

Mr. Palmieri attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 16, 2009, which were previously distributed, were submitted.

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 Spaulding Rehabilitation Hospital's Institutional Master Plan and the Proposed Spaulding Rehabilitation Hospital Project. The Spaulding Rehabilitation Hospital is located on Parcel 6 in the Charlestown Navy Yard. The Proponent, Spaulding Rehabilitation Hospital is proposing an eight-story, approximately 221,100 square foot building with two levels of underground parking, with 132 hospital beds, gymnasium and therapy rooms, swimming pools, and other accessory uses. The site will be landscaped, including publicly accessible open space and Harborwalk.

This hearing was duly advertised on July 3, 2009 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.

Mr. Lewis will now begin the presentation.

Copies of a memorandum dated July 16, 2009 were distributed entitled "SPAULDING REHABILITATION HOSPITAL, CHARLESTOWN NAVY YARD", which included nine proposed votes. Attached to the memorandum were a document entitled 'Map Amendment Application No. 570, Boston Redevelopment Authority, Spaulding Hospital Institutional Master Plan Area, Map 2B/2C, Harborpark District: Charlestown Waterfront', a letter dated June 29, 2009 from Thomas S. Cunha, Charlestown Neighborhood Council, a letter dated May 11, 2009 from Dan Keohane and Lawrence F. Stevens, Charlestown Waterfront Coalition, a letter dated June 12, 2009 from Michael Parker and Marion Dancy, Friends of Charlestown Navy Yard, a letter dated June 1, 2009 from Vivien Li, The Boston Harbor Association, a letter dated April 3, 2009 from Frank M. Kodzis, Fire Department, a letter dated May 21, 2009 from Oliver Colburn, LightBoston, Inc., a letter dated May 27, 2009 from Brona Simon, Massachusetts Historical Commission, a letter dated June 1, 2009 from Trustees of Basilica Leasehold Condominium, an email from Barbara A. Laakso, Basilica and two maps indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager, Attorney Doug Husid, Goulston and Storrs, Mr. David Storto, Partners continuing Care, John Messervy, partners Health Care, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Thomas Cunha, Charlestown Neighborhood Council

Mr. Ironworkers Union

Mr. Ed Foley, Sheetmetal Union

Mr. Mark Rosenshen, resident

Mr. Michael Parker, Friends of Charlestown Navy Yard

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby finds and determines that the proposed Spaulding Rehabilitation Hospital project (the “Proposed Project”), as described in the Draft Project Impact Report submitted on March 27, 2009 by Spaulding Rehabilitation Hospital (“Draft Project Impact Report”) 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 issue a Preliminary Adequacy Determination under Section 80B-5.4(c) of the Boston Zoning Code, which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the Spaulding Rehabilitation Hospital project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Spaulding Rehabilitation Hospital 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 Spaulding Rehabilitation Hospital project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That in connection with the Spaulding Rehabilitation Hospital Institutional Master Plan (“Spaulding Rehabilitation Hospital IMP”) 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 (“Authority” or “BRA”) on July 16, 2009, and after consideration of evidence presented at, and in connection with, the Spaulding Rehabilitation Hospital IMP, the BRA finds that: (a) the Spaulding Rehabilitation Hospital IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Spaulding Rehabilitation Hospital IMP conforms to the provisions of Article 80D of the Code; (c) the Spaulding Rehabilitation Hospital IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Spaulding Rehabilitation Hospital IMP will be injurious to the neighborhoods 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 Spaulding Rehabilitation Hospital IMP; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code to approve the Spaulding Rehabilitation Hospital IMP and amend “Map 2B/2C, Harborpark District” in all substantial accord with the Spaulding Rehabilitation Hospital IMP and map amendment presented to the BRA at its hearing on July 16, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a positive recommendation pursuant to Section 18 of Chapter 91 of the Massachusetts General Laws in connection with an application by the Spaulding Rehabilitation Hospital Corporation for the Spaulding Rehabilitation Hospital project; and

FURTHER

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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, revised Design Guidelines for the Charlestown Navy Yard, an amendment to the Amended and Restated Land Disposition Agreement by and between the BRA and Partners Healthcare System, Inc. dated June 28, 2007, as amended, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Spaulding Rehabilitation Hospital project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The aforementioned MASTER PLAN and ASSOCIATED MAP AMENDMENT are filed in the Document Book at the Authority as Document No. 6965.

