so-called 601 Albany Street project, to be comprised of a new six-story building of 48,600 square feet with 40 residential condominium units including five (5) affordable units, approximately 1,417 square feet of ground floor commercial/retail space, 28 spaces accessory to the dwelling units, and related landscape improvements ("Proposed Project") located at 601 Albany Street in the South End Urban Renewal Area, Project No. Mass R-56, has complied with the requirements under Article 80-E, Small Project Review, of the Boston Zoning Code. This vote supersedes and makes null and void the Boston Redevelopment Authority's votes of January 10, 2002, and December 12, 2002, to issue Certifications of Approval for prior iterations of the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("Authority"); and

FURTHER

VOTED: In reference to petition BZC 26453, Albany Associates, LLC, 601 Albany Street, South End, for four (4) variances to erect 40 residential units, commercial space and parking in an Economic Development Area Subdistrict, the Authority recommends APPROVAL WITH PROVISIO: that plans be

submitted to the Authority for design review approval.

Mr. Michael Taylor left the room at this time.

Copies of a memorandum dated September 8, 2005 were distributed entitled "BIOSQUARE", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby authorizes the Director to execute an Easement Agreement granting the Boston Water and Sewer Commission rights in the BioSquare Project site for the Roxbury Canal Conduit and the New East Side Interceptor, said Easement Agreement to be upon such terms and conditions as the Director determines are in the best interests of the Authority.

Mr. Michael Taylor re-entered the room at this time.

Copies of a memorandum dated September 8, 2005 were distributed entitled "COLUMBUS CENTER PROJECT: 100 BERKELEY STREET, 101 CLARENDON STREET, 171 ARLINGTON STREET; MASSACHUSETTS TURNPIKE EXTENSION AIR RIGHTS PARCELS 16, 17, 18, 19", which included a proposed vote. Attached to said memorandum were four maps indicating the location of the proposed project.

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 SEPTEMBER 8, 2005, relating to certain portions of Marginal Street and Cortes Street in the SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", 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. 6681.

Copies of a memorandum dated September 8, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, MINOR MODIFICATION TO EFFECTUATE THE CREATION OF PARCEL L-34", 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 OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCEL L-34", 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: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCEL L-34".

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6682.

Copies of a memorandum dated September 8, 2005 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PARCEL L-34 LOCATED AT 5- 7 ALPINE STREET", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL L-34 LOCATED AT 5-7 ALPINE STREET IN ROXBURY", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") grant Sarah Brown of 3 Alpine Street final designation as the Redeveloper of Parcel L-34, 5-7 Alpine Street, in the Washington Park Urban Renewal Area; and

FURTHER

VOTED: That the BRA authorize the Director to convey Parcel L-34, 5-7 Alpine Street, in the Washington Park Urban Renewal Area, for a price of \$2,925 and authorize the Director to execute any and all other agreements and documents in connection with the proposed project which, in the Director's opinion, are appropriate and necessary and in the best interest of the BRA.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6683.

Copies of a memorandum dated September 8, 2005 were distributed entitled "MODERN THEATRE, 523-525 WASHINGTON STREET", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of March 25, 2003, tentatively designating Sager Family I, LLC ("Redeveloper") as the redeveloper of the Modern Theatre Building at 523-525 Washington Street in the Downtown Crossing section of Boston be, and hereby is, extended for an additional six (6) months until March 26, 2006, in order to meet all the necessary requirements set forth in the March 25, 2003 Tentative Designation Resolution. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Redeveloper by March 26, 2006.

Copies of a memorandum dated September 8, 2005 were distributed entitled "EBLANA BREWERY PROJECT, LOCATED AT 117-127 HEATH STREET, AND 76-80 WENSLEY STREET IN MISSION HILL", which included four proposed votes. Attached to said memorandum were twelve plans of the proposed project.

