

Mr. Palmieri attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 16, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated November 13, 2008 were distributed entitled "PRUDENTIAL CENTER REDEVELOPMENT - PDA NO. 37 888 BOYLSTON STREET/EXETER RESIDENCES PROJECT", which included a proposed vote. Attached to the memorandum were a memorandum dated November 3, 2008 from John O'Brien to BRA Review Team and Public Agencies of the City and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80C-5 and Section 80B-7 of the Boston Zoning Code, the Assistant Secretary be, and hereby is, authorized to schedule a public hearing on December 4, 2008 at 2:00 P.M., or a time to be determined by the Director, to hear concurrent presentations regarding the Amendment No. 4 to the Development Plan and Development Impact Project Plan for Planned Development Area No. 37 relating to the 888 Boylston/ Exeter Residences project, and hereby authorizes the Assistant Secretary to publish notice thereof pursuant to Section 80A-2 of the Boston Zoning Code.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED AT 49-63 MELCHER STREET, FORT POINT CHANNEL DISTRICT, SOUTH BOSTON", which included a proposed vote. 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 Assistant Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on December 4, 2008 at 2:15 p.m., or a date or time to be determined by the Director, to consider the 49/51/63 Melcher Street project as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code and for the approval of the Development Plan for 49/51 and 63 Melcher Street within Planned

Development Area No. 69, The 100 Acres pursuant to Section 80C-5.4, Planned Development Area Development Plan approval.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE 316-322 SUMMER STREET PROJECT IN THE FORT POINT SECTION OF SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Assistant Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on December 4, 2008 at 2:30 p.m., or a time and date to be determined by the Director, to consider the 316-322 Summer Street project as amended by the Notice of Project Change dated February 12, 2008 in the Fort Point section of South Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE NEWMARKET SQUARE PROJECT APPLICATION FOR A PUBLIC WORKS ECONOMIC DEVELOPMENT GRANT", 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 Boston Redevelopment Authority authorizes the Assistant Secretary to advertise a public hearing to be scheduled on December 18, 2008 at 2:00 p.m., or at a time to be determined by the Director and Construction regulations found at 701 CMR 5.08 (10) as required by the Executive Office of Transportation in connection with application for and administration of funds related to the Public Works Economic Development Grant for the design and construction of such public infrastructure improvements required for the Newmarket Square Project.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, and the Authority's Rules

and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider an application filed by Trinity Washington Beech Phase One Limited Partnership, and Trinity Washington Beech Four Phase Two Limited Partnership (the “Applicants”) with the BRA for approval of the proposed Washington Beech HOPE VI Phase One Revitalization Chapter 121A Project (the “Project”) The Project is the first phase of the revitalization of the Boston Housing Authority’s Washington Beech Public Housing Complex and will include the demolition of five (5) existing buildings and the construction of approximately twenty eight (28) townhouse-style rental units and seventy two (72) rental units in a five story mid-rise building. One hundred percent (100%) of these units will be affordable to households earning up to 60% of area median income. The development plan includes open spaces and pedestrian pathways and has been planned to integrate the development with the surrounding community.

All such improvements are to be constructed on the site bounded by Washington Street to the north, Beram Street to the south, Beech Street to the east, and properties along Blue Ledge Street to the west in the Roslindale district in the City of Boston (the “Project Area”).

Notice of this Public Hearing was duly advertised in the Boston Herald on October 28, 2008 and by sending such notice to abutters in accordance with the Authority’s votes on October 27, 2008.

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

Staff will now begin the presentation.

Copies of a memorandum dated November 13, 2008 were distributed entitled “TRINITY WASHINGTON BEECH PHASE ONE LIMITED PARTNERSHIP AND TRINITY WASHINGTON BEECH FOUR PHASE ONE LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT (KNOWN AS WASHINGTON BEECH HOPE VI PHASE ONE REVITALIZATION CHAPTER 121A PROJECT), LOCATED AT WASHINGTON STREET AND BEECH STREET IN THE ROSLINDALE DISTRICT OF BOSTON”, which included four proposed votes. Attached to the memorandum were a document entitled “BOSTON

REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY WASHINGTON BEECH PHASE ONE LIMITED PARTNERSHIP AND TRINITY WASHINGTON BEECH FOUR PHASE ONE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS WASHINGTON BEECH CHAPTER 121A PROJECT” and four maps indicating the location of the proposed project.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. William McGongle, Boston Housing Authority, Mr. Terri McNeal, attorney and Ms. Nancy Ludwig, architect, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Councilor Robert Consalvo

Mr. Al Peciaro, Carpenters Union

Mr. Gary Walker, IBEW

Mr. Paul Lynch, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY WASHINGTON BEECH PHASE ONE LIMITED PARTNERSHIP AND TRINITY WASHINGTON BEECH FOUR PHASE ONE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS WASHINGTON BEECH CHAPTER 121A PROJECT” be, and hereby is, adopted, subject to the Applicants entering into Section 6A Contracts with the City of Boston with terms and conditions acceptable to the Commissioner of Assessing; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-5 of the Boston Zoning Code (the “Code”), the Director of the Boston Redevelopment Authority (the “Authority”) be, and hereby is, authorized to issue a Scoping Determination, one for Phase 1A and one for Phase 1B, in connection with the Washington Beech Hope VI Revitalization Chapter 121A Project (the “Project”), waiving the requirements of further review pursuant to Article 80, Section B-5.3(d) of the Code determining that the PNF adequately addresses any impacts of the

Project, subject to ongoing Authority design review and design approval; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director of the Authority be, and hereby is, authorized to issue, when appropriate, two Certifications of Compliance for the Project, one for Phase 1A and one for Phase 1B, upon the successful completion of Article 80 review; and

FURTHER

VOTED: That the Director of the Authority be, and hereby is, authorized to execute for each respective Phase 1A and Phase 1B of the Project, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the Authority in connection with the Project.

The aforementioned TRINITY WASHINGTON BEECH APPLICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6935.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: LOCATED ON PARCEL SE-94 889 HARRISON AVENUE AND AN ABUTTING PARCEL LOCATED AT 887 HARRISON AVENUE IN THE SOUTH END LOWER ROXBURY NEIGHBORHOOD OF BOSTON", which included four proposed votes. Attached to said memorandum were a letter dated November 10, 2008 from Catherine Hunt, Worcester Square Area Neighborhood Association, a letter dated August 28, 2008 from Edward M. Kennedy, United States Senator, a letter dated August 20, 2008 from John F. Kerry, United States Senator, a letter dated August 21, 2008 from Donna M. Finn, Navin Associates, a letter dated August 14, 2008 from Mary Fitcher, Boston by Foot, Inc., a letter dated August 29, 2008 from Robert Hibbard, Catholic Charities, a letter dated August 18, 2008 from Richard Goldberg, Asian American Civic Association, Inc., a letter dated August 14, 2008 from Margaret Schramm, Hartwick College, a letter dated August 14, 2008 from Michele May, a letter dated August 18, 2008 from Jeffrey P. Roberts, a letter dated August 11, 2008 from Joan Wallace-Benjamin, Ph.D, Home for Little Wonderers, a letter dated August 12, 2008 from Sonia Caus Gleason, a letter dated August 11, 2008 from Bonnie Glickman, a letter dated August 12, 2008 from Mary E. Zocchi, RN, MS, a letter dated August

