

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of July 20, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated August 10, 2006 were distributed entitled "SCHEDULING OF A PUBLIC HEARING, THE RESIDENCES AT 371-401 D STREET PROJECT, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were three maps 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 pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority on September 7, 2006, at 2:00 p.m. to consider the Amended and Restated Planned Development Area Development Plan for the Residences at 371-401 D Street project.

Copies of a memorandum dated August 10, 2006 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON THE SELF STORAGE FACILITY AT 156 LINCOLN STREET PROJECT IN BRIGHTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on September 7, 2006 at 2:15 p.m. to consider the Self Storage Facility at 156 Lincoln Street in Brighton as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated August 10, 2006 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ANGELA WESTOVER HOUSING CORPORATION CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ANGELA WESTOVER 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 ANGELA WESTOVER HOUSING CORPORATION CHAPTER 121A PROJECT, AND RELATED MATTERS” and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled, “FIRST AMENDMENT TO REPORT AND DECISION ON THE ANGELA WESTOVER 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 ANGELA WESTOVER HOUSING CORPORATION CHAPTER 121A PROJECT, AND RELATED MATTERS,” be and hereby is, approved and adopted in all respects; and

FURTHER VOTED: That the Acting 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 Angela Westover Housing Corporation Chapter 121A Project.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6765.

Mr. Mark Maloney entered at this time.

Mr. Michael Taylor recused himself and left the room.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider an Amendment to the Boston College Institutional Master Plan to incorporate the Boston College Brighton Campus, which is comprised of land recently acquired from the Roman Catholic Archbishop of Boston and St. John’s Seminary located in Brighton and bounded by Commonwealth Avenue, Lake Street, Glenmont Road, and Foster Street.

The hearing was duly advertised on July 28, 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 petition are 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 period of five to ten minutes for rebuttal if they so desire.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated August 10, 2006 were distributed entitled "PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE BOSTON COLLEGE INSTITUTIONAL MASTER PLAN TO PERMIT THE RENOVATION AND USE OF CERTAIN EXISTING BUILDINGS ON THE BRIGHTON CAMPUS AND TO PROVIDE AN EXTENSION OF THE TERM OF THE APPROVED BOSTON COLLEGE INSTITUTIONAL MASTER PLAN ("APPROVED IMP") THROUGH DECEMBER 31, 2007", which included five proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager/Planner, Mr. Tom Keady, Vice President of Government Relations and Community Affairs, Boston College, Ms. Jeanne Leveque, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Rosie Hanlon, Boston College Task Force

Ms. Nikko Mendoza, Mayor's Office of Neighborhood Services

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the amendment to the Boston College Institutional Master Plan ("IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4 (c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on August 10, 2006, and after consideration of evidence presented at, and in connection with, the proposed IMP Amendment, the BRA finds that: (a) the Boston College Institutional Master Plan, effective December 8, 2000, and as amended by the IMP Amendment ("Amended IMP"), complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) Amended IMP conforms to the provisions of Article 80D of the Code; (c) Amended IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance nothing in the Amended IMP will be

injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the IMP Amendment; and

FURTHER

VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP Amendment and amend “Map 7A/7C, Allston/Brighton Neighborhood District” all in substantial accord with the amendments presented to the BRA at its hearing on August 10, 2006; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue Certifications of Consistency with respect to St. William’s Hall, the former Archdiocesan Tribunal Building, the former Cardinal’s Residence, and the Gymnasium located on the land purchased from the Archdiocese of Boston (the “Proposed Projects”) when the Director finds that: (a) the Proposed Project(s) is(are) adequately described in the Amended IMP; (b) the Proposed Project(s) is(are) consistent with the Amended IMP; and (c) the IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMP Amendment and the Proposed Projects, including, but not limited to, an Amended and Restated Cooperation Agreement.

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. 6766.

