

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 1, 2008 were submitted.

Copies of a memorandum dated April 29, 2008 were distributed entitled "JP MORGAN CHASE BANK, 451 D STREET, SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to petition the Boston City Council for its approval of the Tax Increment Financing Agreement between the City of Boston and JP Morgan Chase Bank and Tax Increment Financing Plan when the appropriate documents are finalized; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized (1) to jointly file with JP Morgan Chase Bank application for the proposed Project to be designated a Certified Project within the Crosstown/South Boston Economic Opportunity Area and (2) to execute any other documents necessary to apply to the Commonwealth or City of Boston City Council in connection with the proposed joint application.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C-5 and Section 80C-7 of the Boston Zoning Code, to consider the First Amendment to the Master Plan for Planned Development Area Number 51, and an Amended and Restated Development Plan for the Rosev Building-480 Rutherford Avenue. The 72,500 square foot site is located within the PDA Number 51-Hood Business Park and currently consists of vacant warehouse. The Amended and Restated Development Plan reflects a modification of the Rosev Building redevelopment which eliminates the portion of the existing building fronting on Rutherford Avenue that had originally been planned for retention. In lieu of retaining this 8,720 square foot section of the building, the redesigned building will have a setback from Rutherford Avenue of approximately 20 feet that will be landscaped and incorporated into the overall landscape plan. The building area will total approximately 143,225 square feet, which is an increase of approximately 37,615 square feet of gross floor area from

the original Development Plan for the Rosev Building (the "Proposed Project"). The PDA Amendments do not provide for any additional square footage within Planned Development Area Number 51, Hood Business Park.

This hearing was duly advertised in the *Boston Herald* on April 14, 2008.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Mr. Lewis will now begin the presentation.

Copies of a memorandum dated April 29, 2008 were distributed entitled "HOOD BUSINESS PARK, PUBLIC HEARING ON THE FIRST AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 51, HOOD BUSINESS PARK IN CHARLESTOWN AND AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE ROSEV BUILDING - 480 RUTHERFORD AVENUE WITHIN PLANNED DEVELOPMENT AREA NO. 51", which included eight proposed votes. Attached to said memorandum were a letter dated April 5, 2008 from Thomas Cunha, Charlestown Neighborhood Council, a letter dated March 11, 2008 from Margaret Fulenwider, a letter dated March 10, 2008 from Sarah Weatherbee, a letter dated March 6, 2008 from Michael Oniskey, The Storage Bunker, an article dated March 6, 2008 in the Charlestown Patriot-Bridge and a map indicating the location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager, Mr. Yanni Tsipis, consultant, Mr. Mark Spaulding, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Robert Consalvo

Representative Jeffrey Sanchez

Mr. Jack Kelly, Mayor's Office of Neighborhood Services

Mr. Al Peciario, Carpenters Union

Mr. Russell Bartash, Sheetmetal Workers

Mr. Gary Walker, IBEW

Mr. Neil Connolly, Ironworkers

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80C-5.4 and Article 3-1(A)(a) of the Boston Zoning Code (“Code”), in connection with First Amendment to the Master Plan for Planned Development Area No. 51, Hood Business Park, presented at a public hearing duly held at the offices of the Boston Redevelopment Authority (“Authority”) on April 29, 2008 (“PDA Master Plan Amendment”), and after careful consideration of evidence presented at, and in connection with the hearing and the Proposed Project described in the PDA Master Plan, as amended by the PDA Master Plan Amendment, the Authority finds with respect to the PDA Master Plan, as amended by the PDA Master Plan Amendment, that (a) the PDA Master Plan, as amended by the PDA Master Plan Amendment, will not be in a location for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the PDA Master Plan, as amended by the PDA Master Plan Amendment, complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) the PDA Master Plan, as amended by the PDA Master Plan Amendment, complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Master Plan, as amended by the PDA Master Plan Amendment, conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the PDA Master Plan, as amended by the PDA Master Plan Amendment, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the PDA Master Plan, as amended by the PDA Master Plan Amendment, adequately and sufficiently complies with the Code Section 80C-4, Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That pursuant to Article 80, Section 80C-5.4 and Article 3-1A.a of the Code, the Authority hereby approved the PDA Master Plan Amendment and authorizes the Director to petition the Boston Zoning Commission ("Zoning Commission") to approve the PDA Master Plan Amendment, in substantial accord with the First Amendment to Master Plan for Planned Development Area No. 51, Hood Business Park presented to the Authority at its hearing on April 29, 2008; and

