

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 20, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated January 10, 2006 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA ("PDA") NO. 67 OLMSTED GREEN PROJECT, FORMER BOSTON STATE HOSPITAL CAMPUS, MATTAPAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on Thursday, January 26, 2006 at 2:00 p.m. to consider the Development Plan for Planned Development Area No. 67 (the "PDA"), pursuant to Section 80C of the Boston Zoning Code, Planned Development Area approval, and to consider whether the PDA shall constitute zoning for a Smart Growth Zoning Overlay District pursuant to Chapter 40R of the Massachusetts General Laws and the regulations promulgated thereunder at 760 CMR 59.00.

Copies of a memorandum dated January 10, 2006 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR SIMMONS COLLEGE SECOND AMENDMENT TO THE INSTITUTIONAL MASTER PLAN AND NEW SCHOOL OF MANAGEMENT AND QUAD PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, January 26, 2006, at 2:15 p.m. to consider the Second Amendment to the

Institutional Master Plan for the proposed Simmons College New School of Management pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated January 10, 2006 were distributed entitled "TRINITY MATTAPAN HEIGHTS THREE LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED OFF RIVER STREET AT DR. MARY MOORE BEATTY CIRCLE IN THE MATTAPAN NEIGHBORHOOD OF BOSTON", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to publish in the Boston Herald, and provide a Notice regarding a public hearing, to be held on Thursday, January 26, 2006 at 2:30 p.m. in connection with the Application for a proposed Chapter 121A Project, to be known as the Trinity Mattapan Heights Three Limited Partnership, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended.

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the proposed Chapter 121A project as authorized by the preceding vote.

Copies of a memorandum dated January 10, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS A-2A AND A-2B (58 HOLLANDER STREET)", which included two proposed votes.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: FINAL DESIGNATION OF THE REDEVELOPER OF PARCEL A-2A IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 (OTHERWISE KNOWN AS LOT A LOCATED ON A PORTION OF 58 HOLLANDER STREET)" and a "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE REDEVELOPER OF PARCEL A-2B IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 (OTHERWISE KNOWN AS LOT B LOCATED ON A PORTION OF 58 HOLLANDER STREET", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the resolution entitled "Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcel A-2A in the Washington Park Urban Renewal Area, Project No. Mass. R-24 (otherwise known as Lot A located on a portion of 58 Hollander Street);" and

FURTHER

VOTED: That the Boston Redevelopment Authority adopt the resolution entitled "Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcel A-2B in the Washington Park Urban Renewal Area, Project No. Mass. R-24 (otherwise known as Lot B located on a portion of 58 Hollander Street)."

The aforementioned RESOLUTIONS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6711 & 6712, respectively.

Copies of a memorandum dated January 10, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PARCEL L-34 LOCATED AT 5 - 7 ALPINE STREET", which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED 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") adopts the attached 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”.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6713.

Copies of a memorandum dated January 10, 2006 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: LOCATED AT 87 TYLER STREET ADJACENT TO TUFTS UNIVERSITY POSNER HALL”, which included three proposed votes. Attached to said memorandum were an email from William Moy, P.E., Co-Moderator, Chinatown Neighborhood Council to Maria Faria and a map indicating the location of the proposed project.

VOTED: That the Tentative Designation set forth in the Resolution of October 25, 2001 of Asian American Civic Association, Inc. (“AACA”) and Kwong Kow Chinese School, Inc. (“Kwong Kow”) as redeveloper of 87 Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 be amended to allow the development of a Chinatown Community Education Center with day care, functional room, educational offices and classrooms in an approximately 33,288 square foot six-story mixed-use building (“Modified Project”); and

FURTHER
VOTED: That the Boston Redevelopment Authority (“BRA”) hereby rescinds the November 20, 2005 vote authorizing the Director to issue a Certification of Approval, confirming that 41,650 square foot six-story plus a basement building with day care, functional room, educational offices and classrooms for the Chinatown Community Education Center LLC, a joint venture of AACA and Kwong Kow (“Redeveloper”), located at 87 Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the development

of the Chinatown Community Education Center consisting of an approximately 33,288 square foot six-story building to be comprised of day care, functional room, educational offices and classrooms for use by the Redeveloper located at 87 Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review.

Copies of a memorandum dated January 10, 2006 were distributed entitled "THE FORECASTER BUILDING AT 121-127 PORTLAND STREET IN THE BULFINCH TRIANGLE", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Ms. Tina Pizzuti-Brzezinski, Mr. Patrick Sharkey, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Paul Scapicchio

Ms. Nicole Leo, 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 Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change submitted on October 14, 2005 ("NPC") adequately describes the potential impacts arising from the 121-127 Portland Street project, to consist of fifty-four (54) residential condominiums, parking for forty-two (42) vehicles and 6,550 square feet of retail space (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 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.

Copies of a memorandum dated January 10, 2006 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 was a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 10, 2006, 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 entitled "Resolution of the Boston Redevelopment Authority dated January 10, 2006, 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 September 30, 2006

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6714.