Mr. Michael Taylor re-entered the room at this time.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C-5 of the Boston Zoning Code, to consider the proposed Master Plan for Planned Development Plan Area No. 69, South Boston

Waterfront. The proposed Master Plan area is approximately 47 acres of land generally bounded by the Fort Point Channel and A Street to the west, Summer Street to the north, the South Boston Bypass/Haul Road to the east, and West First Street and Mount Pleasant Avenue to the south. The Gillette Company, the United States Postal Service ("USPS"), the Beacon Properties Beacon, the Melcher Owner and the Archon Group propose a total development program of approximately 5.9 million gross square feet of new mixed use development.

This hearing was duly advertised in the Boston Herald on June 26, 2006.

In a hearing before the Authority, the proponents will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those 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 to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Mr. McGuinness will now begin the presentation.

Copies of a memorandum dated August 10, 2006 were distributed entitled "APPROVAL OF THE FORT POINT DISTRICT/100 ACRES MASTER PLAN; PUBLIC HEARING ON THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69; 100 ACRES/SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were a letter dated August 9, 2006 from James E. Boyle, Assistant Director of Economic Development to Mark Maloney, Director, Boston Redevelopment Authority; a letter dated August 9, 2006 from Susan Park, President, Peter Roth, Chair and Sarah D. Kelly, Executive Director, Boston Preservation Alliance to Mr. Mark Maloney, Director, & Mr. Clarence Jones, Chair, Boston Redevelopment Authority; a letter dated June 30, 2006 from Vivien Li, Executive Director, The Boston Harbor Association to Mr. Mark Maloney, Director, Boston Redevelopment Authority.

Mr. Richard McGuinness, Deputy Director for Waterfront Planning, Mr. Jeff Lin, Special Assistant to the Director of Planning, Mr. Kairos Shen, Director of Planning, and Mr. Brad Washburn, Planner I, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Al Peciario, Carpenters Union.

Ms. Amanda Simmons, Mayor's Office of Neighborhood Services

Mr. Gary Walker, IBEW

The following person spoke in opposition to the proposed project:

Ms. Sarah Kelly, Boston Preservation Alliance

On a motion duly made and seconded, it was unanimously

VOTED: That the Board approve the document attached titled “The Fort Point District 100 Acres Master Plan,” revised and dated August 2006 and publicly circulated in June 2006, consisting of ninety-three pages of text and said document is hereby incorporated by reference; and

FURTHER

VOTED: That the Authority at the conclusion to the public hearings take the Master Plan PDA No. 69 under advisement and directs the staff to prepare appropriate votes for deliberation by the board at a subsequent meeting of the Authority.

The aforementioned MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6767.

Copies of a memorandum dated August 10, 2006 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. , MASS. R-56: PARCEL RR-32, LOCATED AT 1876-1886 WASHINGTON STREET AND 1 EAST LENOX STREET”, which included a proposed vote. Attached to said memorandum were a Certificate of Use and Occupancy dated June 22, 2006, a memo dated July 28, 2006 from Michael Cannizzo, Senior Architect and Urban Designer to Maria Faria, Assistant Director of Housing and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement between the Boston Redevelopment Authority (“BRA”) and One Lenox Limited Partnership on April 25, 2005, for the successful completion of the One Lenox project consisting of a new 14,500 square foot, four-story brick building, comprised of retail space, a common room, common laundry facilities, a small property management office, one management residential unit, twenty-five (25), self-contained, single-room occupancy units, two associated (2) parking spaces and landscaped improvements on Parcel RR-32 located at 1876-1886 Washington Street in the South End Urban Renewal Area, Project No. Mass. R-56 upon a determination that the completion of the One Lenox project has been accomplished in accordance with the terms of said LDA.