FURTHER

VOTED: That the Authority hereby finds and determines that the Amended and Restated Development Plan for the Rosev Building-480 Rutherford Avenue located within PDA No. 51 (the "Amended and Restated PDA Development Plan") complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Code; and

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code, the Authority hereby approves the Amended and Restated PDA Development Plan, and authorizes the Director to petition the Zoning Commission for approval of the Amended and Restated PDA Development Plan, in substantial accord with the Amended and Restated PDA Development Plan presented to the Authority at its hearing on April 29, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Code, which (i) finds that the Notice of Project Change ("NPC") filed with the Authority on February 29, 2008 in connection with the revised Plans for the Rosev Building adequately describes the potential impacts arising from the Rosev Building-480 Rutherford Avenue project (the "NPC Project") does not result in any increased impacts and provides sufficient mitigation measures to minimize the prior existing impacts, and (ii) waives further review of the NPC Project, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for NPC Project under Section 3-1A.a and Article 80C-8 of the Code when the Director finds that: (a) the NPC Project is described accurately in the Amended and Restated

PDA Development Plan and the PDA Master Plan, as amended by the PDA Master Plan Amendment; (b) the NPC Project is consistent with the Amended and Restated PDA Development Plan, as amended by the PDA Master Plan Amendment; and (c) the Amended and Restated PDA Development Plan and the PDA Master Plan amendment have been approved by the Authority and the Zoning Commission; and

FURTHER

VOTED: That the Director be and hereby is, authorized to pursuant to Section 80B-6 of the Code issue a Certification of Compliance for the NPC Project, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including without limitation the execution of a Cooperation Agreement, a First Amendment to the Development Impact Project Agreement, and a Boston Residents Construction Employment Plan with Hood Business Park LLC.

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. 6904.

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 new 10-year Children's Hospital Institutional Master Plan, located in the Longwood Medical and Academic Area.

This hearing was duly advertised on April 14, 2008 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.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated April 29, 2008 were distributed entitled "PUBLIC HEARING TO CONSIDER THE CHILDREN'S HOSPITAL INSTITUTIONAL MASTER PLAN", which included eight proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 554, Boston Redevelopment Authority, Children's Hospital Institutional Master Plan Area, Map 1, Boston Proper", a list of data, a list of community benefits, a letter dated April 25, 2008 from Council President Maureen Feeney, a letter dated April 29, 2008 from Councilor Stephen J. Murphy, a location map, and two renderings.

Ms. Sonal Gandhi, Senior Project Manager, Ms. Lori Kamesa, Children's Hospital and Mr. Charles Weinstein, Children's Hospital, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Robert Consalvo

Representative Jeffrey Sanchez

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

Mr. Gary Walker, IBEW

Mr. Nicole, Sociedad Latina

Mr. Al Peciario, Carpenters Union

Ms. Sarah Hamilton, MASCO & task force member

Ms. Lisa Soli, Fenway Community Development Corporation

Mr. Jim Hoffman, Mission Hill Housing

Councilor Sam Yoon Office

Mr. Russell Bartash, Sheetmetal Workers

Mr. Neil Connolly, Ironworkers

Mr. Larry Cancro, Red Sox and task force member

Mr. Michael, Harvard medical school

Mr. Jack Crayton, Auduborn Circle Association

Mr. Ed Lampreti, task force member

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") hereby finds and determines that the Main Building Expansion Project ("Expansion Project") as described in the Draft Project Impact Report, conforms to the general plan for the City of Boston as a whole, and that nothing in such Expansion Project will be injurious to the neighborhood or otherwise detrimental to the public welfare,

