

Mr. Palmieri attended the meeting.
The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 4, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated December 18, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING A FIRST AMENDMENT TO PLANNED DEVELOPMENT AREA NO. 66 FOR THE RUSSIA WHARF REDEVELOPMENT PROJECT, 270-286 CONGRESS STREET AND 530 ATLANTIC AVENUE IN DOWNTOWN BOSTON/FORT POINT CHANNEL", 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 January 13, 2009 at 2:00 p.m. or a time to be determined by the Director in connection with First Amendment to the Development Plan for Planned Development Area No. 66, Russia Wharf Redevelopment Project.

Copies of a memorandum dated December 18, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA AND A DEVELOPMENT IMPACT PROJECT REGARDING THE PARCEL 7 AIR RIGHTS PROJECT, LOCATED OVER THE MASSACHUSETTS TURNPIKE, FENWAY", 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 January 29, 2009 at 2:15 p.m., or a time to be determined by the Director, regarding the proposed Planned Development Area for the Massachusetts Turnpike Authority Parcel 7 Air Rights, for consideration for such project to be considered as a Development Impact Project, and for Article 80 approval.

This is a Public Hearing before the Boston Redevelopment Authority and is being held to consider the authorization for the filing of an application with the Commonwealth of Massachusetts Executive Office of Transportation for a Public Works Economic Development ("PWED") grant for the construction of planned public utility and infrastructure improvements needed to support the Newmarket Square Project. This hearing is being held in accordance with 701 CMR Section 5.08, which provides regulations for submitting a PWED application.

This hearing was duly advertised in the Boston Herald on December 4, 2008.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, BRA staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, those who wish to speak in favor of the Proposal will be afforded an opportunity to do so under the same rules of questioning. Following this, those who wish to speak in opposition to the Proposal will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant will be allowed a brief period for response or rebuttal, if they so desire.

Ms. Thompson will now begin the presentation.

Copies of a memorandum dated December 18, 2008 were distributed entitled "NEWMARKET SQUARE PROJECT APPLICATION FOR A PUBLIC WORKS ECONOMIC DEVELOPMENT GRANT", which included a proposed vote. Attached to the memorandum was a letter December 17, 2008 from Bonnie L. Gossels, ALBANY LLC to Lisa Thompson, BRA.

Ms. Lisa Thompson, Deputy Director, Economic Initiatives, addressed the Authority and answered the Members' questions.

Ms. Susan Sullivan, NewMarket Association spoke in favor of the proposed application.

No one spoke in opposition to the proposed application.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby, is authorized to submit an application to and enter into such agreements with the Commonwealth of Massachusetts Executive Office of Transportation, and other entities that may be necessary 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, containing such terms and conditions as deemed appropriate by the Director in his discretion.

The aforementioned Public Works Economic Development is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6944.

Copies of a memorandum dated December 18, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7, LOCATED AT 263-265 NORTHAMPTON STREET", which included a proposed vote. Attached to the memorandum were a letter dated November 25, 2008 from David L. Goldman, New Boston Ventures and a map indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the Resolution of Modern 2.0 LLC as redeveloper ("Redeveloper") of Parcel RC-7, located at 263-265 Northampton Street ("Project Site") in the South End Lower Roxbury neighborhood and in the South End Urban Renewal Area, Project No. Mass. R-56 with an expiration date of December 30, 2008, be, and hereby is, extended for an additional six (6) months or until June 30, 2009 to continue with the proposed Modern 2.0 project on the Project Site and to meet all the necessary requirements set forth in the Resolution. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if the Project Site has not been conveyed to the Redeveloper by June 30, 2009.

Copies of a memorandum dated December 18, 2008 were distributed entitled "BOSTON RENAISSANCE CHARTER PUBLIC SCHOOL, 1415 HYDE PARK AVENUE, HYDE PARK", which included three proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager, Dr. Roger Harris, Renaissance Charter School, Mr. Philip Lewis, architect and Mr. , addressed the Authority and answered the Members' questions.

Councilor Robert Consalvo, 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 Article 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form

adequately describes the potential impacts arising from the proposed development by the Proponent of the Boston Renaissance Charter Public School at 1415 Hyde Park Avenue (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts and (ii) waives further review under subsection 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 subject to continuing design review by the BRA; 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.

