

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 20, 2007, which were previously distributed, were submitted.

This is a mandatory Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, (collectively "Chapter 121A") 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 Franklin Hill Phase Two Limited Partnership, for Phase 2A of the Proposed Project, and Trinity Franklin Hill Four Phase Two Limited Partnership (the "Applicant") with the BRA for approval of a project regarding a proposed 152 unit rental development to be located at 1 Shandon Road in the Dorchester neighborhood of the City of Boston ("the Proposed Project"). The Proposed Project will consist of Phase 2A and Phase 2B and involves the demolition of seven existing buildings and the reconstruction of one hundred fifty-two (152) units of rental housing units, 100% of which will be public housing and/or affordable to households earning up to 60% of area median income, as well as the redevelopment of related open spaces, pedestrian paths, and parking areas required to support the redevelopment effort. All improvements are to be constructed on two parcels of land; the Phase 2A parcel consists of approximately 4.18 acres and the Phase 2B parcel consists of approximately 2.00 acres, both located on a portion of the current Franklin Hill housing development (the "Proposed Project").

Notice of this Public Hearing was duly advertised in the Boston Herald on December 28, 2007 and by sending such notice to abutters in accordance with the Authority's votes on December 20, 2007.

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.

Mr. Rodney Sinclair will begin the presentation.

Copies of a memorandum dated January 10, 2008 were distributed entitled "TRINITY FRANKLIN HILL PHASE TWO LIMITED PARTNERSHIP AND TRINITY FRANKLIN HILL FOUR PHASE TWO LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT (KNOWN AS FRANKLIN HILL PHASE II CHAPTER 121A PROJECT), LOCATED AT ONE SHANDON ROAD, OFF OF FRANKLIN HILL AVENUE IN THE DORCHESTER DISTRICT OF BOSTON", which included four proposed votes. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY FRANKLIN HILL PHASE TWO LIMITED PARTNERSHIP AND TRINITY FRANKLIN HILL FOUR PHASE TWO 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 FRANKLIN HILL PHASE II CHAPTER 121A PROJECT", two renderings and a map indicating the location of proposed project.

Mr. Rodney Sinclair, Project Manager, Ms. Sandra Henriquez, Boston Housing Authority, Mr. Keane, Trinity Financial, Mr. Domenech, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project.

Mr. Gary Walker, IBEW

Ms. Pat___ task force member

Ms. Sylvia Bloom, task force member

Mr. William Cranmore, owner of a residential building abutting the project had a concern regarding water.

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 FRANKLIN HILL PHASE TWO LIMITED PARTNERSHIP AND TRINITY FRANKLIN HILL FOUR PHASE TWO 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 FRANKLIN HILL PHASE II CHAPTER 121A PROJECT" be, and hereby is, adopted; 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 2A and one for Phase 2B, in connection with the Franklin Hill Phase II 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, as amended by the NPC, 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 2A and one for Phase 2B, 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 2A and Phase 2B 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 121A APPLICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6890.

Copies of a memorandum dated January 10, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL X-26-1, LOCATED AT 1008-1012 TREMONT STREET", which included a proposed vote. 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 Secretary be, and hereby is, authorized to advertise a Request for Proposals for the sale and development for Parcel X-26-1 located at 1008-1012 Tremont Street in the South End Urban Renewal Area, Project No. Mass. R-56 in the Lower Roxbury section of the City of Boston for a mixed-use development consisting of commercial and residential uses including associated parking.

Copies of a memorandum dated January 10, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE", which included three proposed votes. Attached to the memorandum were two maps 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 execute an Amendment to the Land Disposition Agreement and to amend the Deed Rider-Covenant for Affordable Housing with D4 Development Limited Partnership ("Redeveloper") to reflect changes to the affordable housing commitments in the D4 Condominium Project ("D-4 Project") located on Parcel SE-126 at 7 Warren Avenue in the South End Urban Renewal, Project No. Mass. R-56 and to execute any and all other agreements and documents that the Director deems appropriate and necessary, and all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a contribution from the Redeveloper in the amount of One-Hundred Fifty Thousand Dollars (\$150,000.00) from the Redeveloper of the D-4 Project to assist with gap funding in the creation of two (2) single room occupancy units ("SRO's") for the homeless and/or low-income individuals earning up to 50% of the area median income ("AMI") in the Upton Street Project, located at 38-42 Upton Street in the South End; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a grant agreement with the Pine Street Inn or its affiliates regarding the contribution from the Redeveloper in the amount of \$150,000 to assist with the gap funding in the creation of two (2) SRO's for homeless and/or low-income individuals earning up to 50% of the AMI in the Upton Street Project in the South End.

