

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 21, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE FILENE'S REDEVELOPMENT, ONE FRANKLIN STREET MIDTOWN CULTURAL DISTRICT, TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT AND FOR CONSIDERATION OF AN AMENDED AND RESTATED PLANNED DEVELOPMENT AREA PLAN", 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority to be held on August 14, 2007 at 2:00 p.m., or at such a time deemed appropriate by the Director to consider the Filene's Redevelopment project as a Development Impact Project pursuant to Section 80B-5.3(d) and 80B-7 and to consider the Amended and Restated Development Plan for Planned Development Area No. 72 pursuant to Section 80C.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR EMERSON COLLEGE; SECOND INSTITUTIONAL MASTER PLAN AMENDMENT FOR THE COLONIAL RESIDENCE HALL, 98-108 BOYLSTON STREET", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, August 14, 2007, at 2:15 p.m. to consider the Second Amendment to the Institutional Master Plan for Emerson College pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR WENTWORTH INSTITUTE OF TECHNOLOGY'S OPEN SPACE PROJECTS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority (“Authority”) on Tuesday, August 14, 2007 at 2:45 p.m. to consider the Institutional Master Plan Amendment for Wentworth Institute of Technology submitted to the Authority on June 8, 2007, pursuant to Sections 80D-5 and 80D-9 f the Boston Zoning Code.

Copies of a memorandum dated July 19, 2007 were distributed entitled “SCHEDULING OF A PUBLIC HEARING FOR THE CONGRESS STREET HOTEL PROJECT IN SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT AND APPROVAL OF A RELATED PLANNED DEVELOPMENT AREA 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on August 14, 2007 at 2:45 p.m., or at such a time deemed appropriate by the Director, to consider the Congress Street Hotel project as a Development Impact Project pursuant to Sections 80B-7 and 80B-5.3(d) of the Boston Zoning Code, and to consider the Development Plan for Planned Development Area No. 70, pursuant to Section 80C, Planned Development Area approval.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Section 8 of the Housing Creation Regulations, adopted by the Authority on April 17, 1986, regarding a certain Housing Creation Proposal for the Parcel 24 project located in Chinatown. The Housing Creation Proposal was submitted by SW Boston Hotel Venture LLC on February 15, 2007, for review and approval by the BRA for the creation of up to 153 affordable rental and homeownership units, but in any event not less than 136 affordable units.

This hearing was duly advertised in the Boston Herald on July 6, 2007.

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.

Copies of a memorandum dated July 19, 2007 were distributed entitled "PUBLIC HEARING REGARDING THE HOUSING CREATION PROPOSAL BY SW BOSTON HOTEL VENTURE LLC FOR THE CREATION OF AFFORDABLE HOUSING UNITS LOCATED AT PARCEL 24, CHINATOWN ", which included five proposed votes. Attached said memorandum were two maps indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Councilor Sam Yoon

Mr. Bill Moy with concerns about seeing the project again.

No one spoke in opposition of the proposed project.

Ms. Kristin Kara, Project Manager, Attorney Rebecca Lee, Edwards and Angel, Palmer & Dodge, Mr. Jeremy Lu, Asian Community Development Corporation, Mr. Jerry Pucillo, New Boston Development Partners, LLC and Ms. Joan Goody, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: TO TAKE THE MATTER UNDER ADVISEMENT.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider an Amendment to the Suffolk Institutional Master Plan. The Amendment contains one proposed project. The project is a student residence hall and ground floor space suitable for retail in the Downtown Crossing neighborhood, located on the corner of Washington and West Streets.

The hearing was duly advertised on July 6, 2007 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated July 19, 2007 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT AND 10 WEST

STREET STUDENT RESIDENCE HALL” which included seven proposed votes. Attached to said memorandum were a document entitled “Map Amendment Application No. 536, Boston Redevelopment Authority, Suffolk University Institutional Master Plan Area, Map 1A, Midtown Cultural District”, a letter from Ronald Porter, Parkside Condominium Association, a letter dated July 18, 2007 from Sidney Levitsky, M.D., a letter dated July 18, 2007 from Greg Selkoe, a letter dated July 19, 2007 from Councilor Stephen Murphy, and a package of letters in the board book.

Mr. Gerald Autler, Senior Project Manager, Mr. John Nucci, Suffolk University, Attorney James Greene, Rubin & Rudman, Mr. Adrian LeBuffe, architect, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Councilor Sal Lamattina

Councilor Michael Ross

Ms. Margaret Carr, Head of Task Force

A student of Suffolk University

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

Mr. Max Costoff, Graduate of Suffolk University

Ms. Christine Dunn, Task Force Member

Ms. Anne Meyers, Downtown Crossing Association

Ms. Maryann Bonte, Task Force Member

Mr. Norman Berr, Task Force Member

Mr. Victor Bronson, Task Force Member

The following person spoke in opposition to the proposed project:

Ms. Shirley Kressel, a tax payer from the Back Bay

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the second amendment to the Suffolk University (“Suffolk”) Institutional Master Plan (“IMP Second Amendment”) 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 (“Authority” or “BRA”) on December 21, 2006July 19, 2007, and after consideration of evidence presented at, and in connection with, the proposed IMP Second Amendment, the BRA finds that: (a) the Suffolk Institutional Master Plan, effective July 13, 2000February 25, 2002, as amended by a first amendment effective December 27, 2001April 14, 2005, and as now further amended by the proposed IMP Second Amendment, complies

with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Suffolk Institutional Master Plan, effective February 25, 2002, as amended by a first amendment effective April 14, 2005effective July 13, 2000, as amended by a first amendment effective December 27, 2001, and as now further amended by the proposed IMP Second Amendment, conforms to the provisions of Article 80D of the Code; (c) the Suffolk Institutional Master Plan, effective February 25, 2002, as amended by a first amendment effective April 14, 2005effective July 13, 2000, as amended by a first amendment effective December 27, 2001, and as now further amended by the proposed IMP Second Amendment, conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Suffolk Institutional Master Plan, effective February 25, 2002, as amended by a first amendment effective April 14, 2005effective July 13, 2000, as amended by a first amendment effective December 27, 2001, and as now further amended by the proposed IMP Second Amendment, 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 of the Code, approving the IMP Second Amendment; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP Second Amendment and amend "Map 1A, Midtown Cultural District" all in substantial accord with the amendments presented to the BRA at its hearing on July 19, 2007; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized, pursuant to Section 80B-5.4(c)(iv) of the Code, the BRA hereby authorizes the Director to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for Suffolk 10 West Street Residence Hall ("Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project

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

FURTHER  
VOTED:

That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, the BRA hereby authorizes the Director to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER  
VOTED:

That the Director, be and hereby is, authorized, pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to each proposed project in the IMP Second Amendment when the Director finds that: (a) the Proposed Project is adequately described in the Suffolk Institutional Master Plan, as previously amended and as now further amended by the proposed IMP Second Amendment; (b) the Proposed Project is consistent with the Suffolk Institutional Master Plan as previously amended and as now further amended by the proposed IMP Second Amendment; and (c) the IMP Second Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER  
VOTED:

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

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 6844.

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 Institutional Master Plan Amendment for the Massachusetts College of Pharmacy and Health Sciences. The Amendment contains one proposed project. The project is a six story academic building, which will contain approximately 49,700 square feet of academic space, including classrooms, faculty offices, computer center, teaching laboratories, assembly and multi-function space. The project site occupies one parcel of land along Huntington Avenue between Worthington Street and Smith Street in the Longwood Medical Area.

The hearing was duly advertised on July 7, 2007 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated July 19, 2007 were distributed entitled "MASSACHUSETTS COLLEGE OF PHARMACY AND HEALTH SCIENCES, 662-670 HUNTINGTON AVENUE, MISSION HILL NEIGHBORHOOD DISTRICT: PUBLIC HEARING ON THE APPROVAL OF HUNTINGTON AVENUE ACADEMIC BUILDING PROJECT PURSUANT TO ARTICLE 80, SECTION 80A-6 AND SECTION 80D-9, APPROVAL OF AN AMENDMENT TO THE MASSACHUSETTS COLLEGE OF PHARMACY AND HEALTH SCIENCES INSTITUTIONAL MASTER PLAN AND AUTHORIZATION FOR THE ISSUANCE OF A CERTIFICATION OF APPROVAL AND A CERTIFICATION OF CONSISTENCY FOR THE HUNTINGTON AVENUE ACADEMIC BUILDING PROJECT AT 662-670 HUNTINGTON AVENUE; AND REQUEST TO APPROVE A DEMONSTRATION PROJECT AND EFFECT TAKINGS OF PORTIONS OF THE AIR RIGHTS OF HUNTINGTON AVENUE, WORTHINGTON STREET AND SMITH STREET", which included ten proposed votes. Attached to said memorandum were a letter dated July 12, 2007 from James Greene, Rubin and Rudman, a package of letters included in the board book and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. George Humphrey,

Massachusetts College of Pharmacy, Attorney James Greene, Rubin and Rudman and Mr. Tim Marshall, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Ms. Marilyn Barrons, resident

Representative Jeffrey Sanchez

Ms. Liz, abutter

Ms. Lois, abutter

Ms. Jen Henderson, MASCO

Mr. Tom Flynn, Carpenters Union

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code"), the Authority has conducted a public hearing at the offices of the Authority on July 19, 2007 at which the Massachusetts College of Pharmacy and Health Sciences Institutional Master Plan, modified by the Institutional Master Plan Notification Form/Notice of Project Change for IMP Amendment/Small Project Review Application ("IMPNF/NPC/SPRA") filed by the Massachusetts College of Pharmacy and Health Sciences ("MCPHS") dated April 12, 2007 ("Amended Master Plan"), was presented and after consideration of the Amended Master Plan and all evidence presented at the hearing the Authority finds that: (a) the Amended Master Plan conforms to the provisions of Section 80D of the Code; (b) the Amended Master Plan conforms to the general plan for the City as a whole; and (c) on balance, nothing in the Amended Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens, and the Authority hereby approves the Amended Master Plan; and

