

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 25, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated May 16, 2006 were distributed entitled "SCHEDULING OF A PUBLIC HEARING ON THE SOUTH STATION AIR RIGHTS PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT AND APPROVAL OF A RELATED PLANNED DEVELOPMENT AREA PLAN", 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 June 6, 2006 at 2:00 p.m. to consider the South Station Air Rights Project pursuant to Section 80B-7 of the Boston Zoning Code as a Development Impact Project, and pursuant to Section 80C of the Boston Zoning Code, Planned Development Area Development Plan approval.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, (collectively "Chapter 121A") and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, to consider an application filed by On Luck Housing Development (the "Applicant") with the Authority regarding the proposed expansion of the existing Hong Lok housing development Chapter 121A Project ("the Project"). The Project, as amended and expanded, will include the construction of a new building containing 75 affordable dwelling units for the elderly, a community center, an adult elderly day care facility and appurtenant facilities on a parcel of land off Essex Street containing approximately 10,500 square feet.

Notice of this Public Hearing was duly advertised in the Boston Herald on May 5, 2006 and by sending such notice to abutters in accordance with the Authority's votes on May 5, 2006.

In a Public Hearing before the Authority, staff members and the Applicant's representatives will first present their case and will be subject to questions by

members of the Authority only. Thereafter, those wishing to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire.

Ms. Campisano will now begin the presentation.

Copies of a memorandum dated May 16, 2006 were distributed entitled "SECOND REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE EXPANSION OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS" and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review, Attorney Rob Tuckerman, Wilmer Haley and Mr. Chu Ming Lee, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Ruth Moy, On Luck Housing Development

A man & woman who are residents of On Luck

Mr. Bill Moy, Co-Chair Chinatown Council

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE ON LUCK HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE EXPANSION OF THE PREVIOUSLY APPROVED AND DEVELOPED ON LUCK HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6739.

Copies of a memorandum dated May 16, 2006 were distributed entitled "DUDLEY SQUARE DEMONSTRATION PROJECT, ORDER OF TAKING, 2262 AND 2286 WASHINGTON STREET, ROXBURY", 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 following resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2006, relating to certain parcels of land located at 2262 and 2286 Washington Street, in the Roxbury section of Boston, Suffolk County, Commonwealth of Massachusetts, 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."

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6740.

Copies of a memorandum dated May 16, 2006 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-2B LOCATED AT 87 TYLER STREET ADJACENT TO TUFTS UNIVERSITY POSNER HALL", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 16, 2006, RE: FINAL DESIGNATION OF THE CHINATOWN COMMUNITY EDUCATION CENTER LLC AS THE REDEVELOPER OF PARCEL P-2B IN THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA adopt the Resolution of the Boston Redevelopment Authority dated, May 16, 2006 re: Final Designation of Chinatown Community Education Center LLC

("Redeveloper") as the Redeveloper of Parcel P-2B, located at 87 Tyler Street ("Project Site") in the South Cove Urban Renewal Area, Project No. Mass. R-92; and

FURTHER

VOTED: That the final designation of the Redeveloper of Parcel P-2B in the South Cove Urban Renewal Area be automatically rescinded without prejudice and without further action by the BRA, if Parcel P-2B is not conveyed to the Redeveloper by November 16, 2006.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6741.

Copies of a memorandum dated May 16, 2006 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-2B LOCATED AT 87 TYLER STREET ADJACENT TO TUFTS UNIVERSITY POSNER HALL", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH COVE URBAN RENEWAL PLAN, PROJECT MASS. NO. R-92, WITH RESPECT TO 87 TYLER STREET", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION OF THE SOUTH COVE URBAN RENEWAL PLAN, PROJECT NO. MASS. R-92, WITH RESPECT TO 87 TYLER STREET".

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6742.