weighing all the benefits and burdens; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the Expansion Project, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code ("Code"), and finds that the Draft Project Impact Report is sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Expansion Project; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance for the Expansion Project pursuant to Section 80B-6 of the Code after the Director has determined that the Expansion 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-8: Disclosure of Beneficial Interests; (ii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iii) Article 28: Boston Civic Design Commission; and

FURTHER
VOTED:

That, in connection with the Children's Hospital Institutional Master Plan ("Children's IMP"), dated January 31, 2008, revised April 22, 2008 presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the Authority on April 29, 2008, and after consideration of evidence presented at, and in connection with, the Children's IMP, the BRA hereby finds that (a) the Children's IMP complies with the Modified Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on January 30, 2007 ("IMP NF") and the Notice of Project Change letter dated December 6, 2007; (b) the Children's IMP conforms to the provisions of Article 80D of the Code; (c) the Children's IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the Children's IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code

approving the Children's IMP; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the Children's IMP and to amend Map 1, Boston Proper, of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the Expansion Project is described adequately in the Children's IMP and is consistent with the Children's IMP, and (b) the Children's IMP has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

FURTHER

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

The aforementioned INSTITUTIONAL MASTER PLAN WITH MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6905.

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 Joslin Diabetes Center Institutional Master Plan Amendment and the Longwood Center Project, located in the Longwood Medical and Academic Area.

This hearing was duly advertised on April 14, 2008 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.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated April 29, 2008 were distributed entitled "PUBLIC HEARING TO CONSIDER THE (I) JOSLIN DIABETES CENTER INSTITUTIONAL MASTER PLAN AMENDMENT; (II) DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 71 FOR THE LONGWOOD CENTER PROJECT; AND (III) LONGWOOD CENTER PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included eleven proposed votes. Attached to the memorandum were a document entitled "Map Amendment Application No. 555, Boston Redevelopment Authority, Joslin Diabetes Center Institutional Master Plan Area, Planned Development Area, No. 71 Longwood Center, Map 1, Boston Proper", and a list of data and five renderings.

Ms. Sonal Gandhi, Senior Project Manager, Mr. Ranch Kimble, president, Joslin Diabetes Center, Ms. Cathy Bachman, attorney, MR. David Manfredi, architect and Ms. Sherry Clancey, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Representative Jeffrey Sanchez

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

Mr. Charles Wienstein, Children's Hospital

Ms. Lisa Soli, Fenway Community Development Corp.

Mr. Apt Flaherty, Mission Hill & IAG member

Mr. Mike McGowan, Dana Farber Institute

Mr. Dennis Monty, Beth Israel Hospital & IAG member

Mr. Sarah Hamilton, MASCO

Mr. Gary Walker, IBEW

Mr. Al Peciario, Carpenters Union

Mr. Neil Connolly, Ironworker Union

Mr. Russell Bartash, Sheetmetal Workers

Mr. Ed Lamperti, longwood lab worker

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 Joslin Diabetes Institutional Master Plan Amendment and renewal (" Joslin IMPA"), presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on April 29, 2008, and after consideration of evidence presented at, and in connection with, the

IMPA, the BRA hereby finds that (i) the IMPA conforms to the provisions of Article 80 of the Code; (ii) the IMPA conforms to the general plan for the City as a whole; and (iii) on balance, nothing in the IMPA will be injurious 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 approving the Joslin IMPA ; and

FURTHER
VOTED:

That the BRA hereby finds and determines that the proposed Longwood Center project, as described in the Notice of Project Change filed with the Authority on February 15, 2008 (“NPC”), conforms to the general plan for the City as a whole, and that nothing in the Longwood Center project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6 of the Code, determining that no further review of the Longwood Center project is required, subject to BRA design review; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Longwood Center project in accordance with Article 80B-7 of the Code; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance for the Longwood Center project pursuant to Section 80B-6 of the Code after the Director has determined that the Longwood Center project complies with 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 80C-8: Planned Development Area review; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER
VOTED:

That in connection with the Development Plan for Planned Development Area No. 71 (“PDA No. 71”), presented at a public hearing held at the offices of the BRA on April 29, 2008, and after consideration of evidence presented at, and in connection with the

Longwood Center project, the BRA hereby finds that (i) PDA No. 71, when approved by the Boston Zoning Commission, will not be for a location or proposed project for which PDAs are forbidden by the underlying zoning; (ii) the Longwood Center project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in PDAs; (iii) PDA No. 71 complies with any provisions of the underlying zoning that establish planning and development criteria for PDAs; (iv) PDA No. 71 conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA is located, and to the general plan for the City as a whole; (v) on balance, nothing in PDA No. 71 will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (vi) PDA No. 71 adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code; and

FURTHER
VOTED:

That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to (i) petition the Boston Zoning Commission for approval of the Joslin IMPA and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 by deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district, from a portion of the Joslin Diabetes Center Institutional Master Plan Area, approximately 44,656 square feet (1.02 acres); and (ii) petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 71, Longwood Center and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 by adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 71, Longwood Center"; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Section 80C-8 of the Code when the Director finds that (i) the Longwood Center project is described adequately in a PDA Development Plan applicable to the Longwood Center project's location, (ii) the Longwood Center project is consistent with PDA No. 71; and (iii)

PDA No. 71 has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-A.a and Section 80C, IMP Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Article 80D-10 of the Code in connection with the Joslin Institutional Master Plan, as amended by the Joslin IMPA; and

FURTHER

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

The aforementioned INSTITUTIONAL MASTER PLAN WITH MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6906.

The Chairman called a recess at 4:05 p.m.

The Chairman re-adjourned the meeting at 4:12 p.m.

Copies of a memorandum dated April 29, 2008 were distributed entitled "PUBLIC HEARING REGARDING AN AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 57, MASSACHUSETTS BIOLOGIC LABORATORIES, MATTAPAN, AND RELATED ARTICLE 80 APPROVALS", which included seven proposed votes. Attached to said memorandum were five maps indicating the location of proposed project.

Mr. Rodney Sinclair, Project Manager, Mr. John Finch., developer and Mr. Alec Iacono, architect, architect, addressed the Authority answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Charles Yancey, with the exception of the 4.7 acres for a high school

Mr. Russell Bartash, Sheetmetal Workers

Mr. Gary Walker, IBEW

Ms. Beverly Johnson, Boston State Hospital task force

Ms. Sandy Bagley, Franklin Place Association

Ms. Julie, Mass Auduborn Society

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 (the "Authority") hereby finds and determines with respect to the Amended and Restated Development Plan for Planned Development Area No. 57 (the "Amended PDA Plan") that: (a) the Amended PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the proposed Massachusetts Biological Laboratories Expansion project (the "Proposed Project"), as described in the Notice of Project Change (the "NPC") dated January 17, 2008 submitted by Worcester City Campus Corporation, an affiliate of the University of Massachusetts (the Developer"), complies with any provisions of the underlying zoning that establishes use, dimensional, design, or other requirements in the Planned Development Area; (c) the Amended PDA Plan complies with any provisions of the underlying zoning that establishes planning and development criteria, including public benefits, for Planned Development Areas; (d) the Amended PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Amended PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that the Amended PDA Plan complies with Section 80C-4 of the Boston Zoning Code (the "Code"), Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Code which finds that such NPC adequately describes the potential impacts of the Proposed Project and provides sufficient mitigation measures to minimize those impacts.; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Compliance pursuant to Section 80B-6 of the

Code for the Proposed Project upon the successful completion of the Article 80B Large Project Review process; and

