

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 14, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated December 1, 2005 were distributed entitled "TRANSFER OF 10 ST. JAMES/75 ARLINGTON STREET CHAPTER 121A PROJECT BY GREYHOUND ASSOCIATES LIMITED PARTNERSHIP TO ST. JAMES/ ARLINGTON REAL ESTATE LIMITED PARTNERSHIP", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary, on behalf of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to publish in the Boston Herald a Notice of Public Hearing concerning a public hearing to be held on Tuesday, December 20, 2005 at 2:00 P.M. in the BRA Board Room and send the notice to abutters, if necessary, in connection with the proposed transfer of the 75 St. James/10 Arlington Street Chapter 121A Project in accordance with applicable requirements of the Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, and applicable law.

Copies of a memorandum dated December 1, 2005 were distributed entitled "COLUMBUS CENTER PROJECT", 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 Secretary be, and hereby is, authorized to schedule a public hearing for December 20, 2005, at 2:15 pm, regarding an application with the Commonwealth of Massachusetts Department of Housing & Community Development for funding through the Community Development Action Grant program for the design and

construction of public infrastructure and utility improvements needed to support the development of the proposed Columbus Center project, located at 100 Berkeley Street, 101 Clarendon Street, and 171 Arlington Street, and to publish and post notice thereof pursuant to the requirements of Massachusetts General Law Chapter 121B.

This a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C of the Boston Zoning Code, to consider the Development Plan for Planned Development Area No. 66, Russia Wharf in the Downtown/Fort Point Wharf, L.L.C., a Delaware limited liability company affiliated with Equity Office Properties, proposes a Development Plan that includes approximately 861,000 square feet of rehabilitation and new construction consisting of approximately 200 new residential units, a 500,000 square foot office building and multiple levels of below-grade parking. A mix of uses will occupy the ground level including: office/residential lobbies, restaurant, café/entertainment venue, retail spaces, gallery and civic space, pedestrian circulation, and other special public destination facilities.

This hearing was duly advertised in the Boston Herald on November 19, 2005. In a hearing before the Authority, the proponent will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Mr. Gribaudo will now begin the presentation.

Copies of a memorandum dated December 1, 2005 were distributed entitled "RUSSIA WHARF REDEVELOPMENT PROJECT, 270-286 CONGRESS STREET AND 530 ATLANTIC AVENUE - PUBLIC HEARING FOR DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 66 AND REQUEST TO ESTABLISH A DEMONSTRATION PROJECT AND EFFECT TAKINGS OF A PORTION OF THE AIR RIGHTS OVER CONGRESS STREET AND ATLANTIC AVENUE", which included seven proposed votes. Attached to said memorandum were a document entitled "PLAN FOR PLANNED DEVELOPMENT AREA NO. 66, RUSSIA WHARF REDEVELOPMENT PROJECT, 530 ATLANTIC AVENUE AND 270-286 CONGRESS STREET, BOSTON, MASSACHUSETTS", a letter dated November 28, 2005 from Kathleen

Bachman, Wilmer Cutler Pickering, Hale and Dorr LLP to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a map of the Taking and two maps indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager, Ms. Kathleen Bachman, Wilmer Cutler Pickering, Hale and Dorr LLP, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Paul Scapicchio

Mr. Colby Rottley, Federal Reserve Bank

Mr. Bruce Berman, Save the Harbor, Save the Bay

Ms. Sarah Kelly, Boston Harbor Association

Mr. Chris Hart, Adaptive Environmental

Mr. Jim Boyle, Greater Boston Chamber

Ms. Jessica Conway, Artery Business Committee

Mr. Al Peciaro, Carpenter's Union

Mr. Gary Walker, IBEW

Mr. Michael Durant, Ironworkers Local

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 Development Plan for Planned Development Area No. 66 ("Development Plan") presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("Authority") on December 1, 2005, and after consideration of evidence presented at, and in connection with, the hearing in connection with the proposed project described in said Development Plan, the Authority finds, pursuant to Section 80C-4 of the Boston Zoning Code (the "Code") with respect to the Development Plan, that (a) the Development Plan will not be for a location or proposed project for which a Planned Development Area ("PDA") is forbidden by the underlying zoning; (b) the proposed project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in PDAs; (c) the Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for PDAs; (d) the Development Plan conforms to the plan for the district, subdistrict, or similar geographic area in

which the PDA is located, and to the general plan for the city as a whole; (e) on balance, nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code; and

FURTHER
VOTED:

That, pursuant to the provisions of Sections 3-1A.a and Article 80C of the Code, the Authority hereby approves the Development Plan and the associated map amendment, and authorizes the Director to petition the Boston Zoning Commission to approve the Development Plan and the associated map amendment, both in substantial accord with the versions presented to the Authority at its hearing on December 1, 2005; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Consistency in accordance with Section 80C-8 of the Code when the Director finds that: (a) the Russia Wharf Redevelopment Project (“Proposed Project”) is described adequately in the Development Plan; (b) the Proposed Project is consistent with the Development Plan; (c) the Development Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C, Planned Development Area Review; and

FURTHER
VOTED:

That the Authority hereby finds and declares as follows: (a) in order to prevent and/or eliminate urban blight by the undertaking of the Proposed Project, it is in the public interest of both the Authority and the City of Boston to assist MA-Russia Wharf, L.L.C. (the “Applicant”) in the acquisition of certain air rights over Congress Street and Atlantic Avenue as shown on the plan entitled “Boston Redevelopment Authority Taking Plan Congress Street and Atlantic Avenue Boston Proper “ dated November 10, 2005, and prepared by Vanasse Hangen Brustlin, Inc. (“Taking Plan”) attached to this Board Memorandum as Exhibit A (the “Air Rights”); and