Copies of a memorandum dated January 10, 2008 were distributed entitled "75 WEST SCHOOL STREET, CHARLESTOWN", which included four proposed votes. Attached to the memorandum were a letter dated December 28, 2007 from Margaret K. Bradley, Charlestown Neighborhood Council and a map indicating the location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager, Mr. Bruce Daniels, developer and Mr. Jack French, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form filed on July 13, 2007 for the 75 West School Street Project ("PNF") and Additional Materials on the PNF adequately describe the potential impacts arising from the proposed development of approximately 60,801 square feet of land in Charlestown located at 75 West School Street, to include the construction of approximately 99 residential condominium units and approximately 138 parking spaces (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts and (ii) waives further review under subsections four and five 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 a Certification of Compliance for the Proposed Project upon the successful completion of the Code's Article 80 process for the Proposed Project, the adoption of a Minor Modification to the Charlestown Urban Renewal Plan, and the execution of an Amended and Restated Land Disposition Agreement, subject to continuing design review by the BRA; 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 75 West School Street project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER VOTED: In reference to petition BZC- 28840, Re: 75 West School Street, Charlestown, for two variances to erect approximately 99 residential units and parking in the Charlestown Neighborhood District, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated January 10, 2008 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE GREATER MATTAPAN NEIGHBORHOOD DISTRICT ZONING (ARTICLE 60)", which included a proposed vote. Attached to the memorandum was a document entitled "Text Amendment Application No. 383, Boston Redevelopment Authority, Greater Mattapan Neighborhood District Article 60" and "Map Amendment Application No. 547, Boston Redevelopment Authority, Maps 8A, 8B and 8C, Greater Mattapan Neighborhood District".

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt zoning text and map amendments to Article 60, the Greater Mattapan Neighborhood District in substantial accord with the amendments presented to the Boston Redevelopment Authority at its meeting on January 10, 2007.

The aforementioned TEXT AND MAP AMENDMENT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6891.

Copies of a memorandum dated January 10, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 29 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-28412; BZC-28414; BZC-28415; BZC-28730; BZC-28781; BZC-28786; BZC-28787; BZC-28788; BZC-28789; BZC-28791; BZC-28792; BZC-28793; BZC-28794; BZC-28795; BZC-28810; BZC-28811; BZC-28812; BZC-28813; BZC-28814; BZC-28815; BZC-28816; BZC-28817; BZC-28818; BZC-28819; BZC-28820; BZC-28821; BZC-28823; BZC-28824 and BZC-28843.

Copies of a memorandum dated January 10, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously VOTED: To approve payment of the following bills:

Jacobs Engineering Group, Inc.	\$	65,610.00
Bryant Associates	\$	8,622.37
RDA Construction Corp.	\$	108,710.85
Urban Marketing Collaborative	\$	24,465.49

HDR Engineering, Inc.	\$	2,169.11
REMI, Inc.	\$	4,550.00
Rizzo Associates, Inc.	\$	5,161.93
Childs Engineering Corp.	\$	4,500.00

Copies of a memorandum dated January 10, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Lisa Monique Thompson as a Temporary Development Program Employee in the position of Deputy Director of Economic Initiatives, Economic Development Division, Grade 24, at an annual salary of \$95,000.00, effective January 22, 2008.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an internship extension as follows:
Luis Montoya: Planning Division up to 21 hours per week January 2, 2008 - May 30, 2008 at a rate of \$15.00 per hour.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an internship for Andrew Schulte, Office of the General Counsel, for up to twenty-one hours per week, for academic credit, January 14, 2008-May 30, 2008.

VOTED: That the next meetings of the Authority will be held on Thursday, 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.; TUESDAY, April 1, 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 at 2:00 P.M. and Thursday, June 26, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:45 p.m.

Secretary