

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 9, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated April 6, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 1361-1375 WASHINGTON STREET AND PARCEL SE-88, LOCATED AT 1143-1149 WASHINGTON AND 83 EAST BERKELEY STREETS", 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 Boston Redevelopment Authority ("BRA") hereby rescind the March 24, 2005 vote authorizing the Acting Director to execute an Affordable Housing Agreement with PSB Investment LLC ("Redeveloper") for the creation of three (3) affordable condominium units in the former Boston Penny Savings Bank building ("Proposed Project"), located at 1361-1375 Washington Street ("Project Site") in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the Acting Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Acting Director deems appropriate and necessary in connection with the redevelopment of the Proposed Project by the Redeveloper located on the Project Site that will provide two (2) affordable housing units for households earning at or below 100% of the area median income ("AMI"); and

FURTHER

VOTED: That the BRA authorize the Acting Director to accept a contribution from the Redeveloper in the amount of Two-Hundred Ninety Thousand Dollars (\$290,000.00) from the redevelopment of the Project Site for Project Place

Gatehouse, LLC to assist with the creation of the fourteen (14) affordable efficiency units for homeless or formerly homeless individuals earning up to 50% of the area median income in the Gatehouse Project located on Parcel SE-88, located at 1143-1149 Washington Street and 83 East Berkeley Street ("Parcel SE-88") in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER
VOTED:

That the BRA authorize the Acting Director to enter into a grant agreement in the amount of Two-Hundred Ninety Thousand Dollars (\$290,000.00) with Project Place Gatehouse, LLC from the contribution made by PSB Investment LLC to assist with the creation of the fourteen affordable efficiency units in the Gatehouse Project on Parcel SE-88.

Copies of a memorandum dated April 6, 2006 were distributed entitled "SIXTH AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT ON AN OVERALL PROJECT NOW KNOWN AS MADISON PARK VILLAGE IN CONNECTION WITH THE APPROVAL OF REFINANCING AND RELATED MATTERS FOR THE COMPONENT KNOWN SEPARATELY AS THE MADISON PARK IV CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "SIXTH AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT ON CONNECTION WITH THE MADISON PARK IV CHAPTER 121A PROJECT IN THE APPROVAL OF REFINANCING AND RELATED MATTERS".

On a motion duly made and seconded, it was unanimously

VOTED:

That the document presented at this meeting entitled "SIXTH AMENDMENT TO THE 1977 REPORT AND DECISION AMENDMENT IN CONNECTION WITH THE MADISON PARK IV CHAPTER 121A PROJECT FOR THE APPROVAL OF REFINANCING AND RELATED MATTERS", be and hereby is approved and adopted in all respects.

The aforementioned SIXTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6734.

Copies of a memorandum dated April 6, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: 30 AND 32 HAZELWOOD STREET", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the construction of one (1) three-family home on Parcel L-41 of the Washington Park Urban Renewal Area, which is also known as 30 Hazelwood Street in Roxbury, and the abutting land located at 32 Hazelwood Street in Roxbury, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 6, 2006 were distributed entitled "346-354 CONGRESS STREET IN THE FORT POINT NEIGHBORHOOD OF SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Mr. Young Park, Berkeley Investments Inc. and Mr. David Hassin, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form submitted on December 19, 2005 ("PNF") adequately describes the potential impacts arising from the 346-354 Congress Street project, to consist of ninety-seven (97) residential condominiums including four (4) artist live/work units, 3,000 gross square feet of retail on the ground floor and approximately 14,500 gross square feet of commercial restaurant space 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 April 6, 2006 were distributed entitled "ST. JOHN OF GOD: CERTIFICATION OF COMPLETION, BRIGHTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, 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 Final Certificate of Completion pursuant the Cooperation agreement between the Boston Redevelopment Authority and POUA, LLC dated December 20, 2001, for the successful completion of The St. John of God Project located at 272-310 Allston Street in Brighton, on the Brookline town line, upon a determination that the provisions of the Cooperation agreement s have been accomplished, upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department ("ISD") for the Project, and an inspection of improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated April 6, 2006 were distributed entitled " PHASE I OF THE FRANKLIN HILL DEVELOPMENT, ONE SHANDON ROAD, DORCHESTER, MASSACHSUETTS", which included three proposed votes.

