

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 15, 2007, 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 Boston Medical Center Institutional Master Plan Amendment and Proposed Project. The Boston Medical Center Campus is located in the South End neighborhood.

This hearing was duly advertised on November 21, 2007 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 a brief period for rebuttal if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated December 6, 2007 were distributed entitled "REQUEST FOR A PUBLIC HEARING: (I) BOSTON MEDICAL CENTER INSTITUTIONAL MASTER PLAN AMENDMENT, AND; (II) DEVELOPMENT IMPACT PROJECT FOR THE NEW AMBULATORY CARE BUILDING", which included eight proposed votes. Attached to said memorandum were a letter dated December 3, 2007 from Mary Grams, Blackstone/Franklin Square Neighborhood Association, a letter dated December 5, 2007 from Evelyn Hecht and Stuart M. Gedal, Boston Medical Center and two maps indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager, Attorney James Greene, Rubin & Rudman and Mr. Paul Drew, Executive Vice President, Boston Medical Center and Greg Malongo, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Tim Brown for Councilor William Linehan

Mr. Gary Walker, IBEW

Mr. Michael Durant, Ironworkers Local

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Boston University Medical Center Institutional Master Plan Amendment (“BUMC IMP Amendment”) submitted to the Boston Redevelopment Authority (“BRA”) on August 22, 2007 by Boston Medical Center Corporation (“BMC”) and presented at a public hearing held pursuant to Section 80D-5.4 (c)(ii) of the Boston Zoning Code (the “Code”) at the offices of the BRA on December 6, 2007, and after consideration of evidence presented at said public hearing, and in connection with the BUMC IMP Amendment, the BRA finds that: (a) the Boston University Medical Center Institutional Master Plan , effective July 13, 2000, and as now amended by the BUMC IMP Amendment conforms to the provisions of Article 80 of the Code; (b) the Boston University Medical Center Institutional Master Plan, effective July 13, 2000, and as now amended by the BUMC IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Boston University Medical Center Institutional Master Plan, effective July 13, 2000, and as now amended by the BUMC IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all 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 BUMC IMP Amendment; 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 BUMC IMP Amendment in substantial accord with the amendment presented to the BRA at its hearing on December 6, 2007; and

FURTHER
VOTED: That the Director be, and hereby is, authorized, pursuant to Section 80B-5.4(c)(iv) of the Code, to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the New Ambulatory Care Building (“Proposed Project”) under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report/Supplemental Information Report (i) adequately describe the impacts of the

Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary and appropriate for the mitigation of such impacts; and

FURTHER
VOTED:

That the BRA 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, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies 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: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER
VOTED:

That pursuant to the provisions of Section 80D-10.1 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Boston University Medical Center Institutional Master Plan, effective July 13, 2000, as amended ("BUMC IMP") when the Director finds that: (a) the Proposed Project is adequately described in the BUMC IMP; (b) the Proposed Project is consistent with the BUMC IMP; (c) the BUMC IMP and all amendments hereto have been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER
VOTED:

That the BRA hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the BUMC IMP Amendment and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement or an amendment to existing Cooperation Agreement, an amendment to the Development Impact Project Agreement.

The aforementioned MASTER PLAN AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6880.

Copies of a memorandum dated December 6, 2007 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 was a map indicating the parcel of land.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement dated February 25, 2005 between the Boston Redevelopment Authority and D4 Development Limited Partnership for the successful completion of the two (2) remaining residential units identified as Unit Nos. 1 and 25 ("Improvements") in the YooD4 Condominium Development Project 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 Improvements have been completed in accordance with the terms of said LDA and upon receipt of individual Certificate(s) of Occupancy from the Inspectional Services Department ("ISD") and an inspection of said Improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate, provided that the issuance of a Final Certificate of Completion for the entire Project shall require further Board approval.

Copies of a memorandum dated December 6, 2007 were distributed entitled "PARCEL 200 SOUTH END URBAN RENEWAL AREA, CROSTOWN CENTER PROJECT, ROXBURY, MASSACHUSETTS, NOTICE OF ACTIVITY AND USE LIMITATION", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the Director to execute a Notice of Activity and Use Limitation ("AUL") pursuant to Section 6 of Chapter 21E of the Massachusetts General Laws, as amended, and the Massachusetts Contingency Plan, in connection with the Crosstown Center Project for Parcel 200, also known as 7-17 Melnea Cass Boulevard, and any and all other documents deemed necessary and appropriate by the Director in connection with said AUL.

Copies of a memorandum dated December 6, 2007 were distributed entitled "BRUNSWICK KING URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCEL P-3B-4 LOCATED AT 1 INTERVALE TERRACE", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF COLUMBIA WOOD TWO LIMITED PARTNERSHIP AS THE REDEVELOPER OF PARCEL P-3B-4 IN THE BRUNSWICK-KING URBAN RENEWAL AREA, PROJECT NO. MASS. R-12", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the Resolution of the Boston Redevelopment Authority dated, December 6, 2007, regarding the Final Designation of Columbia Wood Two Limited Partnership as the redeveloper of Parcel P-3B-4 in the Brunswick King Urban Renewal Area, Project No. R-168.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6881.

Copies of a memorandum dated December 6, 2007 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, MIDTOWN CULTURAL DISTRICT, DISPOSITION PARCELS C-4, C-5 and C-6", which included two proposed votes. Attached to the memorandum were two street plans and two maps indicating the parcel of land.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS OF THE SOUTH COVE URBAN RENEWAL PLAN, SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS OF THE SOUTH COVE URBAN RENEWAL PLAN, SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92";

FURTHER

VOTED: That the Boston Redevelopment Authority be and hereby is, authorized to execute and deliver an amendment to the existing land

disposition agreement between the Boston Redevelopment Authority and SW Boston Hotel Venture LLC with respect to the aforesaid minor modifications for the W Boston Hotel and Residences project, upon such terms and conditions as the Director deems to be in the best interests of the Authority.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6882.

