

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority and announced that this was the Annual Meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

VOTED: To re-elect the present officers of the Authority until the next Annual Meeting of the Authority:

Clarence J. Jones, Chairman

James M. Coyle, Member

Paul D. Foster, Vice Chairman

Consuelo Gonzales Thornell, Treasurer

Christopher J. Supple, Member

The Minutes of the meeting of May 31, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated June 21, 2007 were distributed entitled "PARCEL 24, CHINATOWN", 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 to be held on July 19, 2007, at 2:00 P.M. before the Boston Redevelopment Authority to consider a housing creation proposal by SW Boston Hotel Venture LLC for the benefit of the proposed Parcel 24 project.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE AMENDMENT OF SUFFOLK UNIVERSITY'S INSTITUTIONAL MASTER PLAN TO ADDRESS THE 10 WEST STREET RESIDENCE HALL", 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 on Tuesday, July 19, 2007 at 2:15 p.m. to consider the Institutional Master Plan Amendment for Suffolk University proposing to convert the existing

building at 10 West Street for use as a student dormitory, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR MASSACHUSETTS COLLEGE OF PHARMACY'S HUNTINGTON AVENUE BUILDING", 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 on Thursday, July 19, 2007 at 2:30 p.m. to consider the IMP Amendment for Massachusetts College of Pharmacy, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR EMMANUEL COLLEGE'S ACADEMIC SCIENCE BUILDING", 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 ("Authority") on Tuesday, July 19, 2007 at 2:45 p.m. to consider the Institutional Master Plan Amendment for Emmanuel College submitted to the Authority, pursuant to Section 80D-5 of the Boston Zoning Code.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Articles 80B-7 of the Boston Zoning Code, to consider approval of the proposed Waterside Place project as a Development Impact Project. Core Development Group LLC proposes to construct approximately 200 residential units, an approximately 300-room hotel, and approximately 640,000 square feet of retail space, including retail shops, a grocery store, and restaurants. In addition, the project will include an approximately 20,000 square foot visitor center and a multi-level parking garage with approximately 2,350 spaces for employees and visitors and dedicated parking for residents. The project is located in the South Boston Waterfront District and is generally bounded to the north by Congress Street, to the west by World Trade Center Avenue, to the south by Summer Street, and to the east by D Street. The site is approximately 10.3 acres in area and is owned by the Massachusetts Port Authority. In connection with the proposed project, authorization is sought for the issuance of a Preliminary Adequacy

Determination waiving further review, a Certification of Compliance and authorization for the Director to enter into a Cooperation Agreement, Boston Residents Construction Employment Plan, Development Impact Agreement and Affordable Housing Agreement.

This hearing was duly advertised in the Boston Herald on June 11, 2007.

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

Mr. McGowan will now begin the presentation.

Copies of a memorandum dated June 21, 2007 were distributed entitled "PUBLIC HEARING - WATERSIDE PLACE, SOUTH BOSTON WATERFRONT DISTRICT ", which included five proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

The following people spoke in favor of proposed project:

Councilor Maureen Feeney

Councilor Michael Flaherty

Councilor Stephen Murphy

Representative Brian Wallace

Councilor William Linehan

Ms. Donna Brown, IAG Member

Mr. Gary Walker, IBEW

Mr. Al Picairo, Carpenters Union

No one spoke in opposition of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Mr. John Drew, developer and Mr. Russ DeMartino, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby finds and determines that the proposed Waterside Place project (the "Proposed Project"), as described in the Project Notification Form dated September 28, 2004 and the Draft Project Impact Report dated February 26, 2007, submitted by Core Development Group LLC (the "Proponent"), conforms to the general plans for the City of Boston as a whole, and that nothing in such

Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code") which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the proposed development by the Proponent of approximately 10.3 acres of land in South Boston, to include the construction of approximately 200 residential condominium units, an approximately 300-room hotel, approximately 640,000 square feet of retail space, an approximately 20,000 square foot visitor center, and a multi-level parking garage for approximately 2,350 spaces (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 Development Impact Project Agreement for the Proposed Project in accordance with Article 80, Section 80B-7 of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, First Source and Memorandum of Understanding 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.

The aforementioned is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6837.

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 Longwood Research Center project as a Development Impact Project, located at 121 Brookline Avenue and bounded by Brookline Avenue to the south and east, adjacent properties and Overland Street to the north and Burlington Avenue to the west.

This hearing was duly advertised on June 8, 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.

