

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 19, 2006, which were previously distributed, were submitted.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C of the Boston Zoning Code, to consider the Planned Development Area Development Plan No. 72. 426 Washington Street Owner LLC, a joint venture created by Vornado Realty Trust and Gale International, LLC proposes to redevelop the premises located at 426 Washington Street into an approximately 1,250,000 square foot mixed-use development that will include the preservation and renovation of the historic eight-story Filene's building at the corner of Washington and Summer Streets and the nine-story building at the corner of Hawley and Franklin Streets, along with the construction of a new signature tower containing up to thirty-eight (38) stories of retail, hotel, office and residential uses.

This hearing was duly advertised in the Boston Herald on November 1, 2006.

In a hearing before the Authority, the developer 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.

Copies of a memorandum dated November 16, 2006 were distributed entitled "PUBLIC HEARING, FILENE'S REDEVELOPMENT, 426 WASHINGTON STREET, MIDTOWN CULTURAL DISTRICT", which included four proposed votes. Attached to said memorandum were a "Map Amendment Application no. 527, Planned Development Area No. 72- The Filenes Redevelopment Boston Redevelopment Authority on behalf of Vornado Realty Trust" and a "Text Amendment Application No. 372 Boston Redevelopment Authority Article 38, Midtown Cultural District" and two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Mr. John Hynes, developer, Attorney Mel Shuman, Wilmer Hale, Mr. David Manfredi, architect and Mr. David Carlson, Senior Architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. William Onuoha, Mayor's Office of Neighborhood Services

Mr. David Dowle, Carpenters Union

Ms. Ann Meyers, Downtown Crossing Association

Mr. Jim Coyle, Boston Building Trades Council

Mr. Don Darling, Filenes Basement

Mr. Michael McCormack, ING & abutter

Mr. Mark Weld, 101 Arch Street owner

The following people spoke in opposition to the proposed project:

Ms. Shirley Kressel

On a motion duly made and seconded, it was unanimously

VOTED: The Authority authorizes the Director to petition the Boston Zoning Commission to approve Text Amendment Application No. 372 and Map Amendment Application No. 527, in substantial accord with the petitions presented to the Authority at its hearing on November 16, 2006; and

FURTHER

VOTED: That, in connection with the Development Plan for Planned Development Area No. 72 (the "Development Plan") presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (the "Authority") on November 16, 2006, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Development Plan, the Authority finds with respect to the Development Plan that (a) the Development Plan will not be in a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning once the Amendment for Article 38 is approved by the Boston Zoning Commission; (b) the Proposed Project in the Development 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 Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Development 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 in the Development Plan will be injurious to the neighborhood or otherwise

detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan adequately and sufficiently complies with Boston Zoning Code (the “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; and

FURTHER

VOTED: That the Authority hereby approves the Development Plan in the form presented to the Authority at its hearing on November 16, 2006, and authorizes the Director to petition the Boston Zoning Commission to approve the Development Plan for Planned Development Area No. 72, One Franklin/Filene’s Redevelopment Project, in substantial accord with the Development Plan presented to the Authority at its hearing on November 16, 2006; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement and any and all agreements deemed necessary and appropriate by the Director in connection with the Development Plan, subject to such terms and conditions as the Director deems to be in the best interest of the Authority.

The aforementioned MAP AND TEXT AMENDMENTS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6793A.

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 Massachusetts General Hospital Institutional Master Plan and Proposed Projects. The Massachusetts General Hospital campus is located in the West End and Beacon Hill neighborhoods of Boston.

This hearing was duly advertised on November 3, 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 the 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 brief period for rebuttal if they so desire.