Copies of a memorandum dated December 6, 2007 were distributed entitled "DORCHESTER, 460-470 HARVARD STREET AND 31-53 HANSBOROUGH STREET", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant and Reverend Dr. John Womack, Sr., 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 Affordable Housing Agreement for the creation of two (2) affordable units and any and all agreements and documents which the Director deems appropriate and necessary in connection with the proposed Harvard Condominiums project located at 460-470 Harvard Street and 31-53 Hansborough Street, in the Dorchester neighborhood of Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 6, 2007 were distributed entitled "9 BANTON STREET, DORCHESTER", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager, Mr. Miles Sutton, architect and Mr. Michael Foley, addressed the Authority and answered the Members' questions

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed development of twenty-three (23) residential condominium units at 9 Banton Street in Dorchester (the "Proposed Project") by Tyrone Development has

complied with the requirements of Small Project Review, under Article 80E, of the Boston Zoning Code, subject to continuing design review by BRA staff; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement with the Developer , as well as 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 December 6, 2007 were distributed entitled "RUSSO MARINE USE OF BOAT RAMP LOCATED AT TERMINAL STREET, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a License Agreement with Russo Marine Mobile Services, Inc, such License Agreement to be for the non-exclusive use of the Boston Redevelopment Authority ("BRA") owned boat ramp located on Terminal Street in the Charlestown Navy Yard and for the use of approximately 200 square feet of additional land adjacent to the BRA-owned boat ramp for the erection of a seasonal sign, upon terms and conditions determined to be in the best interests of the BRA by the Director in his sole discretion.

Copies of a memorandum dated December 6, 2007 were distributed entitled "UPDATE ON THE ALLSTON-BRIGHTON NEIGHBORHOOD PLANNING INITIATIVE ("ABNPI)".

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

Copies of a memorandum dated December 6, 2007 were distributed entitled "AUTHORIZATION TO CONTINUE PARTNERSHIP WITH THE BOSTON HARBOR ASSOCIATION FOR THE HARBORWALK WEBSITE", 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 amend the Memorandum of Agreement with The Boston Harbor Association and to grant TBHA \$10,000 a year for the next two years to maintain and expand the website for the City of Boston's Harborwalk Program.

Copies of a memorandum dated December 6, 2007 were distributed entitled "REQUEST THE AMENDMENT OF A CONTRACT WITH APPLIED GEOGRAPHICS, INC., TO UPDATE THE ZONING GEOMETRY TO ALIGN WITH THE NEW SHIFTED ASSESSING PARCEL GEOMETRY", which included a proposed vote. Attached to said memorandum was a map of the neighborhood plan.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute an amendment to the contract with Applied Geographics, Inc., in an amount not to exceed \$12,200.00 to retain Applied Geographics, Inc., for the spatial adjustment of the Zoning data layer to match with The City of Boston's Assessing parcels that were shifted last summer.

Mr. Christopher Supple recused himself from BZC-28753. Copies of a memorandum dated December 6, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 25 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-28710; BZC-28718; BZC-28721; BZC-28722; BZC-28723; BZC-28724; BZC-28725; BZC-28731-28732; BZC-28733; BZC-28734; BZC-28736; BZC-28738; BZC-28739; BZC-28741; BZC-28742; BZC-28743; BZC-28744; BZC-28745; BZC-28747; BZC-28748; BZC-28749-28752; BZC-28753; BZC-28754; BZC-28755; and BZC-28760.

Copies of a memorandum dated December 6, 2007 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, Inc.	\$	6,513.09
HDR Engineering, Inc.	\$	6,162.25
BCS Group	\$	4,655.32

Rosenberg & Schapiro	\$	8,956.23
P.J. Spillane Company	\$	112,780.00
Applied Geographics, Inc.	\$	3,177.00
Jacobs Engineering Group, Inc.	\$	129,114.00
Childs Engineering Corp.	\$	2,000.00
Urban Marketing Collaborative	\$	24,069.36
Sustainable Step N. E.	\$	11,000.00
Bryant Associates	\$	1,740.00
Traffic Solutions, LLC	\$	45,136.51

Copies of a memorandum dated December 6, 2007 were distributed entitled "FUNDING REQUEST FOR THE INITIATIVE FOR A NEW ECONOMY", which included a proposed vote.

Mr. Jim Tierney, Interim Deputy Director for Economic Development and Mr. Brook Woodson, Mayor's Office , addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority authorizes the expenditure of \$100,000 to the Initiative for a New Economy to fulfill the second year of a three-year commitment.

Copies of a memorandum dated December 6, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize an internship for Jessica Bloomfield, Research Division, for up to fifteen hour per week, for academic credit, January 7, 2008-May 30, 2008.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Kairos Shen, Director of Planning, for travel to New York, New York, December 3, 2007, to speak at the New York Planning Commission Meeting at a cost of travel expenses.

VOTED: That the next meetings of the Authority will be held on Thursday, December 20, 2007 at 2:00 P.M.; Thursday, January 10, 2008 at 2:00 P.M.; Tuesday, January 31, 2008 at 2:00 P.M.; TUESDAY, February 26, 2008 at 2:00 P.M.; Thursday, March 13, 2008 at 2:00 P.M.; Thursday, April 3, 2008 at 2:00 P.M.; TUESDAY, April 29, 2008 at 2:00 P.M.; Thursday, May 15, 2008 at 2:00 P.M.; TUESDAY, June 3, 2008 and Thursday, June 26, 2008.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:07 p.m.

Secretary