

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

Copies of a memorandum dated April 25, 2006 were distributed entitled "PARCELS 11A AND 11B, SOUTH END URBAN RENEWAL AREA, MASS. R-56; TENT CITY PROJECT; CONSENT TO ASSIGNMENT OF RESTATED LEASE, BRA FIRST LOAN A AND ASSOCIATED DOCUMENTS AND BRA SECOND LOAN AND ASSOCIATED DOCUMENTS AND AUTHORIZATION TO EXECUTE A CONSENT AND SUBORDINATION, ESTOPPEL AND ANY AND ALL OTHER DOCUMENTS DEEMED NECESSARY AND APPROPRIATE IN CONNECTION WITH THE TRANSFER OF THE TENT CITY PROJECT FROM LEIGHTON PARK LIMITED PARTNERSHIP TO TENT CITY APARTMENTS LLC", 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 Boston Redevelopment Authority ("BRA") hereby consents to the assignment of the Restated Lease by and between the BRA and Leighton Park Limited Partnership, the BRA First Loan A and its associated documents and the BRA Second Loan and its associated documents in connection with the transfer of the Tent City Project from Leighton Park Limited Partnership to Tent City Apartments LLC; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a consent and subordination, an estoppel and any and all other documents deemed necessary and appropriate in connection with the transfer of the ownership of the Tent City Project from Leighton Park Limited Partnership to Tent City Apartments LLC.

Mr. Mark Maloney entered at this time.

The Minutes of the meeting of April 6, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SCHEDULING OF PUBLIC HEARING, CHAPTER 121A - AMENDMENT OF REPORT AND DECISION REDEVELOPMENT OF 11-21 AND 25-31 ESSEX STREET", 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 May 16, 2006 at 2:00 p.m., or such other hearing as determined by the Secretary, to consider the "APPLICATION OF ON LUCK HOUSING DEVELOPMENT, INC. FOR THE AMENDMENT OF THE REPORT AND DECISION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED SEPTEMBER 18, 1980 TO PERMIT THE REDEVELOPMENT OF 11-21 AND 25-31 ESSEX STREET PURSUANT TO CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS AMENDED."

Copies of a memorandum dated April 25, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS F-3A, F-3B AND S-12", 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 Director be, and hereby is, authorized to issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed between the Boston Redevelopment Authority ("BRA") and Windale Developers, Inc. as amended on October 5, 2004 ("Amended LDA"), for the successful completion of the improvements on Phase II of the Washington Commons Project ("Project") which includes twenty-eight (28) residential units and thirty-six (36) parking spaces on Parcel F-3B located at 2820, 2826, 2830, 2836, 2840, 2846, 2850 and 2856 Washington Street and 5, 9, 11, 15, 19 and 23 Elmore Street and 4 and 8 Brinton Street upon a determination that the completion of such improvements have been accomplished in accordance with the terms of said Amended LDA, and the Deed, and subject to such terms as the Director deems to be necessary and appropriate. Partial Certificates of Completion will be issued by the BRA upon receipt of individual Certificates of Occupancy from the City of Boston Inspectional Services Department ("ISD") and inspection and approval of said improvements by the BRA staff for the improvements of Phase II in the Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Partial Certificates of Completion for Phase III on Parcel S-12, located at 18 and 19 Brinton Street of the Project, upon a determination that the completion of such phase has been accomplished in accordance with the terms of the Amended LDA and the Deed as defined in such agreements, and subject to such terms as the Director deems to be necessary and appropriate, including the receipt of applicable Certificates of Occupancy from ISD and an inspection and approval of the improvements by BRA staff; provided that the issuance of a Final Certificate of Completion for the Project shall require further BRA approval.

Mr. Michael Taylor entered at this time.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, THE ALEXANDRA, 1759 - 1769 WASHINGTON STREET", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager and Mr. Doug Dalzell, 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 Alexandra project located at 1759-1769 Washington Street in the South End Urban Renewal Area, Project No. R-56, to be comprised of a six story building of 38,007 square feet with twenty-three residential condominium units, 7,099 square feet of ground floor commercial space and fifteen below-grade parking spaces, has complied with the requirements under section 80E Small Project Review, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Alexandra project to be located at 1759-1769 Washington Street, South End, all upon terms and conditions to be determined in the best interest of the Boston Redevelopment

Authority.