Ms. Heather Campisano, Senior Project Manager, Mr. Ed O'Donnell, Mayo Group, Mr. Mel Lark, architect, Mr. John McGrail, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Kevin Fitzgerald, resident

Ms. Pat Flaherty, resident

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

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code ("Code"), which (i) finds that the Project Notification Form and Additional Materials received by the Boston Redevelopment Authority ("BRA") on July 27, 2005, adequately describes the potential impacts arising from the Eblana Brewery Project, consisting of an 83-unit residential condominium complex comprised of: the renovation, partial demolition, and partial addition of the existing two (2) brewery buildings, 117 and 127 Heath Street, into 62 loft-style residential condominium units; the construction of three (3) new buildings, 76, 78 and 80 Wensley Street, consisting of 21 two-bedroom condominium units; a four-story accessory parking structure; surface parking spaces; and related site improvements ("Proposed Project"); and, (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Article 80 process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement; an Affordable Housing Agreement for the creation of seven (7) loft-style units with a maximum initial sales price of \$155,200, to be made available to households earning up to 80% of area median income ("AMI"), one (1) loft-style unit with a maximum initial sales price of \$175,000, to be made available to households earning up to 80% of AMI, and three (3) two-bedroom units with a maximum initial sales price of \$175,000, to be made available to households earning up to 80% of AMI; 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; and

FURTHER

VOTED: In reference to Petitions BZC-26668, 26669, 26670, 26671, and 26672, the Eblana Brewery Project, 117-127 Heath Street in Mission Hill, for zoning relief necessary in the Local Industrial District and the 3F-2000 Residential Subdistrict, the BRA recommends to the City of Boston Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated September 8, 2005 were distributed entitled "DUDLEY SQUARE OFFICE BUILDING", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby ratifies and confirms the actions of the Director in committing up to \$2.7 million (\$2,700,000.00) for predevelopment activities related to the design and construction of the Dudley Square Office Building in the Roxbury neighborhood of Boston.

Copies of a memorandum dated September 8, 2005 were distributed entitled "KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8A, LOCATED AT 7 ALVAH KITREDGE PARK, ROXBURY", 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 OF THE URBAN RENEWAL PLAN OF THE KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167, WITH RESPECT TO PARCEL 8A", 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: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167, WITH RESPECT TO PARCEL 8A".

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6684.

Copies of a memorandum dated September 8, 2005 were distributed entitled " KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8A, LOCATED AT 7 ALVAH KITTREDGE PARK", which included two proposed votes. Attached to said memorandum were three floor plans and a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8A, LOCATED AT 7 ALVAH KITTREDGE PARK", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopt the Resolution of the Boston Redevelopment Authority dated September 8, 2005, entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of Kittredge Square Urban Renewal Area, Project No. Mass. R-167: Parcel 8A, located at 7 Alvah Kittredge Park;" and

FURTHER

VOTED: That the final designation of Karen Mapp as Redeveloper of Parcel 8A be automatically rescinded without prejudice and without further action by the BRA, if Parcel 8A is not conveyed to Karen Mapp by December 30, 2005.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6685.

Copies of a memorandum dated September 8, 2005 were distributed entitled "KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8, LOCATED AT 8 ALVAH KITTREDGE PARK, ROXBURY", 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 OF THE URBAN RENEWAL PLAN OF THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167, WITH RESPECT TO PARCEL 8", 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: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167, WITH RESPECT TO PARCEL 8".

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6686.

Copies of a memorandum dated September 8, 2005 were distributed entitled "KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8, LOCATED AT 8 ALVAH KITTREDGE PARK", which included two proposed votes. Attached to said memorandum were three floor plans and a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8, LOCATED AT 8 ALVAH KITTREDGE PARK", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopt the Resolution of the BRA dated September 8, 2005, entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of Kittredge Square Urban Renewal Area, Project No. Mass. R-167: Parcel 8, Located at 8 Alvah Kittredge Park;" and

FURTHER

VOTED: That the final designation of Celia Grant as Redeveloper of Parcel 8 be automatically rescinded without prejudice and without further action by the BRA if Parcel 8 is not conveyed to Celia Grant by December 30, 2005.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6687.

Copies of a memorandum dated September 8, 2005 were distributed entitled "COURTYARD BY MARRIOTT HOTEL AND RESTAURANT 63 REAR BOSTON STREET ALSO KNOWN AS 33 WEST HOWELL STREET, DORCHESTER", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for Courtyard by Marriott Hotel and Restaurant Project, located at 63 Rear Boston Street also known as 33 West Howell Street in Dorchester, in accordance with Section c.4. of the Cooperation Agreement by and between the Boston Redevelopment Authority and Jiten Hotel Management, Inc. dated as of December 3, 2003.