Copies of a memorandum dated August 10, 2006 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO., MASS. R-56: PARCEL

R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST NEWTON STREET AND PUBLIC ALLEY #710", which included a proposed vote. Attached to said memorandum was a letter dated August 7, 2006 from Michael Cannizzo, Senior Architect and Urban Designer to Maria Faria, Assistant Director of Housing and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed dated May 2, 2005 between the Boston Redevelopment Authority ("BRA") and ArtBlock LLC as amended on August 10, 2006 ("Amended LDA"), for the successful completion of the improvements to the ArtBlock West building, consisting of a five-story residential structure with a total of twenty-seven (27) residential or artist mixed-use condominium units designed as six (6) duplex townhouse condominium units, and twenty-one (21) loft-style condominium units of which fourteen (14) units are Affordable Units, twenty-three (23) underground parking spaces, and mechanical and bicycle areas located on a portion of Parcel R-10 at 735 Harrison Avenue in the South End Urban Renewal Area, Project No. Mass. R-56, upon a determination that the completion of the improvements of the ArtBlock West building has been accomplished in accordance with the terms of said LDA, as amended, and upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department ("ISD") for the completion of the ArtBlock West building of the ArtBlock 731 Project ("Project") and/or an inspection of said improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate, provided that the issuance of a Final Certificate of Completion for the entire Project shall require further Board approval.

Copies of a memorandum dated August 10, 2006 were distributed entitled "KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 22, LOCATED AT 18-24 DORR STREET, AND PARCEL R-4, LOCATED AT 6-12 LAMBERT STREET, 14 LAMBERT STREET, 77-81 CEDAR STREET, AND 23-25 DORR STREET", which included four proposed votes.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 10, 2006 RE: FINAL

DESIGNATION OF HIGHLAND PARK PHASE II HOUSING LLC AS THE REDEVELOPER OF PARCELS 22 AND R-4 IN THE KITTREDGE URBAN RENEWAL AREA PROJECT NO. MASS. R-167", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to accept the conveyance of a portion of Parcel 22, located at 18 and 24 Dorr Street containing 5,353 square feet of vacant land in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, from the City of Boston, acting by and through its Public Facilities Commission ("PFC"), in accordance with the provisions of Chapter 642 of the Acts of 1966, as amended, and pursuant to votes of the PFC on July 27, 2006, and any subsequent PFC votes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Grant Agreement and to execute any and all documents necessary in connection with the Grant Agreement with the Highland Park Phase II Housing LLC ("Redeveloper") to provide a grant in the amount of \$461,200 from the BRA's Inclusionary Development Fund to facilitate the development of eight (8) affordable units in the Highland Park Estates Phase II project located on certain properties at 18-24 Dorr Street, 23-25 Dorr Street, 77-81 Cedar Street, 6-14 Lambert Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167; and

FURTHER

VOTED: That the BRA adopt the Resolution of the BRA dated, August 10, 2006 re: Final Designation of the Redeveloper as the redeveloper of Parcels 22 and R-4 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167; and

FURTHER

VOTED: That the final designation of Redeveloper as the redeveloper of Parcels 22 and R-4 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167 be automatically rescinded without prejudice and without further action by the BRA, if Parcels 22 and R-4 are not conveyed to the Redeveloper by December 29, 2006.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6768.

Copies of a memorandum dated August 10, 2006 were distributed entitled "THE SALVATION ARMY OF MASSACHUSETTS, INCORPORATED, KROC

