

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 29, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated July 20, 2006 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR BOSTON COLLEGE AMENDMENT TO THE INSTITUTIONAL MASTER 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 schedule and advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, August 10, 2006 at 2:00 p.m. to consider the proposed extension of the term of Boston College Institutional Master Plan through December 31, 2007, pursuant to Section 80D-8 of the Boston Zoning Code ("Code") of the Boston Zoning, and to consider the proposed Boston College Institutional Master Plan Amendment, pursuant to Sections 80D-5 and 80D-9 of the Code.

Mr. Michael Taylor recused himself.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in connection with the Second Amendment to the Master Plan and Development Impact Project Plan for Planned Development Area No. 38, submitted by the Trustees of Boston University on May 12, 2006. The Master Plan, as previously amended, describes Boston University's mission and objectives, existing facilities, long-range goals, and proposed projects over the term of the Master Plan for the Student Village project located at 899-925 Commonwealth Avenue and bounded by Commonwealth Avenue, Harry Agganis Way, the Massachusetts Turnpike and Buick Street in the Brighton section of Boston. The Master Plan Amendment amends provisions in the Master plan relating to Phase II and Phase III of the Student Village Project. Phase II of the Proposed Project will include, among other improvements, a new University residence building containing beds for approximately 960 students. Phase III of the Proposed Project will include, among other improvements, a new University residence building containing beds for approximately 523 students and an expansion of the parking garage to include approximately 1000 parking spaces. Approvals are requested of the BRA pursuant to Article 80 of the Code for the issuance of a Determination waiving further review of the Notice of Project Change, the execution of certain

project related agreements, a Certification of Consistency, and a petition to the Boston Zoning Commission for approval of the Master Plan Amendment. Notice of this Public Hearing was duly advertised in the Boston Herald on July 7, 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.

Mr. Rourke will now begin the presentation.

PUBLIC HEARING ON THE SECOND AMENDMENT TO MASTER PLAN
AND DEVELOPMENT IMPACT PROJECT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 38, BOSTON UNIVERSITY STUDENT VILLAGE
PROJECT, 899-925 COMMONWEALTH AVENUE

Mr. Jay Rourke, Project Manager, Mr. Peter Cusato, Vice President of Auxiliary Business Affairs, Mr. Jamie Faye, Fort Point Associates, Mr. John Bertrum, Cannon Design and Mr. Ed King, Governmental Affairs - BU, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Ms. Pamela Beale, BU Community Task Force

Mr. Herb Walsh, Bay State Neighborhood Association

Ms. Beth Walsh, Kenmore Community

Mr. Neil Houstus, resident

Mr. Norman O'Grady, Brighton Board of Trades

Mr. Richard Greeley, Oak Square resident

Ms. Kathleen Brown, resident

Mr. Jim Coyle, Boston Board of Trades

Mr. Al Peciaro, Carpenters Local

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby finds and determines with respect to the Second Amendment to Master Plan and Development Impact Project Plan for Planned Development Area No. 38, Boston University Student Village Project, located at 899-925 Commonwealth Avenue and proposed by the Trustees of Boston University (the "Second Amendment"), and the Master Plan and Development Impact Project Plan for Planned Development Area No. 38, Boston University Student Village Project, located at 899-925 Commonwealth Avenue as previously amended and as further amended by the Second Amendment (as so amended, the "Master Plan"), that (a) the Master Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) each Proposed Project in the Master Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the Master Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Master Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing proposed in the Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that the Proposed Project complies with Code Section 80C-4, Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code;

FURTHER VOTED: That Authority hereby approves the Second Amendment, pursuant to Section 80C of the Code; and

FURTHER VOTED: That Authority hereby approves the undertaking of Phase II of the Proposed Project described ~~described~~ in the Project Update and other documents submitted to the Authority on May 12, 2006, without further review by the Authority;

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the Second

Amendment, in substantial accord with the Second Amendment presented to the BRA at its hearing on July 20, 2006; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for Phase II of the Proposed Project as described in the Master Plan and in the Amended and Restated Development Plan for Easterly Development Area and Westerly Development Area of Planned Development Area No. 38 (the "PDA Development Plan"), when the Director finds that (a) Phase II of the Proposed Project is described adequately in the PDA Development Plan, (b) Phase II of the Proposed Project is consistent with such PDA Development Plan, and (c) the Second Amendment has been approved by the Authority and the Zoning Commission in accordance with the applicable provisions of Code Section 3-1A.a and Planned Development Area Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, amendments to any existing agreements relating to the Proposed Project, subject to such terms and conditions as the Director deems to be in the best interest of the Authority.

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6756.

This is a Public Hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the second amendment to Planned Development Area Number 61, the Longwood Medical Research Center project. The Project site is located in the Longwood Medical and Academic Area of Boston.

