

**BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 20, 2007 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULE

1. Approval of the Minutes of the December 6, 2007 meeting.
2. Request authorization to schedule a Public Hearing on January 10, 2008 at 2:00 p.m. regarding the proposed Franklin Hill Chapter 121A Project consisting of 152 affordable rental units for households earning up to 60% of median income, to be constructed in two phases, located at One Shandon Road.

PUBLIC HEARING

3. 2:00 p.m. Public Hearing: To approve and adopt the First Amendment to the Development Plan for Planned Development Area No. 54, the Fan Pier Project; to issue Certifications of Compliance upon successful completion of the Article 80 process; to enter into a Cooperation Agreement and Affordable Housing Agreement; to petition the Zoning Commission for the said First Amendment and to issue Certifications of Consistency upon successful completion of the Planned Development Area Review process.

PRESENTATION

4. 2:15 p.m. Public Hearing: To approve and adopt the Third Amendment to the Development Plan for Planned Development Area No. 11, the One Post Office Square Project; to petition the Zoning Commission for the said Third Amendment and to issue Certifications of Consistency upon successful completion of the Planned Development Area Review process. **PRESENTATION**

DEVELOPMENT

South End

5. Request authorization for a 180-day extension to the final designation of Modern 2.0 LLC as redeveloper of thirty-seven residential condominium units, of which seven will be affordable, located at 263-265 Northampton Street.
6. Request authorization for a 90-day extension to the final designation of South End/Lower Roxbury Open Space Land Trust, Inc. located at 34 Cabot Street as open space.
7. Request authorization to execute an Amended and Restated Affordable Housing Agreement for the project located at 691 Massachusetts Avenue to provide for the payment of \$450,000 to accomplish 6 of 36 affordable units proposed for Pine Street Inn Upton Street property.
8. Request authorization for a 180-day extension to the final designation of Dr. Ruediger Volk-Lalyre as redeveloper of open space located at 10 Sussex Street.

Kittredge Square

9. Request authorization for a 180-day extension to the final designation of Highland Park Phase II Housing LLC as redeveloper of eleven residential units, of which eight will be affordable, located at 18 Dorr Street.

Washington Park

10. Request authorization to execute the Third Amendment to the Land Disposition Agreement's Exhibit F and to amend the Affordable Housing Covenant with Windale Developers, Inc. lowering of the affordable housing price for those units to 80% of AMI to make them marketable and to provide a grant of \$349,297 of inclusionary funds to effectuate the change in the project.

11. Request authorization for a 180-day extension to the final designation of Aaron Tuggle as redeveloper of open space located at 39A Dale Street and a 180-day extension to the final designation of Catherine Brown as redeveloper of 41A Dale Street.

Roxbury

12. Request authorization to execute a general construction contract with Testa Corporation for the demolition of 17-19 Warren Street, in an amount not to exceed \$721,930.
PRESENTATION
13. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B for the Schoolhouse 77 Chapter 121A project; to approve the “Demonstration Project Plan” for the authorization to acquire certain property from the U.S. Department of Housing and Urban Development and to transfer said property to Madison Schoolhouse LLC and to accept certain rehabilitation funds from HUD and to enter into an Up Front Grant Agreement.

Government Center

14. Request authorization to adopt a minor modification to the Government Center and Waterfront-Faneuil Hall Urban Renewal Plans increasing to 14.3 the aggregate permitted Gross Floor Area for the renovation to the 60 State Street lobby and to execute an Amended and Restated Land Disposition Agreement with the 60 State Street Trust.

South Cove

15. Request authorization to adopt a minor modification to the South Cove Urban Renewal Plan with respect to Parcel P-6; to acquire by eminent domain and convey certain air rights for the construction of the Tufts University School of Dental Medicine Addition; to adopt an Order of Taking; to petition the Public Improvement Commission for the discontinuance of said air rights and to execute an Amended and Restated Land Disposition Agreement with Tufts-New England Medical Center, Inc.

Fenway

16. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B which grants authorization for the development of the previously approved Longwood Research Center project located at 121 Brookline Avenue; to approve the “Demonstration Project Plan”; to petition the Public Improvements Commission to discontinue portions of Brookline Avenue and Burlington Avenue; to adopt an Order of Taking and to execute an Indemnification Agreement.

Bulfinch Triangle

17. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the mixed-use building consisting of ground floor retail, a restaurant and 284 for-rent residential units, of which 10 will be affordable located at 1 Bulfinch Triangle; to issue a Certification of Compliance upon successful completion of the Article 80 process; to enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for the variances necessary to construct the project.

PRESENTATION

South Boston

18. Request authorization to issue a Certification of Approval in accordance with Article 80, Small Project Review for the proposed thirty-four residential condominium units, of which four will be affordable located at 902 East Second Street; to enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for the variances necessary to construct the project. **PRESENTATION**
19. Request authorization to issue a Partial Certificate of Completion to REN Boston, LP, Ren Boston Waterfront Hotel, LLC for the partial completion of the Parcel F-2 Hotel located on D Street.

Roslindale

20. Request authorization to advertise a Request for Proposals for the sale and redevelopment of The Roslindale Substation located at 4228 Washington Street.

Hyde Park

21. Request authorization to execute an Amended and Restated Affordable Housing Agreement in connection with the Fairmount Terrace condominium project located at 81-87 Fairmount Avenue.

Charlestown Navy Yard

22. Request authorization to enter into a License, Maintenance and Indemnification Agreement with The General Hospital Corporation for the installation of a drainage system adjacent to Building 75.

PLANNING AND ZONING

23. Request authorization to petition the Zoning Commission to adopt a Text Amendment to Article 50, Roxbury Neighborhood District regarding design review requirements.

24. Request authorization to advertise a Request for Proposals for consultant planning and design services for a master plan and an amendment to the Fort Point Downtown Waterfront Municipal Harbor Plan for the United States Postal Service facility located at 25 Dorchester Avenue.
25. Request authorization to invite a fee proposal and enter into a contract for the provision of design services with respect to developing 21st century sustainable building performance standards for new municipal projects, in an amount not to exceed \$24,500.
26. Request authorization to invite a fee proposal and enter into a contract for the provision of design services with respect to developing 21st century sustainable interior space standards for new municipal projects, in an amount not to exceed \$24,500.
27. Board of Appeal

ADMINISTRATION AND FINANCE

28. Request authorization to enter into a grant agreement with Save the Harbor/Save the Bay for a signage and wayfinding master plan for the South Bay Harbor Trail, in an amount not to exceed \$25,000.
29. Request authorization to enter into a grant agreement with the Friend of Fort Point Channel to develop a signature public programming event consistent with the recommendations of the Fort Point Channel Watersheet Activation Plan, in an amount not to exceed \$100,000.
30. Request authorization to advertise a Request for Proposals for an economic development consultant to assist in furthering the Authority's job creation and business assistance mission and achieving overall economic development goals.

31. Request authorization to expend \$177,500 to the three affordable housing developments as follows: Blessed Sacrament in Jamaica Plain; Dudley Village I in Dorchester and Hon Lok Housing in Chinatown and to enter into respective loan documents with monies from the 10 St. James/75 Arlington Street housing contribution.
32. Contractual Payments
33. Personnel