Mr. Rourke will now begin the presentation

Copies of a memorandum dated June 21, 2007 were distributed entitled "PUBLIC HEARING FOR THE LONGWOOD RESEARCH CENTER AT 121 BROOKLINE AVENUE PROJECT IN FENWAY TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included six proposed votes. Attached to said memorandum were a letter dated June 19, 2007 from William Richardson, Fenway Civic Association, an email dated June 4, 2007 from William Richardson, an email dated May 4, 2007 from Richard Ong, five building renderings and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Mr. Bill McQuilan, Boylston Properties, Mr. Michael Giardina, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Flaherty

Councilor Michael Ross

Mr. Mark Lederman, Fenway Community Development Corporation

Mr. Gary Walker, IBEW

Mr. Ed Burke, Fenway Civic Association

Mr. Al Picciaro, Carpenters Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which finds that the Project Notification Form Submitted on March 26, 2007 ("PNF") (i) adequately describes the

potential impacts arising from the Longwood Research Center at 121 Brookline Avenue project, which proposes to construct a new six (6) story building to house office and laboratory uses with approximately one hundred and seventeen thousand (117,000) gross square feet of gross floor area with ninety (90) parking spaces and six thousand (6000) square feet out of the hundred and seventeen thousand (117,000) being dedicated to ground floor retail space (the "Proposed Project"); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER
VOTED:

That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER
VOTED:

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

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, 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 Boston Redevelopment Authority; and

FURTHER
VOTED:

In reference to Petition BZC- 28479, Boylston Properties, for four (4) variances and various conditional use permits within the Community Commercial Subdistrict of the Fenway Neighborhood District which is governed by Article 66 of the Boston Zoning Code (the "Code"), the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

The aforementioned is incorporated in the Minutes of this meeting and filed

in the Document Book of the Authority as Document No. 6838.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE MARCUS GARVEY CHAPTER 121A PROJECT" which included a proposed vote.

Ms. Renee LeFerve, Senior Counsel, addressed the Authority and answered the Members' questions.

Councilor Turner is concerned about social services at the project site.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE MARCUS GARVEY CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned SECOND REPORT AND DECISION is filed in the Document Book at the Authority as Document No. 6839.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT FOR AUTHORIZATION AND APPROVAL OF REFINANCING FOR THE PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 6840.

Copies of a memorandum dated June 21, 2007 were distributed entitled "FOURTH REPORT AND DECISION AMENDMENT ON THE HEMENWAY APARTMENTS CHAPTER 121A PROJECT", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting, entitled "FOURTH REPORT AND DECISION AMENDMENT ON THE APPLICATION OF HEMENWAY APARTMENTS COMPANY FOR THE AUTHORIZATION AND APPROVAL OF FINANCING FOR THE HEMENWAY APARTMENTS CHAPTER 121A PROJECT, A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED" be and hereby is approved and adopted in all respects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements, instruments, documents or letters he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the refinancing of the Hemenway Apartments Chapter 121A Project, including, but not limited to, an amendment to the Regulatory Agreement.

The aforementioned FOURTH REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No.6841.

Copies of a memorandum dated June 21, 2007 were distributed entitled "KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 22, LOCATED AT 18-24 DORR STREET, AND PARCEL R-4, LOCATED AT 6-12 LAMBERT STREET, AND OTHER PROPERTIES LOCATED AT 14 LAMBERT STREET, 77-81 CEDAR STREET, AND 23-25 DORR STREET", which included a proposed vote. Attached to the memorandum was a map indicating the proposed project.

Councilor Turner spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the Final Designation Resolution dated August 10, 2006 of Highland Park Phase II Housing LLC as redeveloper ("Redeveloper") of Parcel 22 located at 18-24 Dorr Street, and Parcel R-4, located at 6-12 Lambert Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, with an expiration date of June 30, 2007, be, and hereby is, extended for an additional six (6) months or until December 30, 2007 to continue with the Highland Park Estates Phase II project 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 Parcels 22 and R-4 have not been conveyed to the Redeveloper by December 30, 2007.

Copies of a memorandum dated June 21, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: 30 AND 32 HAZELWOOD STREET", which included a proposed vote. Attached to the memorandum were a letter dated June 4, 2007 from Natasha Kapji, Gilmartin, Magence & Ross LLP and two maps indicating the proposed project.