Copies of a memorandum dated September 8, 2005 were distributed entitled "ROSLINDALE FIELD PROJECT PARCEL SWC-1 ROWE STREET, ROSLINDALE", which included two proposed votes. Attached to said memorandum were a street elevation 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 February 6, 2003 of Roslindale Field Development Corporation ("Redeveloper") as the Redeveloper of Parcel SWC-1 in Roslindale be amended to allow the construction of the revised Roslindale Field Project, consisting of 23 residential units, of which ten (10) will be created as affordable units to households earning up to 80% of the Area Median Income for the Boston Standard Metropolitan Statistical Area, 54 surface parking spaces, and related site improvements; and

FURTHER

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of the Redeveloper as the redeveloper of Parcel SWC-1, Rowe Street, Roslindale, for 180 days, or until March 22, 2006, to allow the Redeveloper time to meet all the necessary requirements set forth in the tentative designation Resolution and to continue with the Roslindale Field Project. If the terms and conditions have

not been met to the satisfaction of the Director and the final designation has not been granted by March 22, 2006, the tentative designation shall be automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 8, 2005 were distributed entitled "MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL PLAN, PROJECT NO. MASS. R-55", 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 OF THE URBAN RENEWAL PLAN OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, WITH RESPECT TO PARCELS R-59-C-1 AND R-59-C-2, AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority re: Minor Modification of the Urban Renewal Plan of the Charlestown Urban Renewal Area, Project No. Mass. R-55, with respect to Parcels R-59-C-1 and R-59-C-2, and Authorization to Proclaim by Certificate this Minor Modification" be, and hereby is, adopted.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6688.

Copies of a memorandum dated September 8, 2005 were distributed entitled " FINAL DESIGNATION OF CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, PARCEL R-13-1 LOCATED AT 300 MEDFORD STREET IN CHARLESTOWN", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 8, 2005, RE: FINAL DESIGNATION OF CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-13-1, LOCATED AT 200 MEDFORD STREET IN

CHARLESTOWN", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the BRA, dated September 8, 2005, entitled "Resolution of the Boston Redevelopment Authority dated September 8, 2005, Re: Final Designation of Charlestown Urban Renewal Area, Project No. Mass. R-55: Parcel R-13-1, located at 300 Medford Street in Charlestown"; and

FURTHER

VOTED: That the final designation of JoAnne & Steven Chiappa, Kerry & Brian McKinley, and Elaine Wadman as Redeveloper of Parcel R-13-1 be automatically rescinded without prejudice and without further action by the BRA, if Parcel R-13-1 is not conveyed to JoAnne & Steven Chiappa, Kerry & Brian McKinley, and Elaine Wadman by December 30, 2005

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6689.

Copies of a memorandum dated September 8, 2005 were distributed entitled " CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17C, located at a portion of 10 Chestnut Street in Charlestown", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 8, 2005, RE: FINAL DESIGNATION OF CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17C LOCATED AT 10 CHESTNUT STREET IN CHARLESTOWN", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the BRA, dated September 8, 2005, entitled "Resolution of the Boston Redevelopment Authority dated September 8, 2005, Re: Final Designation of Charlestown Urban Renewal Area, Project No. Mass. R-55: Parcel R-17C Located at 10 Chestnut Street in Charlestown;" and

FURTHER

VOTED: That this Final Designation of Melissa Doherty, Andrea Gorman & James Hingston, and Thomas & Pamela McGrath as the Redeveloper of Parcel R-17C in the Charlestown Urban Renewal Area, is automatically rescinded without prejudice and without further action by the BRA Board, if the property has not been conveyed to Melissa Doherty, Andrea Gorman & James Hingston and Thomas & Pamela McGrath by December 30, 2005.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6690.

Copies of a memorandum dated September 8, 2005 were distributed entitled " CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17D, LOCATED AT A PORTION OF 10 CHESTNUT STREET IN CHARLESTOWN", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 8, 2005, RE: FINAL DESIGNATION OF CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17D LOCATED AT 10 CHESTNUT STREET IN CHARLESTOWN", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the BRA, dated December 18, 2003, entitled "Resolution of the Boston Redevelopment Authority Dated September 8, 2005, Re: Final Designation of Charlestown Urban Renewal Area, Project No. Mass. R-55: Parcel R-17D Located at 10 Chestnut Street in Charlestown;" and

FURTHER

VOTED: That this Final Designation of Jason & Cheryl Gallagher, Daniel & Andrea Killoran, and James McLaughlin as the Redeveloper of Parcel R-17D in the Charlestown Urban Renewal Area, is automatically rescinded without prejudice and without further action by the BRA Board, if the property has not been conveyed to Jason & Cheryl Gallagher, Daniel & Andrea Killoran, and James McLaughlin by December 30, 2005

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6692.