Copies of a memorandum dated January 10, 2006 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 was a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 10, 2006, 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 entitled "Resolution of the Boston Redevelopment Authority dated January 10, 2006, 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 September 30, 2006.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6715.

Copies of a memorandum dated January 10, 2006 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 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 DATED JANUARY 10, 2006, RE: FINAL DESIGNATION OF CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-13-1, LOCATED AT 300 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 entitled "Resolution of the Boston Redevelopment Authority dated January 10, 2006, 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 a legal entity comprised 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 June 30, 2006.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6716.

Copies of a memorandum dated January 10, 2006 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	\$ 13,673.08
Weston & Sampson, Inc.	\$ 1,006.25
Byrne McKinney & Associates	\$ 12,125.00
Bowditch & Dewey	\$ 4,612.00
RDA Construction Corp.	\$ 40,649.50
Goulston & Storrs	\$ 4,289.15

Copies of a memorandum dated January 10, 2006 were distributed entitled "SELECTION OF THE WINNING PROPOSAL FOR THE REQUEST FOR PROPSAL "DEVELOPMENT OF A COMPUTER-BASED TOOL FOR ASSESSING THE EDUCATION, SKILL, AND TRAINING REQUIREMENTS ASSOCIATED WITH ECONOMIC DEVELOPMENT IN 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 award the Center for Urban and Regional Policy at Northeastern University ("CURP") a one-year contract for the purpose of developing a computer-based tool for assessing the education, skill, and training requirements associated with economic development in Boston at a cost not to exceed \$50,000.

Copies of a memorandum dated January 10, 2006 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 internship for Jessica V. Arthur in the Urban Design Department of the Planning Division for up to 35 hours per week at \$12.00 per hour effective January 17, 2006 through June 30, 2006.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month internship for Nathan Nickerson in the City-wide Planning Department of the Planning Division for up to 21 hours per week at \$12.00 per hour effective January 17, 2006 through June 30, 2006.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month internship for Christopher Smith -Adkins in the Community Planning Department of the Planning Division for up to 35 hours per week at \$12.00 per hour effective January 17, 2006 through June 30, 2006.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of James Alberque, Senior GIS Specialist at Grade 20, at a salary of \$59,802 effective January 6, 2006.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Joseph Russo, Deputy Director, Development Review at Grade 25, at a salary of \$96,383 effective January 13, 2006.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Meredith Baumann, Assistant Director of Communications, at Grade 22, at a salary of \$74,160 effective January 17, 2006.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of job title, job description, grade and location for John O'Brien, Capital Construction Department, Economic Development Division, effective January 10, 2006:

From: Facilities Manager; Grade 22; Bronstein Center; no change in supervisor or salary.

To: Senior Project Manager; Grade 23; 22 Drydock Avenue; no change in supervisor or salary.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for Gerald Autler effective January 10, 2006:

From: Senior Planner III; Community Planning Department, Planning Division; Randi Lathrop, supervisor; \$63,860

To: Senior Project Manager; Development Review Department, Economic Development Division; Tom Miller, supervisor; \$68,860

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassifications, for Jessica Shumaker and Aracelis Mercado of the Communications Department of the Director's Office effective January 10, 2006:

Jessica Shumaker from Communications Coordinator to Communications Specialist; from Grade 16 to Grade 18; from \$43,242 to \$50,000 annually; and

Aracelis Mercado from Communications Assistant to Graphic Designer for Communications; from grade 16 to Grade 17; from \$39,772 to 42,772 annually.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Beth A. Leonard as a Temporary Development Program Employee in the position of Chief of Staff, Grade 25, \$95,000 annually.

Copies of a memorandum dated January 10, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 36 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-26785-26787; BCZ-26807&26803&26905; BZC-26814; BZC-26835; BZC-26835&26876; BZC-26837; BZC-26842; BZC-26868; BZC-26869; BZC-26870; BZC-26872; BZC-26873; BZC-26874; BZC-26875; BZC-26877; BZC-26880; BZC-26881; BZC-26882; BZC-26883; BZC-26884; BZC-26885; BZC-26887; BZC-26888; BZC-26889; BZC-26892; BZC-26893; BZC-26895; BZC-26896; BZC-26897-26898; BZC-26899; BZC-26906; BZC-26952; BZC-26957; BZC-26975; BZC-26992; BZC-27004 and BZC-27014.

Copies of a memorandum dated January 10, 2006 were distributed entitled "INDEPENDENT AUDIT OF HISTORIC MONUMENT AREA/CHARLESTOWN NAVY YARD", 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 enter into a contract in the amount of \$15,000 with KPMG Peat Marwick LLP to perform an independent audit of the Charlestown Navy Yard Historic Monument Area covering the period from July 1, 2003 through June 30, 2005.

VOTED: That the next meetings of the Authority will be held on
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, April 6, 2006 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:45 p.m.

Secretary