This hearing was duly advertised on July 6, 2006 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish 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 who wish to speak in opposition may do so,

again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated July 20, 2006 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND DEVELOPMENT PLAN AMENDMENT TO THE LONGWOOD NORTH RESEARCH CENTER, PLANNED DEVELOPMENT AREA NUMBER 61", which included six proposed votes.

Attached to said memorandum were a document entitled "APPLICATION FOR SECOND AMENDMENT TO PLANNED DEVELOPMENT AREA #61 ('PDA') - CENTER FOR LIFE SCIENCE BOSTON PROJECT (f/k/a Blackfan-Longwood North Project) BOSTON, MASSACHUSETTS", a Fact Sheet and five illustrations.

Ms. Sonal Gandhi, Senior Project Manager and Mr. Bob Green, Lyme Properties LLC, addressed the Authority and answered the Members' questions. The following people spoke in favor of the proposed project:

Mr. Al Pacairo, Carpenters Union

Mr. Edward Lamperti, IAG member

Mr. Jim Coyle, Boston Building Trades (?)

Ms. Christian Moredis, resident and Beth Israel worker

Ms. Jay Mallow, resident and Beth Israel worker

Mr. Dennis Monty, Beth Israel, Facilities Manager

Ms. Christine Appicella, MASCO

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA" or "Authority") hereby finds that the Longwood North Research Center project ("LNRC" or "Proposed Project", also known as the Center for Life Sciences II, "CLSB II"), as described in the Draft Project Impact Report ("DPIR") and Supplemental Information Document, conforms to the general plan for the City of Boston as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That, in connection with the Second Amendment to Planned Development Area No. 61 ("Second Development Plan Amendment") presented at a public hearing duly held at the offices of the BRA on July 20, 2006, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Second Development Plan Amendment, the BRA finds, with respect to the Second Development Plan

Amendment, that (a) the Second Development Plan Amendment, when approved by the Boston Zoning Commission, will not be for a location or proposed project for which PDA's are forbidden by the underlying zoning; (b) the Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Project in PDA's; (c) the Second Development Plan Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for PDA's; (d) the Second Development Plan Amendment conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA is located, and to the general plan for the City of Boston (the "City") as a whole; (e) on balance, nothing in the Second Development Plan Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Second Development Plan Amendment adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Boston Zoning Code (the "Code"); and

FURTHER
VOTED:

That, pursuant to the provisions of Section 80-C of the Code, the BRA hereby (a) approves the Second Development Plan Amendment dated July 20, 2006, and (b) authorizes the Director to petition the Boston Zoning Commission to approve the Second Development Plan Amendment, in substantial accord with the Second Development Plan Amendment presented to the BRA at its hearing on July 20, 2006; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80-C of the Code when the Director finds that (a) the Proposed Project is described adequately in a PDA Development Plan applicable to the Proposed Project's location, as amended, (b) the Proposed Project is consistent with the PDA Development Plan, as amended, and (c) the Second Development Plan Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80C, PDA Review; and

FURTHER
VOTED:

That the BRA hereby approves the full build of the Proposed Project, consisting of 440,000 gross square feet of floor area with a maximum height of 298 feet and 330 parking spaces; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to the Cooperation Agreement, an amendment to the Development Impact Project (“DIP”) Agreement, an amendment to the Boston Residents Construction Employment Plan and any and all documents deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned SECOND AMENDMENT PDA NO. 61 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6757.

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, in connection with an application (the “Application”) filed with the Authority regarding the transfer of the previously approved and developed One Beacon Street Chapter 121A Project (the “Project”), located in the downtown area of Boston, at the intersection of Beacon and Tremont Streets. The Project consists of an office tower of 36 stories containing approximately 1,000,000 square feet of office space, with underground garage and other appurtenant facilities. An Application has been filed with the Authority by jointly Boston Beacon Limited Partnership and One Beacon Street Limited Partnership. The Application requests approval and/or consent to the transfer of the Project by the Boston Beacon Limited Partnership to One Beacon Street Limited Partnership, a Massachusetts limited partnership to be formed, on the terms and conditions as set forth in such Application.

Notice of this Public Hearing was duly advertised in the Boston Herald on July 7, 2006 and by sending such notice to abutters in accordance with the Authority’s votes on July 7, 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 July 20, 2006 were distributed entitled "REPORT AND DECISION ON THE TRANSFER OF ONE BEACON STREET CHAPTER 121A PROJECT BY BOSTON BEACON LIMITED PARTNERSHIP TO ONE BEACON STREET LIMITED PARTNERSHIP", which included two proposed votes. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY EIGHTH AMENDMENT TO REPORT AND DECISION ON THE APPLICATION TO ACQUIRE THE ONE BEACON STREET CHAPTER 121 A PROJECT BY ONE BEACON STREET LIMITED PARTNERSHIP UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review and Ms. Maura Griffith-Moffet, Goodwin Procter, addressed the Authority and answered the Members' questions.

