

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 29, 2008 were submitted.

Copies of a memorandum dated May 15, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR SIMMONS COLLEGE THIRD AMENDMENT TO THE INSTITUTIONAL MASTER PLAN AND FOR THE FENS DINING RENOVATION AND EXPANSION PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT 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 Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on June 3, 2008, at 2:00 p.m. to consider the Third Amendment to the Institutional Master Plan for the proposed Simmons College Fens Dining Renovation and Expansion Project pursuant to Section 80D-5 of the Boston Zoning Code and to consider the Simmons College Fens Dining Renovation and Expansion Project as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

This is a public hearing before the Boston Redevelopment Authority, being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, and the Boston Redevelopment Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, to consider an application filed jointly by Madison Schoolhouse LLC, School House Brookledge Cummins Limited Partnership, and School House Kenilworth Williams Limited Partnership for approval of the transfer of the previously approved and developed School House Apartments Chapter 121A Project and for consent to form two new urban redevelopment limited partnerships for the purpose of acquiring, rehabilitating and continuing use of the School House Apartments as affordable housing. School House Apartments is made up of four buildings located at (1) 60 Brookledge Street, also known as 20 Hutchings Street, in Dorchester; (2) 610 Cummins Highway in Mattapan; (3) 6 Kenilworth Street in Roxbury; and (4) 37 Williams Street in Roxbury. The requested approvals will permit continued use

of School House Apartments as affordable housing and will facilitate sufficient financing to rehabilitate and improve the buildings.

Notice of the Public Hearing was duly advertised in the Boston Herald on May 2, 2008.

In a Public Hearing before the Boston Redevelopment Authority, staff members and the Applicant's Representatives will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the Proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's Representatives will be allowed a brief period of rebuttal, if they so desire.

Staff will now begin the presentation.

Copies of a memorandum dated May 15, 2008 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE SCHOOL HOUSE APARTMENTS CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were a document entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE SCHOOL HOUSE APARTMENTS 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 TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED SCHOOL HOUSE APARTMENTS CHAPTER 121A PROJECT AND FOR CONSENT TO FORM TWO NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIPS FOR THE PURPOSE OF ACQUIRING, REHABILITATING, AND CONTINUING THE USE OF SCHOOL HOUSE APARTMENTS AS AFFORDABLE HOUSING", a letter dated January 14, 2008 from Thomas M. Menino, Mayor of Boston, a letter dated March 20, 2008 from Elizabeth Nelly, a letter dated March 20, 2008 from Jeanne Eilot, and a letter dated March 20, 2008 from Yahaira Serraw.

Mr. Erico Lopez, Project Assistant, Ms. Jean Pinardo, Madison Park, Ms. Betsy Collins, developer and the architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Annette Edwards, tenant at Kenilworth Street

Mr. Gary Walker, IBEW

Mr. Tom Flynn, Carpenters Local

Mr. Paul Lynch, Ironworkers Local

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "THIRD AMENDMENT TO REPORT AND DECISION ON THE SCHOOL HOUSE APARTMENTS 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 TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED SCHOOL HOUSE APARTMENTS CHAPTER 121A PROJECT AND FOR CONSENT TO FORM TWO NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIPS FOR THE PURPOSE OF ACQUIRING, REHABILITATING, AND CONTINUING THE USE OF SCHOOL HOUSE APARTMENTS AS AFFORDABLE HOUSING," be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, including, but not limited to, new Regulatory Agreements with School House Brookledge Cummins Limited Partnership and School House Kenilworth Williams Limited Partnership, regarding the transfer and refinancing of the School House Apartments Chapter 121A Project.

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. 6910.

This is a public hearing before the Boston Redevelopment Authority to present and consider a proposed petition to the Zoning Commission to establish in the Zoning Code permanent zoning for the Roslindale Neighborhood District.

This hearing was advertised on May, 2008, in the Boston Herald.

In a Boston Redevelopment Authority hearing on proposed petitions by the Authority, the Authority staff members 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 zoning are afforded an opportunity to do so under the same rules as to 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.

Copies of a memorandum dated May 15, 2008 were distributed entitled "ROSLINDALE NEIGHBORHOOD DISTRICT ZONING (ARTICLE 67)", which included a proposed vote. Attached to the memorandum were a document entitled 'Article 67 - Roslindale Neighborhood District' and a map of the district.

