

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of February 16, 2006, which were previously distributed, were submitted.

Ms. Heather Campisano, Deputy Director, updated the Board members for the Olmsted Green Project. Ms. Beverly Johnson of the CAC spoke about the progress of talks between the neighborhood and the developer.

Copies of a memorandum dated March 9, 2006 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS R-167: PARCELS 21, 22 AND A PORTION OF PARCEL R-4", 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 Tentative Designation set forth in the Resolution of September 30, 2004 designating Highland Park Phase II Housing LLC ("Redeveloper") as the Redeveloper of Parcels 20 and 22 and a portion of Parcel R-4 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, for the construction of a portion of the Highland Park Estates II development with an expiration date of March 30, 2006 be, and hereby is, extended for an additional six (6) months or until September 30, 2006, in order to meet all the necessary requirements set forth in the September 30, 2004 Resolution. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board, if final designation has not been granted to the Redeveloper by September 30, 2006.

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Copies of a memorandum dated March 9, 2006 were distributed entitled "2006 COMMUNITY ARCADE FOOD SERVICES PROGRAM, CITY HALL PLAZA, REQUEST FOR PROPOSALS", 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 Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2006 Food Services Program, substantially in the form as presented at this meeting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, without the necessity of any further votes by the Boston Redevelopment Authority, to select one or more food services providers for the 2006 Food Services Program and to enter into management or other agreements with one or more selected providers on such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated March 9, 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 a proposed vote. Attached to said memorandum were a letter dated February 14, 2006 from Mary Chin, President, Asian American Association to Mr. Mark Maloney, Director, Boston Redevelopment Authority 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 of Chinatown Community Education Center LLC ("Redeveloper") as the redeveloper of 87 Tyler Street ("Project Site") in the South Cove Urban Renewal Area, Project No. Mass. R-92, for a Community Education Center to be used by the Asian American Civic Association and the Kwong Kow Chinese School, Inc. with an expiration date of March 31, 2006, be extended for an additional six (6) months or until September 30 2006, to allow the Redeveloper time to submit the final working drawings and specifications, evidence of availability of equity funds, firm financial commitments and a development schedule for the conveyance specified in the tentative designation resolution dated October 25, 2001. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not

been granted by September 30, 2006, the tentative designation is automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority (“BRA”) Board.

Copies of a memorandum dated March 9, 2006 were distributed entitled “MODERN THEATRE - 523-525 WASHINGTON STREET”, which included a proposed vote. 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 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 September 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 September 26, 2006.

Mr. Joseph Nigro recused himself.

Copies of a memorandum dated March 9, 2006 were distributed entitled “WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO.MASS. R-24: PARCEL F-8A, LOCATED AT 100 RUTHVEN 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 Boston Redevelopment Authority (“BRA”) extend the tentative designation of Lineco.Ruthven, LLC as the Redeveloper of Parcel F-8A, located at 100 Ruthven Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24 for 180 days, or until October 9, 2006, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not

been granted by October 9, 2006, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 9, 2006 were distributed entitled "PARCEL D-8A, DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77: 80 BROAD STREET", which included a proposed vote. Attached to said memorandum were a letter dated February 9, 2006 from Herbert P. Gleason to Mark Maloney, Director, Boston Redevelopment Authority and two 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 issue a Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement ("LDA") and Deed between the Boston Redevelopment Authority ("BRA") and 80 Broad Street LLC ("Redeveloper"), dated September 10, 2005, for the successful completion of 80 Broad Street ("Project") by the Redeveloper on Parcel D-8A, located at 72 and 80 Broad Street in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, upon a determination that the completion of the Project have been accomplished in accordance with the terms of said LDA, and upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department ("ISD") for 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.

Copies of a memorandum dated March 9, 2006 were distributed entitled "AUTHORIZATION FOR CONSTRUCTION SERVICES HARBORWALK RECONSTRUCTION at LONG WHARF SOUTH BRA PROJECT NO. 5014E", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Larry Mammoli, Deputy Director for Engineering and Construction, 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, on behalf of the Boston Redevelopment Authority, to 1) award the contract for Harborwalk Reconstruction at Long Wharf South to RDA Construction Corporation of Quincy, MA for a total amount not to exceed One Million Ten Thousand, Three Hundred Twenty-nine Dollars (\$1,010,329.00) and 2) to execute any change orders that may be required to complete the project and deemed necessary and convenient, by the Director, in an aggregate amount not to exceed a ten percent (10%) contingency of One Hundred One Thousand, Thirty-two Dollars (\$101,032.00).