Attached to said memorandum were three maps indicating the location of the proposed project.

Mr. Armindo Goncalves, Assistant Director, Ms. Sandy Enrique, Boston Housing Authority and Mr. Fernando Domenica, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That, pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination in connection with the Franklin Hill Phase I project (the "Proposed Project"), waiving the requirements of further review, subject to on-going BRA design review and design approval; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director of the BRA be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of Article 80 review; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director deems appropriate and necessary and in the best interest of the BRA, in connection with the Article 80 review of the Proposed Project deems to be necessary and appropriate.

Chairman Jones called a recess at 3:35 p.m.

Chairman Jones re-adjourned at 3:50 p.m.

Copies of a memorandum dated April 6, 2006 were distributed entitled "RIVER'S EDGE CONDOMINIUM: 40 RIVER STREET IN THE DORCHESTER NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Armindo Goncalves, 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 (1) execute and deliver an Affordable Housing Agreement for the River's Edge Condominium project to contain 6 (six) two-bedroom affordable units as follows: two (2) at 80% of AMI (estimated at \$172,500), two (2) at 100% of AMI (estimated at \$220,200), two (2) at 120% of AMI (estimated at \$267,900) and including an inclusionary contribution of \$19,400; (2) to execute and deliver any and all agreements and documents which the Director deems appropriate and necessary in connection with the Project.

Copies of a memorandum dated April 6, 2006 were distributed entitled "CERTIFICATE OF COMPLETION, NINE-ZERO HOTEL--90 TREMONT STREET, MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were a letter dated March 21, 2006 from James H. Greene, Rubin and Rudman LLP to Ark Maloney, Director, Boston Redevelopment Authority, an interoffice memo dated March 29, 2006 from David Carlson, Urban Design to Geoff Lewis, Senior Project Manager and a map indicating 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 the Nine Zero Hotel, located at 90 Tremont Street in the Midtown Cultural District, in accordance with Section 13 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Tremont Property Limited Partnership dated as of January 12, 1998, as assigned to Atlantic Homestead Village Limited Partnership by Assignment dated March 30, 1998.

Copies of a memorandum dated April 6, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 63 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-27008; BCZ-27017-27019; BZC-27020; BZC-27021; BZC-27022; BZC-27023; BZC-27025; BZC-27027; BZC-27028-27029; BZC-27030; BZC-27031; BZC-27032; BZC-27034; BZC-27035; BZC-27036; BZC-27041;

BZC-27042; BZC-27043; BZC-27044; BZC-27045; BZC-27047; BZC-27048; BZC-27049; BZC-27050; BZC-27051; BZC-27055; BZC-27056; BZC-27057; BZC-27059; BZC-27062; BZC-27063; BZC-27064; BZC-27067-27068; BZC-27070; BZC-27081; BZC-27083; BZC-27084; BZC-27085; BZC-27087; BZC-27088; BZC-27090; BZC-27091; BZC-27092; BZC-27093; BZC-27094; BZC-27095; BZC-27096; BZC-27097; BZC-27101; BZC-27102; BZC-27103; BZC-27104; BZC-27107; WITHDRAWN; BZC-27127; BZC-27128-27130; BZC-27151; BZC-27185; BZC-27187; BZC-27197-27199; BZC-27206; BZC-27215 and BZC-27235.

Copies of a memorandum dated April 6, 2006 were distributed entitled "REQUEST AUTHORIZATION TO COMMIT FIVE HUNDRED THOUSAND DOLLARS OF INCLUSIONARY DEVELOPMENT FUNDS TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO ASSIST MIDDLE-INCOME HOMEBUYERS THROUGH THE BOSTONHOME CERTIFICATE INITIATIVE", 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 commit five hundred thousand dollars (\$500,000) of Boston Redevelopment Authority funds collected through the Inclusionary Development Policy to assist middle-income homebuyers through the BostonHome Certificate Initiative in substantially the form described in a memo dated March 13, 2006.