Ms. Marie Mercurio, Senior Planner, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Robert Consalvo

Mr. Dave McNulty, Mayor's Office of Neighborhood Services

Mr. Walter Michalek, task force member and resident

Ms. Lee Blasi, resident and Councilor Consalvo's office

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to petition the Boston Zoning Commission to adopt Article 67 Roslindale Neighborhood District of the Boston Zoning Code (the "Code") and to approve the map amendments, both in substantial accord, as presented to the BRA at its meeting on May 15, 2008.

The aforementioned ARTICLE 67 ROSLINDALE REZONING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6911.

Copies of a memorandum dated May 15, 2008 were distributed entitled "PUBLIC HEARING FOR THE BULFINCH TRIANGLE PROJECT 'PARCEL 2ABC' TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included five proposed votes. Attached to said memorandum were a letter dated April 28, 2008 from John P. Sullivan, Boston Water and Sewer, a letter dated April 28, 2008 from Robert O'Brien, downtown north association, a letter dated April 28, 2008 from Robert O'Brien, Bulfinch Triangle Community Advisory Committee, a letter dated April 28, 2008 from Jane Forrestall, Charles River Watershed Association, a letter dated April 25, 2008 from Wendy Landman, WalkBoston, a letter dated April 25, 2008 from Brona Simon, Massachusetts Historical Commission, a letter dated April 30, 2008 from Bryan Glascock, Environmental Department, a letter dated April 28, 2008 from Louise Thomas, West End Civic Association, a letter dated March 18, 2008 from David Joseph, Boston Fire Department, a memo dated March 7, 2008 from Jay Rourke, three plans and two maps indicating the location of proposed project.

Mr. Jay Rourke, Senior Project Manager, Mr. Michael Francis, developer and Mr. Jim Monteverde, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Jane Forrestall, West End Council, Downtown North,
Bulfinch CAC

Mr. Russell Bartash, Sheetmetal Local

Mr. Gary Walker, IBEW

Mr. Paul Lynch, Ironworkers Local

Mr. Tom Flynn, Carpenters Local

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 (the "Code"), which finds that the Project Notification Form submitted on March 7, 2008 ("PNF"): (i) adequately describes the potential impacts arising from the Bulfinch Triangle Project "Parcel 2ABC", a mixed-use development totaling approximately 488,000 gross square feet with approximately 295,000 square feet of commercial office or research and development space, a much needed neighborhood supermarket as well as retail uses on the ground floor, and two (2) levels of above grade parking with approximately 200 spaces (the "Proposed Project"); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER
VOTED: That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 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 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, 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.

The aforementioned DIP is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6912.

Copies of a memorandum dated May 15, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 255 NORTHAMPTON STREET", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a First Amendment to the Affordable Housing Agreement with SoCo Lofts LLC ("Redeveloper") to reflect changes to the affordable housing commitments in The Modern Project ("Project") located at 255 Northampton Street in the South End Urban Renewal, Project No. Mass. R-56 consisting of the reduction in the number of affordable units from three units to two units and to execute any and all other agreements and documents that the Director deems appropriate and necessary all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a contribution from the Redeveloper in the amount of Seventy-Five Thousand Dollars (\$75,000.00) to assist with gap funding in the creation of one single room occupancy unit ("SRO") for the homeless and/or low-income individuals earning up to 80% of the area median income ("AMI") in the Upton Street Project, located at 38-42 Upton Street in the South End; and

FURTHER

VOTED: That the Director be authorized to enter into a grant agreement with the Pine Street Inn or its affiliate regarding the contribution from the Redeveloper in the amount of Seventy-Five Thousand Dollars (\$75,000.00) to assist with the gap funding in the creation of one SRO unit for homeless and/or low-income individuals in the Upton Street Project, located at 38-42 Upton Street in the South End.

Copies of a memorandum dated May 15, 2008 were distributed entitled "CERTIFICATE OF COMPLETION AND CERTIFICATE OF STATUS OF AGREEMENT FOR ARCHSTONE BOSTON COMMON PROJECT LOCATED AT 660 WASHINGTON STREET, CHINATOWN", 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 and Certificate of Status of Agreement for Archstone Boston Common located at 660 Washington Street in Chinatown, in accordance with Sections C.3 and D.5 of the Amended and Restated Cooperation Agreement by and between the Boston Redevelopment Authority and ASN Park Essex, LLC and Ameriton Properties dated as of August 16, 2006, evidencing the successful completion of the Project and all obligations contained in the Amended and Restated Cooperation Agreement.