Ms. Shirley Kressel spoke in opposition to the proposed amendment.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY EIGHTH AMENDMENT TO REPORT AND DECISION ON THE APPLICATION TO ACQUIRE THE ONE BEACON STREET CHAPTER 121A PROJECT BY ONE BEACON STREET LIMITED PARTNERSHIP UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" be and hereby is approved and adopted in all respects; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver on behalf of the Boston Redevelopment Authority with One Beacon Street Limited Partnership an Affordable Housing Contribution Agreement and a Public Improvements Contribution Agreement and any other documents and agreements that the Director, in his sole discretion, deems necessary and appropriate in connection with the transfer of the One Beacon Street Chapter 121A Project.

The aforementioned EIGHTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6758.

Copies of a memorandum dated July 20, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: SO-CALLED PARCEL L-33, 85 MUNROE STREET", which included a proposed vote. Attached to said memorandum was 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 a Land Disposition Agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the rehabilitation of a four (4) unit building on so-called Parcel L-33 of the Washington Park Urban Renewal Area, which is also known as 85 Munroe 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 July 20, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, PARCEL L-43B LOCATED AT 41 REGENT STREET AND THE ABUTTING PARCEL LOCATED AT 64 ALPINE STREET", which included three 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: TENTATIVE DESIGNATION OF D'VENTURES UNLIMITED, INC. AS THE REDEVELOPER OF PARCEL L-43B LOCATED AT 41 REGENT STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24", was introduced, read and considered.

Mr. Carlos Peralta, Project Manager and Mr. Hal March, architect, 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 Resolution of the BRA, dated July 20, 2006 re: Tentative Designation of D'Ventures Unlimited, Inc. ("Redeveloper") as the redeveloper of Parcel L-43B located at 41 Regent Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24 ("Site" or "Parcel L-43B"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper or an entity with equal

interests, agent, contractors and/or subcontractors for the purpose of providing the Redeveloper with access onto the Site for soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the planning and development of Parcel L-43B; and

FURTHER

VOTED: That this Tentative Designation of the Redeveloper of Parcel L-43B in the Washington Park Urban Renewal Area, Project No. Mass. R-24, be 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. 6759.

Copies of a memorandum dated July 20, 2006 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167: PARCEL A1, LOCATED AT 23 HIGHLAND STREET AND PARCEL 3 LOCATED AT 21 MORLEY 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: The BRA authorizes the Secretary to re-advertise a Request for Proposals for the sale and development of Parcel 3 located at 21 Morley Street for residential use and Parcel A1 located at 23 Highland Street for associated parking to support residential use on Parcel 3 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167.

Copies of a memorandum dated July 20, 2006 were distributed entitled "AUTHORIZATION TO ENTER INTO A TEMPORARY LICENSE AGREEMENT WITH MADISON PARK DEVELOPMENT CORPORATION REGARDING THE BLAIR LOT LOCATED AT 4-12 PALMER STREET AND 2148 WASHINGTON STREET, ROXBURY", which included two proposed votes. Attached to said memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND MADISON PARK DEVELOPMENT CORPORATION".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director on behalf of the Boston Redevelopment Authority be, and hereby is, authorized to enter into a License Agreement in substantially the form presented hereto, with Madison Park Development Corporation for the use and occupancy of the Blair lot

located at 4-12 Palmer Street and 2148 Washington during every Tuesday beginning July 25, 2006 and ending September 26, 2006; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any other necessary and appropriate documents which the Director deems appropriate and necessary in connection with said License Agreement.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6760.

Copies of a memorandum dated July 20, 2006 were distributed entitled "DOWNTOWN WATERFRONT, COOPERATION AGREEMENT FOR VENDING ACTIVITIES AND MAINTENANCE SERVICES", 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 enter into a Cooperation Agreement with the Wharf District Association, Inc. to manage and maintain the program vending and entertainment activities on Boston Redevelopment Authority-owned property located on the downtown waterfront on or about Long and Central Wharves, containing such terms and conditions that the Director deems appropriate in his sole discretion.

Copies of a memorandum dated July 20, 2006 were distributed entitled "26-30 WEST STREET, DOWNTOWN CROSSING", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. John Fitzgerald, Assistant Project Manager, Attorney Larry DiCara, Nixon Peabody, Mr. David Hassen, architect and Mr. David Grady, developer, 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 development of thirty-two (32) residential condominium units at 26-30 West Street in Downtown Crossing (the "Proposed Project") by 26 West Street, LLC 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 as well as 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 July 20, 2006 were distributed entitled "CITY HALL PLAZA ENGINEERING STUDY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract with BSC Group to provide engineering services necessary for the preparation of an Engineering Study for the southwest portion of City Hall Plaza for an amount not to exceed \$40,000. These services will be funded by the BRA.