CENTER PROJECT, 650 DUDLEY STREET AND 655 DUDLEY STREET”, which included a proposed vote. Attached to said memorandum were a letter dated August 26, 2006 from Thomas M. Menino, Mayor of Boston, to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 28, 2005 from Charlotte Golar Richie, Chief and Director, Department of Neighborhood Development to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 29, 2005 from Paul F. Joyce, Jr., Chief, Bureau of Investigation Services, Boston Police to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 28, 2005 from Michael F. Flaherty, President, Boston City Council, Chuck Turner, Boston City Councilor, Felix Arroyo, Boston City Councilor, Maura Hennigan, Boston City Councilor and Stephen Murphy, Boston City Councilor to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 28, 2005 from Mitt Romney, Governor of Massachusetts to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 28, 2005 from Jack Hart, State Senator to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 28, 2005 from Julio Henriquez, Board President, Dudley Neighbors Inc. to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated June 8, 2006 from John F. Barros, Executive Director, Dudley Street Neighbors Initiative to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 23, 2005 from Rev. Walter J. Waldron, Pastor, St. Patrick’s Church to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter from Paul C. Bothwell, resident of Dudley community to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 24, 2005 from Bishop G.A. Thompson, The Black Ministerial Alliance of Greater Boston, Inc. to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 29, 2005 from Roberto S. Miranda, President, COPAHNI to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 26, 2005 from Jeffrey Bass, Executive Director, Emmanuel Gospel Center to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 27, 2005 from Liberty Mutual to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 16, 2005 from R. Judson Carlberg, President, Gordon to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 23, 2005

from Denise Gonsalvas, Executive Director, Cape Verdean Community UNIDO to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 23, 2005 from Linda Whitlick, President & CEO, Boys & Girls Clubs of Boston to Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; a letter dated September 29, 2005 from Antonia M. Pollak, Commissioner, Parks and Recreation Department to Lt. Colonel Fred Van Brunt, Massachusetts Divisional Commander, The Salvation Army; and a map indicating the location of the proposed project.

Mr. John O’Brien, Senior Project Manager, Mr. Herb Morse, Mr. Drew Debake, Director, Salvation Army and Mr. Mark Rosenshine, architect, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Representative Marie St. Fleur

No one spoke in opposition to 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 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 Kroc Center Project in Dorchester and Roxbury (the “Proposed Project”), 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, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memorandum of Understanding and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-27613, for 650 Dudley Street, for four (4) variances in the MFR Sub-District and for seven (7) variances and one (1) conditional use permit in the 3F-4000 Sub-District, the Boston Redevelopment Authority recommends approval; and

FURTHER

VOTED: In reference to petition BZC-27612, for 655 Dudley Street, for one (1) variance and two (2) conditional use permits in the MFR Sub-District and for three (3) conditional use permits in the 3F-4000 Sub-District, the Boston Redevelopment Authority recommends approval; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a conveyance from the City of Boston, acting by and through its Public Facilities Commission by the Director of the Department of Neighborhood Development ("DND"), of the twenty-four (24) parcels identified on Schedule A attached hereto and incorporated herein by reference as being owned by DND.

Mr. Joseph Nigro left the room at this time.

Copies of a memorandum dated August 10, 2006 were distributed entitled "BOWDOIN GENEVA III SCATTERED SITE HOUSING INITIATIVE PROJECT, DORCHESTER, MASSACHUSETTS", 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 approves a grant in the amount of \$155,000 of Inclusionary Development Funds to Bowdoin Geneva III, LLC for the Bowdoin Geneva III scattered site housing project in Dorchester, and that the Director is authorized to execute any and all agreements and documents he deems necessary and appropriate, in his sole discretion, and in the best interests of the Boston Redevelopment Authority in connection with this grant.

Copies of a memorandum dated August 10, 2006 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote. Attached to said memorandum were a letter dated July 27, 2006 Jennifer Faigel, Community Development Director, Jamaica Plain NDC to Mr. Mark Maloney, Director, Boston Redevelopment Authority; a letter dated July 31, 2006 from Mark E. Boyle, Director of Real Estate, MBTA to Mr. Mark Maloney, Director, Boston Redevelopment

Authority; a letter dated August 3, 2006 from H. Peter Norstrand, Deputy Commissioner, Division of Capital Asset Management to Mr. Mark Maloney, Director, Boston Redevelopment Authority; a letter dated August 3, 2006 from Charlotte Golar Richie, Chief and Director, Department of Neighborhood Development to Mr. Mark Maloney, Director, Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC (“Developer”) dated September 29, 2005, and said time period hereby is extended until November 15, 2006, in order to meet necessary conditions set forth in the September 29, 2005 Tentative Designation Memorandum of Recommendation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Developer by November 15, 2006.