FURTHER

VOTED: That the Authority hereby approves, pursuant to Section 80C of the Code, the Amended PDA Plan as presented at the public hearing before the Authority on April 29, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston (“Zoning Commission”) for approval of the Amended PDA Plan and to adopt a map amendment to Map 8E, Greater Mattapan Neighborhood District, in substantial accord with the Amended PDA Plan and map amendment submitted to the BRA at its meeting on April 29, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the Amended PDA Plan when the Director finds that: (a) the Proposed Project is described adequately in the Amended PDA Plan; (b) the Proposed Project is consistent with such Amended PDA Plan; and (c) the Amended PDA Plan has been approved by the Authority and the Zoning Commission in accordance with the applicable provisions of Code Section 3-1A.a and Article 80C Planned Development Area Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan, amendments to any existing agreements relating to the Proposed Project, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned PLANNED DEVELOPMENT PLAN NO. 57 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6907.

Copies of a memorandum dated April 29, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL X-26B, LOCATED AT 34-48 CABOT STREET", which included two proposed votes. Attached to the said memorandum were a schematic plan and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the final designation set forth in the Final Designation Resolution dated August 14, 2007, of the South End Lower Roxbury Open Space Land Trust, Inc. as redeveloper ("Redeveloper") of Parcel X-26B located at 34-48 Cabot Street in the South End Urban Renewal Area, Project No. Mass. R-56, be extended for an additional six (6) months or until October 29, 2008 to meet all the necessary requirements set forth in the Resolution for the improvements of Parcel X-26B as permanent open space for community use. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel X-26B has not been conveyed to the Redeveloper by October 29, 2008; and

FURTHER 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 April 29, 2008, relating to Parcel X-26B in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, 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. 6908.

Copies of a memorandum dated April 29, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 263-265 NORTHAMPTON STREET", 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 Director, be and hereby, authorized to execute and deliver a temporary Use and Occupancy Agreement with SoCo Lofts, LLC ("Licensee") for the use and occupancy of Parcel RC-7 located at

263-265 Northampton Street in the South End Urban Renewal Area, Project No. Mass. R-56 for one month for a license fee of \$500.00 for off-street parking only. The Use and Occupancy Agreement shall include terms and conditions that the Director deems proper and in the best interest of the BRA.

Copies of a memorandum dated April 29, 2008 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. 4-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were a letter dated April 7, 2008 from Paula M. Devereaux, Rubin and Rudman and a map indicating the location of proposed taking.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of the Tremont-Stuart Development LLC ("Redeveloper") as the redevelopers of Parcel P-7A for an additional 12 months or until May 4, 2009, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions of Tentative Designation have not been met to the satisfaction of the Director and the final designation has not been granted by May 4, 2009, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated April 29, 2008 were distributed entitled "875 RIVER STREET CONDOMINIUM PROJECT LOCATED AT 873-907 RIVER STREET IN HYDE PARK", which included four proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of proposed taking.

Mr. Tai Lim, Senior Project Manager, Mr. Howard Speicher, attorney and Mr. Eric Norton, architect, addressed the Authority and answered the Members' questions.

Councilor Robert Consalvo and Mr. David McNulty, 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 ("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 875 River Street Condominium Project consisting of thirty-eight (38) residential units, two (2) commercial condominium units, eighty-eight (88) parking spaces, and related site improvements (“Proposed Project”) located at 873-907 River Street in Hyde Park (“Project Site”); 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 process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing 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 BRA; and