Copies of a memorandum dated July 20, 2006 were distributed entitled "1486 TREMONT STREET, MISSION HILL", which included three proposed votes.

Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Attorney Jim Green, Rubin & Rudman and Mr. Hanes Strout, 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 adequately describes the potential impacts arising from the construction of a 75,000 square foot five-story building that contains 2,000 square feet of first-floor commercial space and sixty-six (66) condominium units, of which one (1) studio unit will be available to households earning at or below ninety percent (90%) of the Area Median Income ("AMI"), seventy-two (72) parking spaces and 3,459 square feet of green space ("Proposed Project") located at 1486 Tremont Street in Mission Hill, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code,

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 July 20, 2006 were distributed entitled "MOUNT PLEASANT HOME - 301 SOUTH HUNTINGTON AVENUE, JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum were a letter dated December 21, 2005 to Charlotte Golar Richie, Chief Director, Department of Neighborhood Development from Councilor John Tobin; a letter dated July 19, 2004 to Paul J. Cote, Commissioner, Massachusetts Division of Health Care Finance & Policy from Representative Jeffrey Sanchez; a letter dated July 17, 2004 to Mr. Paul J. Cote, Commissioner, Massachusetts Division of Health Care Finance & Policy from Representative Liz Malia; a letter dated July 16, 2006 to Paul J. Cote, Commissioner, Massachusetts Division of Health Care Finance & Policy from Joan Weiss and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Mr. Thomas O'Malley, Mr. Alvin Shakes, Trustees of Mount Pleasant Home and Mr. Rick Ames, 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 Certificate of Approval, confirming that the proposal by Mount Pleasant Home to construct an approximately 28,710 square foot addition for the provision of an 8,750 square foot health care facility, an additional sixteen (16) residential units, bringing the number of residential units from forty-four (44) to sixty (60), sixteen (16) new parking spaces, and related site improvements ("Proposed Project") at 301 South Huntington Avenue in Jamaica Plain 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-27395, Mount Pleasant Home, for one (1) conditional use permit in a Greenbelt Protection Overlay District for a first floor commercial tenant, 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 July 20, 2006 were distributed entitled "FIRST REPORT AND DECISION AMENDMENT ON THE CHARLES H. FARNSWORTH HOUSING CORPORATION CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum was a document entitled "FIRST REPORT AND DECISION AMENDMENT ON THE CHARLES H. FARNSWORTH HOUSING CORPORATION CHAPTER 121A PROJECT FOR THE APPROVAL, PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE REFINANCE OF THE PREVIOUSLY APPROVED AND DEVELOPED CHARLES H. FARNSWORTH HOUSING CORPORATION CHAPTER 121A PROJECT, AND RELATED MATTERS".

On a motion duly made and seconded, it was unanimously

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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the refinancing of the Charles H. Farnsworth Housing Corporation Chapter 121A Project.

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. 6761.

Copies of a memorandum dated July 20, 2006 were distributed entitled "1460 DORCHESTER AVENUE, IN THE DORCHESTER NEIGHBORHOOD", which included two proposed votes. Attached to said memorandum were a "Unit Mix Analysis", a letter dated January 31, 2006 from Vicki Tate, Secretary, Field's Corner Civic to Mr. Heip Chui, Executive Director, Viet-Aid; a letter dated February 6, 2006 from Joel Abrams, President and CEO, Dorchester House to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated November 10, 2005 from Thomas M. Menino Mayor of Boston to Secretary Paul Cogliano, Executive Office of Transportation; a letter dated February 15, 2006 from Marie St. Fleur, State Representative to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Martin J. Walsh, State Representative to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Maureen E. Feeney, City Councilor to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Felix D. Arroyo, City Councilor to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Sam Yoon, City Councilor to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Ira Schlosser, President to Heip Chu, Executive Director, Viet-AID; a letter dated February 10, 2006 from Sandra A. Albright, Executive Director, Kit Clark Senior Service to Ms. Jane Wallis Gumble, Director, Massachusetts Department of Housing & Community Development; a letter dated February 10, 2006 from Duy V. Pham, Executive Director, Vietnamese-American Civic Association and a map indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Councilor Maureen Feeney

Mr. Harold Hardy, Councilor Sam Yoon's Office

Ms. Lauren Smith, Mayor's Office of Neighborhood Services

Mr. Rodney Sinclair, Project Assistant, Mr. Hei Chu, Viet-AID and Mr. Chu Ming, 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 construction of one (1) four-story

building for the provision of forty-three (43) residential rental units and approximately 7,000 square feet of commercial space complies with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: In reference to petition BZC-27369 for five (5) variances and one (1) conditional use permit in a Neighborhood Shopping Subdistrict, 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 July 20, 2006 were distributed entitled "THE SALVATION ARMY OF MASSACHUSETTS, INCORPORATED: AMENDMENT OF DEMONSTRATION PROJECT AND NOTICE OF INTENT TO TAKE BY EMINENT DOMAIN PORTION OF BURGESS STREET AND PORTION OF CLIFTON STREET", which included a proposed vote.