Councilor Turner spoke in regards to design issues and asked for a follow-up.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority allow the transfer of all ownership interests and rights from Alexander E. Wright and Anita M. Wright to Modernova Development LLC in connection with the construction of three (3) residential condominium units on Parcel L-41 of the Washington Park Urban Renewal Area, which is also known as 30 Hazelwood Street in Roxbury, and the abutting land located at 32 Hazelwood Street in Roxbury, 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 execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the transfer of all ownership interests and rights from Alexander E. Wright and Anita M. Wright to Modernova Development LLC for the construction of three (3) residential condominium units on Parcel L-41 of the Washington Park Urban Renewal Area, which is also known as 30 Hazelwood Street in Roxbury, and the abutting land located at 32 Hazelwood Street in Roxbury, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 21, 2007 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: PARCEL P-3", which included three proposed votes. Attached to the memorandum were a letter dated May 16, 2007 from Marilyn Lynch & Reginald L. Jackson, Co-Chairs of Project Review Committee, a letter dated November 16, 2006 Thomas P. Glynn, Partners, a letter dated November 14, 2006 from David Passafaro, William A. Berry & Son, Inc., a letter dated November 14, 2006 from Steven Miller & Terence McDermott, McDermott, Quilty & Miller LLP, a letter dated March 14, 2006 from Malcolm Rogers, Museum of Fine Arts, a letter dated March 10, 2006 from Katherine Sloan, Mass College of Art, a letter dated March 9, 2006 from Barbara Lewis, Trotter Institute, a letter dated April 10, 2006 from Marcia Butman, Discover Roxbury, a letter dated February 1, 2005 from Paul Romary, Lemuel Shattuck Hospital, a letter dated June 5, 2005 from Prof. Lorraine Elena Roses, Harvard University, a letter dated May 18, 2006 from Sarah Hamilton, MASCO, a letter dated March 6, 2006 from Terrence A. Gomes, Roxbury Community College, a letter dated March 6, 2006 from Charles McAfee, Madison Park Technical Vocational High School, a letter from Ann F. Lopez, a letter dated December 22,

2005 from Meaka A. Brown, soundmirror, a letter dated February 23, 2006 from Vernon C. Robinson, a letter dated March 28, 2005 from Lynn Thausaur, a letter dated February 15, 2005 from Paul Flynn, a letter February 12, 2005 from Andrea Ruthford, a letter dated October 15, 2004 from Annette Cheatham, a letter dated October 15, 2004 from B. Clark, a letter dated June 15, 2004 from Bob Stone, a letter dated February 14, 2005 from Jay Veevers, a letter dated June 6, 2005 from Jonathan Roses, Ph.D., a letter dated October 28, 2002 from Boston Pan-African Forum and a map indicating the proposed project.

A Resolution entitled “RE: TENTATIVE DESIGNATION OF ELMA LEWIS PARTNERS, LLC AS THE REDEVELOPER OF PARCEL P-3 AND A PORTION OF PARCEL P3-h) IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. R-16”, was introduced, read and considered.

Mr. Hughes Monestine, Senior Planner, Mr. Barry Gaither, Elma Lewis Partners, LLC, Mr. John Prokos, architect, Mr. Dennis Tourse, attorney and Mr. Ed Scott, Real Estate Equity, addressed the Authority and answered the Members’ questions.

Councilor Turner spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority, dated June 21, 2007, re: Tentative Designation of Elma Lewis Partners, LLC (“Redeveloper”) as the Redeveloper of Disposition Parcel P-3 (consisting of Parcel P-3 and a portion of Parcel P3-h) in the Campus High School Urban Renewal Area, Project No. Mass. R-129.; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Lease Commencement Agreement with the Redeveloper for the proposed Ruggles Place project, located at Parcel P-3; and.

FURTHER VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of Parcel P-3, be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 360 days of this designation.

Copies of a memorandum dated June 21, 2007 were distributed entitled “MODERN THEATRE AT 523-525 WASHINGTON STREET AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS”, 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 Boston Redevelopment Authority be authorized to advertise and issue a Request for Proposals with respect to the redevelopment of the Modern Theatre, located at 523-525 Washington Street in the Midtown Cultural District.

Copies of a memorandum dated June 21, 2007 were distributed entitled "WINTHROP SQUARE, 115 WINTHROP SQUARE (A/K/A 115 FEDERAL STREET); RATIFICATION AND CONFIRMATION OF AUTHORITY OF DIRECTOR TO ENTER INTO AGREEMENT FOR OPERATION OF PARKING FACILITY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the authorization of the Director to execute any and all documents, instruments and/or agreements in order to effectuate the Boston Redevelopment Authority's lease or execution of management operation or other agreements for operation of the existing parking garage located at 115 Winthrop Square (a/k/a 115 Federal Street) is hereby ratified and confirmed.