Copies of a memorandum dated November 16, 2006 were distributed entitled “PUBLIC HEARING: (I) MASSACHUSETTS GENERAL HOSPITAL INSTITUTIONAL MASTER PLAN; AND (II) DEVELOPMENT IMPACT PROJECT FOR THE BUILDING 2 PROJECT”, which included nine proposed votes. Attached to said memorandum were a “Map Amendment Application No. 525 Boston Redevelopment Authority Massachusetts General Hospital Institutional Master Plan Area Map 1, Boston Proper, Map 1B/1J/1K/1L”, a copy of the Community Benefits and Mitigation Summary, and a letter dated November 13, 2006 from John Auerbach, Executive Director, Public Health Commission to Sonal Gandhi and two maps indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager, Dr. Peter Slavin, MD, President, Massachusetts General Hospital, Dr. David Torchiana, MD, CEO of Physicians Organization, Mr. Alasdair Conn, Director of Emergency Services, Dr. Jean Erlich, Senior Vice President of Administration and Ms. Joan Quinlan, Director of Community Benefits, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Mr. William Onouha, Mayor’s Office of Neighborhood Services

Sr. Margaret Leonard, Project HOPE

Mr. John Achatz, Beacon Hill Civic Association

Mr. Bob O’Brien, Downtown Wharf Association

Ms. Jean Forrestall, West End Place and Cambridge Bloom Committee

Mr. Gary Walker, IBEW

Mr. Chris Sheehan, Carpenters Union

Mr. Jim Coyle, Boston Building Trades Council

Ms. Vayla Campbell, resident and participant in the Senior Health Wellness Program

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA hereby finds and determines that the proposed Building 2 Addition project and the proposed leasing of 200,000 SF of space (“Proposed Projects”), as described in the Supplemental Information Report, along with subsequent actions and submissions, conform to the general plan for the City of Boston as a whole, and that nothing in such Proposed Projects 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 a Preliminary Adequacy Determination approving the Proposed Projects, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code, and finds that the Supplemental Information Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Proposed Projects; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute an amendment to the Development Impact Project Agreement, dated June 26, 2003 for the Building 2 Addition project in accordance with Article 80B-7 of the Code; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Projects pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Projects comply with (a) the conditions of the Preliminary Adequacy Determination waiving further review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That, in connection with the Massachusetts General Hospital Institutional Master Plan ("MGH IMP"), dated August 11, 2006, 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" or "Authority") on November 16, 2006, and after consideration of evidence presented at, and in connection with, the IMP the BRA hereby finds that (a) the IMP complies with the Scoping Determination issued in connection the Institutional Master Plan Notification Form ("IMPNF"); (b) the IMP conforms to the provisions of Article 80D of the Code; (c) the IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 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(c) of the Code approving the IMP upon successful completion of the Article 80D IMP process; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission to (i) approve the IMP; and (2) amend Map1, Boston Proper, and Map 1K, Cambridge Street North District, as depicted on Zoning Map 1B/1J/1K/1L, North Station EDA, Bulfinch Triangle, Cambridge Street North, & North End Neighborhood Districts, all in substantial accord with the IMP and map amendment regarding the IMP presented to the BRA at its hearing on November 16, 2006; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Projects are described adequately in the IMP and are consistent with the IMP, and (b) the IMP has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and an amended and restated Cooperation Agreement.

The aforementioned MASTER PLAN AND DEVELOPMENT IMPACT PROJECT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6794.

Copies of a memorandum dated November 16, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCELS SE-105 AND SE-121", which included two proposed votes. Attached to said memorandum were a a letter dated January 31, 2006 from Sheila Grove, Executive Director of Washington Gateway to Maria Faria, Boston Redevelopment Authority, a letter dated November 1, 2006 from Scott Ross, President, Blackstone/Franklin Squares Neighborhood Associations to Ms. Janet Haines, Nuestra Comunidad Development Corporation and a map indicating the location

of the proposed project.

Ms. Maria Faria, Assistant Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director approve the submitted plans submitted by Nuestra Comunidad Development Corporation for retail/office space, 27 single room occupancy units for elderly and low-income individuals earning at or below 60% of the area median income, one management office, one studio manager unit located on Parcel SE-105 at 35-36 West Newton Street and SE-21 located at 1565 Washington Street in the South End Urban Renewal Area, Project No. Mass. R-56 and;

FURTHER

VOTED: In reference to petition BZC-27887, Boston Aging Concerns Young and Old, 35-36 West Newton Street, South End, for two (2) forbidden uses, one conditional use and three (3) variances for change of occupancy to twenty-seven apartments, office, retail and restaurant in a MFR district, the Boston Redevelopment Authority recommends:
APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated November 16, 2006 were distributed entitled "NUESTRA CULINARY VENTURES IN JAMAICA PLAIN: PROPOSED GRANT TO NUESTRA COMUNIDAD DEVELOPMENT CORPORATION FOR NUESTRA CULINARY VENTURES", which included two proposed votes.