FURTHER

VOTED: That the Director be, and hereby is authorized to issue an Adequacy Determination approving the IMPNF/NPC/SPRA as an amendment to the Massachusetts College of Pharmacy and Health Sciences Institutional Master Plan pursuant to Section 80D-5.4 and Section 80D-9.2(a)(iii) of the Code; and

FURTHER



VOTED: That the Director be, and hereby is authorized to issue a Certification of Consistency pursuant to Section 80D-10 of the Code when the Director finds that the Huntington Avenue Academic Building project is consistent with the Amended Master Plan; and

FURTHER VOTED: That the Director be, and hereby is authorized to issue a Certification of Approval for the Huntington Avenue Academic Building project pursuant to Section 80E-6 of the Code, when deemed appropriate by the Director; and

FURTHER VOTED: That the Director be, and hereby is authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Amended Master Plan and the Huntington Avenue Academic Building project, including, without limitation, as necessary or appropriate, a cooperation agreement or an amendment to the Cooperation Agreement with MCPHS dated as of March 22, 2004, and an amendment to the Development Impact Project Agreement with MCPHS dated as of May 6, 2002; and

FURTHER VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the Huntington Avenue Academic Building Project, it is in the public interest of both the Authority and the City of Boston to assist MCPHS (the "Applicant") in the acquisition of certain portions of Huntington Avenue, Worthington Street and Smith Street; and
- (b) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Huntington Avenue Academic Building Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Huntington Avenue Academic Building Project by the Applicant requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Huntington Avenue Academic Building 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 Huntington Avenue Academic

Building Project: the Authority shall obtain title to portions of Huntington Avenue, Worthington Street and Smith Street for the Huntington Avenue Academic Building Project and shall convey such portions of Huntington Avenue, Worthington Street and Smith Street to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan, as amended, pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority's role in the Huntington Avenue Academic Building 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 petition the City of Boston Public Improvement Commission to discontinue certain portions of Huntington Avenue, Worthington Street and Smith Street necessary for the Huntington Avenue Academic Building Project; and

FURTHER  
VOTED:

That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 19, 2007, relating to portions of Huntington Avenue, Worthington Street and Smith Street in Boston, Suffolk County, Massachusetts, 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;" and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the transfer of portions of Huntington Avenue, Worthington Street and Smith Street to MCPHS necessary for the Huntington Avenue Academic Building Project.

The aforementioned INSTITUTIONAL MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6845.

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 Institutional Master Plan Amendment for Emmanuel College. The Amendment

contains one proposed project. The project is a four story academic science building, which will contain approximately 46,800 square feet of academic space, including classrooms, faculty research space and offices, teaching laboratories, and multi-function space. The project site occupies the east wing of the Emmanuel Administration Building located at 400 The Fenway in the Longwood Medical Area.

The hearing was duly advertised on July 6, 2007 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated July 19, 2007 were distributed entitled "EMMANUEL COLLEGE, 400 THE FENWAY: PUBLIC HEARING ON THE APPROVAL OF THE ACADEMIC SCIENCE BUILDING PROJECT PURSUANT TO ARTICLE 80, SECTION 80A-6 AND SECTION 80D-5, APPROVAL OF AN AMENDMENT TO THE EMMANUEL COLLEGE INSTITUTIONAL MASTER PLAN AND AUTHORIZATION FOR THE ISSUANCE OF A CERTIFICATION OF APPROVAL AND A CERTIFICATION OF CONSISTENCY FOR THE ACADEMIC SCIENCE BUILDING PROJECT", which included five proposed votes. Attached to said memorandum were an email dated June 5, 2007 from Bob Giers, a letter dated June 12, 2007 from Brona Simon, State Historic Preservation, a letter dated May 23, 2007 from Gary Russell, Boston Landmarks Commission, a letter dated May 29, 2007 from Elliott Laffer, Boston Groundwater Trust, a letter dated July 19, 2007 from Kelly Brilliant, The Fenway Alliance, Inc. and a map indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Representative Jeffrey Sanchez

Ms. Jen Henderson, MASCO

Mr. Tom Flynn, Carpenters Union

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code"), the Authority has conducted a public hearing at the offices

of the Authority on July 19, 2007 at which the Emmanuel College Institutional Master Plan, as amended by the First and Second Amendments, modified by the Institutional Master Plan Notification Form/Notice of Project Change ("IMPNF/NPC") filed by Emmanuel College dated May 4, 2007 ("Amended Master Plan"), was presented and after consideration of the Amended Master Plan and all evidence presented at the hearing the Authority finds that: (a) the Amended Master Plan conforms to the provisions of Section 80D of the Code; (b) the Amended Master Plan conforms to the general plan for the City as a whole; and (c) on balance, nothing in the Amended Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens, and the Authority hereby approves the Amended Master Plan; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination approving the IMPNF/NPC as an amendment to the Emmanuel College Institutional Master Plan pursuant to Section 80D-5.2(e) and Section 80D-5.4 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency when the Director finds that the Academic Science Building project is consistent with the Amended Master Plan; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Academic Science Building project, when deemed appropriate by the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Amended Master Plan and the Academic Science Building project.