Copies of a memorandum dated April 25, 2006 were distributed entitled "285 COLUMBUS AVENUE, SOUTH END", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Attorney Matthew Keifer, Goulston & Storrs, Mr. Curtis Kemeny, developer and Mr. Larry Silverstein, 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 (the "Code") which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the proposed redevelopment by 285 Columbus Avenue LLC of an eight-story building located at 285 Columbus Avenue, to include the construction of approximately 63 residential condominium units, and approximately 9,000 square feet of restaurant/retail space (the "Proposed Project"), 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 285 Columbus Avenue project, all upon terms and conditions determined to be in the best interests of the BRA.

Mr. Michael Taylor left the room at this.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92, PARCEL C-3, RUSTIC KITCHEN, LOCATED AT 200 STUART 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 Director be, and hereby is, authorized to amend the Land Disposition Agreement, between the Boston Redevelopment Authority and John Philopoulos Associates Trust both dated September 2, 1969, and to execute any and all other documents, agreements or instruments necessary to allow Rustic Kitchen, to rehabilitate and construct on Parcel C-3, located at 196-210 Stuart Street in the South Cove Urban Renewal Area, and to accept an incremental disposition price of \$20,400 to be paid by John Philopoulos Associates Trust or its designee, said documents to include such terms and conditions as the Director may deem appropriate.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL PB-13A, LOCATED AT 40 WORCESTER STREET", which included three 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 execute an Amended and Restated Land Disposition Agreement ("LDA") between the Boston Redevelopment Authority ("BRA") and Butler and Ivy Blakeney for Parcel PB-13A located at 40 Worcester Street ("Parcel PB-13A") in the South End Urban Renewal Area, Project No. Mass. R-56 and further to execute any and all other documents, agreements or instruments necessary to allow the development of two (2) residential condominium units; and

FURTHER

VOTED: That the Boston Redevelopment Authority approves the sale of Parcel PB-13A to an entity to be approved by the Director; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to execute any and all documents deemed appropriate and necessary in connection with said sale of Parcel PB-13A.

Copies of a memorandum dated April 25, 2006 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 5, LOCATED AT 17 MORLEY 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 Director be, and hereby is, authorized to allow the transfer of Parcel 5, located at 17 Morley Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167 from Trenholm Turner, Jr. and Roma D. Turner to Malihe Ebrahimi Saati, Trustee of Seventeen Morley Street Realty Trust and to amend the Land Disposition Agreement ("LDA"), executed on September 15, 1980 with Trenholm Turner, Jr. and Roma D. Turner with Malihe Ebrahimi Saati, Trustee of Seventeen Morley Street Realty Trust for improvements to Parcel 5 and to execute any and all other documents, agreements or instruments necessary. Said documents to include such terms and conditions as the Director may deem appropriate.

Copies of a memorandum dated April 25, 2006 were distributed entitled "BOSTON WALK OF FAME, THEATER DISTRICT", which included two proposed votes. Attached to said memorandum was a map indicating the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby awards the contract for a Project Management Consultant for the Boston Walk of Fame to Third Row Productions, Inc. on the basis that its proposal is the most advantageous from a responsible and responsive applicant taking into a consideration the selection criteria set forth in the Request for Proposals; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, in connection with Boston Walk of Fame as part of the Theatre District Improvement Project, to execute, on behalf of and in the name

of the BRA, a Project Management Consultant contract with Third Row Productions, Inc. any and all related documents as the Director may determine are necessary and appropriate in his sole discretion.