Copies of a memorandum dated September 8, 2005 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL X-2A, LOCATED AT 50-52 WARREN STREET", 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 Deed dated June 29, 1973 conveying Parcel X-2A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 from the Boston Redevelopment Authority ("BRA") to Samuel and Mary Junta and the Land Disposition Agreement, also dated June 29, 1973, entered into by the BRA and Samuel and Mary Junta evidencing the successful completion of the rehabilitation of a single family dwelling located at Parcel X-2A.

Copies of a memorandum dated September 8, 2005 were distributed entitled "PARCELS R-37A and R-37B, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 - CHARLESTOWN INTERIM POLICE STATION LICENSE AGREEMENT", which included four proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a License Agreement for \$1.00 for a portion of Parcels R-37A and R-37B in the Charlestown Urban Renewal Area, not to exceed 30,000 square feet, with the City of Boston for site investigation studies, pre-construction activities and the operation of an interim police station, upon such terms and conditions as the Director deems appropriate and in the best interests of the Boston Redevelopment Authority ("Authority"), in his discretion; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to convey a portion of Parcels R-37A and R-37B in the Charlestown

Urban Renewal Area (such portion, the “Site”), to the City of Boston for the construction of a permanent police station upon an Authority determination of a final site plan for Parcels R-37A and R-37B and/or other parcels of land that accommodates the requirements of a police station and the Charlestown Recovery House program; and

FURTHER

VOTED: That in connection with the proposed conveyance of the Site to the City of Boston, the Authority hereby finds that (i) the City of Boston possesses the qualifications and financial resources necessary to acquire and improve the Site in accordance with the Charlestown Urban Renewal Plan, (ii) the disposal of the Site by negotiation is the appropriate method of making the Site available for redevelopment, and (iii) the proposed construction of a police station on the Site will not result in significant damage to the environment, and further, that all practicable feasible means and resources have been taken or will be taken to avoid or minimize damage to the environment; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver such agreements, documents or instruments as he deems necessary or appropriate in connection with the conveyance of the Site to the City of Boston, all of which may contain such terms and conditions as he shall determine to be necessary or appropriate in his sole discretion.

Copies of a memorandum dated September 8, 2005 were distributed entitled “KENMORE ABBEY CHAPTER 121A PROJECT SUBSTITUTION OF CORPORATE GENERAL PARTNERS”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the “Authority”), in connection with Kenmore Abbey Chapter 121A Project (the “Project”), hereby approves the transfer of the general partnership interest in Kenmore Abbey Limited Partnership, a Massachusetts limited partnership (“Kenmore Abbey LP”), (i) held by Walter K. Winchester to Kendall Housing Realty Co., Inc., a Massachusetts corporation, and (ii) held by John R. Gallagher, III, to Kenmore Housing

Realty Co. (collectively the "GP Substitution"); and that the Director be, and hereby is, authorized to issue such documentation as may be necessary or desirable to reflect such approval. Such approval shall require that Kenmore Abbey LP agree to an amendment of the existing Regulatory Agreement with the Authority, dated as of October 18, 1982, to include substantially the following provision:

"Continued Affordability. The Project is currently subject to a Housing Assistance Payments Contract with the Massachusetts Housing Finance Agency ("MHFA"), effective October 1, 1983 (the "HAP Contract"), pursuant to which Kenmore Abbey has the right to extend the term thereof for an additional 5-year term which will expire on or about September 13, 2013. Kenmore Abbey LP shall exercise such extension under the HAP Contract in accordance with and subject to the provisions thereof. Provided that the GP Substitution is actually completed, Kenmore Abbey shall undertake prior to September 13, 2013, reasonable efforts to seek from federal Department of Housing and Urban Development ("HUD") and/or MHFA and accept further extensions of up to an additional 10 years of the HAP Contract or a new contract for such additional period, in accordance with applicable law and HUD regulations and/or guidelines, so long as such extension or new contract shall provide for contract rents to be established at the market level on September 13, 2013 and on each five-year anniversary thereafter, with rent adjustments on all other anniversaries based on the application of an operating cost adjustment factor as established by HUD and shall contain no other provisions inconsistent with the then prevailing Section 8 contract provisions for Section 8 Mark-Up-To-Market Projects prescribed by HUD renewals of 6 or more years as in effect at the date of such GP Substitution."