The aforementioned INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 6846.

The Chairman called a recess at 4:27p.m.

The Chairman re-adjourned at 4:37 p.m.

Copies of a memorandum dated July 19, 2007 were distributed entitled "CERTIFICATE OF COMPLETION FOR PARCEL 48B IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", which included a

proposed vote. Attached to said memorandum were a copy of the recorded Land Disposition Agreement, a memorandum dated July 9, 2007 from Michael Cannizzo and two maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and the Boston Flower Exchange, Inc., dated November 12, 1968 for Parcel 48B in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 48B") evidencing the successful construction of a 75,000 square foot wholesale florist building.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7 LOCATED AT 263-265 NORTHAMPTON STREET", which included three proposed votes. Attached to the memorandum was a map indicating the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 19, 2007, RE: FINAL DESIGNATION OF SOCO LOFTS, LLC, OR AN AFFILIATE THEREOF, AS THE REDEVELOPER OF PARCEL RC-7 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously  
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 July 19, 2007, relating to a certain parcel of land known as Parcel RC-7 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 at the Suffolk Registry of Deeds for the County of Suffolk; and

FURTHER  
VOTED: That the BRA adopt the Resolution of the Boston Redevelopment Authority dated, July 19, 2007 re: Final Designation of SoCo Lofts, LLC, or an affiliate thereof, as the Redeveloper of Parcel RC-7, located at 263-265 Northampton Street in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the final designation of SoCo Lofts, LLC, or an affiliate thereof, as the Redeveloper of Parcel RC-7 the South End Urban Renewal Area, Project No. Mass. R-56 shall be automatically rescinded without prejudice and without further action by the BRA, if Parcel RC-7 is not conveyed to SoCo Lofts, LLC, or an affiliate thereof, by December 31, 2007.

The aforementioned ORDER OF TAKING and RESOLUTION are filed in the Document Book at the Authority as Document Nos. 6847 and 6848.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST NEWTON STREET AND PUBLIC ALLEY #710", 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 execute a Second Amendment to the LDA, Master Covenant of Affordable Housing, and execute First Amendment to the Master Subordination, Intercreditor & Estoppel Agreement with ArtBlock LLC and to execute any and all documents, agreements or instruments necessary to convert two (2) of the affordable live/work lofts identified as Unit Nos. E301 and E306 located in the ArtBlock East Building at 725 Harrison Avenue into market rate units as part of the ArtBlock Project located on Parcel R-10, bounded by Harrison Avenue, East Brookline Street, East Newton Street and Public Alley #710 in the South End Urban Renewal Area, Project No. Mass. R-56, all upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority

Copies of a memorandum dated July 19, 2007 were distributed entitled "CERTIFICATE OF COMPLETION FOR CROSSTOWN CENTER PHASE ONE: PARCEL 200, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", which included a proposed vote. Attached to the memorandum were a letter dated June 19, 2007 from David Carlson, two letters dated June 8, 2007 from Paula M. Devereaux and two maps indicating the proposed project.

Councilor Chuck Turner 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 Certificate of Completion to Crosstown Center Hotel LLC and Crosstown Center

Common Area LLC pursuant to the provisions of the Cooperation Agreement dated October 2, 2002, evidencing the successful completion of the improvements on the Crosstown Center Phase One project, consisting of a 175-room hotel, 21,500 square feet of retail space, Harbor Trail improvements, a 650-space parking garage and internal driveway through the site.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, MINOR MODIFICATION TO EFFECTUATE THE CREATION OF PARCEL SE-56 AND PARCEL SE-56A" which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed parcel.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, MASS. PROJECT R-56, WITH RESPECT TO THE PARCELS SE-56 AND SE-56A", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority Regarding Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel SE-56 and Parcel SE-56A" be, and hereby is, adopted.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No.6849.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: DISPOSITION AND REUSE OF PARCEL SE-56 LOCATED AT 10-12 SUSSEX STREET", which included two proposed votes. Attached to the memorandum was two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 19, 2007, RE: FINAL DESIGNATION OF DR. RUEDIGER VOLK-LALYER AS THE REDEVELOPER OF PARCEL SE-56 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") adopt the Resolution of the BRA entitled: "Resolution of the Boston

Redevelopment Authority dated July 19, 2007, Re: Final Designation of Dr. Ruediger Volk-Lalyre as the redeveloper of Parcel SE-56 in the in the South End Urban Renewal Area, Project No. R-56; and