Ms. Evelyn Friedman, Nuestra Comunidad Development Corporation, 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") approve a grant in the amount of Seventy-Five Thousand Dollars (\$75,000) from the BRA Deferred Revenue Fund to Nuestra Comunidad Development Corporation to assist with short-term gap funding for Nuestra Culinary Ventures located in Jamaica Plain; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to execute any and all documents, including but not limited to a grant agreement with Nuestra Comunidad Development Corporation in connection with the provision of the Seventy-Five Thousand Dollars (\$75,000) from the BRA Deferred Revenue Fund to assist with short-term gap funding for Nuestra Culinary Ventures located in Jamaica Plain.

Copies of a memorandum dated November 16, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56, PARCELS 9D AND 9E, LOCATED AT 557 AND 569 TREMONT STREET" 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 Second Amendment to the Land Disposition Agreement for the Mystic Studios Project located at 557 and 569 Tremont Street in the South End Urban Renewal Area, and any and all other documents that the Director deems necessary and appropriate in connection with the Second Amendment to the Land Disposition Agreement, all with terms and conditions in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated November 16, 2006 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", 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 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 August 16, 2007, in order to meet necessary requirements for final designation. 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 August 16, 2007.

Copies of a memorandum dated November 16, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 1 WARWICK STREET, SOUTH END", 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 for the completion of the rehabilitation of a three-story brick structure and site related improvements located at 1 Warwick Street in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated November 16, 2006 were distributed entitled "KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8A, LOCATED AT 7 ALVAH KITREDGE PARK", which included a proposed vote. Attached to said memorandum was a map.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the completion of the rehabilitation of an existing four-story brick row house into two (2) residential units and site related improvements located on Parcel 8A at 7 Alvah Kittredge Park in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, upon receipt of Certificate(s) of Occupancy from Inspectional Services Department.

Copies of a memorandum dated November 16, 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 three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") amend the Tentative Designation of the redeveloper for the property known as Parcel P-7A located at 240 Tremont Street in the Midtown Cultural District from Amherst Media Investors, LLC ("Amherst") to Tremont/Stuart Development LLC (the "Redeveloper"), a venture between Amherst and Abbott Real Estate Development, LLC and affiliates, for the creation of seventy-two (72) residential units, with accessory retail/restaurant space and signage (both fixed signage and an electronic video board) (the "Proposed Project"); and

FURTHER

VOTED: That the BRA extend the Tentative Designation of the Redeveloper as the redevelopers of Parcel P-7A for an additional 12 months or until November 3, 2007, 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, 2007, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Lease Commencement Agreement with the Redeveloper, as the redeveloper of Parcel P-7A, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Proposed Project on Parcel P-7A, all upon terms and conditions determined to be in the best interests of

Copies of a memorandum dated November 16, 2006 were distributed entitled "TWELFTH AMENDMENT TO REPORT AND DECISION ON DUDLEY NEIGHBORS, INC. CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum was a document entitled "TWELFTH AMENDMENT TO REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS INCORPORATED, FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A".

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting, entitled "TWELFTH AMENDMENT TO REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS INCORPORATED, FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A", be and hereby is approved and adopted in all respects; and

FURTHER

VOTED: That the filing fees required in connection with the Twelfth Amendment Application submitted on behalf of Dudley Neighbors, Inc. are hereby waived.

The aforementioned TWELFTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6795.

Mr. Paul Foster recused himself.

Copies of a memorandum dated November 16, 2006 were distributed entitled "CENTRAL BUSINESS DISTRICT BEDFORD WEST URBAN RENEWAL AREA, PROJECT NO. MASS. R -182: PARCEL C-1", which included a proposed vote. Attached to the said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING PROCLAIMER OF MINOR MODIFICATION OF CENTRAL BUSINESS DISTRICT - BEDFORD-WEST URBAN RENEWAL PLAN", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING PROCLAIMER OF MINOR MODIFICATION OF CENTRAL BUSINESS DISTRICT - BEDFORD-WEST URBAN RENEWAL PLAN"

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6796.