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, as amended by vote dated May 16, 2006 (the "Original Demonstration Vote"), is hereby amended to include (a) that portion of Burgess Street, a public way, running from its intersection with Leyland Street easterly to its intersection with Clifton Street, as shown on the plan (the "Plan") attached hereto and incorporated herein by reference (the "Burgess Street Parcel") and (b) that portion of Clifton Street, a public way, running from a point adjacent to 89 Clifton Street to its intersection with Batchelder Street, as shown on the Plan (the "Clifton Street Parcel") (the Burgess Street Parcel and the Clifton Street Parcel shall be, at times herein, be collectively referred to as 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; and
- (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.

FURTHER

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 the Property from its owner(s), including without limitation, the City Council of the City of Boston and any private individuals or entities that may have an interest in the Property subject to such terms, conditions and changes as the Director deems necessary, in his sole discretion; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and 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 July 20, 2006 were distributed entitled "BETHEL BAPTIST CHURCH DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS: 157 STANWOOD STREET, DORCHESTER, MASSACHUSETTS ", which included five proposed votes. Attached to said memorandum were a letter dated July 18, 2006 from Howard P. Speicher, Davis, Malm & D'Agostine P.C. to Mark Maloney, Director, Boston Redevelopment Authority and two maps indicating the location of the proposed project.

Mr. Armino Goncalves, Assistant Director for Community Development, Rev. Murray, Bethel Baptist Church and Ms. Shirley Tighes, architect, addressed the Authority and answered the Members' questions.

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 the undertaking of the rehabilitation of a currently abandoned garage and vacant lot located at 157 Stanwood St. in Dorchester (the "Project"), it is in the public interest of both the Authority and the City of Boston to assist the Bethel Baptist Church or an affiliated entity or entities in the

acquisition of the properties located at 196 and 198 Columbia Road in
Dorchester (“Property”); and

- (b) That in accordance with Massachusetts General Laws Chapter 30,
Section 61, a finding and/or determination is hereby made that the
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;
- (c) The undertaking of the Project by Bethel Baptist Church may require
the assistance of the Authority, including but not limited to the taking
of the Property by eminent domain under General Laws Chapter 70,
as amended; and
- (d) Based on (a) (b) and (c) above, the 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 Project: if necessary, the
Authority shall obtain title to the Property and shall convey the same
to Bethel Baptist Church. The Director is hereby authorized on behalf
of the Authority to execute such instruments or agreements with
Bethel Baptist Church, including but not limited to a Cooperation
Agreement, 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 Project. The terms and conditions of
all instruments and agreements shall be at the sole discretion of the
Director or Acting Director; and

FURTHER
VOTED:

That the Director or Acting Director is hereby authorized to issue a
Notice of Intent to Take the Property in accordance with the
provisions of General Laws, Chapter 79, Section 5c, as amended; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification
of Approval for the development at 157 Stanwood Street in
Dorchester, proposed by Bethel Baptist Church Ministries,
 (“Developer”), which calls for the construction of an approximately
23,436 gross square foot, 3-story place of worship and community
center, ten (10) parking spaces and related site improvements

("Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER

VOTED: In reference to Petition BZC-27162, the 157 Stanwood Street Project in Dorchester, for zoning relief necessary in the Multi-Family Residential/Local Services Sub-district ("MFR/LS"), the Boston Redevelopment Authority ("BRA") recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review.

Copies of a memorandum dated July 20, 2006 were distributed entitled "CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION: GIRLS LATIN ACADEMY RENTAL HOUSING PROJECT IN DORCHESTER, MA", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Armino Goncalves, Assistant Director for Community Development, Ms. Gail Latimore, Codman Square NDC, Mr. Jose Guzman architect and Mr. Cagatay Ozkul, 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 Certification of Approval, confirming that the Girls Latin Academy Rental Housing Project by Codman Square Neighborhood Development Corporation (i) to renovate 58 units of existing affordable housing, and (ii) to develop 35 additional units of affordable rental housing, including development of a two-level parking structure to include 91 parking spaces, located at 380 Talbot Avenue in Dorchester (the "Proposed Project"), 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 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 interest of the Boston Redevelopment Authority.