Mr. Paul Foster recused himself from the following vote.

Copies of a memorandum dated July 16, 2009 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO MASS. R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE", which included a proposed vote. Attached to the memorandum were a letter dated June 4, 2009 from Sheldon M. Druker, Counsellor at Law and a map indicating the location of the property.

Ms. Maria Faria, Assistant Director, Housing, 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 Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed dated February 25, 2005 and amended on June 3, 2008 between the Boston Redevelopment Authority and D4 Development Limited Partnership for the successful completion of the D4 Development Condominium Project, consisting of a 41,806 square foot, three-story building in the former Area D4 Building, and approximately 11,806 square feet of new construction along the Gray Street elevation with a "green" roof and an interior atrium/courtyard, totaling 25 residential condominium units with some of the residential units with terraces or roof decks, an underground garage with 28 vehicles, and related streetscape improvements located on Parcel SE-126 at 7 Warren Avenue in the South End Urban Renewal Area, Project No. Mass R-56, upon the determination that the entire Project has been completed in accordance with the terms of said LDA, as amended,

and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated July 16, 2009 were distributed entitled “RESALE OF 75 EAST BERKELEY #77-9, SOUTH END AS AN AFFORDABLE UNIT”, which included three proposed votes. Attached to the memorandum were two maps indicating the location of the proposed property.

Ms. Sheila Dillion, Deputy Director for Housing, 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”) authorize the sale of Unit 77-9 located at 75 East Berkeley Street (the “Property”) to an income qualified buyer earning less than 80% of the area median income for the purchase price of \$110,000; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into any and all documents deemed necessary and appropriate in connection with the sale of the Property as set forth in the previous vote and the affordability of the Property; and

FURTHER
VOTED: That the BRA authorize the Director (1) to market and sell any and all of the affordable units that are purchased by the BRA pursuant to the BRA vote of November 10, 1999; and (2) to execute any and all documents deemed necessary and appropriate in connection with the sale of said affordable units.

Copies of a memorandum dated July 16, 2009 were distributed entitled “301-303 COLUMBUS AVENUE PROJECT, SOUTH END”, which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager and Mr. Chad Lyden, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion for the 303 Columbus Avenue Project located at 301-303 Columbus Avenue in the South End, in accordance with Section 9 of the Cooperation Agreement by and between the Boston Redevelopment Authority and 301 Columbus Realty Trust dated as of September 29, 2005, as assigned to WREC Columbus Ave. LLC (“WREC”) and amended on February 21, 2008.

Copies of a memorandum dated July 16, 2009 were distributed entitled “REQUEST AUTHORIZATION AND APPROVALS REGARDING: (I) THE BOSTON UNIVERSITY MEDICAL CENTER INSTITUTIONAL MASTER PLAN RENEWAL; AND (II) THE EMERGENCY DEPARTMENT EXPANSION”, included six proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager and Attorney James Greene, Rubin and Rudman, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: That in connection with the Institutional Master Plan Notification Form for Renewal and Amendment (“IMP NF for Renewal and Amendment”) of the Boston University Medical Center Institutional Master Plan (“BUMC IMP”) submitted to the Boston

Redevelopment Authority ("Authority") on June 8, 2009 by Boston Medical Center Corporation ("BMC") and Trustees of Boston University and after consideration of the IMPNF for Renewal and Amendment of the BUMC IMP, the Authority finds that: (a) the BUMC IMP, effective July 13, 2000, as previously amended and as now amended by the IMPNF for Renewal and Amendment conforms to the provisions of Article 80 of the Code; (b) the BUMC IMP, effective July 13, 2000, as previously amended and as now amended by the IMPNF for Renewal and Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the BUMC IMP, effective July 13, 2000, as previously amended and as now amended by the IMPNF for Renewal and Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER

VOTED: That the Authority waives further review of the IMPNF for Renewal and Amendment pursuant to Section 80D-5.2(d), Section 80D-6, Section 80D-8 and Section 80D-9.2 of the Boston Zoning Code ("Code") and approves the IMPNF for Renewal and Amendment and the BUMC IMP as previously amended together as the renewed Institutional Master Plan for a period of two years from the date of approval of this renewal vote by the Authority; and

FURTHER

VOTED: That the Authority waives the requirement of a Scoping Determination in connection with the IMPNF for Renewal and Amendment pursuant to Section 80D-5.3(e) and Section 80D-9.2 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, to issue an Adequacy Determination approving the IMPNF for Renewal and Amendment pursuant to Section 80D-5.4 and Section 80D-9.2(a)(iii) of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80D-10.1 of the Code in connection with the Emergency Room Expansion Proposed Project set forth in the IMPNF for Renewal and Amendment; and

FURTHER

VOTED: That the Authority hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate and in the best interest of the Authority by the Director in connection with the IMPNF Renewal and Amendment and the Emergency Room Expansion Proposed Project set forth in the IMPNF for Renewal and Agreement.

The aforementioned BUMC IMP RENEWAL is filed in the Document Book at the Authority as Document No. 6966.

Copies of a memorandum dated July 16, 2009 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", which included a proposed vote. Attached to the memorandum were a memo dated July 14, 2009 from Michael Cannizzo, Senior Architect/Urban Design, eight photos and two maps indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director of Housing, 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") authorize the Director to execute and deliver Partial Certificates of Completion pursuant Section 3.04 of the Land Disposition Agreement ("LDA") dated September 25, 2008 between the BRA and Highland Park Phase II House LLC for the successful completion of the improvements consisting of seven residential units, seven off-street parking spaces and improved land area located on Parcel 22 at 18-24 Dorr Street and Parcel R-4 at 6-12 Lambert Street, upon receipt of Certificate (s) of Occupancy from the City of Boston Inspectional Services Department, upon inspection and approval by BRA staff that the completion of such improvement has been accomplished in accordance with the terms of said LDA and the Deed for Parcels 22 and R-4, as defined in such documents, and subject to such terms; provided that the issuance of a Final Certificate of Completion for completion of the improvements on Parcels 22 and R-4 shall require further BRA Board approval.

Copies of a memorandum dated July 16, 2009 were distributed entitled "DOWNTOWN BOSTON MIDTOWN CULTURAL DISTRICT MODERN THEATRE LOCATED AT 523-525 WASHINGTON STREET", which included three proposed votes. Attached to the memorandum were two plans and a map indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director of Housing, 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 petition the City of Boston Public Improvement Commission to discontinue certain portions of Washington Street; and

FURTHER

VOTED: That the BRA hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 16, 2009 relating to portions of Washington Street in Boston, Suffolk County, Massachusetts, be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with areas to be taken.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6967.

Copies of a memorandum dated July 16, 2009 were distributed entitled "ACQUISITION OF A FORECLOSED PROPERTY FROM PREMIERE PROPERTIES (WELLS FARGO), BANK OF AMERICA AND TAYLOR BEAN; AMENDMENT TO A DEMONSTRATION PROJECT", which included three proposed votes. Attached to the memorandum were ten maps indicating the location of the proposed project.

Ms. Sheila Dillion, Deputy Director of Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts an amendment to the "Demonstration Project"

established on January 29, 2009 allowing the acquisition and disposition of five (5) foreclosed properties; and

FURTHER

VOTED: That the Authority hereby adopts the following “Amendment to the Demonstration Project Plan” established on January 29, 2009: the Authority shall, on behalf of the City of Boston, acquire title to foreclosed properties located in Boston with funding received from the City of Boston’s in advance and at a purchase price not to exceed the following:

<u>Property Address</u>	<u>Property Type</u>	<u>Neighborhood</u>	<u>Price</u>
42 Ridlon Street \$173,250	1-Family	Hyde Park	
11 Edwin Street \$190,000	2-Family	Dorchester	
102 Brook Avenue \$110,000	1-Family	Dorchester	
42 Gove Street \$190,000	1-Family	East Boston	
16 Oakridge Street \$140,000	1-Family	Mattapan	

and shall either (i) convey such property to the DND, or (ii) dispose of the property in accordance with applicable disposition procedures; and

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the Authority to convey such properties and to execute such documents and agreements with the City of Boston and other entities or individuals as may be necessary to effectuate the foregoing Amendment to Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, Section 46 (f), as amended. The terms and conditions of all documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated July 16, 2009 were distributed entitled “PROPOSED DISBURSEMENT OF \$3,500 FOR PROGRAMMING OF SUMMER EVENTS IN THE CHARLESTOWN NAVY YARD”, which included two proposed votes.

Mr. Geoff Lewis, Senior Project Manager, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$3,500 for programming of various summer events as a part of the Charlestown Navy Yard Waterfront Activation Plan, such funds to be disbursed from mitigation funds received from the Carlyle Group as a part of the community benefits associated with the Carlyle Group’s purchase of Building 42 in the Charlestown Navy Yard; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a Grant Agreement regarding such disbursements with the Friends of the Charlestown Navy Yard, Inc. or related entity that will sponsor each event, containing such terms and conditions as the Director deems appropriate in his sole discretion.

Copies of a memorandum dated July 16, 2009 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL 65RX LOCATED AT THE REAR OF 65 RUSSELL STREET; AND P-16D LOCATED AT THE REAR OF 61 RUSSELL STREET", which included three proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, 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 issue a Certificate of Completion pursuant to the provisions of the Deed dated June 26, 2003 conveying Parcel P16D in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel P16D") from the BRA to Paul F. McDonough, Jr. and the Land Disposition Agreement dated June 26, 2003 entered into by the BRA and Paul F. McDonough, Jr. evidencing the successful completion of the improvements including an apple orchard, retaining walls, arbors, fences, a shed and other related improvements on Parcel P16D, and conditioned upon any new owner of Parcel P16D to seek Boston Redevelopment Authority approval for any changes to Parcel P16D; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Deed dated June 16, 1997 conveying Parcel 65RX in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel 65RX") from the Boston Redevelopment Authority ("BRA") to Ross Ozer and Scott Gortikov and the Land Disposition Agreement dated June 16, 1997 entered into by the BRA and Ross Ozer and Scott Gortikov evidencing the successful completion BY Mr. Paul F. McDonough, Jr. of landscaped open space and garden on Parcel 65RX, and conditioned upon any new owner of Parcel 65RX to seek Boston Redevelopment Authority approval for any changes to Parcel 65RX; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into any amendments or other documents that he deems appropriate or necessary in connection with the transfer of Parcel 65RX in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated July 16, 2009 were distributed entitled "50 WEST BROADWAY PROJECT, LOCATED AT 50-78 WEST BROADWAY IN SOUTH BOSTON", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, 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 execute an Amended and Restated Affordable Rental Housing Agreement and Restriction, an Amended Cooperation Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 50 West Broadway project, located at 50-78 West Broadway in South Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

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

Copies of a memorandum dated July 16, 2009 were distributed entitled “HYDE BLAKEMORE CONDOMINIUM PROJECT, ROSLINDALE”, which included two proposed votes. Attached to the memorandum were two site plans and two maps indicating the location of the proposed project.

Ms. Sheila Dillion, Deputy Director for Housing, 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 an increase in the amount of \$68,000 of Inclusionary Development Funds (“Grant”) in connection with seven (7) two-bedroom Affordable Units available for households earning up to 80% of area median income (“AMI”) as promulgated by the United States Department of Housing and Urban Development (“HUD”) for the Boston Standard Metropolitan Statistical Area, two (2) two-bedroom Affordable Units available for households earning up to 100% of AMI, two (2) three-bedroom Affordable Units available for households earning up to 80% of AMI, and two (2) three-bedroom Affordable Units available for households earning up to 100% of AMI; and

FURTHER

VOTED: That the Director be, and hereby is, authorize the Director to amend the loan document and enter into any other documents in connection with the increase of up to \$68,000 from Inclusionary Development Funds in connection with thirteen (13) Affordable Units in the Hyde Blakemore Condominium Project.