Copies of a memorandum dated April 25, 2006 were distributed entitled "660 WASHINGTON STREET; 11-21 AND 25-31 ESSEX STREET, BOSTON", which included three proposed votes. Attached to said memorandum were two maps 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 Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change adequately describes the potential impacts arising from the residential development at 660 Washington Street which will include 420 residential units, approximately 471 parking spaces in a garage, and 6,387 square feet of ground floor retail space ("the Tower Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Tower Project, subject to continuing design review by the Boston Redevelopment Authority; (iii) approves the conceptual plans for the redevelopment of 11-21 and 25-31 Essex Street (the "Revised Essex Street Project") as presented to the Authority; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Amended and Restated Affordable Housing Agreement, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Tower Project and the Revised Essex Street Project, all upon the terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized and directed by the Boston Redevelopment Authority to contribute \$500,000 to the Revised Essex Street Project all upon the terms and conditions determined by the Director 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 April 25, 2006 were distributed entitled "PARCELS A-3N AND A-3N-1 - DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77", which included five 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: MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE DOWNTOWN WATERFRONT/FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL A-3N AND PARCEL A-3N-1", was introduced, read and considered.

Mr. Kairos Shen, Director of Planning and Zoning, Mr. Patrick Tedesca and Mr. Edward Johnson, addressed the Authority and answered the Members questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the attached Resolution dated April 25, 2006 entitled: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE DOWNTOWN WATERFRONT/FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL A-3N AND PARCEL A-3N-1; and

FURTHER 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 April 25, 2006, relating to portions of Central Street, Old Atlantic Avenue, and Milk Street in the DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77, 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"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Public Improvement Commission to discontinue certain portions of Central Street, Old Atlantic Avenue and Milk Street necessary for the creation of the open space available to the public by Frog Pond Foundation LLC; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a deed, an Amended and Restated Land Disposition Agreement, any utility easements if determined to be necessary and appropriate by the Director, and any and all other documents deemed necessary and appropriate by the Director in connection with the creation of the open space available to the public on Parcels A-3N and A-3N-1 in the Downtown Waterfront - Faneuil Hall Urban Renewal Area; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval confirming that the construction of the open space available to the public on land bounded by Atlantic Avenue, Central Street, Milk Street, and Old Atlantic Avenue has complied with the requirements of Small Project Review, under Section 80E of Article 80 of the Boston Zoning Code upon the completion of the BRA's design review.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6735.

Copies of a memorandum dated April 25, 2006 were distributed entitled "DISTRICT NINE AT 61 NORTH BEACON STREET IN THE ALLSTON/BRIGHTON NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Mr. Joe Mulligan, Paradigm Properties and Mr. Mike Doherty, ADD inc., 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 15, 2005 ("PNF") adequately describes the potential impacts arising from the District Nine at 61 North Beacon Street project, to consist of seventy-six (76) residential condominiums, with one-hundred (100) associated parking spaces 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; and

FURTHER

VOTED: In reference to Petition BZC-27341, North Beacon LLC and BV Development LLC, for four (4) variances in the Guest Street Local Industrial Sub-District (LI-2), the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated April 25, 2006 were distributed entitled "319-329 CENTRE STREET PROJECT JAMAICA PLAIN", which included three proposed votes. 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 Boston Redevelopment Authority ("BRA") hereby revises the May 13, 2004 vote relative to the Approval of Certification of Approval for the construction at 319-329 Centre Street in Jamaica Plain, in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the construction at 319-329 Centre Street in Jamaica Plain; by changing the ownership of the project from Hearn Group Realty LLC to Mayo Group Development, LLC and by changing the project from a rental housing development to condominium housing development; and

FURTHER

VOTED: That the BRA hereby revises the May 13, 2004 vote relative to the Affordable Housing Agreement by increasing the number

of affordable units from one (1) affordable unit to two (2) affordable units for households earning less than or equal to the area median income for the Boston Standard Metropolitan Statistical Area as promulgated by the United States Department of Housing and Urban Development (“Area Median Income”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Affordable Housing Agreement and Restriction for the creation of one (1) one-bedroom unit and one (1) two-bedroom unit to be made available to households earning less than or equal to 80% of Area Median Income, and 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 April 25, 2006 were distributed entitled “262-270½ CENTRE STREET; 2-2A WISE STREET; 13 AND 17-19 LAMARTINE STREET, IN THE JAMAICA PLAIN NEIGHBORHOOD “, which included three proposed votes. Attached to said memorandum were a letter dated February 16, 2006 from Jeffrey Sanchez, State Representative to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a letter dated February 16, 2006 from Dianne Wilkerson, Senator and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Mr. Richard Thall, JPNDC and Ms. Gail Sullivan, 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 proposed project by Jamaica Plain Neighborhood Development Corporation to develop the Proposed Project into thirty (30) residential rental units has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development