Copies of a memorandum dated November 16, 2006 were distributed entitled "PROPOSED DISBURSEMENT OF AFFORDABLE HOUSING CONTRIBUTION MADE IN CONNECTION WITH THE TRANSFER OF THE 10 ST. JAMES/75 ARLINGTON STREET CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby authorizes the disbursement of \$200,000 to two (2) organizations, The Pine Street Inn and Caritas Communities. The funds will be disbursed from the voluntary affordable housing contribution made

to the Authority in connection with the transfer of the 10 St. James/75 Arlington Street Chapter 121A Project and the execution of the Affordable Housing Contribution Agreement (“AHC Agreement”), for the creation and/or preservation of affordable housing in the City of Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents and agreements that the Director, in his sole discretion, deems necessary and appropriate including but not limited to Grant Agreements, in connection with the disbursement of funds from ACH Agreement funds as set forth in the prior vote all on terms and conditions in the best interest of the Authority.

Copies of a memorandum dated November 16, 2006 were distributed entitled “ENGINEERING SERVICES CONTRACT AMENDMENT”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the Services Contract by and between the Boston Redevelopment Authority (“BRA”) and The BSC Group, dated August 25, 2006 to permit the following changes; (i) increase contract value by an amount not to exceed \$5,000, and (ii) amend the scope of services to include the preparation of an engineering evaluation and recommendations report regarding the repair and renovation of the Bandstand Area situated in the northeast portion of City Hall Plaza.

Copies of a memorandum dated November 16, 2006 were distributed entitled “SARGENT’S WHARF”, 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: (i) accept and expend grant funds in the amount of \$265,000 awarded by the Department of Conservation and Recreation (“DCR”) for proposed seawall repairs at Sargent’s Wharf; and (ii) to enter into a contract with DCR to memorialize such award; and that the Secretary be authorized hereby to advertise a construction contract to solicit bids to carry-out the proposed repairs.

Copies of a memorandum dated November 16, 2006 were distributed entitled “LOVEJOY WHARF PROJECT, 131 BEVERLY STREET AND 160 NORTH

WASHINGTON STREET, NORTH STATION ECONOMIC DEVELOPMENT AREA", which included four proposed votes.

Ms. Heather Campisano, Deputy Director for Development Review, Mr. [Robert Easton, Ajax Development Partners](#) and Mr. Michael Aloof, architect, addressed the Authority and answered the Members' question.

The following people spoke in favor of the proposed project:

Mr. Tom McDonough on behalf of Councilor Stephen Murphy
Councilor Michael Flaherty

Ms. Nicole Leo, Mayor's Office of Neighborhood Services

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to issue an Adequacy Determination pursuant to Section 80B-5.5(c) and Section 80B-4.3 of the Boston Zoning Code (the "Code") which finds that the Draft Environmental Impact Report /Final Project Impact Report ("DEIR/FPIR") adequately describes the impacts of the Lovejoy Wharf project, located at 131 Beverly Street and 160 North Washington Street in the North Station Economic Development Area (the "Proposed Project") and which includes any conditions that the Director deems necessary to require the mitigation of such impacts; and

FURTHER

VOTED: That the Director is authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and

FURTHER

VOTED: That the Director is authorized to execute and deliver a Cooperation Agreement, an Affordable Housing Agreement, and a Boston Residents Construction Employment Plan any and all documents deemed necessary and appropriate by the Director and in the best interest of the Boston Redevelopment Authority in connection with the Proposed Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority recommend approval of petition BZC-27564-27565, Beverly Wharf, LLC, for one (1) conditional use permit for commercial parking, pursuant to Article 6 of the Code to the Board of Appeal.