Copies of a memorandum dated May 16, 2006 were distributed entitled "THE SALVATION ARMY OF MASSACHUSETTS, INCORPORATED: ACQUISITION OF LAND LOCATED WITHIN THE DORCHESTER NEIGHBORHOOD FROM THE CITY OF BOSTON AND TENTATIVE DESIGNATION OF THE SALVATION ARMY OF MASSACHUSETTS, INCORPORATED FOR SAID PARCEL", 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” or “Authority”) finds and declares as follows:

- (a) That the “Demonstration Project” and the “Demonstration Project Plan” adopted by the BRA on August 11, 2005, as extended by vote dated April 25, 2006 (the “Original Demonstration Vote”), is hereby amended to include that certain parcel situated at and known as 19 Burgess Street (Ward 08, Parcel 00099000) (the “Property”); and
- (b) That, in order to prevent and/or eliminate urban blight, it is in the public interest of both the BRA and the City of Boston to assist The Salvation Army of Massachusetts, Incorporated (“TSA”) in the acquisition of the Property;
- (c) That, in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the actions described herein with respect to the Property will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (d) That the actions described herein with respect to the Property cannot be achieved without the assistance of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the implementation of the Demonstration Project Plan, all containing terms and conditions deemed in the best interest of the BRA.

Copies of a memorandum dated May 16, 2006 were distributed entitled “19 BURGESS STREET (WARD 08, PARCEL 00099000): NOTICE OF INTENT TO TAKE BY EMINENT DOMAIN”, 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 for and on behalf of the BRA, to execute and deliver a Notice of Intent to Take, in substantial accord with the draft notice of intent to take submitted at this meeting, subject to such terms,

conditions and changes as the Director deems necessary, in his sole discretion, and that the BRA be and hereby is authorized to proceed with an eminent domain taking of the property situated at and known as 19 Burgess Street (Ward 08, Parcel 00099000) (the "Property"), pursuant to the BRA's powers under Massachusetts General Laws Chs. 79 and 121B, the Property as more specifically described in the deed recorded with the Suffolk Registry of Deeds in Book 9020, at Page 446, whose last known owners are Joseph Antonuccio and Anna Antonuccio.

Copies of a memorandum dated May 16, 2006 were distributed entitled "93-115 MARCELLA STREET IN ROXBURY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority allow Department of Neighborhood Development to include 93-115 Marcella Street in Roxbury in the Marcella-Highland Streets Developer Builder Initiative Request for Proposals.

Copies of a memorandum dated May 16, 2006 were distributed entitled "MARCELLA-HIGHLAND TRANSPORTATION STUDY REQUEST FOR PROPOSALS", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approves thirty-five thousand dollars (\$35,000.00) towards a transportation study for the Marcella-Highland Streets Developer Builder Initiative; and

FURTHER

VOTED: That the Boston Redevelopment Authority authorizes the Director to enter into any and all agreements and documents, which the Director deems necessary for the completion of the transportation study for the Marcella-Highland Streets Developer Builder Initiative.

Copies of a memorandum dated May 16, 2006 were distributed entitled "BRUNSWICK KING URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCEL R-1, LOCATED AT 27-29 FERNBORO STREET, IN DORCHESTER", which included five 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 be authorized to allow the Department of Neighborhood Development to include 27 and 29 Fernboro Street into the Intervale Street Phase 2 Developer Builder Request for Proposals.

Copies of a memorandum dated May 16, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 PARCELS A-2A AND A-2B, LOCATED AT 58 HOLLANDER AVENUE", 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 following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2006, relating to Parcels A-2A and A-2B in the WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, 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."

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6743.

Copies of a memorandum dated May 16, 2006 were distributed entitled "WINTHROP SQUARE GARAGE, 115 WINTHROP SQUARE", 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 the redevelopment of the City-owned parcel located at 115 Winthrop Square in the Financial District of Downtown.