FURTHER

VOTED: In reference to Petitions BZC-28324, 28325, 28326, 28327, 28328, 28329, 28330, 28331, 28332, 28333, 28334, 28335, 28336, 28337, 28338, and 28339, the 875 River Street Condominium Project located at 873-907 River Street in Hyde Park, for zoning relief necessary in the Local Retail/Service Stores Subdistrict (“L-.5”), and the Two-family/ Multifamily/ Apartments Subdistrict (“R-.5”), the BRA recommends to the City of Boston Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated April 29, 2008 were distributed entitled “1047 COMMONWEALTH AVENUE, ACADEMY OF HAIR AND SKIN, ALLSTON”, which included four proposed votes. Attached to the said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager, Mr. Dennis Quilty, attorney and Mr. Jack French, architect, addressed the Authority and Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the 1047 Commonwealth Avenue Academy of Hair and Skin project (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue Certification of Compliance for the Proposed Project, upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed Project, subject to continuing design review by the BRA; and

FURTHER
VOTED: In reference to Petition BZC-28740, 1047 Commonwealth Avenue Academy of Hair and Skin, recommend approval for the related variances to the Zoning Board of Appeal: Approval with Proviso: that plans be submitted to the BRA for design review approval; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a First Source Agreement and a Memorandum of Understanding and 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 1047 Commonwealth Avenue Academy of Hair and Skin Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated April 29, 2008 were distributed entitled "ALBANY FELLOWS, GRADUATE STUDENT HOUSING FOR BOSTON UNIVERSITY SCHOOL OF MEDICINE - NOTICE OF PROJECT CHANGE", which included three proposed votes. Attached to said memorandum were ADDS and two maps indicating the location of proposed project.

Ms. Heather Campisano, Deputy Director for Development Review and Mr. Richard Towle, developer, addressed the Authority and answered the Members' questions.

Mr. Paul Foster left the meeting at this time.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change submitted on March 11, 2008 (“NPC”) adequately describes the potential impacts arising from the Albany Fellows, Proposed Graduate Student Housing for Boston University School of Medicine, to be dedicated (and limited) to 104 units of graduate student housing serving only Boston University graduate students, primarily those students attending Boston University School of Medicine or Boston University Graduate School of Medical Sciences, together with approximately 5,000 square feet of ground floor retail space and the initial construction of a landscaped open space on Albany Street (“Graduate Student Housing Project”) and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Graduate Student Housing Project, 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 Albany Fellows project approved by the Boston Redevelopment Authority on December 20, 2005, as modified by the NPC, 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 Albany Fellows project approved by the Boston Redevelopment Authority on December 20, 2005, as modified by the NPC, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 29, 2008 were distributed entitled “CITY HALL PLAZA, LICENSE AGREEMENT”, 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 temporary License Agreement with Blue Line Blue, LLC, permitting the use of a portion of Parcel 11 in the Government Center Urban Renewal Area Project No. Mass. R-35 for the placement of a pushcart and outdoor furniture related to Quiznos Sub, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated April 29, 2008 were distributed entitled "DOWNTOWN WATERFRONT, LICENSE AGREEMENTS FOR LONG WHARF TICKET KIOSK", which included two proposed votes. 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 Director be, and hereby is, authorized to enter into a License, Maintenance and Indemnification Agreement with Wall Decaux, Inc., permitting the installation of a Wall Decaux, Inc. furniture ticket kiosk located on the northerly side of Long Wharf in the Downtown Waterfront Urban Renewal Area, Project No. Mass R-77, upon such terms and conditions as the Director deems appropriate and in the best interests of the Boston Redevelopment Authority ("BRA") in his discretion; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with the Island Alliance, Inc. permitting the use of the Wall furniture ticket kiosk located on the northerly side of Long Wharf in the Downtown Waterfront Urban Renewal Area, Project No. Mass R-77 for the sale of tickets for ferry service, upon such terms and conditions as the Director deems appropriate and in the best interests of the BRA in his discretion.

Copies of a memorandum dated April 29, 2008 were distributed entitled "CHARLESTOWN NAVY YARD, LANDSCAPE SERVICES CONTRACT FOR SHIPYARD PARK", 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 Director be, and hereby is, authorized to enter into a Landscape Management Services Contract with Fairview Landscaping, Inc., for the provision of landscaping services for

Boston Redevelopment Authority owned property located at Shipyard Park in the Charlestown Navy Yard through April 30, 2009 with options for annual renewal through the 2011 season for upon such terms and conditions as the Director deems appropriate and in the best interests of the Boston Redevelopment Authority, in his discretion.