Mr. Christopher Supple recused himself and left the room at this time.

Copies of a memorandum dated July 20, 2006 were distributed entitled "LICENSE AGREEMENT WITH MASSACHUSETTS BAY TRANSPORTATION

AUTHORITY AND INDEMNIFICATION AGREEMENT WITH RIZZO ASSOCIATES”, which included three proposed votes. Attached to said memorandum were four property description sheets and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized, on behalf of the Boston Redevelopment Authority (“BRA”), to execute a License Agreement with the Massachusetts Bay Transit Authority (“MBTA”) for environmental testing at the Roslindale substation located at 4228 Washington Street containing terms and provisions acceptable to the Director in his sole discretion; and

FURTHER

VOTED: That the Director is authorized, on behalf of the BRA, to enter into an Indemnification Agreement with Rizzo Associates, Inc. for environmental testing at the Roslindale substation located at 4228 Washington Street containing terms and provisions acceptable to the Director in his sole discretion; and

FURTHER

VOTED: That the Director is authorized on behalf of the Boston Redevelopment Authority (“BRA”) to execute any and all other agreements and documents necessary for the acquisition of the Roslindale substation located at 4228 Washington Street from the MBTA, all documents containing terms and provisions acceptable to the Director in his sole discretion.

Copies of a memorandum dated July 20, 2006 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT”, 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 Amherst Media Investors LLC as the Redeveloper of Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District of Boston in the South Cove Urban Renewal Area, Project No. R-92 for 180 days, or until November 3, 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 November 3, 2006, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated July 20, 2006 were distributed entitled "COLUMBUS CENTER PROJECT: MASSACHUSETTS TURNPIKE EXTENSION AIR RIGHTS PARCELS 16, 17, 18, 19 ", 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 JULY 20, 2006, relating to a certain portion of Cortes Street in the SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", 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 a certain portion of Cortes Street necessary for the Columbus Center Project; 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 portion of Cortes Street to be taken.

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. 6762.

Mr. Christopher Supple re-entered the room at this time.

Copies of a memorandum dated July 20, 2006 were distributed entitled "LIGHT RAIL ACCESSIBILITY PROGRAM, DEMONSTRATION PROJECT, ARLINGTON STREET STATION", which included five proposed votes. Attached to said memorandum were two Taking Plans for 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:

- (a) In order to overcome urban blight by undertaking of the Massachusetts Bay Transportation Authority (“MBTA”) Light Rail Accessibility Program (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 Arlington Street and Boylston Street; 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 Arlington Street and Boylston Street for the Proposed Project and shall convey such portions of Arlington Street and Boylston Street 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 City of Boston Public Improvement Commission to discontinue certain portions of Arlington Street and Boylston Street 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 July 20, 2006, relating to portions of Arlington Street and Boylston Street in Boston, Suffolk County, 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 Arlington Street and Boylston Street 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. 6763.

Ms. Consuelo Thornell left the room at this time.

Copies of a memorandum dated July 20, 2006 were distributed entitled "45 PROVINCE STREET PROJECT, MIDTOWN CULTURAL DISTRICT, REQUEST TO ESTABLISH A DEMONSTRATION PROJECT AND EFFECT TAKINGS OF PORTIONS OF THE SUBSURFACE AND AIR RIGHTS ON BOSWORTH STREET", which included six proposed votes. Attached to said memorandum were a letter dated July 14, 2006 from James H. Greene, Rubin & Rudman to Mr. mark Maloeny, 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:

- (a) In order to overcome urban blight by the undertaking of 45 Province Street Project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the Abbey Province LLC (the "Applicant") in the acquisition of certain portions of Bosworth Street; 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 Bosworth Street for the Proposed Project and shall convey such portions of Bosworth Street to the Applicant. 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 Bosworth Street 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 Bosworth Street in Boston, Suffolk County, 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 Bosworth Street necessary for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Termination Agreement terminating the Development Impact Project Agreement entered into as of October 20, 1989 by and between the Authority and Robert Epstein, David Epstein and John R. Svenson as Trustees of The Province Street Development Trust.

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. 6764.

Ms. Consuelo Thornell re-entered the room at this time.

Copies of a memorandum dated July 20, 2006 were distributed entitled " 606 EAST FOURTH STREET CONDOMINIUM PROJECT SOUTH BOSTON", 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 Affordable Housing Agreement for the creation of two (2) units to be made available to households earning between 130% and 160% of the Boston Median Household Income, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the proposed 606 East Fourth Street Condominium Project consisting of fourteen (14) residential units, sixteen (16) parking spaces, and related site improvements in South Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated July 20, 2006 were distributed entitled "THE RESIDENCES AT PIER 5, CHARLESTOWN NAVY YARD", which included six proposed votes. Attached to said memorandum was a letter dated July 18, 2006 from Mary P. Yntema, Executive Director, Courageous Sailing Center to Mr. Mark Maloney, Director, Boston Redevelopment Authority.