of the Proposed Project that will provide thirty (30) affordable units that will be affordable to households earning at or below sixty percent (60%) of area median income for the Boston Standard Metropolitan Statistical Area as promulgated by the United States Department of Housing and Urban Development ("AMI"), all upon terms and conditions to be determined in the best interest of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-27296, Jamaica Plain Development Corporation, for four (4) variances and one (1) conditional use in a Neighborhood Shopping zoning district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated April 25, 2006 were distributed entitled "12 HUMPHREYS STREET, DORCHESTER; 38 ELDER STREET, DORCHESTER; 69 BELDEN STREET, DORCHESTER, MASSACHUSETTS", which included two proposed votes. Attached to said memorandum were a letter dated March 29, 2006 from Harold Jay Cohen, Treasurer, Groom/Humphreys Neighborhood Association, Inc. to Mr. Rodney Sinclair, Boston Redevelopment Authority, a letter dated March 27, 2006 from Joan E. Tighe, Eastman/Elder Streets Neighborhood Association and a map indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Ms. Anastasia Lapapola, Sojourner House and Mr. Bob Wegener, 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: (i) issue a Certification of Approval, confirming that the Project located at 12 Humphreys Street, 38 Elder Street, and 69 Belden Street, containing approximately 5,212 square feet of renovated residential space and 16,929 square feet of newly constructed residential space among three (3) buildings, that will contain eighteen (18) condominium units of which all eighteen (18), or 100% will be affordable and available to individuals earning at or below 80% of the area median income ("AMI"), improved landscaped areas and sixteen (16) above-grade parking spaces ("Proposed Project") in the Dorchester neighborhood 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 enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Proposed Project that will provide eighteen (18) affordable condominium and rental units. Of the eighteen (18) rental and condominium units eleven (11) rental units will be affordable and available to households earning at or below 60% of area median income for the Boston Standard Metropolitan Statistical Area as promulgated by the United States Department of Housing and Urban Development ("AMI"), and seven (7) condominium units will be affordable and available to households earning at or below 80% of AMI, all upon terms and conditions to be determined in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SALVATION ARMY COMMUNITY CENTER TENTATIVE DESIGNATION EXTENSION", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby extends the Tentative Designation of the Salvation Army of Massachusetts, as Redeveloper of the "Designated Parcels" which contained a certain Resolution, dated August 11, 2005. Said extension shall be for a period not to exceed 180 days from the date hereof. If the terms and conditions of the Tentative Designation have not been met to the satisfaction of the Director within said 180 days, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated April 25, 2006 were distributed entitled "SCHOOLHOUSE '77 CHAPTER 121A PROJECT CONTRACT FOR SALE", which included two proposed votes.

Ms. Eileen Brophy, Counsel, 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 enter into a Contract for Sale with the U.S. Department of Housing and Urban Development for the Schoolhouse '77 Chapter 121A Project and to transfer the project to a qualified developer. The Contract for Sale and all related agreements and documents that may contain such terms and conditions as the Director determines in his sole discretion; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary, in his sole discretion, for the acquisition and transfer of the Schoolhouse '77 Chapter 121A Project.

Copies of a memorandum dated April 25, 2006 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR USE OF PIER 4 FOR BERTHERING THE USS MCINERNEY", which included a proposed vote. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND US NAVY PERMITTING USE OF PIER 4 IN CHARLESTOWN NAVY YARD FOR BERTHING THE USS MCINERNEY".

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 USS MCINERNEY (FFG-8) from June 28-July 5, 2006, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of April 25, 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. 6736.