Copies of a memorandum dated August 10, 2006 were distributed entitled “CENTRAL BOSTON ELDER SERVICES ELDERLY HOUSING, DUDLEY SQUARE, ROXBURY” which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Catherine Hardaway, Central Boston Elder Services and Mr. Chia Ming Sze, architect, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by Central Boston Elder Services (“CBES”) to construct an approximately 49,000 square foot building at ~~2311~~-2313 Washington Street in Roxbury has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code (the “Code”); and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the proposed project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (“BRA”); and

FURTHER
VOTED: In reference to Petition BZC-27620, the 2311-~~2313~~ Washington Street project in Roxbury, for ~~z~~ zoning relief necessary in the Dudley Square

Economic Development Area ("EDA"), the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Mr. Joseph Nigro re-entered the room at this time.

Copies of a memorandum dated August 10, 2006 were distributed entitled "CONTRACT AUTHORIZATION FOR DESIGN/ENGINEERING SERVICES RELATED TO DUDLEY SQUARE BUILDING DEMOLITION AND ENVIRONMENTAL REMEDIATION (PHASE 1)", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority to advertise a Request For Proposals for consulting services necessary in the preparation of construction bid documents to perform building demolition and environmental remediation of the Ferdinand and Guscott Buildings at Dudley Square.

Copies of a memorandum dated August 10, 2006 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL S-10, LOCATED AT 1 FENNER STREET IN THE ROXBURY NEIGHBORHOOD OF BOSTON", which included two proposed votes. Attached to said memorandum were an email dated July 11, 2006 from Marlena Richardson to Armindo Goncalves and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary is authorized to advertise a Request for Proposals for the sale and development for parking of Parcel S-10 located at 1 Fenner Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

Copies of a memorandum dated August 10, 2006 were distributed entitled "GRANT AWARD FOR LONG WHARF (NORTH) PIER EXTENSION AND CONTRACT AMENDMENT NO. 4 AUTHORIZING FOR ADDITIONAL DESIGN AND CONSTRUCTION CONTRACT ADMINISTRATION SERVICES RELATED TO LONG WHARF", which included three proposed votes.

Mr. Paul Osborn, Senior 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 accept a total grant of \$1,125,000 from the Massachusetts Executive Office of Transportation and Construction for fiscal year 2007 in connection with constructing a new floating pier and boardwalk system parallel and onshore of the existing seawall on Long Wharf North; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into contracts and any other necessary documents with the Massachusetts Executive Office of Transportation and Construction for the disbursement of grant funds in the amount of \$1,125,000 in fiscal year 2007 in connection with constructing a new floating pier and boardwalk system parallel and onshore of the existing seawall on Long Wharf North; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a consultant services contract amendment No. 4 with Childs Engineering of Medfield, MA, for the performance of maritime engineering, architectural design and construction contract administration for the construction of the floating pier and Harborwalk along a portion of Long Wharf North.

Copies of a memorandum dated August 10, 2006 were distributed entitled "COLUMBUS CENTER PROJECT: MASSACHUSETTS TURNPIKE EXTENSION AIR RIGHTS PARCELS 16, 17, 18, 19", which included a proposed vote.

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 AUGUST 10, 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."

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. 6769.