Notwithstanding the adoption of this vote by the Authority, the approval of the vote by the Mayor of the City of Boston and as so approved the filing of the vote with the Clerk of the City of Boston, the GP Substitution shall not be effective unless and until the beforementioned amendment to the

existing Regulatory Agreement is fully executed by Kenmore Abbey LP and the Authority. Furthermore, if the GP Substitution is not completed by the end of 2 years from September 8, 2005, this vote shall automatically expire without the necessity of further Authority action; provided however, the Director, at his discretion, may grant time extensions.

The aforementioned TRANSFER OF PARTNERSHIP is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6691.

Copies of a memorandum dated September 8, 2005 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 75 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-26360; BCZ-26363; BZC-26364; BZC-26367; BZC-26368;
BZC-26369; BZC-26370; BZC-26379; BZC-26393; BZC-26400; BZC-26409;
BZC-26410-26412; BZC-263415-264416; BZC-26417; BZC-26418-26419;
BZC-26417; BZC-26418-26419; BZC-26422-26423; BZC-26424; BZC-26425;
BZC-26426; BZC-26429; BZC-26430; BZC-26431; BZC-26432; BZC-26433;
BZC-25434; BZC-26435; BZC-26437; BZC-26538; BZC-26439-26444; BZC-
26446; BZC-26447; BZC-26451; BZC-26452; BZC-26455; BZC-26456; BZC-
26458; BZC-26459; BZC- 26460; BZC-26461-26462; BZC-26463; BZC-26465;
BZC-26466; BZC-25467; BZC-26468; BZC-26469; BZC-26471; BZC-26472;
BZC-26473; BZC-26474; BZC-26476; BZC-26478; BZC-26481; BZC-26482;
BZC-26483; BZC-26484; BZC-26485; BZC-26486; BZC-26487; BZC-26490;
BZC-26491; BZC-26494; BZC-25697; BZC-26499-26500; BZC-26501; BZC-
25615; BZC-26517; BZC-26521; BZC-26527; BZC-26528-26530; BZC-26538;
BZC-26540; BZC-26564; BZC-26565; BZC-26570 and BZC-26616.

Copies of a memorandum dated September 8, 2005 were distributed entitled “AMEND AND EXTEND CONTRACT WITH COMMUNITY PARTNERS CONSULTANTS INCORPORATED FOR A STUDY ON WATERFRONT FACILITIES OF PUBLIC ACCOMMODATION AND CULTURAL/CREATIVE ECONOMY SECTOR USES”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the scope of services and extend the contract with Community Partners Consultants Incorporated to December 2005 for a study on waterfront facilities of public accommodation and cultural/creative economy sector uses for an amount not to exceed an additional \$7,000.

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Copies of a memorandum dated September 8, 2005 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Rizzo Associates	\$	17,522.64
Shaw Environmental, Inc.	\$	19,294.71
Bowditch & Dewey LLP	\$	24,952.38
Howard/Stein-Hudson Assocs.	\$	13,800.00
Goulston & Storrs	\$	2,995.88

Copies of a memorandum dated September 8, 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 six-month Maternity Leave of Absence for Joanne Flowers, Administrative Assistant II beginning August 15, 2005.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization of the extension of internship for Margo Anderson in the General Counsel's Office for up to twenty hours per week at \$17.00 per hour effective September 12 - December 30, 2005.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize James Alberque, GIS Specialist, in the Citywide Planning Initiative Department of the Planning Division to travel to Portland, Maine, September 18-22, 2005, to attend the 20th Annual Arc Users Group Conference at a cost of \$200 for conference registration, plus travel and hotel expenses.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassifications, effective September 12, 2005:

James Alberque from GIS Specialist to Senior GIS Specialist;
Grade 19 to Grade 20 from \$55,295 to \$58,060.

Robert Kroin from Grade 22 to Grade 24; no change in title
or salary.

Matthew Martin from Urban Designer I to Urban Designer II
from Grade 19 to Grade 20 from \$48,658 to \$54,860.

Colleen Woods from Grade 15 to Grade 16 from \$42,193 to
\$46,483 no change in title.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and accept the resignation of Nicholas Haney,
Senior Project Manager, Grade 22 at a salary of \$64,992
effective September 14, 2005.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Elaine M.
Keane as a Temporary Development Program Employee in
the position of Administrative Assistant II, Grade 17,
\$49,000/year effective September 19, 2005.

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 4:08 p.m.

Secretary