Mr. Geoff Lewis, Senior Project Manager, Mr. Jack Brennen, Brennen Group and Mr. Richard Bertman, 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 Preliminary Adequacy Determination under Section 80B-5.4(c) of the Boston Zoning Code, which (i) finds that the Draft Project Impact Report

adequately describes the potential impacts arising from the Residences at Pier 5 Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Residences at Pier 5 project under Section 80B-5.4(c)(iv) of the Boston Zoning Code, 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 Residences at Pier 5 project upon the successful completion of all Article 80 processes; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to submit a Section 18 Recommendation to the Commonwealth of Massachusetts Department of Environmental Protection relative to the filing of an application for a license by the Proponent in connection with the Residences at Pier 5 project, such written recommendation stating that the Boston Redevelopment Authority has determined that the Residences at Pier 5 project serves a proper public purpose and would not be detrimental to the public rights in tidelands and further stating that the Section 18 Standards of Section 42F-5 of the Boston Zoning Code have been met; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a certification to the Department of Inspectional Services that the Residences at Pier 5 project satisfies the Open Space requirement of Section 42F-6 of the Boston Zoning Code that requires at least fifty percent (50%) of the total lot area of all lots included in the Charlestown Navy Yard Subdistrict, excluding the Historic Monument Area, shall be devoted to open space; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Housing Contribution Payment 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 Residences at Pier 5 project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER
VOTED:

That the Land Disposition Agreement entered into on December 22, 2004 between the Boston Redevelopment Authority and LDA Pier 5,

LLC be ratified and confirmed and that the Director be and hereby is authorized to execute and deliver an Amended and Restated Land Disposition Agreement and a Deed conveying Parcels 1B and 1C (portions of Parcel NY-3) in Charlestown Urban Renewal Area, R-55 which the Director in his sole discretion deems appropriate and necessary upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority

Copies of a memorandum dated July 20, 2006 were distributed entitled "NOTICE OF PROJECT CHANGE, CENTRAL ARTERY NORTH AREA ('CANA') PARCEL 4 PROJECT, CITY SQUARE, CHARLESTOWN", 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 Director be, and hereby is, authorized to issue a Determination under Article 80B, 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change adequately describes the potential impacts arising from change to office uses, on floors 2 and 3 of the existing building located at CANA Parcel 4 in City Square, Charlestown and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the change to office uses, ~~not to exceed~~ of approximately 30,000 square feet, on floors 2 and 3 of the existing building located at CANA Parcel 4 in City Square, Charlestown under Article 80 of the Boston Zoning Code, 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 CANA Parcel 4 Project in City Square, Charlestown, to include ~~up~~ approximately 30,000 square feet of office uses on the second and third floors of the existing building upon successful completion of all Article 80 processes for the CANA Parcel 4 Project; and

FURTHER VOTED: That the Director be, and is hereby, authorized to execute an amendment to the Development Impact Project Agreement, an amend~~men~~ened to the Cooperation Agreement and any and all other documents the Director deems necessary and appropriate for the

CANA Parcel 4 Project to reflect the change in uses as described in the Notice of Project Change; and

FURTHER

VOTED: That the Director be, and is hereby, authorized to execute a termination agreement terminating an Affordable Housing Agreement for the CANA Parcel 4 Project dated December 23, 2005.

Copies of a memorandum dated July 20, 2006 were distributed entitled "AUTHORIZATION TO SUBMIT AMENDMENTS TO THE 1991 HARBORPARK MUNICIPAL HARBOR PLAN FOR THE CHARLESTOWN NAVY YARD", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to submit the Charlestown Navy Yard Waterfront Activation Plan and Water-Dependent Use Management Plan as amendments to the 1991 Harborpark Municipal Harbor Plan 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 July 20, 2006 were distributed entitled "BOSTON ZONING CODE MAP & TEXT AMENDMENTS - PUTNAM SQUARE NEIGHBORHOOD DESIGN OVERLAY DISTRICT, AND HODGE BOILER WORKS & NEW STREET PROPERTIES", 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 petition the Zoning Commission to adopt the zoning map amendments for Article 53 for: (a) the redefinition of the boundary of the Putnam Square Neighborhood Design Overlay District in order to reflect the boundaries of the Eagle Hill National Register Historic District and the intent of the East Boston Master Plan; (b) the rezoning of the Hodge Boiler Works and New Street properties to Waterfront Commercial; and (c) the bolstering of Sec. 53-19.2 urban design guidelines for waterfront development review with those established in the East Boston Municipal Harbor Plan, in substantial accord with the amendment presented to the Boston Redevelopment Authority on July 20, 2006.