13, 2008 from Deborah Lisansky Beck, Wheelock College, a letter dated August 19, 2008 from Rosemary Bennett, a letter dated August 26, 2008 from Judy Katz, a letter dated August 28, 2008 from Maryanne Hertel, a letter August 13, 2008 from Virginia Gaine, a letter dated August 15, 2008 from Elizabeth Fitzmaurice, a letter dated August 28, 2008 from Annedrise Dage, a letter dated August 21, 2008 from Julie Davidson, a letter dated August 18, 2008 from Lucienne Jean, a letter dated August 18, 2008 from Marie Laure, a letter dated August 18, 2008 from Ruth Dube, a letter dated August 13, 2008 from Shamika Bolware, a letter dated August 25, 208 from Katherine L. Stuka, Rosie's Place, a letter dated August 12, 2008 from Taish O'Bryant, a letter dated August 27, 2008 from Morgan Floyd, a letter dated August 12, 2008 from Gilberte Prospere, a letter dated August 13, 2008 from Annette Mohammed, a letter from Neftali Ortiz, a letter dated August 20, 2008 from Rahma Osman and a letter dated August 20, 2008 for Paulette Tamphile, four renderings and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: In reference to the petitions BZC-29471-29472, Rosie's Place, Inc., 887-889 Harrison Avenue, Roxbury, for four (4) variances and two (2) conditional use permits to provide an adult education facility in an MFR/RH district, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: that the plans be submitted to the Boston Redevelopment Authority for design review approval; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated December 6, 1985, as amended by the First Amendment to Land Disposition Agreement dated September 6, 1999, and Deed between the Boston Redevelopment Authority and Rosie's Place, Inc. for the successful completion of the expansion on the ground floor on Parcel SE-94, located at 889 Harrison Avenue in the South End Urban Renewal Area, Project No. Mass. R-56 and subject to such terms as the Director deems to be necessary and appropriate; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Second Amendment to the Land Disposition Agreement dated December 6, 1985, as amended by the First Amendment to Land Disposition Agreement dated September 6, 1999, to allow the construction of a

new approximately 269 square foot enclosed passageway on a portion of Parcel SE-94, located at 889 Harrison Avenue, in connection with improvement of the abutting row house located at 887 Harrison Avenue, both in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed between the Boston Redevelopment Authority and Rosie's Place, Inc., dated September 25, 2005 for the successful completion of the improvements of a new 6,600 square-foot administrative space in three-story brick building, located on Parcel RR-118 at 47 Thorndike Street in the South End Urban Renewal Area, Project No. Mass. R-56, and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 601 ALBANY STREET PROJECT, SOUTH END", which included a proposed vote. Attached to said memorandum were a letter dated November 10, 2008 from Catherine Hunt, Worcester Square Area Neighborhood Association and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with 601 Albany Street residential rental project in the South End neighborhood of Boston, upon terms and conditions to be in the best interest of the Boston Redevelopment Authority, to replace and supersede the Affordable Housing Agreement dated March 3, 2006.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-30A LOCATED AT 44 BRADFORD STREET AND PARCEL RR-30B LOCATED AT 46 BRADFORD STREET", which included two proposed votes. Attached to said memorandum were a letter from Rolf Carlson, Bradford Street Organization, a letter dated May 21, 2007, from Rolf Carlson, Bradford Street Organization, a letter dated October 27, 2008 from The Trustees of the Fairfax Condominium Trust, two renderings and a map indicating the location of the

proposed project.

Mr. Lance Campbell, 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 ("BRA") approves the transfer of Parcels RR-30A and RR-30B located at 44-46 Bradford Street ("Site") from Tracy Jean-Chronberg to New Boston Ventures LLC or related entity acceptable to the Director ("Redeveloper") for the construction of a single-family house of 2,250 square feet of living space with open space improvements ("Proposed Improvements") on the Site in the South End Urban Renewal Area, Project No. Mass. R-56, subject to the conditions precedent set forth hereafter. The transfer shall not be final unless and until an Amended and Restated Land Disposition Agreement regarding the Site has been entered into between the BRA and the Redeveloper; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement on the Site with the Redeveloper and to execute any and all other documents, agreements or instruments necessary to allow the Proposed Improvements on the Site in the South End Urban Renewal Area, Project No. Mass. R-56, subject to the conditions precedent as follows: (i) the BRA approves the Final Working Drawings and Specifications for the Proposed Improvements; (ii) the Redeveloper furnishes evidence satisfactory to the BRA that it has the equity capital and has the financing to adequately fund the Proposed Improvements on the Site in accordance with the approved Final Working Drawings and Specifications; and (iii) the Redeveloper accepts an incremental disposition price of \$12,500 to be paid upon the execution of the Amended and Restated Land Disposition Agreement and agrees to the payment of 4% of the initial sales price to the BRA upon the initial sales of the single-family house and thereafter upon any resale of the single-family house a payment equal to 2% of the sales price shall be paid to the BRA, said documents to include such terms and conditions as the Director may deem appropriate.

Mr. Christopher Supple recused himself.