Copies of a memorandum dated August 10, 2006 were distributed entitled "NINTH AMENDMENT TO REPORT AND DECISION ON THE ONE BEACON

STREET CHAPTER 121A PROJECT TO PERMIT THE INTERMEDIATE TRANSFER BY BOSTON BEACON LIMITED PARTNERSHIP TO ITS BENEFICIAL OWNERS”, which included a proposed vote. Attached to said memorandum were a document entitled “BOSTON REDEVELOPMENT AUTHORITY NINTH AMENDMENT TO REPORT AND DECISION ON THE INTERMEDIATE TRANSFER OF THE PROJECT TO FIVE MASSACHUSETTS LIMITED PARTNERSHIPS PRIOR TO THE TRANSFER OF THE PROJECT TO 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 a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the document entitled “BOSTON REDEVELOPMENT AUTHORITY NINTH AMENDMENT TO REPORT AND DECISION ON THE INTERMEDIATE TRANSFER OF THE PROJECT TO FIVE MASSACHUSETTS LIMITED PARTNERSHIPS PRIOR TO THE TRANSFER OF THE PROJECT TO 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.

The aforementioned NINTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6770.

Copies of a memorandum dated August 10, 2006 were distributed entitled “THIRD AMENDMENT TO REPORT AND DECISION ON THE LANDMARK CENTER CHAPTER 121A PROJECT”, which included a proposed vote. Attached to said memorandum were a document entitled “THIRD AMENDMENT TO REPORT AND DECISION ON THE LANDMARK CENTER CHAPTER 121A PROJECT FOR APPROVAL UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, REGARDING SPECIFIC ZONING DEVIATIONS” and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled “THIRD AMENDMENT TO REPORT AND DECISION ON THE LANDMARK CENTER CHAPTER 121A PROJECT FOR APPROVAL UNDER

MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, REGARDING SPECIFIC ZONING DEVIATIONS” be and hereby is, approved and adopted in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6771.

Copies of a memorandum dated August 10, 2006 were distributed entitled “DEMONSTRATION PROJECT -HODGE BOILER WORKS, EAST BOSTON”, 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 document presented at the August 10, 2006 meeting of the Boston Redevelopment Authority (the “BRA”) entitled, “Hodge Boiler Works – Demonstration Project Plan” be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Proposed Project and adopted by the BRA; and

FURTHER

VOTED: That the BRA, in connection with certain Taking Parcels owned by the City of Boston over public sidewalks adjacent to the Project Site in order to construct certain architectural features relating to the Proposed Project in the East Boston neighborhood of the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and increase the stock of affordable housing, it is in the public interest for the BRA to acquire by eminent domain the Taking Parcels over Sumner Street, as more particularly described as Taking 1 and Taking 2 on a plan entitled “, Boston Redevelopment Authority Taking Plan, #101 Sumner Street, Boston, Massachusetts, East Boston District”, dated August 3, 2006 and to convey the Taking Parcels as described herein;
- (b) The development of the Air Rights Parcels and the related Proposed Project cannot be achieved without the assistance of the Authority; and

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

Based on (a), (b) and (c) above, the acquisition and conveyance of the Taking Parcels constitutes a “demonstration project” under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan;

FURTHER

VOTED: That the BRA adopt a Resolution entitled, “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated August 10, 2006 relating to taking parcels over a portion of Sumner Street, in the East Boston section of the City of Boston, County of Suffolk, 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 petition the City of Boston Public Improvements Commission (“PIC”) for the discontinuance of the Taking Parcels; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into and execute a Deed, with Boiler Works LLC, and any and all other related instruments, agreements and documents in connection with the Taking and PIC petition, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

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. 6772.

Copies of a memorandum dated August 10, 2006 were distributed entitled “NASHUA STREET RESIDENCES PROJECT, NORTH STATION, NOTICE OF PROJECT CHANGE”, which included two proposed votes. Attached to said memorandum were three maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code,

which (i) finds that the Notice of Project Change (“NPC”), regarding changing approximately 121 rental units to residential condominium units and increasing the number of parking spaces from approximately 244 spaces to approximately 270 spaces, filed on May 20, 2005, adequately describes the potential impacts arising from the Nashua Street Residences project (the “Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Compliance for the Project under Section 80B-6 of the Code upon successful completion of the Article 80 review process.