Copies of a memorandum dated July 20, 2006 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A

MEMORANDUM OF UNDERSTANDING WITH THE SUFFOLK COUNTY SHERIFF'S DEPARTMENT", 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 enter into and execute a Memorandum of Understanding with the Suffolk County Sheriff's Department, permitting the implementation of the Suffolk County Sheriff's Department T.E.A.C.H. Program. Disbursement of funds to operate this program will be evenly allocated between the BRA/EDIC, since both shall benefit evenly from the T.E.A.C.H. Program. The Memorandum of Understanding shall be substantially in the form attached, subject to such terms and conditions that the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated July 20, 2006 were distributed entitled "COMMUNITY ARCADE PROGRAMMING MANAGER CONTRACT/FIRST NIGHT BOSTON, INC.", 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 execute a management services contract in the amount of \$20,000 with First Night Boston, Inc., to manage the 2006 Arts Program at the Community Arcade on City Hall Plaza.

Copies of a memorandum dated July 20, 2006 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 59 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-26839; BCZ-27312; BZC-27313; BZC-27314; BZC-27318; BZC-27320; BZC-27321; BZC-27322; BZC-27323; BZC-27324; BZC-27326; BZC-27328; BZC-27330; BZC-27331; BZC-27332; BZC-27339; BZC-27340; BZC-27342; BZC-27343; BZC-27344; BZC-27345-27347; BZC-27349; BZC-27350; BZC-27351; BZC-27352; BZC-27353; BZC-27354; BZC-27355; BZC-27356; BZC-27359; BZC-27360; BZC-27357; BZC-27377; BZC-27378; BZC-27381; BZC-27382; BZC-27384; BZC-27388; BZC-27389; BZC-27391; BZC-27393-27394; BZC-27396; BZC-27399; BZC-27400; BZC-27401; BZC-27402; BZC-27403-27404; BZC-27405; BZC-27406; BZC-27407; BZC-27408; BZC-27410; BZC-

27411; BZC-27412; BZC-27413; BZC-27414; BZC-27415; BZC-27464 and BZC-27357.

Copies of a memorandum dated July 20, 2006 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously VOTED: To approve payment of the following bills:

Crosby, Schlessinger, Smallridge	\$ 13,038.06
Goulston & Storrs	\$ 4,589.01
REMI, Inc.	\$ 4,200.00
ABT Associates Inc.	\$ 37,947.52
Childs Engineering Corp.	\$ 16,102.00
Rosenberg & Schapiro	\$ 21,500.08

Copies of a memorandum dated July 20, 2006 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Alison L. Felix as a Temporary Development Program Employee in the position of Senior Planner I, Grade 19, at an annual salary of \$60,000 effective upon approval.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Gregory Knight as a Temporary Development Program Employee in the position of GIS Applications Developer, Grade 21, at an annual salary of \$76,000 effective upon approval

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary adjustment for Carolyn Bennett effective July 24, 2006:

From: Cartography & GIS Manager; Grade 23, \$72,100

To: Cartography & GIS Manager; Grade 23, \$80,000

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary adjustment for John Redd effective with the new fiscal year:

From: Contract Compliance Assistant; Grade 15, \$48,110

To: Senior Contract Compliance Officer; Grade 28, \$55,000

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of job title, description and department for Dana Whiteside, effective July 24, 2006:

From: Deputy Director for Special Programs & Administration; Administration Management Department, Economic Development Division

To: Deputy Director for Community Economic Development; Economic Initiatives Department, Economic Development Division

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Laurence J. Gillis, Administrative Assistant-Archive, Grade 13, \$45,357 effective June 30, 2006.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of John E. Walser, Senior Project Manager, Environmental Review Specialist, Grade 22, \$69,279 effective June 21, 2006.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Jill Griffin, Assistant Director for Economic Initiatives, Economic Development, to travel to New York, New York, September 17-20, 2006 to attend and participate in the International Economic Development Council Annual Conference at a cost of \$695 for conference registration plus travel expenses.

Mr. Michael Taylor recused himself.

VOTED: To approve and authorize a merit increase for staff, excluding staff that have been approve to receive a salary adjustment in FY'07.

VOTED: That the next meetings of the Authority will be held on Thursday, August 10, 2005 at 2:00 p.m.; Thursday, September 7, 2006 at 2:00 p.m.; Thursday, September 21, 2006 at 10:00 a.m.; Thursday, October 19, 2006 at 2:00 p.m.; November 16, 2006 at 2:00 p.m.; December 7, 2006 at 2:00 p.m. and December 21, 2006 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:45 p.m.

Secretary