Copies of a memorandum dated November 13, 2008 were distributed entitled "296 CAMBRIDGE STREET, BEACON HILL", which included two proposed votes. Attached to said memorandum were a letter dated September 30, 2008 from William H. McCarthy, Jr. attorney and a map indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager and Mr. Don Megathlin, developer, 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 Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the 296 Cambridge Street project, (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: In reference to petition BZC-29457, Talanian Realty, for four (4) variances in an L-2 District, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated November 13, 2008 were distributed entitled "WESTON JESUIT COMMUNITY HOUSING, BRIGHTON", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. John Fitzgerald, 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 Certification of Approval for the construction of the five (5) buildings associated with housing, dining, worship, and administrative uses of the Weston Jesuit Community Housing (the "Proposed Project") by Weston Jesuit Community, Inc. stating that the Proposed Project has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code.

Copies of a memorandum dated November 13, 2008 were distributed entitled "DOWNTOWN WATERFRONT, MARITIME OPERATIONS AT LONG

WHARF NORTH MARINE TERMINAL, TENTATIVE DESIGNATION”, 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 tentatively designate Water Transportation Alternatives, Inc. as the Maritime operator, which will entail managing and maintaining Boston Redevelopment Authority (“BRA”) owned property located on the downtown waterfront at Long Wharf, North, and that such tentative designation be automatically rescinded without prejudice and without further action if the BRA has not entered into a Maritime Operations License Agreement with Water Transportation Alternatives, Inc. by February 13, 2009.

Copies of a memorandum dated November 13, 2008 were distributed entitled “DOWNTOWN WATERFRONT URBAN RENEWAL AREA, R-77, AMENDED AND RESTATED PARKING 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 an Amended and Restated Parking License Agreement with ELV Associates, Inc. which shall manage and maintain Boston Redevelopment Authority-owned property as a surface parking lot located behind the Garner Building (aka Chart House Restaurant) on lower State Street on Long Wharf which is within the Downtown Waterfront Urban Renewal Area Mass. R-77 on terms and conditions substantially consistent with the term sheet presented at the meeting held on November 13, 2008.

Copies of a memorandum dated November 13, 2008 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4”, 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 enter into a temporary License Agreement with the U.S. Navy, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the HMCS Toronto (FFH-333) and HMCS Charlottetown (FFH-339) from November 28 to December 1, 2008, such License Agreement to

be substantially in the form of the License Agreement submitted to the Board at its meeting of November 13, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated November 13, 2008 were distributed entitled "44 BURBANK STREET, FENWAY", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Mr. Yanni K. Tsipis, attorney and Mr. Doug Dalzell, architect, 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 project by Catamount Westland LLC to develop 44 Burbank Street in the East Fenway (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, 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 execute an Affordable Housing Agreement for the creation of two (2) on-site Affordable Units that includes a contribution amount consistent with the IDP for the creation of five (5) off-site affordable units, and take and other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the proposed 44 Burbank Street project.

Copies of a memorandum dated November 13, 2008 were distributed entitled "SIXTH REPORT AND DECISION AMENDMENT ON THE SERVICENTER CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON LETTER APPLICATION FOR APPROVAL OF PROPOSED SIGNAGE FOR THE SERVICENTER GARAGE CHAPTER 121A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED", two renderings and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting, entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON LETTER APPLICATION FOR APPROVAL OF PROPOSED SIGNAGE FOR THE SERVICENTER GARAGE CHAPTER 121A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" be and hereby is approved and adopted in all respects.

The aforementioned SIXTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6936.

Copies of a memorandum dated November 13, 2008 were distributed entitled "FAIRMOUNT TERRACE CONDOMINIUM PROJECT, HYDE PARK", 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 execute an Amended and Restated Affordable Housing Agreement superseding the 81-87 Fairmount Ave., HydePark Affordable Housing Agreement dated May, 2005 in connection with the Fairmount Terrace project in Hyde Park to allow Unit 202 to be temporarily rented to households earning at or below 70% of the area median income ("AMI"), and any and all other agreements and documents which the Director deems appropriate and necessary, all upon terms and conditions acceptable to the Director and in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated November 13, 2008 were distributed entitled "LA FITNESS CLUB PROJECT, 1230 VETERANS OF FOREIGN WARS ("V.F.W.") PARKWAY, 0 GARDNER STREET; 87 GARDNER STREET; AND 0 SIMBROCO STREET, WEST ROXBURY", which included two proposed votes. Attached to said memorandum were four renderings and two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, Mr. James Greene, attorney and Mr. Robert Nicodemus, architect, 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, for the development of an approximately 48,900 square foot fitness facility, known as LA Fitness Club, approximately two hundred sixty (260) parking spaces, and related site improvements (the "Proposed Project") located on four (4) adjacent parcels: 1230 Veterans of Foreign Wars ("V.F.W.") Parkway; 0 Gardner Street; 87 Gardner Street; and 0 Simbroco Street in West Roxbury upon a successful completion of the Article 80 process under Section 80E of the Boston Zoning Code ("Code"); and