Copies of a memorandum dated March 9, 2006 were distributed entitled "AMERICAN CANCER SOCIETY HOPE LODGE BOSTON, JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Walsh, Project Manager, Mr. Thomas Sellers, American Cancer Society, Chris Semmelink, CBT Architects, addresses the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Thomas McDonough on behalf of Councilor Stephen Murphy

Ms. Karen Chacon on behalf of Councilor Michael Ross.

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 project proposed by The American Cancer Society in the Mission Hill/Jamaica Plain neighborhood, calling for temporary lodging to forty (40) ambulatory patients from outside Boston who are undergoing outpatient cancer treatment in the Boston area (the "Proposed Project"), has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code; and

FURTHER

VOTED: In reference to petition BZC-27203, The American Cancer Society Hope Lodge Boston, 125 South Huntington Avenue, for two (2) conditional use permits and variances in the

Veteran's Administration Hospital Institutional Subdistrict in the Jamaica Plain Neighborhood District and partially within the Greenbelt Protection Overlay District, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

FURTHER
VOTED:

To execute 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.

Copies of a memorandum dated March 9, 2006 were distributed entitled "ATRIUM LOFTS PROJECT, 156 PORTER STREET, EAST BOSTON", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Amendment to the Affordable Housing Agreement for the Atrium Lofts project, and to execute and deliver any and all agreements and documents which the Director deems appropriate and necessary.

Copies of a memorandum dated March 9, 2006 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND UNITED STATES NAVY".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with the U.S. Navy, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the Yamagiri (TV-3515) and Amagiri (DD-154), from June 22 to 26, 2006, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of April 6, 2006, subject

to such changes as the Director deems necessary and appropriate.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6732.

Copies of a memorandum dated March 9, 2006 were distributed entitled "AMENDMENT TO LAND DISPOSITION AGREEMENT AND NEW LAND DISPOSITION AGREEMENT IN CONNECTION WITH PARCEL R-23B IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55", 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 (1) an Amendment to the Land Disposition Agreement for Parcel R-23B located at 36 Belmont Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 to remove a portion of Parcel R-23B; and (2) Land Disposition Agreement in connection with said removed portion of Parcel R-23B to allow the construction of a two-unit market rate residential condominium, both containing terms and conditions deemed necessary and appropriate by the Director and in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated March 9, 2006 were distributed entitled "OLMSTED GREEN PROJECT", 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 such agreements with the Executive Office of Transportation and other entities that may be necessary in connection with application for and administration of funds related to the Public Works Economic Development Grant for the design and construction of such public infrastructure improvements, containing such terms and conditions as deemed appropriate for the furtherance of the proposed Olmsted Green Project.

Copies of a memorandum dated March 9, 2006 were distributed entitled "ARTICLE 80: DEVELOPMENT IMPACT PROJECT EXACTIONS URBAN DESIGN STUDY REQUEST FOR PROPOSALS", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No 365, Boston Redevelopment Authority Article 80: Development Impact Project Exactions".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to recommend approval of the text amendment and to petition the Zoning Commission to adopt said text amendment to Article 80 of the Boston Zoning Code increasing the Housing Exaction to \$7.87 per square foot and the Jobs Contribution Exaction to \$1.57 per square foot in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its meeting on March 9, 2006.

The aforementioned DIP EXACTIONS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6733.

Copies of a memorandum dated March 9, 2006 were distributed entitled "AUTHORIZATION TO SUBMIT AN AMENDMENT TO THE 1991 HARBORPARK MUNICIPAL HARBOR PLAN FOR THE LOVEJOY WHARF PROPERTY", which included a proposed vote. Attached to said memorandum were a letter dated January 18, 2006 from Michael F. Flaherty, President, Boston City Council to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a letter dated March 3, 2006 from Jamy Buchanan Madeja, Buchanan & Associates to Mark Maloney, Director, Boston Redevelopment Authority and a letter dated March 9, 2006 from Robert O'Brien, Executive Director of the Downtown North Association to Mark Maloney, Director, Boston Redevelopment Authority and a map indicating the location of the proposed project.

Mr. Richard McGuiness, Deputy Director for Waterfront Planning and Mr. Brad Washburn, Planner, addressed the Authority and answered the Members' questions.

The following spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Michael Flaherty

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to submit an Amendment to the 1991 Harborpark Municipal Harbor Plan for the Lovejoy Wharf property, substantially in the form as attached, dated March 2006, to the Massachusetts Executive Office of Environmental Affairs, and to take any other measures as are required to implement such plan.