Copies of a memorandum dated November 16, 2006 were distributed entitled "18 ROBERT STREET, ROSLINDALE", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement in connection with the creation of one (1) affordable unit at 18 Robert Street in Roslindale and an affordable housing contribution payment in the amount of \$75,000, and any and all agreements and documents which the Director deems appropriate and necessary, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 16, 2006 were distributed entitled "BRIGHTON BOATHOUSE NONANTUM ROAD ON THE CHARLES RIVER, BRIGHTON", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Assistant, Attorney Jamie Faye, Fort Point Associates, Ms. Alyson Magian, Community Rowing Inc. and Alex Anmahian, 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 Small Project Review Application submitted by Community Rowing, Inc. to construct a Boathouse along the Charles River in Brighton (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning 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.

Copies of a memorandum dated November 16, 2006 were distributed entitled "98 MAGNOLIA STREET, DORCHESTER DISTRICT OF BOSTON", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

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

- (a) In order to overcome urban blight by the undertaking of the proposed 98 Magnolia Street project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston

to assist DNI 98 Magnolia Street LLC and DSNI 98 Magnolia Street LLC (together, the “Applicant”) in the acquisition of the Project Area;

(b) That in accordance with the 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, 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 the Applicant requires the assistance of the Authority; 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 Proposed Project: the Authority shall acquire title to certain parcels of real property located at 98 Magnolia Street from the City of Boston, acting by and through its Public Facilities Commission by the Director of Neighborhood Development, and shall convey such parcels to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such instruments 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 execute any and all other documents deemed necessary and appropriate by the Director in connection with the Proposed Project.

Copies of a memorandum dated November 16, 2006 were distributed entitled “AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT CHESTNUT HILL WATERWORKS, BRIGHTON”, which included a proposed

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

Mr. Dana Angelo, EA Fish Associates, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Affordable Housing Agreement with respect to eleven (11) on-site affordable housing units, to be located in the Watermark building within the Chestnut Hill Waterworks Project in Brighton

FURTHER

VOTED: That, with regard to the construction employment goals for the Chestnut Hill Waterworks Project in Brighton, as set forth in the "Boston Residents Construction Employment Plan", dated August 16, 2005, by and between the Waterworks Park, LLC and the Boston Redevelopment Authority ("BRA") ("Construction Employment Agreement"), the BRA Construction Compliance Office is requested to review compliance with the Construction Employment Agreement and forward a report to the members, and to the BRA Deputy Director for Compliance, and in connection with such review, is authorized to refer the matter to the Boston Employment Commission or appoint a third party to review this matter.

Copies of a memorandum dated November 16, 2006 were distributed entitled "176 LINCOLN STREET, ALLSTON-BRIGHTON", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Redevelopment Authority be, and hereby is, authorized to execute and deliver a Certificate and Waiver with respect to the Cooperation Agreement, as amended, for the 176 Lincoln Street, Allston property, in form and substance as the Director deems necessary or desirable and in the best interests of the Authority.

Mr. Paul Foster left at this time.

Copies of a memorandum dated November 16, 2006 were distributed entitled "365 CENTRE STREET, BLESSED SACRAMENT CAMPUS REDEVELOPMENT PROJECT, JAMAICA PLAIN", which included four proposed votes. Attached to said memorandum were a document entitled "Map

Amendment Application No. 528, Boston Redevelopment Authority, Blessed Sacramento Church, Map 9B, Jamaica Plain Neighborhood District and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Ines Soto, Senior Planner, Mr. Richard Thall, Jamaica Plain Neighborhood Development Corporation, and Mr. Peter Roth, North Atlantic Development Corporation, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Ms. Clara Garcia, CAC

Ms. Nicole Leo, Mayor’s Office of Neighborhood Services

Representative Sanchez’s Office supports the proposed project.

No one spoke in opposition 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the “Code”), which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Blessed Sacramento Project in Jamaica Plain (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 Code, subject to continuing design review by the Boston Redevelopment Authority (“BRA” or “Authority”); and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 365 Centre Street Blessed Sacramento Campus Redevelopment Project, located at 365 Centre Street in Jamaica Plain, upon the successful completion of all Article 80 processes; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a map amendment to “Map 9B, Jamaica Plain Neighborhood District” to change the existing zoning of land located at the intersection of Centre and Creighton Streets in Jamaica Plain, from single family IF-3000 Subdistrict, to NS and MFR indicating a “Neighborhood Shopping Subdistrict” and “Multi-Family Residential Subdistrict”, in substantial accord with the map amendment attached hereto; and

FURTHER

VOTED: That the Director is authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and, if necessary, an Affordable Housing Agreement.