Copies of a memorandum dated May 15, 2008 were distributed entitled "120 KINGSTON STREET, CHINATOWN", which included a proposed vote. Attached to said memorandum were five renderings and five maps indicating the location of proposed project.

Mr. Rodney Sinclair, Project Manager and Mr. Ori Ron, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Senator Dianne Wilkerson

Mr. Denny Cheng, Mayor's Office of Neighborhood Services

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-5.4(c)(iv) of the Boston Zoning Code, which (i) finds that the DPRI adequately describes the

potential impacts arising from the construction of a 209,000 square foot, 24-story building that contains first and second floor commercial space and 147 dwelling units, and 95 parking spaces located at 120 Kingston Street project in Chinatown, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (“BRA”); and

FURTHER

VOTED: In reference to Petition BZC-29084 for zoning deviations necessary to construct the Proposed Project, 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; 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 Large Project Review processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to require and/or execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and 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.

Copies of a memorandum dated May 15, 2008 were distributed entitled “10 OXFORD STREET, CHINATOWN”, which included four proposed votes. Attached to said memorandum were four renderings of the proposed project, four plans and eight maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Manager, Mr. Dennis, CEDC and Mr. Chia Ming Sze, architect, addressed the Authority and answered the Members’ questions.

Mr. Denny Cheng, Mayor’s Office of Neighborhood Services spoke in favor 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, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the construction of a 56,000 square foot, twelve (12) story building that contains approximately 1,200 square feet of first-floor community space and/or commercial/retail space and forty-eight (48) dwelling units, (“Proposed Project”) located at 10 Oxford Street project in Chinatown (“Proposed Site”), 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 (“BRA”); and

FURTHER
VOTED: In reference to Petition BZC-29112 for zoning deviations necessary to construct the Proposed Project, 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; 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 Large Project Review processes; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to require and/or execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and 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.

Copies of a memorandum dated May 15, 2008 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT”, which included a proposed vote. Attached to said memorandum was a map indicating the location of proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED, by the Boston Redevelopment Authority that an ORDER OF TAKING dated MAY 15, 2008, relating to certain portions of Stuart Street and Tremont Street within 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. 6913.

Copies of a memorandum dated May 15, 2008 were distributed entitled "892 RIVER STREET RETAIL DEVELOPMENT PROJECT, ALSO KNOWN AS 'THE SHOPS AT RIVERWOOD' LOCATED AT 854-912 RIVER STREET AND 0-12 LEFERVE STREET IN HYDE PARK", which included three proposed votes. Attached to said memorandum were a rendering of the proposed project and three maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Todd Finard, developer, addressed the Authority and answered the Members' questions.

Councilor Robert Consalvo spoke in favor 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 ("Code"), which (i) finds that the Project Notification Form and Additional Materials received by the Boston Redevelopment Authority ("BRA"), adequately describes the potential impacts arising from the proposed 892 River Street Retail Development Project, also known as "The Shops at Riverwood", a 104,719 square foot ("SF") retail development consisting of: a 99,398 SF new construction of retail stores; a rehabilitation of existing smoke stack and a 5,321 SF powerhouse building; three hundred twenty-one (321) parking spaces, and related site improvements ("Proposed Project") on a site located at 854-912 River Street and 0-12 LeFevre Street in the Hyde Park Neighborhood; 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 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 Large Project Review process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plans, a Memorandum of Understanding, a First Source Agreement, 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.

Copies of a memorandum dated May 15, 2008 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR HARVARD UNIVERSITY LONGWOOD CAMPUS", which included three proposed votes. Attached to said memorandum were a letter dated April 23, 2008 from David Joseph, Boston Fire Department, a letter dated April 24, 2008 from Sarah Hamilton, MASCO, a letter dated May 9, 2008 from Bryan Glascok, Boston Environmental Department and a letter from Marc Laderman, Fenway Community Development Corporation.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby determines that the Institutional Master Plan Notification Form ("IMP/NF") for an Institutional Master Plan Renewal ("Proposed Renewal") submitted to the BRA in March 2008 in connection with the renewal of the Harvard University Longwood Campus Institutional Master Plan approved by the BRA on February 27, 2003 and adopted by the Zoning Commission on March 26, 2003, effective March 26, 2003, as amended by the First Amendment to the IMP approved by the BRA on April 1, 2004 and adopted by the Zoning Commission on May 5, 2004, effective May 10, 2004 ("Approved IMP") proposes: (i) no new institutional projects; (ii) no changes that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts from continued implementation of the Approved IMP than were originally projected; and

FURTHER

VOTED: That the BRA waives further review of the renewal and approves the IMPNF and the Approved IMP together as the renewed Institutional Master Plan for a period of five years from the date of approval of the renewal by the BRA until May 15, 2013; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA in connection with the renewal of the Approved IMP.