FURTHER

VOTED: That the Final Designation of Dr. Ruediger Volk-Lalyre, the redeveloper of Parcel SE-56 in the South End Urban Renewal Area, Project No. Mass. R-56, located at 10-12 Sussex Street, be automatically rescinded without prejudice and without further action by the BRA, if Parcel SE-56 is not conveyed to Dr. Ruediger Volk-Lalyre by December 31, 2007.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6850.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-56A LOCATED AT 18 SUSSEX STREET", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed parcel.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 19, 2007, RE: FINAL DESIGNATION OF MATTHEW J. BOURAS AS THE REDEVELOPER OF PARCEL SE-56A IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA adopt the Resolution of the Boston Redevelopment Authority dated, July 19, 2007, re: Final Designation of Matthew J. Bouras as the redeveloper of Parcel SE-56A in the South End Urban Renewal Area, Project No. R-56; and

FURTHER

VOTED: That the final designation of Matthew J. Bouras as the Redeveloper of Parcel SE-56A, located at 18 Sussex Street the in South End Urban Renewal Area, Project No. Mass. R-56, be automatically rescinded without prejudice and without further action by the BRA, if Parcel SE-56A is not conveyed to Mathew J. Bouras by December 31, 2007.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6851.

Copies of a memorandum dated July 19, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-23, LOCATED AT 20 SUSSEX STREET", which included a proposed vote.



Attached to the memorandum were a letter dated July 19, 2007 from Tai Y. Lim and two photos of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement for the completion of the open space improvement located on Parcel RR-23, located at 20 Sussex Street in the South End Urban Renewal Area, Project No. Mass. R-56, subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated July 19, 2007 were distributed entitled "BRUNSWICK KING URBAN RENEWAL AREA, PROJECT NO. MASS. R-168, MINOR MODIFICATION TO EFFECTUATE THE CREATION OF PARCEL P-3B-1, P-3B-2, P-3B-3 AND P-3B-4", which included a proposed vote.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Regarding Minor Modifications to the Brunswick-King Urban Renewal Plan, Project No. Mass. R-168, with respect to Parcels P-3B-1, P-3B-2, P-3B-3 and P-3B-4", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE BRUNSWICK KING URBAN RENEWAL PLAN, PROJECT NO. MASS. R-168, WITH RESPECT TO PARCELS P-3B-1, P-3B-1, P-BE-3 AND P-3B-4" be, and hereby is, adopted.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6852.

Copies of a memorandum dated July 19, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, MINOR MODIFICATION TO EFFECTUATE THE CREATION OF A NEW **PARCEL P1-B2** LOCATED AT 41A DALE STREET" which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO CREATING PARCEL **P1-B2** AT 41A DALE STREET", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO CREATING PARCEL P1-B2 AT 41A DALE STREET".

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6853.

Copies of a memorandum dated July 19, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, MINOR MODIFICATION TO EFFECTUATE THE CREATION OF A NEW PARCEL P1-B3 LOCATED AT 39A DALE STREET" which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCEL P1-B3 AT 39A DALE STREET", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCEL P1-B3 AT 39A DALE STREET".

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6853A.

Copies of a memorandum dated July 19, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL P1-B2 LOCATED AT 41A DALE STREET", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed parcel.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 19, 2007, RE: FINAL DESIGNATION OF CATHERINE H. BROWN AS THE REDEVELOPER OF

PARCEL P1-B2 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS R-24", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopt the Resolution of the BRA entitled: "Resolution of the Boston Redevelopment Authority dated, July 19, 2007, re: Final Designation of Catherine Brown as the redeveloper of Parcel P1-B2 in the Washington Park Urban Renewal Area, Project No. R-24"; and

FURTHER

VOTED: That the Final Designation of Catherine Brown as the redeveloper of Parcel P1-B2, located at 41A Dale Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24 be automatically rescinded without prejudice and without further action by the BRA, if Parcel P1-B2 is not conveyed to Catherine Brown by December 31, 2007.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6854.

Copies of a memorandum dated July 19, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL P1-B3 LOCATED AT 39A DALE STREET", which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JULY 19, 2007, RE: FINAL DESIGNATION OF AARON TUGGLE AS THE REDEVELOPER OF PARCEL P1-B3 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS R-24", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopt the Resolution entitled: "Resolution of the Boston Redevelopment Authority dated, July 19, 2007, Re: Final Designation of Aaron Tuggle as the redeveloper of Parcel P1-B3 in the Washington Park Urban Renewal Area, Project No. R-24; and

FURTHER

VOTED: That the Final Designation of Aaron Tuggle as the redeveloper of Parcel P1-B3, located at 39A Dale Street the Washington Park Urban Renewal Area, Project No. Mass. R-24 be automatically rescinded without prejudice and without further action by the BRA, if Parcel P1-B3 is not conveyed to Aaron Tuggle by December 31, 2007.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6856.

Copies of a memorandum dated July 19, 2007 were distributed entitled "BREWERY LOFTS AT 251 HEATH STREET, MISSION HILL", which included two proposed votes. Attached to the memorandum was a memo dated June 19, 2007 from Michael Cannizzo.