Copies of a memorandum dated May 16, 2006 were distributed entitled "LONG WHARF PAVILION, 80 LONG WHARF", 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 Request for Proposals for the redevelopment of the BRA-owned parcel located at 80 Long Wharf in the Downtown Waterfront Urban Renewal Area.

Copies of a memorandum dated May 16, 2006 were distributed entitled "BACK BAY MANOR CHAPTER 121A PROJECT, CERTIFICATE OF PROJECT TERMINATION", 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 (the "Authority") in accordance with General Laws Chapter 121A, section 18C, hereby determines and finds with regard to the Back Bay Manor Chapter 121A Project (the "Project"), as follows: (1) that Back Bay Manor Associates Limited Partnership has carried out its obligations and performed the duties as imposed by General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended and applicable (collectively, "Chapter 121A"), to the satisfaction of the Authority; and (2) that the Project is terminated as of April 29, 2006, and thereafter the property which constitutes the Project and Back Bay Manor Associates Limited Partnership shall no longer be subject to the obligations, except for any outstanding liabilities incurred and those set forth in the Amended Lease, a Gap Payment Agreement and the Stipulation of Settlement, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by Chapter 121A; and

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination, with regard to the Back Bay Manor Chapter 121A Project. Such Certificate of Project Termination shall be delivered to Back Bay Manor Associates Limited Partnership, the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector-Treasurer of the Treasury Department; and

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority (the "Authority") be, and hereby is, authorized to execute and deliver on behalf of the Authority, a Gap Payment Agreement and any other agreements, instruments, or documents regarding the termination of the Back Bay Manor Chapter 121A Project containing such terms and conditions that he deems appropriate and necessary.

Copies of a memorandum dated May 16, 2006 were distributed entitled "LIGHT RAIL ACCESSIBILITY PROJECT, DEMONSTRATION PROJECT, KENMORE SQUARE STATION", which included five proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by undertaking of the Massachusetts Bay Transportation Authority ("MBTA") Light Rail Accessibility Project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the MBTA (the "Applicant") in the acquisition of certain portions of Kenmore Square; and
- (b) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Proposed Project by the Applicant requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Proposed Project constitutes a "Demonstration Project" under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Proposed Project: the Authority shall obtain title to portions of Kenmore

Square for the Proposed Project and shall convey such portions of Kenmore Square to the MBTA. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority's role in the Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be, and hereby is authorized to petition the Public Improvement Commission to discontinue certain portions of Kenmore Square necessary for the Proposed Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2006, relating to portions of Kenmore Square in Boston, Suffolk County, Commonwealth of Massachusetts, 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 execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the portions of Kenmore Square necessary for the Proposed Project.

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6744.

Copies of a memorandum dated May 16, 2006 were distributed entitled "BLUE LINE IMPROVEMENT PROJECT DEMONSTRATION PROJECT, MAVERICK SQUARE STATION", which included five 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 (the “Authority”) hereby finds and declares as follows:

- (e) In order to overcome urban blight by undertaking of the Massachusetts Bay Transportation Authority (“MBTA”) Blue Line Improvement Project (the “Proposed Project”), it is in the public interest of both the Authority and the City of Boston to assist the MBTA (the “Applicant”) in the acquisition of portions of Maverick Square; and
- (f) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (g) The undertaking of the Proposed Project by the Applicant requires the assistance of the Authority; and
- (h) Based on (a), (b) and (c) above, the Proposed Project constitutes a “Demonstration Project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER  
VOTED:

That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Proposed Project: the Authority shall obtain title to portions of Maverick Square for the Proposed Project and shall convey such portions of Maverick Square to the MBTA. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be, and hereby is authorized to petition the Public Improvement Commission to discontinue certain portions of Maverick Square necessary for the Proposed Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 16, 2006, relating to portions of Maverick Square in the East Boston section, Boston, Suffolk County, Commonwealth of Massachusetts, 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 execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the portions of Maverick Square necessary for the Proposed Project.

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6745.