Copies of a memorandum dated May 15, 2008 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR WENTWORTH INSTITUTE OF TECHNOLOGY", which included three proposed votes. Attached to said memorandum were a letter dated April 23, 2008 from David Joseph, Boston Fire Department, a letter dated May 9, 2008 from Bryan Glascok, Boston Environmental Department and a letter dated May 14, 2008 from Mary Ollinger, Wentworth Institute of Technology Community Task Force Members.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby determines that the Institutional Master Plan Notification Form ("IMPNF") for an Institutional Master Plan Renewal ("Proposed Renewal") submitted to the BRA in March 2008 in connection with the renewal of the Wentworth Institute of Technology Institutional Master Plan ("IMP") was approved by the BRA on February 17, 2000, and adopted by the Boston Zoning Commission ("Zoning Commission") on March 5, 2000, effective April 6, 2000, with the First Amendment to the IMP as approved by the BRA on December 18, 2003, and adopted by the Zoning Commission on January 21, 2004, effective January 26, 2004, and with the Second Amendment to the IMP as approved by the BRA on August 14, 2007, and adopted by the Zoning Commission on September 5, 2007, effective September 7, 2007 (collectively, "Approved IMP") proposes: (i) no new institutional projects; (ii) no changes that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts from continued implementation of the Approved IMP than were originally projected; and

FURTHER

VOTED: That the BRA waives further review of the renewal and approves the IMPNF and the Approved IMP together as the renewed Institutional Master Plan for a period of one year from the date of approval of the renewal by the BRA until May 15, 2009; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA in connection with the renewal of the Approved IMP.

Copies of a memorandum dated May 15, 2008 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR NEW ENGLAND BAPTIST HOSPITAL", which included three proposed votes

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby determines that the Institutional Master Plan renewal request received by the BRA on May 12, 2008 ("Renewal Request") in connection with the New England Baptist Hospital Institutional Master Plan approved by the BRA on July 26, 1994, as amended by the First Amendment to the IMP approved by the BRA on March 14, 1996 and the Second Amendment to the IMP approved by the BRA on September 10, 1998 ("IMP") proposes: (i) no new institutional projects; (ii) no changes that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts from continued implementation of the IMP than were originally projected; and

FURTHER

VOTED: That the BRA waives further review of the Renewal Request and approves the IMP as the renewed Institutional Master Plan until June 30, 2008; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA in connection with the renewal of the IMP.

Copies of a memorandum dated May 15, 2008 were distributed entitled "PIER 4, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR VESSEL BERTHING WITH AK SERVICES, INC.", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into and execute a License Agreement with AK Services, Inc., permitting the use and occupancy of a portion of berthing space at Pier 4 in the Charlestown Navy Yard for the limited purpose of a three day oil spill response training from June 17th through June 19th, 2008, subject to such terms and conditions that the Director deems to be in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated May 15, 2008 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-7C-2, LOCATED AT 460-464 MEDFORD STREET", which included a proposed vote. Attached to said memorandum were a letter dated May 5, 2008 from John L. Tobin Attorney at Law, two Certificates of Occupancy and Use, a floor plan, four renderings 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 a Certificate of Completion for the Completion of one (1) single-family home and three (3) attached townhouse units on Parcel R-7C-2, located at 460-464 Medford Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 in accordance with the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority and Edward L. Donahue and Janet M. Donahue dated June 14, 2007.

Copies of a memorandum dated May 15, 2008 were distributed entitled "770-774 EAST THIRD STREET RESIDENTIAL PROJECT, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were an email dated April 29, 2008 from Jeanne Casey, an email dated May 2, 2008 from Linda Lynch and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Michael McGough, developer, addressed the authority and answered the Members' question.