Copies of a memorandum dated August 10, 2006 were distributed entitled “CERTIFICATE OF COMPLETION FOR PARCEL X19A IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55”, which included a proposed vote. Attached to said memorandum were a memorandum dated July 27, 2006 from David Carlson, Senior Architect to Mark Maloney, Director and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority and Hebert A. LaFreniere and Barbara A. LaFreniere (the “Redeveloper”) dated May 19, 1969, in connection with Parcel X19A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel X19A”), evidencing the successful completion of the improvements on Parcel X19A, that is, fencing and landscaping.

Copies of a memorandum dated August 10, 2006 were distributed entitled “FIRST AMENDMENT TO LAND DISPOSITION AGREEMENT AND CERTIFICATE OF COMPLETION FOR PARCEL R-108 CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55”, 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 Director be, and hereby is, authorized to enter into the First Amendment to the Land Disposition Agreement between the Boston

Redevelopment Authority and Claire M. Smith to allow for the construction of a three family house, upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority by the Director in his sole discretion; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the First Amendment to the Land Disposition Agreement evidencing successful completion of the construction of a three-family house on Parcel R-108 in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated August 10, 2006 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, PARCEL R-59-C-1, LOCATED AT 46 RUTHERFORD 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 Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the Land Disposition Agreement evidencing successful completion of improvements to Parcel R-59-C-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 set forth in the Land Disposition Agreement by and between the Boston Redevelopment Authority and James J. Cushman, dated April 6, 2006.

Copies of a memorandum dated August 10, 2006 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included three proposed votes. Attached to the memorandum was a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND THE ALLEY FOUNDATION".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with the ALLY Foundation, permitting the use of Pier 4 at the Charlestown Navy Yard for the annual Flip-Flop Regatta on August 11-12, 2006, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of August 10, 2006, subject to such changes as the Director deems necessary and appropriate.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6773.

Copies of a memorandum dated August 10, 2006 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4”, 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 temporary License Agreement with the U.S. Navy, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the USS Doyle (FFG-39) from October 6 to 10, 2006, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of August 10, 2006, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated August 10, 2006 were distributed entitled “SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION”, 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 petition the Boston Zoning Commission to extend the time period for the expiration of the South Boston Waterfront Interim Planning Overlay District, from September 22, 2006 to September 22, 2007, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on August 10, 2006.

Copies of a memorandum dated August 10, 2006 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 31 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-27293; BCZ-27385; BZC-27416; BZC-27419-27420; BZC-27421; BZC-27423; BZC-27424; BZC-27425-27426; BZC-27427; BZC-27428; BZC-27429; BZC-27430; BZC-27431; BZC-27433; BZC-27434; BZC-27435; BZC-27436; BZC-27439; BZC-27440; BZC-27441; BZC-27442-27443; BZC-27450; BZC-27454; BZC-27457; BZC-27460; BZC-27497; BZC-27499-27500; BZC-27507; BZC-27601; BZC-27383 and BZC-27612-27613.

Mr. Michael Taylor left the room at this time.

Copies of a memorandum dated August 10, 2006 were distributed entitled

"CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Bryant Associates, Inc.	\$ 2,078.70
Goulston & Storrs	\$ 9,284.47
Crosby, Schlessinger, Smallridge	\$ 3,370.02
Byrne McKinney & Assoc.	\$ 11,375.00
AUDISSEY Guides	\$ 12,475.00
The Cecil Group	\$ 22,543.18
RDA Construction Corp.	\$ 233,966.24

Mr. Michael Taylor re-entered the room at this time.

Copies of a memorandum dated August 10, 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 Stephen J. Healy, Sr. as a Temporary Development Program Employee in the position of Senior Project Engineer, Grade 22, at an annual salary of \$80,000 effective upon approval.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Yolando Perez, Senior Research Association/Economist, Grade 19, at a salary of \$57,524 effective date August 4, 2006.

VOTED: That the next meetings of the Authority will be held on 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 4:15 p.m.

Secretary