Copies of a memorandum dated April 29, 2008 were distributed entitled "PROPOSED AMENDMENTS TO LICENSE AGREEMENT WITH SUPER DUCK TOURS, LLC, AND AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS FOR USE OF A RETAIL STRUCTURE ON TERRY RING WAY", which included two proposed votes. Attached to said memorandum were two maps indicating the location of proposed project.

Mr. Dick Mulligan, 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 amend the existing License Agreement with Super Duck Tours, LLC, dated March 21, 2007 to: 1) remove the use of approximately 5,000 square feet of land located on Baxter Road and an existing retail structure located on Terry Ring Way in the Charlestown Navy Yard from the scope of the License Agreement, 2) permit the use of Boston Redevelopment Authority ("BRA") owned property on Long Wharf for a ticket booth for a 9 month period, and 3) make appropriate adjustments to reflect adjusted termination dates and payments.

FURTHER

VOTED: That the Secretary be, and hereby is, authorized to advertise a Request for Proposals for the use of the BRA owned retail structure on Terry Ring Way in the Charlestown Navy Yard.

Copies of a memorandum dated April 29, 2008 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCELS R-11C-2 AND R-11C-3; LOCATED AT 6 MYSTIC PLACE", which included three proposed votes.

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 Land Disposition Agreement ("Amended and

Restated LDA”) superseding the Land Disposition Agreement dated June 30, 1982 to allow Parcel R-11C-2 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel R-11C-2”) to be used for residential parking and a deck for 6 Mystic Place; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Deed and the Amended and Restated LDA in connection with Parcel R-11C-2, evidencing the successful completion of residential parking and a deck on Parcel R-11C-2; and

FURTHER

VOTED: That the Director or the General Counsel be, and hereby is, authorized to execute any and all documents to clear title for Parcels R-11C-2 and Parcel R-11C-3 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, for title insurance purposes, as it relates to the BRA’s conveyance of said parcels.

Copies of a memorandum dated April 29, 2008 were distributed entitled “DOWNTOWN WATERFRONT URBAN RENEWAL AREA, R-77, AMENDMENT TO PARKING SERVICES CONTRACT”, 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 an amended and Restated Parking Management Agreement with Peabody Properties, Inc. which shall manage and maintain Authority-owned property located between Fulton, Cross and North Streets within the Downtown Waterfront Urban Renewal Area R-77.

Copies of a memorandum dated April 29, 2008 were distributed entitled “FIRST AMENDMENT TO THE REPORT AND DECISION ON THE FRANKLIN HILL PHASE II CHAPTER 121A PROJECT LOCATED AT ONE SHANDON ROAD, OFF OF FRANKLIN HILL AVENUE IN THE DORCHESTER NEIGHBORHOOD DISTRICT OF BOSTON”, which included a proposed vote. Attached to said memorandum was a document entitled “BOSTON REDEVELOPMENT AUTHORITY, FIRST AMENDMENT TO THE REPORT AND DECISION ON THE FRANKLIN HILL PHASE II CHAPTER 121A PROJECT IN CONNECTION WITH THE APPLICATION OF FRANKLIN HILL PHASE TWO LIMITED PARTNERSHIP FOR A CHANGE TO THE

PROJECT AREA AND RELATED MATTERS”.

On a motion duly made and seconded, it was unanimously
VOTED: That the document presented at this meeting entitled “BOSTON
REDEVELOPMENT AUTHORITY, FIRST AMENDMENT TO THE
REPORT AND DECISION ON THE FRANKLIN HILL PHASE II
CHAPTER 121A PROJECT IN CONNECTION WITH THE
APPLICATION OF FRANKLIN HILL PHASE TWO LIMITED
PARTNERSHIP FOR A CHANGE TO THE PROJECT AREA AND
RELATED MATTERS” be, and hereby is, adopted.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is
incorporated in the Minutes of this meeting and filed in the Document Book of
the Authority as Document No. 6909.