The Mayor's Office of Neighborhood Service is in support 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 Certification of Approval for the new construction at 770-774 East Third Street in South Boston, proposed by 766-780 East Third Street, LLC (“Developer”), for the provision of eighteen (18) residential units, thirty-one (31) parking spaces and related site improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of one (1) two-bedroom and one (1) one-bedroom affordable condominium unit; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for 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-28974, the 770-774 East Third Street project in South Boston, for zoning relief necessary in a Residential Subdistrict (“H-1-50”), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated May 15, 2008 were distributed entitled “REQUEST FOR PROPOSALS FOR ROSE KENNEDY GREENWAY DISTRICT ZONING GUIDELINES”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority authorizes the Director to issue a Request for Proposals for consultant services to assist in the development of design guidelines and revised zoning for the parcels on and adjoining the Rose Kennedy Greenway for an amount not-to-exceed One Hundred Fifty Thousand Dollars (\$150,000.00), under such terms and conditions as the Director deems appropriate.

Copies of a memorandum dated May 15, 2008 were distributed entitled "GREEN BUSINESS DEVELOPMENT: PARTNERSHIP WITH THE SUSTAINABLE BUSINESS NETWORK", 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 grant agreement in the amount of fifty thousand dollars (\$50,000) for consultant services with Sustainable Business Network ("SBN") to assist the Boston Redevelopment Authority ("BRA") in implementing a portion of the Green Tech Initiative program. Additionally, the Director is authorized to accept funding from the Massachusetts Department of Environmental Protection ("DEP") administered by the City of Boston, in order to fund the SBN contract.

Copies of a memorandum dated May 15, 2008 were distributed entitled "AMEND CONTRACT AMOUNT FOR CONSULTANT SERVICES FOR ADDITIONAL SERVICES FOR THE PREPARATION OF IDENTITY AND BRANDING STRATEGY FOR DOWNTOWN CROSSING", which included a proposed vote. Attached to said memorandum were a copy of the consultants initiatives and a map indicating the area.

On a motion duly made and seconded, it was unanimously VOTED: That the Director on behalf of the Boston Redevelopment Authority ("Authority") be, and hereby is, authorized to amend the contract amount with Urban Marketing Collaborative for the Downtown Crossing Identity and Branding Strategy from \$642,000 to \$773,726 to reflect the inclusion of final production of the transition plan to be completed by 160over90. The initial phase of the Downtown Crossing Identity and Branding Strategy will be funded by the Authority.

Copies of a memorandum dated May 15, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 61 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-29041; BZC-29073; BZC-29074; BZC-29075; BZC-29076; BZC-29077; BZC-29078; BZC-29079; BZC-29080-28081; BZC-29082; BZC-

29083; BZC-29085; BZC-29086; BZC-29087; BZC-29088; BZC-29090; BZC-29091; BZC-29093; BZC-29094; BZC-29095; BZC-29096; BZC-29097; BZC-29098; BZC-29099; BZC-29100; BZC-29101; BZC-29102; BZC-29103; BZC-29104; BZC-29105; BZC-29106; BZC-29107; BZC-29108; BZC-29109; BZC-29110; BZC-29111; BZC-29113; BZC-29114; BZC-29116; BZC-29117; BZC-29118; BZC-29119; BZC-29120; BZC-29121, BZC-29122; BZC-29123; BZC-29124; BZC-29127; BZC-29128-29131; BZC-29132; BZC-29133; BZCV-29134; BZC-29135; BZC-29136; BZV-29137; BZC-29138; BZC-29139; BZC-29140; BZC-29141; BZC-29142 and BZC-29143.

Director John Palmieri provided a verbal update to the Board Members.

Copies of a memorandum dated May 15, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

| | |
|-------------------------------|---------------|
| Rizzo Associates | \$ 864.17 |
| Urban Marketing Collaborative | \$ 15,604.02 |
| Testa Corporation | \$ 171,322.37 |
| Bryant Associates | \$ 8,446.61 |
| RDA Construction Corp. | \$ 82,674.70 |

Copies of a memorandum dated May 15, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Donahue, Deputy Director for Asset Management Department, Economic Development Division for travel to Hartford, Connecticut, May 21-22, 2008 to attend an Institute of Real Estate Management course at a cost of \$285.00 for the course fee plus travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of job title, job description, grade and salary for Jessica Shumaker, Communications Division effective May 19, 2008:

To: Deputy Director for Media & Public Relations/Grade 22/\$67,840.

VOTED: That the next meetings of the Authority will be held on TUESDAY, June 3, 2008 at 2:00 P.M. and TUESDAY, June 24, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:51 p.m.

SECRETARY