Mr. Rodney Sinclair, Project Assistant, Attorney Lawrence DiCara, Nixon Peabody and Mr. Arthur Cho, 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 Certificate of Completion for the improvements to the Brewery Lofts at 251 Heath Street in Mission Hill, evidencing the successful completion of the construction of seventy-nine (79) residential units and up to eighty-three (83) parking spaces on the Brewery Lofts at 251 Heath Street in Mission Hill; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an amendment to the Affordable Housing Agreement in connection with the 251 Heath Street project in Mission Hill, and any and all other agreements and documents which the Director deems appropriate and necessary; conditioned, however, upon receipt by the Boston Redevelopment Authority of written confirmation from National Electrical Benefit Fund (NEBF), the holder of the mortgage on the Brewery Lofts project, that NEBF will not foreclose on the remaining eight (8) affordable units.

Copies of a memorandum dated July 19, 2007 were distributed entitled "141 WEST SECOND STREET, FORMER DIRIGO SPICE BUILDING, SOUTH BOSTON", which included three proposed votes. Attached to the memorandum

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Approval, confirming that the rehabilitation of the former Dirigo Spice building for the provision of an approximately 26,802 square foot, four-story building containing seventeen (17) residential condominium units, and seventeen (17) parking spaces ("Proposed Project") located at 141 West Second Street ("Project Site") in the South Boston neighborhood proposed by Thomas Fitzgerald

("Developer"), has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Acting Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Acting Director deems appropriate and necessary in connection with the development of the Proposed Project that will provide two (2) affordable units that will be made available to households earning between 130% and 160% of the Boston Median Household Income as determined by the American Community Survey conducted by the US Census Bureau, all upon terms and conditions to be determined in the best interest of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-27518, Thomas Fitzgerald, for nine (9) variances and two (2) conditional use permits in a 3F-2000 Subdistrict, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated July 19, 2007 were distributed entitled "ST. BOTOLPH TERRACE APARTMENTS CHAPTER 121A PROJECT FIRST AMENDMENT TO REPORT AND DECISION", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ST. BOTOLPH TERRACE APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED ST. BOTOLPH TERRACE CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF NU HOUSING CORPORATION AS A NEW URBAN REDEVELOPMENT CORPORATION PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT", be and hereby is, approved and adopted in all respects.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 6855.

Copies of a memorandum dated July 19, 2007 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE WHEELLOCK COLLEGE CAMPUS CENTER AND STUDENT RESIDENCE", which included four proposed votes. Attached to the memorandum were a letter dated June 18, 2007 from Brian McLaughlin, Parks Department and a package of letters in the board book.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code ("Code"), the Boston Redevelopment Authority ("BRA") hereby authorizes the Director to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Wheelock College proposed Campus Center and Student Residence ("Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report (i) adequately describe the impacts of the Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER

VOTED: That pursuant to the provisions of Section 80B-6 of the Code, the BRA hereby authorizes the Director to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process, and that the Director has determined that the Proposed Project complies with (i) the conditions of the Preliminary Adequacy Determination waiving further review; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Wheelock Institutional Master Plan ("IMP") when the Director finds that: (a) the Proposed Project is adequately described in the Wheelock IMP; (b) the Proposed Project is consistent with the Wheelock IMP; and (c) the Wheelock IMP has been approved by the BRA and the Boston Zoning

Commission in accordance with the applicable provisions of 80D of the Code; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with Proposed Project, including , without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement and any and all other agreements which the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated July 19, 2007 were distributed entitled "24-30 ROCKLAND STREET SENIOR HOUSING IN THE ROXBURY NEIGHBORHOOD OF BOSTON", which included two proposed votes. Attached to the memorandum were five plans and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Mr. Stephen Godfry, developer and Mr. Chia-Ming Sze, architect, addressed the Authority and answered the Members' questions.

Councilor Chuck Turner 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 Certification of Approval, confirming that the proposed project by Action for Boston Community Development ("ABCD") to develop 24-30 Rockland Street in Roxbury (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval, to the Zoning Board of Appeal on Petition BZC-28356 for zoning relief necessary in connection with the Proposed Project.

Copies of a memorandum dated July 19, 2007 were distributed entitled "MERANO PROJECT, BULFINCH TRIANGLE", which included two proposed votes.

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 certain vacant parcels located in the Bulfinch Triangle area of Boston for the Merano Project (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 certain parcels of land owned by the City of Boston and shall convey such parcels to an affiliate of the Developer. The Director is hereby authorized on behalf of the Authority to convey such parcels to an affiliate of the Developer and to execute such instruments or agreements with such affiliate, the City of Boston and other 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.

Copies of a memorandum dated July 19, 2007 were distributed entitled “FIRST PRIORITY CREDIT UNION, 466 BENNINGTON STREET, EAST BOSTON”, which included two proposed votes. Attached to the memorandum were a letter dated June 26, 2007 from Robert D’Amico, Boston Transportation Department to John Fitzgerald, BRA; a letter dated April 23, 2007 to Kairos Shen, BRA; a letter dated April 23, 2007 to Thomas Tinlin, Transportation Department; an email dated June 5, 2007 from Ken Crasco to John Fitzgerald, BRA; a letter dated June 14, 2007 from Neffo Cappuccio, Construction Co. to John Fitzgerald, BRA; a



letter dated June 13, 2007 from Joseph Ruggerio, East Boston Chamber of Commerce to John Fitzgerald; a letter from Angelo Vigliota to John Fitzgerald, BRA; a letter dated June 14, 2007 from Stephen Scire to BRA; a letter from Paul Travaglini, resident to John Fitzgerald, BRA; a letter dated June 14, 2007 from Lisa Capogreco to John Fitzgerald, BRA; a letter from Stanley DeMartinis, Planet Fitness to John Fitzgerlad, BRA; a letter from Maxine Teixeira, a direct abutter and a letter from John Bartolo, resident to John Fitzgerlad, BRA.