The aforementioned MAP AMENMDENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6797.

Copies of a memorandum dated November 16, 2006 were distributed entitled "'LEACHMORE POINT' LOCATED AT 11 WEST BROADWAY STREEET PROJECT, SOUTH BOSTON ", which included a proposed vote. Attached to said memorandum was a CERTIFICATE OF USE AND OCCUPANCY dated August 31, 2006.

Mr. Lance Campbell, Senior Project Manager, Mr. Paul Mustone, Reflex Lighting Group, Inc. and Mr. Mark Margulies, architect, addressed the Authority and answered the Members' questions.

Ms. Nicole Leo, Mayor's Office of Neighborhood Services

No one spoke in opposition 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 Preliminary Adequacy Determination under Section 80B-5.4(c)5.3(d) of the Boston Zoning Code ("Code"), which (i) finds that the Project Notification Form and that the Draft Project Impact Report ("DPIR) submitted to the Boston Redevelopment Authority ("BRA") on September 8, 2006, adequately describes the potential impacts arising from the Leachmore Point project located at 11 West Broadway Project in South Boston (the "Proposed Project"), consisting of a sixty-two (62) unit residential development comprised of: fifty-five (55) market rate units, seven (7) affordable homeownership-condominium housing units ("Condo Units"), sixty-eight (68) parking spaces; and, related site improvements ("Proposed Project"); and, (ii) waives further review of the Proposed Project under subsection 4(c)3(d) of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification

of Compliance for the Proposed Project upon the successful completion of the Article 80 process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement for the creation of three (3) one-bedroom units with a maximum initial sales price of \$181,500, to be made available to households earning up to 80% of area median income (“AMI”), two (2) two-bedroom units with a maximum initial sales price of \$201,800 to be made available to households earning up to 90% of AMI, and two (2) three-bedroom units with a maximum initial sales price of \$222,100, to be made available to households earning up to 100% of AMI, 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 BRA; and

FURTHER

VOTED: In reference to Petitions BZC-27780 the Leachmore Point 11 West Broadway Street Project, located at 11-21 West Broadway Street in South Boston, for zoning relief necessary in the Saint Vincent Neighborhood District, the BRA recommends to the City of Boston Zoning Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated November 16, 2006 were distributed entitled “BOSTON CHILDREN’S MUSEUM- CHILDREN’S WHARF PARK PROJECT, SOUTH BOSTON – DEMONSTRATION PROJECT; ORDER OF TAKING”, 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 Authority, hereby adopts a Resolution entitled: “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING, dated November 16, 2006, relating to the taking of two parcels of land in the Fort Point Channel section of South Boston, in fee simple absolute, 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 Registrar of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, instruments and/or agreements in order to effectuate the same.

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. 6798.

Copies of a memorandum dated November 16, 2006 were distributed entitled “PARCEL R-37B, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55; FINAL DESIGNATION TO CHARLESTOWN RECOVERY HOUSE”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (the “BRA”) hereby adopts the Resolution of the Boston Redevelopment Authority dated November 16, 2006 regarding the Final Designation of Charlestown Recovery House, Inc. as the Redeveloper of Parcel R-37B, subject to CRH finalizing all financial commitments for the redevelopment of Parcel R-37B and approval by the BRA of the design plan, located in the Charlestown Urban Renewal Area, to facilitate the construction of an approximately 25 unit recovery house; and

FURTHER
VOTED: That the Final Designation of Charlestown Recovery House, Inc. as the Redeveloper of Parcel R-37B be automatically rescinded without prejudice and without further action by the BRA, if the financial and design plans conditions are not met and if Parcel R-37B is not conveyed to Charlestown Recovery House, Inc. by May 16, 2007.