Copies of a memorandum dated June 21, 2007 were distributed entitled "W BOSTON HOTEL AND RESIDENCES, SOUTH COVE URBAN RENEWAL AREA, MIDTOWN CULTURAL DISTRICT", which included three proposed votes.

Attached to the memorandum was a map indicating the location of the proposed project.

Councilor Sam Yoon spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING DATED JUNE 21, 2007, relating to certain land and rights relating thereto in the Midtown Cultural District of Boston, Suffolk County, Commonwealth of 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 of the County of Suffolk" and in furtherance of the foregoing, the Director be and hereby is authorized on behalf of the Authority to execute and deliver any and all deeds, certificates, and other documents necessary

to convey such parcel and related rights to SW Boston Hotel Venture LLC; and

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute and deliver a First Amendment to Contracts with SW Boston Hotel Venture LLC, and an amendment to the Amended and Restated Land Disposition Agreement between the Authority and SW Boston Hotel Venture LLC, and any and all documents the Director deems necessary in connection with the W Boston Hotel and Residences project, certain related improvements to Seaver Place, and/or the Seaver Place Parcel comprising 518± s.f. of land and associated rights, all upon such terms as the Director deems appropriate and in the best interests of the Authority; and

FURTHER

VOTED: That the Boston Redevelopment Authority has determined that, in connection with the construction of the Project in accordance with the Authority's approvals, the Proponent will undertake all feasible measures to avoid damage to the environment and as appropriate, minimize and mitigate damage to the environment to the maximum extent practicable.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6842.

Copies of a memorandum dated June 21, 2007 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included three proposed votes. Attached to the memorandum were two plans, three photos, a letter dated October 26, 2006 from Asian American Civic Association, Inc., a letter dated November 21, 2006 from American Chinese Christian Educational & Social Services, Inc., a letter dated May 31, 2007 from Asian Community Development Corporation, a letter dated November 28, 2006 from Boston Chinatown Neighborhood Center, a letter dated September 11, 2006 from Chinatown/South Cove Neighborhood Council, a letter dated November 11, 2006 from Chinese Consolidated Benevolent Association of New England, a letter from Chinese Economic Development Council, Inc., a letter dated January 10, 2007 from Chinese Progressive Association, a letter dated November 13, 2006 from Chinese Women's Association of New England, a letter dated October 26, 2006 from Greater Boston Chinese Golden Age Center, Inc., a letter dated November 17, 2006 from Josiah

Quincy School, a letter dated October 24, 2006 from Kwong Kow Chinese School, a letter dated February 12, 2007 from South Cove Manor, a letter from Wang YMCA of Chinatown and two maps indicating the location of the proposed project.

Councilor Sam Yoon spoke in favor of the proposed project.

Mr. Tai Lim, Senior Project Manager and Attorney Larry DiCara, Nixon Peabody, addressed the Authority and answered the Members' questions.

A Resolution entitled "BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF BOSTON CHINESE EVANGELICAL CHURCH AS THE REDEVELOPER OF A PORTION OF PARCEL R3A-2, SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the Boston Redevelopment Authority, dated June 21, 2007, re: Tentative Designation of Boston Chinese Evangelical Church ("BCEC") as the Redeveloper of a portion of Parcel R3A-2 located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 to construct a new three-story church facility; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Term Sheet Agreement and any and all other documents as the Director deems necessary and appropriate to implement a land swap of BCEC's property at 249 Harrison Avenue with a portion of the BRA's Parcel R3A-2 in the South Cove Urban Renewal Area Project No. Mass. R-92 ("Parcel R3A-2"); and

FURTHER

VOTED: That this Tentative Designation of BCEC as the redeveloper of a portion of Parcel R3A-2, be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation.

Copies of a memorandum dated June 21, 2007 were distributed entitled "ONE LINCOLN STREET, PLANNED DEVELOPMENT AREA NO. 35: REQUEST FOR PROPOSALS TO CREATE OFF-SITE CHILDCARE FACILITIES, which included a proposed vote. Attached to the memorandum was a copy of the Amended and Restated Cooperation Agreement for Planned Development Area No. 35 One Lincoln Street.

On a motion duly made and seconded, it was unanimously

VOTED: This Memorandum requests that the Secretary be authorized to advertise and issue a Request for Proposals to create or expand childcare facilities serving the Chinatown Neighborhood.