Mr. John Fitzgerald, Project Assistant, Mr. Derek Broden, East Boston Credit Union and Mr. Peter Gutting, 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 Small Project Review Application submitted by First Priority Credit Union to construct a credit union at 466 Bennington Street in East Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Sections 80E-4 and 80E-5 of the Boston Zoning Code, and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of approval to the Zoning Board of Appeal on Petition BZC-28370 for variances necessary for the construction of the Proposed Project. The Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated July 19, 2007 were distributed entitled "STAPLES PROJECT 4165 WASHINGTON STREET, ROSLINDALE ", which included two proposed votes.

Mr. Tai Lim, Senior Project Manager, Mr. Brooks Stuart, Staples, and Mr. Ralph Cappola, 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 new construction of approximately 19,300 square foot retail space, seventy (70) parking spaces and related site

improvements (“Proposed Project”) located at 4165 Washington Street in Roslindale upon the successful completion of the Article 80 process under Section 80E of the Boston Zoning Code (“Code”); and

FURTHER

VOTED: In reference to Petition BZC-28522, the Staples Project, in Roslindale, for zoning relief necessary in the Local Retail and Service Stores Subdistrict (“L-1”), and an Interim Planning Overlay District permit in the Roslindale Interim Planning Overlay District (“IPOD”), 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 July 19, 2007 were distributed entitled “LICENSE AGREEMENT FOR 290 TREMONT STREET PARKING LOT, THEATER DISTRICT”, which included two proposed votes. Attached to the memorandum was a copy of the

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary non-exclusive License Agreement with Marshall Productions, LLC, permitting the use of a portion of a BRA-owned lot located at 290 Tremont Street in the Theater District for the parking of production vehicles on July 19-20, 2007. The fee for the use of the property shall be \$7,500.00, such non-exclusive License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of July 19, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated July 19, 2007 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4 “, 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 enter into a temporary License Agreement with the ALLY Foundation, permitting the use of Pier 4 at the Charlestown Navy Yard for the fifth annual Flip-Flop Regatta on August 10-11, 2007, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of July 19, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated July 19, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 64 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-28199, BZC-28228, BZC-28281, BZC-28282, BZC-28283-28284, BZC-28285, BZC-28286, BZC-28289, BZC-28290, BZC-28290, BZC-28291, BZC-28292, BZC-28293, BZC-28294, BZC-28295, BZC-28297; BZC-28298, BZC-28299, BZC-28300, BZC-28301, BZC-28304, BZC-28305, BZC-28306, BZC-28307, BZC-28308, BZC-28309, BZC-28310, BZC-28311, BZC-28312; BZC-28313, BZC-28314-28315, BZC-28316, BZC-28317, BZC-28318, BZC-28320-28321, BZC-28322, BZC-28323, BZC-28365, BZC-28370, BZC-28373, BZC-28382, BZC-28386 and BZC-28400.

Copies of a memorandum dated July 19, 2007 were distributed entitled "MIDTOWN CULTURAL DISTRICT DESIGN GUIDELINES", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 387, Boston Redevelopment Authority, Article 38-Midtown Cultural District".

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) relative to design review and district design guidelines, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on July 19, 2007.

The aforementioned MIDTOWN CUTLTURAL AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6857.

Copies of a memorandum dated July 19, 2007 were distributed entitled "FIRST AMENDMENT TO THE CONTRACT WITH THE LOUIS BERGER GROUP FOR THE DORCHESTER AVENUE STREETScape AND TRANSPORTATION ACTION PLAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to execute a First Amendment to the Contract with The Louis Berger Group for the provision of

additional services in assisting the BRA and The Dorchester Avenue Task Force in developing the Dorchester Avenue Streetscape and Transportation Action Plan, and to increase the total contract amount from Two Hundred Fifty Thousand Dollars (\$250,000.00) to a total amount not-to-exceed Two Hundred Sixty Thousand Dollars (\$260,000.00).

Copies of a memorandum dated July 19, 2007 were distributed entitled "WEST END PROJECT AREA: AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR THOREAU PATH LIGHTING IMPROVEMENTS", 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 contract with RDA Construction Corp., of Quincy, MA in the amount of \$232,169.00, to upgrade the existing lighting system at Thoreau Path in the West End Area of the City of Boston, and to execute any change orders that may be required to complete said lighting improvements which are deemed necessary and convenient by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or \$23,217.00; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to expend an amount of \$19,675.00 from the West End Residences at the Emerson Place Project, which said funds shall be used for Bryant Associates, Inc. engineering services related to Construction Administration and Public Bidding Assistance for Thoreau Path Lighting Improvements.