Copies of a memorandum dated May 16, 2006 were distributed entitled "DEMONSTRATION PROJECT -376 WEST FOURTH STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a letter dated May 15, 2006 from Paula Devereaux, Rubin and Rudman LLP 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 Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows: In order to overcome urban blight by undertaking of the 376 West Fourth Street, South Boston, Massachusetts Project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the BCCH Residential LLC (the "Applicant") in the sale of the Proposed Project; and

- (i) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (j) The undertaking of the Proposed Project by the Applicant requires the assistance of the Authority; and
- (k) Based on (a), (b) and (c) above, the Proposed Project constitutes a “Demonstration Project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER  
VOTED:

That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Proposed Project: the Authority shall obtain title to the Proposed Project and shall convey the Proposed Project to a non-profit organization designated by the BRA. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to execute a Purchase and Sale Agreement, a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the purchase and sale of the Proposed Project.

Copies of a memorandum dated May 16, 2006 were distributed entitled “TENTATIVE DESIGNATION OF THE CHARLESTOWN ARMORY, LOCATED AT 374-398 BUNKER HILL STREET”, which included three proposed votes.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 16, 2006, RE: TENTATIVE DESIGNATION OF REDEVELOPER FOR CHARLESTOWN ARMORY SITE LOCATED WITHIN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", was introduced, read and considered.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Pat Sweeney, developer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution of the Boston Redevelopment Authority dated May 16, 2006 re: Tentative Designation of Charlestown Armory Development Partners, LLC as the Redeveloper of the Charlestown Armory; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Charlestown Armory Development Partners, LLC or an entity with equal interests, agent, contractors and/or subcontractors for the purpose of providing the Redeveloper with access onto the Project Site for stabilization work, soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the redevelopment of the Project Site; and

FURTHER

VOTED: That this Tentative Designation of Charlestown Armory Development Partners, LLC as the Redeveloper of the Project Site, is automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6746.

Copies of a memorandum dated May 16, 2006 were distributed entitled "PROPOSED DISBURSEMENT OF \$15,000 FOR PROGRAMMING OF SUMMER EVENTS IN THE CHARLESTOWN NAVY YARD", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$15,000 for programming of various summer events as a part of the Charlestown Navy Yard Waterfront Activation Plan, such funds to be disbursed from mitigation funds received from the Carlyle Group as a part of the community benefits associated with the Carlyle Group purchase of Building 42 in the Charlestown Navy Yard; and

FURTHER

VOTED: That the Director be authorized to execute and deliver Grant Agreements regarding such disbursements with the appropriate entities that will sponsor each event, containing such terms and conditions as the Director deems appropriate in his sole discretion.

Copies of a memorandum dated May 16, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 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-27985; BCZ-27126; BZC-27131; BZC-27132; BZC-27133-27134; BZC-27135; BZC-27137; BZC-27138; BZC-27139; BZC-27141-27143; BZC-27144; BZC-27146; BZC-27147&27149; BZC-27154; BZC-27155; BZC-27156; BZC-27157; BZC-27158; BZC-27159; BZC-27160; BZC-27161; BZC-27162; BZC-27163; BZC-27164; BZC-27165; BZC-27166; BZC-27168; BZC-27169; BZC-27170; BZC-27171; BZC-27173; BZC-27175; BZC-27186; BZC-27188; BZC-27189; BZC-27190-27191; BZC-27192; BZC-27196; BZC-27200; BZC-27202; BZC-27204; BZC-27205; BZC-27207; BZC-27208; BZC-27209; BZC-27210; BZC-27231-27232; BZC-27243; BZC-27282-27283; BZC-27338; BZC-27371 and BZC-27108.