Copies of a memorandum dated March 9, 2006 were distributed entitled "URBAN DESIGN STUDY REQUEST FOR PROPOSALS", 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 advertise the attached Request for Proposals for an Urban Design Analysis of the Rose Kennedy Greenway District and City Hall Plaza.

Copies of a memorandum dated March 9, 2006 were distributed entitled "AUTHORIZATION TO PROVIDE A GRANT TO STEP, INC. FOR RELOCATION SERVICES AND NEW SPACE PLANNING CONTRACT", 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 grant STEP Inc. an amount not to exceed \$15,000 to assist in space planning and other logistical assistance to accommodate the redevelopment of Lovejoy Wharf.

Copies of a memorandum dated March 9, 2006 were distributed entitled "CITY HALL PLAZA ENGINEERING STUDY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Request For Proposals for consulting services necessary in the preparation of an Engineering Study for a portion of City Hall Plaza for an amount not to exceed \$30,000. These services will be funded by the BRA.

Copies of a memorandum dated March 9, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 58 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, Deputy Director for Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-26651; BCZ-26935; BZC-26936; BZC-26940; BZC-26942; BZC-26943; BZC-26944; BZC-26945; BZC-26946; BZC-26950; BZC-26951; BZC-26953; BZC-26954; BZC-26955; BZC-26956; BZC-26959; BZC-26960; BZC-26962; BZC-26963; BZC-26966; BZC-26969; BZC-26970; BZC-26973; BZC-26976; BZC-26977; BZC-26982; BZC-26984; BZC-26986; BZC-26987; BZC-26990; BZC-26991; BZC-26993; BZC-26994; BZC-26995; BZC-26997; BZC-26998; BZC-26999; BZC-27000; BZC-27001-27002; BZC- 27005-27006; BZC-27007; BZC-27009; BZC-27010; BZC-27012; BZC-27015; BZC-27046; BZC-27061; BZC-27074; BZC-27076; BZC-27079; BZC-27080; BZC-27082; BZC-27089; BZC-27111; BZC-27118; BZC-27136; BZC-27140 and BZC-27193-27195.

Copies of a memorandum dated March 9, 2006 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

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| REMI | \$ 4,200.00 |
| Rosenberg & Schapiro | \$ 33,943.71 |
| Goulston & Storrs | \$ 918.14 |
| Bowditch & Dewey LLP | \$ 4,502.50 |

Copies of a memorandum dated March 9, 2006 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Carolyn Bennett, Digital Cartography/GIS Manager for travel to Tampa, Florida, April 22-26, 2006, to attend the Geospatial Information and Technology Association Annual Conference, at a cost of \$819.00 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Muhammad Ali-Salaam, Deputy Director, Special Projects for travel to Falls Church, Virginia, March 11, 2006 to attend the Dewberry Employee Awards for Excellence Program at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To accept and authorize the resignation of Donald W. Weist, Land Use Counsel, Grade 21, \$69,582 effective March 7, 2006.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a two-month employment services agreement with Martin Gamache to provide services as agreed upon, at an hourly rate of \$50, for a total contract of \$9,100 from March 7, 2006 - May 31, 2006.

PERSONNEL MEMORANDUM #5

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 salary of Alla Ziskin, City-wide Planning Initiative Department, Planning Division, effective March 13, 2006:

From: Digital Cartographer, Grade 16, \$43,921

To: GIS Specialist, Grade 17, \$49,000

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of title for Jessica Shumaker effective March 13, 2006:

From: Communications Specialist

Too: Deputy Press Secretary

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Jared Ross in the Office of the General Counsel, for up to 21 hours per week at \$16.00 per hour effective March 14, 2006 - May 26, 2006.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Allison Rogers as a Temporary Development Program Employee in the position of Special Assistant to the Director of Policy, Grade 20, \$52,299 annually effective March 13, 2006.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Lucy A. Warsh as a Temporary Development Program Employee in the position of Deputy Press Secretary in the Communications Department of the Director's Office Division, Grade 18, \$50,000 annually effective March 13, 2006.

VOTED: That the next meetings of the Authority will be held on Thursday, April 6, 2006 (ANNUAL) at 2:00 p.m.; TUESDAY, April 25, 2006 at 2:00 p.m.; TUESDAY, May 16, 2006 at 2:00 p.m.; Thursday, June 8, 2006 at 2:00 p.m.; Thursday, June 29, 2006 at 2:00 p.m.; Thursday, July 20, 2006 at 2:00 p.m. and Thursday, August 10, 2005 at 2:00 p.m.; Thursday, September 7, 2006 at 2:00 p.m. and Thursday, September 28, 2006 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:05 p.m.

Secretary