Copies of a memorandum dated April 29, 2008 were distributed entitled
“ROXBURY TRAFFIC MODELING CONTRACT TERM EXTENSION”, which
included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (“BRA”) authorizes the
Director to extend the term of the Roxbury traffic modeling
Consultant Contract with Rizzo Associates, Inc., dated as of April
25, 2007 until December 31, 2008.

Copies of a memorandum dated April 29, 2008 were distributed entitled
“AUTHORIZATION TO SUBMIT AN AMENDMENT TO THE 2002 EAST
BOSTON WATERFRONT DISTRICT MUNICIPAL HARBOR PLAN”, 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 submit an
Amendment to the 2002 East Boston Waterfront District Municipal
Harbor Plan, substantially in the form as attached, dated April
2008, to the Massachusetts Executive Office of Energy and
Environmental Affairs, and to take any other measures as are
required to implement such plan.

Copies of a memorandum dated April 29, 2008 were distributed entitled
“REQUEST FOR PROPOSALS (‘RFP’) FOR CONSULTANT SERVICES FOR THE
HYDE PARK NEIGHBORHOOD STRATEGIC PLAN”, which included two
proposed votes.

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 Hyde Park Neighborhood Strategic Plan for an amount not to exceed One Hundred Sixty Five Thousand Dollars (\$165,000.00), under such terms and conditions as the Director deems appropriate.

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Services Contract with Peg Barringer relative to commencing work on a resident survey analysis as part of the Hyde Park business district market study for an amount not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00), under such terms and conditions as the Director deems appropriate.

Copies of a memorandum dated April 29, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 26 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-29015-29034; BZC-29036; BZC-29046-29047; BZC-29048; BZC-29049; BZC-29050; BZC-29051; BZC-29052; BZC-29054; BZC-29055; BZC-29056; BZC-29057; BZC-29058; BZC-29059; BZC-29060; BZC-29061 BZC-29062; BZC-29063; BZC-29064; BZC-29065; BZC-29068; BZC-29069; BZC-29070; BZC-29072; BZC-29092 and BZC-29125.

Copies of a memorandum dated April 29, 2008 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	\$ 6,843.54
Goulston & Storrs	\$ 5,788.59
Applied Geographics, Inc.	\$ 2,469.50
Utile, Inc.	\$ 8,616.35
Crosby Schlessinger, Small	\$ 20,324.19
P.J. Spillane Company	\$ 141,999.03
Bryant Associates	\$ 2,850.00

Bingham McCutcheon LLP	\$ 27,172.41
Rosenberg & Schapiro	\$ 9,748.50
REMI, Inc.	\$ 4,550.00

Copies of a memorandum dated April 29, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Carole Walton, Creative Industry Business Manager Economic Initiatives Department, Economic Development Division to Philadelphia, Pennsylvania, May 21, 2008 - May 23, 2008 to attend and to participate as a panelist at Innovation Philadelphia Creative Movement Seminar at no cost to the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Peter Gori, Senior Manager, Public Realm Projects, Citywide Planning Initiative Department, Planning Division to travel to New York City, New York, May 16-17, 2008 to attend the Project for Public Spaces' *How to Create Successful Markets* Training Session at a cost of \$425.00 for workshop registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #3

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 Kristen Kara, Economic Development Division effective May 5, 2008: To Senior Project Manager/Grade 22/\$68,000.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an internship extension as follows: Michael Stirling: Office of the General Counsel, up to 35 hours per week May 5, 2008 - August 29, 2008 at a rate of \$17.00 per hour.

VOTED: That the next meetings of the Authority will be held on Thursday, May 15, 2008 at 2:00 P.M.; 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 5:35 p.m.

CLERK