Copies of a memorandum dated April 25, 2006 were distributed entitled "PIER 4, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR VESSEL

BERTHING FOR AK SERVICES, INC.”, which included a proposed vote. Attached to said memorandum was a document entitled “LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND AK SERVICES”.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into and execute a License Agreement with AK Services, Inc., permitting the use and occupancy of a portion of berthing space at Pier 4 in the Charlestown Navy Yard for the limited purpose of a three (3) day oil spill response training from August 14 to August 16, 2006. The License Agreement shall be substantially in the form submitted to the Boston Redevelopment Authority at its meeting of April 25, 2006, subject to such terms and conditions that the Director deems to be in the best interest of the BRA.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6737.

Copies of a memorandum dated April 25, 2006 were distributed entitled “PIER 4, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR BERTHING OF GREEK NAVAL VESSEL HS PROMETHEUS”, which included a proposed vote. Attached to said memorandum was a document entitled “LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND US NAVY PERMITTING USE OF PIER 4 IN CHARLESTOWN NAVY YARD FOR BERTHING THE GREEL NAVAL VESSEL THE HS PROMETHEUS”.

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 Greek vessel the HS Prometheus, from July 27 to August 2, 2006, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of April 25, 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. 6738.

Copies of a memorandum dated April 25, 2006 were distributed entitled "BUILDING 75, HISTORIC MONUMENT AREA, CHARLESTOWN NAVY YARD, ASSIGNMENT OF LEASE AND LANDLORD'S CONSENT AND ESTOPPEL CERTIFICATE", 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, as "Landlord" under the Building 75 Lease, originally dated April 27, 1994 (the "Lease"), to the extent required under Article 19, Subsections 19.2 through Subsection 19.4 of the Lease, hereby consents to the assignment of the Lease by Biolease, Inc. to The Massachusetts General Hospital, subject to the execution and delivery of an acceptable assignment or like instruments from Biolease, Inc. to The Massachusetts General Hospital; and

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority ("BRA") be, and hereby is, further authorized to execute and deliver all other agreements, instruments, and documents which he deems necessary and that contains such terms and conditions as he determines necessary in his sole discretion, including but not limited to, a Landlord's Consent and Estoppel Certificate, in connection with the assignment of the Building 75 Lease by Biolease, Inc. to The Massachusetts General Hospital.

Copies of a memorandum dated April 25, 2006 were distributed entitled "AWARD OF CONTRACT TO AUDISSEY GUIDES TO ASSIST THE BOSTON REDEVELOPMENT AUTHORITY IN THE DEVELOPMENT OF AN AUDIO TOUR OF BOSTON'S HARBORWALK SYSTEM", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Richard McGuinness, Senior Waterfront Planner, 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 execute a contract with Audissey Guides to assist the Boston Redevelopment Authority in the development of an audio tour of Boston's Harborwalk system for an amount not to exceed \$24,950.

Copies of a memorandum dated April 25, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 32 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-27060; BCZ-27071; BZC-27073; BZC-27075; BZC-27077; BZC-27078; BZC-27086; BZC-27098; BZC-27099-27100; BZC-27106; BZC-27109; BZC-27110; BZC-27112; BZC-27113; BZC-27114-27115; BZC-27116; BZC-27117; BZC-27119; BZC-27120; BZC-27121; BZC-27122; BZC-27123; BZC-27124; BZC-27145; BZC-27150; BZC-27152; BZC-27153; BZC-27167; BZC-27174; BZC-27255; BZC-27294-27295 and BZC-27309.

Copies of a memorandum dated April 25, 2006 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Goulston & Storrs	\$ 671.20
ABT Associates Inc.	\$ 17,203.15

Copies of a memorandum dated April 25, 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 five-month contract extension for professional services with Ken Greenberg, Greenberg Consultants through June 30, 2006.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month legal services contract with Donald Wiest to provide services as agreed, for up to fifteen (15) hours per week at an hourly rate of \$200, from may 1, 2006 through July 31, 2006.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization of yhe extension of a internship for Jared Ross in the General Counsel Office for up to thirty-five (35) hours per week at \$17.00 per hour effective May 29-August 3, 2006.

VOTED: That the next meetings of the Authority will be held on TUESDAY, May 16, 2006 at 2:00 p.m.; TUESDAY, June 6, 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 4:10 p.m.

Secretary