(b) that in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;

(c) the development of the Proposed Project cannot be achieved without the assistance of the Authority; and

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

FURTHER
VOTED:

That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 1, 2005 relating to portions of Atlantic Avenue and Congress Street in Boston, Suffolk County, Massachusetts, be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk;” and

FURTHER
VOTED:

That the Authority petition the Public Improvements Commission to discontinue certain air rights in and over Congress Street and Atlantic Avenue for the Russia Wharf Redevelopment Project as shown on the Taking Plan; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute a deed, a Cooperation Agreement, and any and all other documents deemed necessary and appropriate by the Director in connection with the areas to be taken and the Development Plan for Planned Development Area No. 66.

The aforementioned PDA No. 66 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6706.

Mr. Michael Taylor left the room at this time.

Copies of a memorandum dated December 1, 2005 were distributed entitled "CRESCENT COURT PROJECT, 942-946 DORCHESTER AVENUE, DORCHESTER", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Heather Campisano, Senior Project Manager, Mr. Brian DeVallis, NHL Development LLC, addressed the Authority and answered the Members' questions.

Ms. Molly Dunford, Mayor's Office of Neighborhood Services spoke in favor 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Crescent Court project in Dorchester (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 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 upon the successful completion of all Article 80 processes; and

FURTHER

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

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

Copies of a memorandum dated December 1, 2005 were distributed entitled "THE RESIDENCES AT 50 WEST BROADWAY, SOUTH BOSTON",

which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Jack Brennan, The Brennan Group, Inc. and Mr. Jim Bachelor, architect, addressed the Authority and answered the Members' questions.

VOTED: That the Director be, and hereby is, authorized, to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code") which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the proposed development by John M. Corcoran & Co. LLC of approximately 46,558 square feet of land in South Boston, to include the construction of approximately 127 residential condominium units, approximately 3,546 square feet of commercial space and approximately 142 parking spaces (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts and (ii) waives further review under subsection five of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("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 Code's Article 80 process for the Proposed Project subject to continuing design review by the BRA; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Residences at 50 West Broadway project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER
VOTED: In reference to petition BZC-26996, John M. Corcoran & Co. LLC, 50 West Broadway, South Boston, for five variances to erect approximately 127 residential units, commercial space,

and parking in the Saint Vincent Neighborhood District, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated December 1, 2005 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-168: PARCEL A1, LOCATED AT 23 HIGHLAND STREET, AND PARCEL 3, LOCATED AT 21 MORLEY 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 July 12, 2005, vote authorizing the Secretary to advertise a Request for Proposals for the sale and development of Parcel 3 located at 21 Morley Street and Parcel A1 located at 23 Highland Street be amended by deleting residential use from Parcel A1 and substituting associated parking to support residential use on Parcel 3 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-168.

Copies of a memorandum dated December 1, 2005 were distributed entitled "FUNDING REQUEST FOR SOUTH BOSTON WATERFRONT WAYFINDING AND SIGNAGE SYSTEM DESIGN STUDY", 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 expend \$30,000 to fund a joint design study with the Massachusetts Port Authority and Massachusetts Convention Center Authority for a comprehensive wayfinding and signage system for the South Boston Waterfront.

Copies of a memorandum dated December 1, 2005 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 61 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-26470; BCZ-26635; BZC-26621-26682; BZC-26683; BZC-26684; BZC-26686; BZC-26687; BZC-26705; BZC-26706; BZC-26707; BZC-26709; BZC-26710; BZC-26711; BZC-26712; BZC-26713-27621; BZC-26722; BZC-26723; BZC-26724; BZC-26725; BZC-26730; BZC-26731; BZC-26733; BZC-26734-26735; BZC-26736; BZC-26737; BZC-26739; BZC-26741; BZC-26742; BZC-26743; BZC-26744-26745; BZC-26746; BZC-26748; BZC-26749; BZC-26750; BZC-26751; BZC-26753; BZC-26755; BZC-26757; BZC-26758; BZC-26759; BZC-26760-26761; BZC- 26764; BZC-26765& BZC 26767-26769; BZC-26773; BZC-26774; BZC-26778; BZC-26780; BZC-26783; BZC-26789; BZC-26791; BZC-26793; BZC-267801-26803; BZC-26804; BZC-26838; BZC-26840; BZC-26865; BZC-26890; BZC-26914 and BZC-26213.

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Copies of a memorandum dated December 1, 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	\$ 10,023.67
Weston & Sampson, Inc.	\$ 8,777.81
Community Partners	\$ 10,480.00
ABT Associates, Inc.	\$ 35,551.28
VHB, Inc.	\$ 18,559.79
Rosenberg & Schapiro	\$ 23,318.59
Dechert LLP	\$ 1,015.05

Copies of a memorandum dated December 1, 2005 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of title for

Carlos Canon effective December 5, 2005:

From: Language and Writing Specialist

To: Language and Writing Coordinator

VOTED: That the next meetings of the Authority will be held on Tuesday, December 20, 2005 at 2:00 P.M.; Tuesday, January 10, 2006 at 2:00 p.m.; Thursday, January 26, 2006 at 2:00 p.m.; Thursday, February 16, 2006 at 2:00 p.m.; Thursday, March 9, 2006 at 2:00 p.m.; Thursday, March 30, 2006 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.

Secretary