Mr. Christopher Supple reentered the room at this time.

Mr. Paul Foster left the room at this time.

Copies of a memorandum dated July 16, 2009 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 49 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-29862; BZC-29863; BZC-29864; BZC-29865; BZC-29868; BZC-29872; BZC-29873; BZC-29874; BZC-29875; BZC-29876; BZC-29877; BZC-29878; BZC-29879; BZC-29880; BZC-29884-29886; BZC-29895; BZC-29896; BZC-29897; BZC-29898; BZC-29899; BZC-29900; BZC-29901; BZC-29902; BZC-29903; BZC-29904; BZC-29905; BZC-29906; BZC-29907; BZC-29908; BZC-29909; BZC-29910; BZV-29911; BZC-29912; BZC-29913; BZC-29914; BZC-29915; BZC-29916; BZC-29917; BZC-29918; BZC-29920; BZC-29921; BZC-29921; BZC-29922; BZC-29923; BZC-29937; BZC-29938; BZC-29939; BZC-29940; BZC-29941 and BZC-29442.

Mr. Paul Foster reentered the room at this time.

Copies of a memorandum dated July 16, 2009 were distributed entitled “REQUEST SERVICES TO REDESIGN THE CHINATOWN GATEWAY PARK FOR PROPOSALS (“RFP”) FOR CONSULTANT”, which included a proposed vote.

Ms. Jill Zick, Landscape Architect, addressed the Authority and answered the Members’ questions. Attached to the 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 authorizes the Director to issue a Request for Proposals (“RFP”) for consultant services to provide design services for China Gate Park site improvements in Chinatown for an amount not-to-exceed \$50,000.00 from funds received from the One Lincoln Street project and authorized for the Chinatown Gate Fund by the Boston Redevelopment Authority votes of April 1, 2004 and May 19, 2005, containing such terms and conditions as the Director deems appropriate.

Copies of a memorandum dated July 16, 2009 were distributed entitled “REQUEST ADOPTION OF THE THREE (3) INCLUSIONARY DEVELOPMENT POLICIES”, which included a proposed vote.

Ms. Sheila Dillion, Deputy Director for Housing, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (“BRA”) hereby adopts the following policies in connection with the Inclusionary Development Policy: *Guidance on Building Affordable Units On-Site; Asset Policy for the Sale or Rental of Affordable Housing Units; and Inclusionary Development Policy (IDP) Funding Guidelines.*

The aforementioned INCLUSIONARY DEVELOPMENT POLICIES are filed in the Document Book at the Authority as Document Nos. 6968, 6969 & 6970, respectively.

The Director gave an update to the reduction and reclassification of staff and that the FY2010 will be finalized and voted at the next meeting.

Copies of a memorandum dated July 16, 2009 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

The Cecil Group	\$ 31,977.25
Bergmeyer Associates	\$ 1,230.20
Weston & Sampson	\$ 50,824.20
UTILE, INC	\$ 8,824.09
Urban Marketing Collaborative	\$ 2,500.00
Vanasse Hangern	\$ 1,413.75
Crosby, Schlessinger, Smallridge	\$ 3,657.47

Copies of a memorandum dated July 16, 2009 were distributed entitled, “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Richard Gibbons, Counsel, Grade 21, effective July 10, 2009.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Louise Wright, Office Manager, Grade 17, effective July 10, 2009.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Cathy Frye, Office Manager, Grade 16,
effective July 3, 2009.

VOTED: That the next meetings of the Authority will be held on Thursday,
August 13, 2009 at 5:30 p.m.; Tuesday, September 15, 2009 at 5:30
p.m.; Thursday, October 15, 2009 at 5:30 p.m.; Tuesday,
November 17, 2009 at 5:30 p.m. and Thursday, December 17, 2009
at 5:30 p.m.

On a motion duly made and seconded, it was unanimously
VOTED: To adjourn.

The meeting adjourned at 7:12 p.m.

Assistant Secretary