Copies of a memorandum dated November 16, 2006 were distributed entitled “BUILDING 75, HISTORIC MONUMENT AREA, CHARLESTOWN NAVY YARD, ASSIGNMENT OF LEASE AND LESSOR’S ESTOPPEL CERTIFICATE”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (“BRA”), as “Landlord” under the Building 75, Charlestown Navy Yard, Boston, Massachusetts, Ground Lease, originally dated April 27, 1994 (as amended to date, the “Lease”), to the extent required under Article 19, Subsections 19.2 through Subsection 19.4 of the Lease, hereby consents to the assignment of the Lease by Biolease, Inc. to Massachusetts Biomedical Research Corporation; and

FURTHER
VOTED: That the BRA hereby confirms, ratifies and authorizes the execution and delivery by the Director of the BRA, of any and all agreements,

instruments, and documents which he has deemed or shall deem necessary and that contain such terms and conditions as he has determined or shall determine in his sole discretion, including but not limited to, that certain Lessor’s Estoppel Certificate dated as of August 22, 2006, in connection with the assignment of the Lease by Biolease, Inc. to Massachusetts Biomedical Research Corporation.

Copies of a memorandum dated November 16, 2006 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 50 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Carlos Montanez, Senior Planner I, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: BZC-27335; BCZ-27379; BZC-27580; BZC-27578; BZC-27650; BZC-27651; BZC-27652; BZC-27655; BZC-27663; BZC-27665; BZC-27666; BZC-27667; BZC-27668; BZC-27669; BZC-27670; BZC-27671&27676; BZC-27672-27675; BZC-27678; BZC-27679; BZC-27680; BZC-27681; BZC-27682; BZC-27685; BZC-27686; BZC-27687; BZC-27688; BZC-27689-27690; BZC-27691; BZC-27693; BZC-27694; BZC-27698; BZC-27700; BZC-27701; BZC-27702; BZC-27703; BZC-27704; BZC-27705; BZC-27706; BZC-27707; BZC-27708-27709; BZC-27710; BZC-27711; BZC-27714; BZC-27715; BZC-27716; BZC-27772; BZC-27779; BZC-27801; BZC-27805; BZC-27827 and BZC-27866.

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

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

Goulston & Storrs	\$ 11,280.52
Systems Engineering, Inc.	\$ 37,473.48
Crosby, Schlessinger, Smallridge	\$ 4,666.00
The Louis Berger Group, Inc.	\$ 12,640.75
The Louis Berger Group, Inc.	\$ 12,640.75
Rizzo Associates	\$ 4,993.66
Rizzo Associates	\$ 28,778.62
ABT Associates, Inc.	\$ 928.19
Shaw Environmental, Inc.	\$ 2,270.50
Childs Engineering Corp.	\$ 20,000.00
Rosenberg & Schapiro	\$ 29,342.09

Copies of a memorandum dated November 16, 2006 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Kristy J. Daniels, Planner II, Grade 18, at a salary of \$49,131 effective November 7, 2006.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize three-month internships for Sophie Martin, Amanda Stout and Meghan Welch in the Planning Division, for up to 14 hours per week October 30-December 15, 2006, up to 35 hours per week December 18, 2006-January 31, 2007 compensated by the MIT and Tufts University work-study programs.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize three-month internships for Cyde A. McKenna and Luis Montoya in the Planning Division, for up to 14 hours per week October 30-December 15, 2006, up to 35 hours per week December 18, 2006-January 31, 2007 at a rate of \$14.00 per hour.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Mark Melnik as a Temporary Development Program Employee in the position of Senior Research Associate/Economist, Grade 19, at an annual salary of \$58,000 effective upon approval.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Paid Leave for Living Organ Donations for all BRA and EDIC union and non-union regular full time and part-time employees working a minimum of 20 hours per week, effective upon your approval.

VOTED: That the next meetings of the Authority will be held on Thursday, December 21, 2006 at 2:00 p.m.; Thursday, January 11, 2007; Thursday, January 25, 2007; Thursday, February 13, 2007; Thursday, March 8, 2007; Thursday, March 25, 2007 and Tuesday, April 24, 2007.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:47 .m.

Secretary