FURTHER

VOTED: In reference to Petition BZC-29504, 1230 V.F.W. Parkway project, West Roxbury, for zoning relief necessary in the Community Commercial Subdistrict ("CC"), and a Greenbelt Protection Overlay District Certification in the Greenbelt Protection Overlay District ("GPOD"), the Boston Redevelopment Authority ("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 November 13, 2008 were distributed entitled "SEAPORT SQUARE, 'PARCEL A', SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were twelve renderings and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Mr. Curtis Kemeny, partner, Mr. David Hacin, architect and Mr. John Hynes, developer, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form submitted on June 2, 2008 ("PNF") adequately describes the potential impacts arising from the construction of Parcel A within the Seaport Square Phase I project in South Boston ("the Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed 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 Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, 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 Article 80 review process for Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 13, 2008 were distributed entitled "BOSTON CONVENTION AND EXHIBITION CENTER PROJECT", which included six 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 Director be, and hereby is authorized, to accept by deed certain air rights within the convention center development area from Katerina Contos ("Air Rights") and to convey such Air Rights and other related rights to the MCCA; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby finds and declares as follows:

- (a) To overcome urban blight by acquiring certain air rights parcels located in the South Boston neighborhood of the City of Boston contiguous to the convention center development area (the "Contiguous Air Rights"), it is in the public interest of the Authority and the City of Boston to adopt a Demonstration Project Plan for acquisition of the Contiguous Air Rights;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the acquisition of the Contiguous Air Rights will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;

- (c) The undertaking of the acquisition of the Contiguous Air Rights requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the acquisition of the Contiguous Air Rights constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER
VOTED:

That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Proposed Project: the Authority shall accept by deed certain Contiguous Air Rights owned by Katerina Contos and shall convey such Contiguous Air Rights to the MCCA. The Director is hereby authorized on behalf of the Authority to convey such Contiguous Air Rights and other related rights to the MCCA and to execute such instruments or agreements with the MCCA and Contos entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to enter into a Land Damage and Settlement Agreement with Katerina Contos and other of the Contos Parties; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to amend the Land Disposition Agreement by and between the Boston Redevelopment Authority and the Massachusetts Convention Center Authority dated December 1, 1999; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to enter into all documents and agreements necessary and appropriate, in his sole discretion, for the acquisition and conveyance of the Air Rights and Contiguous Air Rights.

Copies of a memorandum dated November 13, 2008 were distributed entitled “AUTHORIZATION TO AWARD A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE LANDSCAPING BASIC SERVICES

CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with Valleycrest Landscape Development, Inc. for Property Management, Repair and Maintenance Landscaping Basic Services for BRA owned properties in the total amount not to exceed Fifty Thousand and 00/100 Dollars (\$50,000.00) consisting of the original bid submitted by Valleycrest Landscape Development, Inc. ("Bid") of Forty-Seven Thousand Four Hundred Seventy and 00/100 Dollars (\$47,470.00) and Two Thousand Five Hundred Thirty and 00/100 Dollars (\$2,530.00) to be used for additional services billed at the unit prices set forth in the Bid.