Copies of a memorandum dated May 16, 2006 were distributed entitled "REQUEST ADOPTION OF MAYOR THOMAS M. MENINO'S AN ORDER RELATIVE TO THE INCLUSIONARY DEVELOPMENT POLICY DATED MAY 16, 2006", which included a proposed vote. Attached to said memorandum was a document entitled "EXECUTIVE ORDER OF MAYOR THOMAS M. MENINO - An Order Relative to the Inclusionary Development Impact".

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby adopts and endorses Mayor Thomas M. Menino’s *An Order Relative to the Inclusionary Development Policy* dated May 16, 2006 and modifies the Inclusionary Development Policy for projects initiating the development review process on or after May 16, 2006, through the submission of a Large Project Review Project Notification Form or a Small Project Review Application.

The aforementioned EXECUTIVE ORDER is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6747.

Copies of a memorandum dated May 16, 2006 were distributed entitled “BELNEL NEIGHBORHOOD (HYDE PARK) TRANSPORTATION ACCESS STUDY CONTRACT FOR CONSULTING SERVICES”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) authorizes the Director to enter into a Contract with Rizzo Associates, Inc., in an amount not to exceed \$24,999 for the completion of a transportation access study for the Belnel neighborhood of Hyde Park.

Ms. Consuelo Thornell entered at this time.

Copies of a memorandum dated May 16, 2006 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

HDR Engineering, Inc.	\$ 1,232.45
RDA Construction Corp.	\$ 68,156.80
Blais Electrical Corp.	\$ 2,976.01
Shaw Environmental, Inc.	\$ 536.00
Childs Engineering Corp.	\$ 3,515.00
Rosenberg & Schapiro	\$ 31,488.18

Copies of a memorandum dated May 16, 2006 were distributed entitled, “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Aracelis Mercado, Graphic Designer for Communication, Grade 17, at a salary of \$42,772 effective May 12, 2006.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization for a two-month extension of the internship of Jessica Arthur in the Community Planning Department for up to thirty-five (35) hours per week at \$13.00 per hour effective July 1, 2006 through September 1, 2006 and a three-month extension of the internship of Nathan Nickerson in the GIS-Mapping Department of the Planning Division for up to twenty-one (21) hours per week at \$13.00 per hour effective May 30, 2006 through September 1, 2006.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Sylvia Feng in the Urban Design Department of the Planning Division, at \$15.00 per hour for up to thirty-five (35) hours per week, effective June 5, 2006 through September 1, 2006.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Karen Hong in the Urban Design Department of the Planning Division, at \$15.00 per hour for up to thirty-five (35) hours per week, effective June 5, 2006 through September 1, 2006.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a two-month internship for Matthew Murray in the Economic Development Division for up to thirty-five (35) hours per week, effective June 5, 2006 through August 11, 2006.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Luis Rosero in the Research Division, at \$17.00 per hour for up to

thirty-five (35) hours per week, effective June 5, 2006 through September 1, 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 and salary of Kristin Donovan, effective May 22, 2006

From: Planner I: Community Planning Department, Planning Division; Grade 17; \$47,765 annually

To: Project Manager, Development Review Department, Economic Development Division; Grade 20, \$53,000 annually

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Michael E. Colby as a Temporary Development Program Employee in the position of Deputy Director for Strategic Policy Initiatives in the Policy Department of the Director's Office, Grade 24, at an annual salary of \$78,000 effective May 22, 2006.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of John M. Fitzgerald as a Temporary Development Program Employee in the position of Project Assistant, Grade 17, at an annual salary of \$41,767 effective May 22, 2006.

PERSONNEL MEMORANDUM #10

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of James M. Tierney as a Temporary Development Program Employee in the position of Special Counsel to the Director, Grade 22, at an annual salary of \$85,000 effective June 12, 2006.

PERSONNEL MEMORANDUM #11

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month employment service agreement with Scott Sarazen at an hourly rate of \$100 for a total contract amount of \$40,000 from May 22, 2006 through August 31, 2006.

VOTED: That the next meetings of the Authority will be held on  
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 3:08 p.m.

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Secretary