Copies of a memorandum dated July 19, 2007 were distributed entitled "NEWMARKET INDUSTRIAL DISTRICT: AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR SIGNAGE PROGRAM", 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 on behalf of the Authority, to enter into a contract with Fleming Brothers, Inc. for the Newmarket Industrial District Signage Program, BRA Project No. 5052A, in the amount not to exceed one hundred ninety-three thousand four hundred ten dollars and no cents (\$193,410.00) and to

execute any change orders required to complete said signage program and deemed necessary and convenient by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or nineteen thousand three hundred forty-one dollars and no cents (\$19,341.00).

Copies of a memorandum dated July 19, 2007 were distributed entitled "AUTHORIZATION TO ADVERTISE PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE, GENERAL CONSTRUCTION BASIC SERVICE CONTRACT", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise for public bids a Property Management, Repair and Maintenance, General Construction Services Contract for BRA owned properties.

Copies of a memorandum dated July 19, 2007 were distributed entitled "MASSACHUSETTS OPPORTUNITY RELOCATION AND EXPANSION ("MORE") JOBS CAPITAL PROGRAM GRANT: APPLICATIONS AND AGREEMENTS", 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 Transfer Agreement(s) with the City of Boston, pursuant to which the City shall provide to the Boston Redevelopment Authority ("BRA" or "Authority") the proceeds of up to Thirty Five Million One Hundred Seventy One Thousand Six Hundred Forty Four Dollars (\$35,171,644) in Massachusetts Opportunity Relocation and Expansion (MORE) Jobs Capital Program grant funds for public infrastructure improvements to support business expansion and job growth in Boston, received from the Massachusetts Office of Economic Development, to be administered in accordance with the terms of the MORE grant(s), subject to terms and conditions acceptable to the Director of the BRA; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to enter into agreement(s) with the developers of projects selected by the Commonwealth of Massachusetts including, but not limited to, CUIP-Winn Columbus Center LLC to enable the Authority to administer the MORE grant(s) and enforce appropriate controls over the use of the MORE funds; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to execute any and all other agreements and documents deemed necessary and appropriate in connection with the MORE application(s) and/or the MORE grant(s).

Copies of a memorandum dated July 19, 2007 were distributed entitled "AMEND CONTRACT AMOUNT FOR CONSULTANT SERVICES FOR ADDITIONAL SERVICES FOR THE PREPARATION OF IDENTITY AND BRANDING STRATEGY FOR DOWNTOWN CROSSING ", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director on behalf of the Boston Redevelopment Authority ("Authority") be, and hereby is, authorized to amend the contract amount with Urban Marketing Collaborative for the Downtown Crossing Identity and Branding Strategy from \$380,000 to \$642,000 to reflect the inclusion of logo design and transition plan to be completed by 160over90. The initial phase of the Downtown Crossing Identity and Branding Strategy will be funded by the Authority.

Copies of a memorandum dated July 19, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

|                                  |    |            |
|----------------------------------|----|------------|
| Finegold Alexander & Assoc.      | \$ | 591.31     |
| RDA Construction Corp.           | \$ | 138,305.76 |
| Crosby, Schlessinger, Smallridge | \$ | 16,066.00  |
| Jacobs Engineering Group Inc.    | \$ | 19,240.00  |
| RDA Construction Corp.           | \$ | 170,418.84 |
| Northeastern University          | \$ | 6,280.00   |
| Urban Marketing Collaborative    | \$ | 8,934.96   |
| BSC Group                        | \$ | 1,311.00   |
| Childs Engineering Corp.         | \$ | 4,000.00   |
| Applied Geographics, Inc.        | \$ | 8,216.25   |
| AUDISSEY Guides                  | \$ | 12,475.00  |
| REMI, Inc.                       | \$ | 4,550.00   |

Copies of a memorandum dated July 19, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Bradford Washburn, Senior Waterfront Planner, Grade 19 effective June 29, 2007.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Michael F. Glavin as a Temporary Development Program Employee in the position of Deputy Director for Institutional Development, Economic Development Division, Grade 24, at an annual salary of \$105,000.00, effective upon your approval.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Jeremy Thompson as a Temporary Development Program Employee in the position of Research Assistant, Research Division, Grade 16, at an annual salary of \$48,00, effective upon your approval.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of job title, grade and salary for James J. Rourke, III, effective upon your approval as Senior Project Manager, Grade 22, \$68,900.00.

VOTED: That the next meetings of the Authority will be held on **Tuesday**, August 14, 2007 at 2:00 P.M.; **Tuesday**, September 11, 2007 at 2:00 P.M.; **Thursday**, September 27, 2007 at 2:00 P.M.; **Thursday**, October 18, 2007 at 2:00 P.M.; **Thursday**, November 15, 2007 at 2:00 P.M.; **Thursday**, December 6, 2007 at 2:00 P.M.; and **Thursday**, December 20, 2007 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:20 p.m.

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Secretary