Chairman Jones called a recess at 3:55 p.m.

Chairman Jones re-adjourned at 5:35 p.m.

Mr. Mark Maloney entered at this time.

Copies of a memorandum dated April 6, 2006 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

BSC	\$ 16,617.05
Rosenberg & Schapiro	\$ 31,665.00
Goulston & Storrs	\$ 997.40
Bowditch & Dewey LLP	\$ 2,502.50

HDR Engineering, Inc.	\$ 5,760.59
ABT Associates Inc.	\$ 17,469.62
Childs Engineering Corp.	\$ 49,637.00

Copies of a memorandum dated April 6, 2006 were distributed entitled "COLUMBUS CENTER PROJECT: AIR RIGHTS PARCELS 16, 17, 18 AND 19 LOCATED AT 101 CLARENDON STREET, 100 BERKELEY STREET AND 171 ARLINGTON STREET IN THE BACK BAY, SOUTH END AND BAY VILLAGE NEIGHBORHOODS", which included three proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to petition the Boston City Council for its approval of a Tax Increment Financing Plan, including a Special Tax Assessment or Tax Increment Financing Agreement between the City of Boston and the Applicant, subject to terms and conditions acceptable to the Director of the BRA; and

FURTHER VOTED: That the BRA hereby adopts a finding and determination that the Project Site constitutes a "blighted and decadent area", as those terms are defined in the Massachusetts General Law Chapter 121A, Section 1, and Chapter 121B, Section 1, as amended; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized (1) to file an Application for Designation of An Economic Opportunity Area and recommend approval of the Applicant's application for the Columbus Center project to be designated a Certified Project subject to terms and conditions which are acceptable to the Director; and (2) to execute any other documents that the Director deems necessary and appropriate to apply to the Commonwealth or the Boston City Council in connection with the proposed applications.

Copies of a memorandum dated April 6, 2006 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Maloney, Director; Glen Comiso, Deputy Director, Economic Initiatives; and Penelope Courtin, Biotech Life Science Sector Manager for Travel to Chicago, Illinois, April 9-12, 2006, to attend the Biotechnology Industry Organization's Annual International Convention, BIO 2006 Chicago at a cost of \$9,500 plus cost of travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Laurie Pessah, Special Assistant to the Chief Planner in the Planning Division for travel to San Antonio, Texas, April 22-26, 2006, to attend the American Planning Association 2006 National Planning Conference, at a cost of \$725 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Maloney, Director, for travel to Atlanta, Georgia, April 26-28, 2006 to attend the 2006 NALHFA Spring Educational Conference at a cost of \$460 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 Mark Maloney, Director; Susan Elsbree, Director, Communications, Jill Griffin, Assistant Director for Economic Initiatives and Kristen Keefe, Retail Sector Manager, Economic Initiatives, both of the Economic Development Division, to travel to Las Vegas, Nevada, May 21-24, 2006 to attend the 2006 International Conference of Shopping Centers Spring Convention at a cost of \$1,722 including convention registration (\$345 for each participant), travel and hotel expenses.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Lisa A. Garrigan as a Temporary Development Program Employee in the position of Counsel, Grade 21, at an annual salary of \$60,000 effective April 10, 2006.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Aaron K. Halliquist as a Temporary Development Program Employee in the position of Contract Compliance Assistant in the Economic Development Division, Grade 15, at an annual salary of \$40,000 effective April 10, 2006.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Alexa Pinard as a Temporary Development Program Employee in the position of Urban Designer II in the Urban Design Department of the Planning Division, Grade 20, at an annual salary of \$56,505 annually effective April 10, 2006.

VOTED: That the next meetings of the Authority will be held on 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 5:38 p.m.

Secretary