Copies of a memorandum dated November 13, 2008 were distributed entitled "AUTHORIZATION TO AWARD A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE GENERAL CONSTRUCTION BASIC SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY", which included a proposed vote. Attached to said memorandum were four renderings and two maps 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 for and on behalf of the Boston Redevelopment Authority ("BRA"), to enter into a contract with Fleming Bros., Inc. located at 106 Columbia Street, Quincy, MA 02169, for Property Management, Repair and Maintenance General Construction Basic Services for BRA owned properties in the total amount not to exceed Two Hundred Thousand Dollars and 00/100 (\$200,000.00) consisting of the original bid submitted by Fleming Bros., Inc. ("Bid") of One Hundred Eighty-One Thousand Three Hundred Eighty-Two and 00/100 Dollars (\$181,382.00) and Eighteen Thousand Six Hundred Eighteen and 00/100 (\$18, 618.00) to be used for additional services billed at the unit prices set forth in the Bid.

Copies of a memorandum dated November 13, 2008 were distributed entitled "GRANT TO SAVE THE HARBOR/SAVE THE BAY FOR THE

COMPLETION OF A SIGNAGE AND WAYFINDING MASTER PLAN AND INSTALLATION OF SIGNAGE AND INTERPRETIVE ELEMENTS FOR THE SOUTH BAY HARBOR TRAIL”, which included a proposed vote. Attached to said memorandum were four renderings and two maps 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 grant \$62,000 to Save the Harbor/Save the Bay for the completion of a signage and wayfinding master plan for the South Bay Harbor Trail and to install signage and interpretive elements.

Copies of a memorandum dated November 13, 2008 were distributed entitled “ZONING TEXT AMENDMENTS TO ARTICLE 38, MIDTOWN CULTURAL DISTRICT AND ARTICLE 27D, DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT REGARDING SIGN REVIEW AND SIGNAGE REQUIREMENTS FOR THE DOWNTOWN CROSSING DISTRICT.”, which included a proposed vote. Attached to said memorandum was a document entitled “TEXT AMENEMENT APPLICATION NO. 398, BOSTON REDEVELOPMENT AUTHORITY, MIDTOWN CULTURAL DISTRICT, ARTICLE 38”.

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 Zoning Commission to amend Article 38, Midtown Cultural District and Article 27D, Downtown Interim Planning Overlay District, by adopting a requirement that all signs in the Downtown Crossing District be subject to design review by the Boston Redevelopment Authority (“BRA”) and to adopt specific sign regulations for the Downtown Crossing District, in substantial accord with the text amendments presented to the BRA at its meeting on November 13, 2008.

The aforementioned ARTICLE 38 & ARTICLE 27D TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6937.

Copies of a memorandum dated November 13, 2008 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 44 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-29421; BZC-29423-29424; BZC-29425; BZC-29426; BZC-29427; BZC-29428; BZC-29430; BZC-29431; BZC-29432; BZC-29433; BZC-29434; BZC-29435; BZC-29436; BZC-29437; BZC-29438; BZC-29440; BZC-29441; BZC-29442; BZC-29443; BZC-29444; BZC-29446; BZC-29447; BZC-29448; BZC-29449; BZC-29450; BZC-29451; BZC-29452; BZC-29453-29454; BZC-29455; BZC-29456; BZC-29458; BZC-29459; BZC-29460; BZC-29461; BZC-29462-29463; BZC-29464; BZC-29465; BZC-29468; BZC-29469; BZC-29479-29480; BZC-29486; BZC-29466-29467 and BZC-29477-29478.

FURTHER VOTED AS AMENDED: BZC-29444 be changed to DEFERRAL.

Copies of a memorandum dated November 13, 2008 were distributed entitled "IMPLEMENTATION OF COST REDUCTION MEASURES AND OTHER POLICIES TO PRESERVE THE FINANCIAL STRENGTH OF THE AUTHORITY".

Copies of a memorandum dated November 13, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Rosenberg & Schapiro	\$ 23,236.50
UTILE, Inc.	\$ 6,361.80
The Cecil Group	\$ 2,346.30
REMI, Inc.	\$ 4,550.00
Weston & Sampson, Inc.	\$ 38,319.79
The Cecil Group	\$ 22,431.15
Bingham McCutcheon LLP	\$ 37,744.09
Crosby, Schlessinger et al	\$ 18,600.00
Project for Public Spaces	\$ 11,025.15

VOTED: That the next meetings of the Authority will be held on Thursday, December 4, 2008 at 2:00 p.m. and Thursday, December 18, 2008 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:05 p.m.

Assistant Secretary