Copies of a memorandum dated December 18, 2008 were distributed entitled "FIRST AMENDMENT TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE ARCHSTONE BOSTON COMMON PROJECT (ALSO KNOWN AS LIBERTY PLACE) LOCATED AT 660 WASHINGTON STREET, CHINATOWN", 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 a First Amendment to the Affordable Rental Housing Agreement and Restriction, an Amendment to the Cooperation Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with changes to the affordable housing for the Archstone Boston Common Project (formerly known as Liberty Place) located at 660 Washington Street in Chinatown, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 18, 2008 were distributed entitled "1000 MASSACHUSETTS AVENUE, BOSTON", which included three proposed votes. Attached to said memorandum were a letter dated December 4, 2008 from James F. English, NewMarket Square Association II LLC and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review and Mr. Jay Russo, Suffolk Construction, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) To overcome urban blight by acquiring title a 20' wide 125' long right of way ("Right of Way") located at 1000 Massachusetts Avenue in the Newmarket section of Boston and to convey the Right of Way to Newmarket Square Associates II, LLC (the

“Developer”) (the “Proposed Project”), it is in the public interest of the Authority and the City of Boston to adopt a Demonstration Project Plan for the Proposed Project;

- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project 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 Proposed Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Proposed Project 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 acquire title to a certain Right of Way at 1000 Massachusetts Avenue in the Newmarket section of the City of Boston and shall convey such Right of Way to the Developer. The Director is hereby authorized on behalf of the Authority to convey such Right of Way to the Developer and to execute a Deed, an Indemnification Agreement and all documents necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED:

That the Boston Redevelopment Authority, hereby adopts a Resolution entitled “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 18, 2008 related to a certain Right of Way at 1000 Massachusetts Avenue in the Newmarket section of the City of Boston, 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. 6945.

Copies of a memorandum dated December 18, 2008 were distributed entitled “CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, CERTIFICATE OF COMPLETION FOR PARCEL R-107 LOCATED AT 253 TO 261 MAIN STREET”, 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 issue a Final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Formacs, Inc., dated June 22, 1993, as amended by the First Amendment to Land Disposition Agreement dated June 27, 2003 (“LDA”), for the successful completion of the improvements to 253-261 Main Street and 3A Lawnwood Place on Parcel R-107 in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated December 18, 2008 were distributed entitled "HENDRY STREET INITIATIVE, 19 & 21 HENDRY STREET", which included two proposed votes.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to terminate the Hendry Street Condominiums located at 19-21 Hendry Street, Boston (Dorchester), Suffolk County, Commonwealth of Massachusetts and any and all other documents deemed necessary and appropriate by the Director in connection with the redevelopment of the Proposed Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 18, 2008 relating to 19 and 21 Hendry Street in Boston (Dorchester), Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the 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. 6946.

Copies of a memorandum dated December 18, 2008 were distributed entitled "65 BAY STREET, DORCHESTER", which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 565, Boston Redevelopment Authority-65 Bay Street, Dorchester, Maps 5A/5B and 5C, Dorchester Neighborhood District" 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 petition the City of Boston Zoning Commission to amend "Map 5A and 5B, Dorchester Neighborhood District" and "Map 5C, Dorchester Neighborhood District", by changing the existing zoning of 65 Bay Street from Multifamily Residential Subdistrict ("MFR") to a Local Industrial Subdistrict ("LI"), in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on December 18, 2008.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6947.

Copies of a memorandum dated December 18, 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, 2009.

Copies of a memorandum dated December 18, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 20 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-29540; BZC-29541; BZC-29542; BZC-29543; BZC-29544; BZC-29545; BZC-29546; BZC-29547; BZC-29548; BZC-29549; BZC-29550; BZC-29551; BZC-29552; BZC-29557; BZC-29558; BZC-29568; BZC-29569; BZC-29570; BZC-29571 and BZC-29574-29575.

Copies of a memorandum dated December 18, 2008 were distributed entitled "GRANT TO THE BOSTON HARBOR ASSOCIATION, INC. FOR FIRST NIGHT PROGRAMMING ALONG BOSTON HARBOR", 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 grant The Boston Harbor Association, Inc.; \$10,000 for New Years Eve 2009 programming and events along Boston Harbor and the Fort Point Channel.

The Director's Update: The appointment of the Assistant Clerk for Economic Development and Industrial Corporation will be Theresa Donovan, the budget hiring freeze, Fulton Street update and Thank you for service and Happy Holidays.

Copies of a memorandum dated December 18, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

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

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| Rosenberg & Schapiro | \$ 18,288.75 |
| Urban Marketing Collaborative | \$ 46,021.64 |
| UTILE, Inc. | \$ 9,326.53 |
| Project for Public Spaces | \$ 22,161.66 |
| Weston & Sampson | \$ 30,955.71 |

Copies of a memorandum dated December 18, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize an internship extension for Sandy Hussain, Urban Design Department, Planning Division, December 19, 2008-January 30, 2009, unpaid.

VOTED: That the next meetings of the Authority will be held on TUESDAY, January 13, 2009 2008 at 2:00 p.m.; Thursday, January 29, 2009 2008 at 2:00 p.m.; Thursday, February 19, 2009 2008 at 2:00 p.m.; Thursday, March 12, 2009 2008 at 2:00 p.m.; Thursday, April 2, 2009 2008 at 2:00 p.m.; TUESDAY, April 28, 2009 2008 at 2:00 p.m.; Thursday, May 14, 2009 2008 at 2:00 p.m.; Thursday, June 4, 2009 2008 at 2:00 p.m. and Thursday, June 25, 2009 2008 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.
The meeting adjourned at 2:53 p.m.

Assistant Secretary