Copies of a memorandum dated June 21, 2007 were distributed entitled "CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES CHINA TRADE CENTER MASONRY REPAIR AND RESTORATION CONSTRUCTION SERVICES CONTRACT FOR P.J. SPILLANE COMPANY, BRA PROJECT NO. 5085", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Paul Osborn, Deputy Director for Capital Construction, 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, on behalf of the Boston Redevelopment Authority, to (1) award the contract for China Trade Center Masonry Repair and Restoration to P.J. Spillane Company of Everett, Massachusetts for a total amount not to exceed One Million One Hundred Ninety-nine Thousand, One Hundred Nine Dollars and Zero Cents (\$1,199,109.00) and (2) to execute any change orders that may be required to complete the project and deemed necessary and convenient, by the Director, in an aggregate amount not to exceed a ten percent (10%) contingency of One Hundred Nineteen Thousand, Nine Hundred Ten Dollars and Zero Cents (\$119,910.00).

Copies of a memorandum dated June 21, 2007 were distributed entitled "DOWNTOWN WATERFRONT, PROFESSIONAL SERVICES CONTRACT FOR MAINTENANCE SERVICES", which included a proposed vote.

Fran Collins, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Professional Services Contract with American Building Maintenance Co. of New York which will manage and maintain Authority-owned property located on the downtown waterfront on or about Long and Central Wharves.

Copies of a memorandum dated June 21, 2007 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-18E, LOCATED AT 34 AUSTIN STREET" 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 issue a Certificate of Completion, pursuant to the provisions of the Deed dated July 7, 1998 conveying Parcel R-18E in the Charlestown Urban Renewal Area, Project No. Mass R-55, from the Boston Redevelopment Authority ("BRA") to 34 Austin Street Condominium Trust and the Land Disposition Agreement dated July 7, 1998 entered into by the BRA and 34 Austin Street Condominium Trust evidencing the successful completion for use as backyard open space and landscaping on Parcel R-18E.

Copies of a memorandum dated June 21, 2007 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with Project Liberty Ship, permitting the use of Pier 4 in the Charlestown Navy Yard for the berthing of the World War II era Liberty Ship, S.S. John W. Brown, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of June 21, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated June 21, 2007 were distributed entitled "PIER 11, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR BARGE BERTHING FOR SUFFOLK CONSTRUCTION", which included a proposed vote. Attached to the memorandum was a letter dated June 6, 2007 from John P. Gorman, Suffolk Construction.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into and execute a temporary License Agreement with Suffolk Construction Company, Inc. permitting the use and occupancy of Pier 11 in the Charlestown Navy Yard for the berthing of a barge used for the transportation of construction materials to Boston's Long Island, from

June 4, 2007 through June 30, 2007, subject to such terms and conditions that the Director deems to be in the best interest of the Boston Redevelopment Authority.

Mr. Christopher Supple recused himself and left the room at this time.

Copies of a memorandum dated June 21, 2007 were distributed entitled "HESS PROPERTY, 146-172 CONDOR STREET, EAST BOSTON", which included four proposed votes. Attached to the memorandum was a 146-172 Condor Street Demonstration Project Plan.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at the June 21, 2007 meeting of the Boston Redevelopment Authority (the "BRA") entitled, "146-172 Condor Street Demonstration Project Plan" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the 146-172 Condor Street property and adopted by the BRA; and

FURTHER

VOTED: That the BRA, in connection with the 146-172 Condor Street property in order to maintain and preserve affordable housing and to foster economic and industrial development in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and increase the stock of affordable housing and to foster economic and industrial development, it is in the public interest for the BRA to acquire the 146-172 Condor Street property located in the East Boston neighborhood of the City of Boston;
- (b) The development of the 146-172 Condor Street property cannot be achieved without the assistance of the BRA; and
- (c) Based on (a) and (b) above, the acquisition and conveyance of the property interests constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan; and

FURTHER

VOTED: That the BRA, expend the acquisition amount for the 146-172 Condor Street property, by down payment at the execution of a Purchase and Sale Agreement and then the remaining amount to be issued at the time of acceptance of a Deed from the Hess Corporation; nine hundred thousand dollars (\$900,000.00) of said acquisition amount to come from Inclusionary Development Funds for the residential portion of the 146-172 Condor Street property and one million nine

hundred thousand dollars (1,900,000.00) to come from the Economic Development Industrial Corporation for the industrial portion of the property; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Purchase and Sale Agreement with Hess Corporation and deliver a down payment for the 146-172 Condor Street property and to execute and deliver any and all other related agreements and documents in connection with the acquisition of the 146-172 Condor Street property, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA.

Mr. Christopher Supple re-entered the room at this time.

Copies of a memorandum dated June 21, 2007 were distributed entitled "DORCHESTER AVENUE PLANNING INITIATIVE UPDATE". Attached to the memorandum was a map of Dorchester Avenue.

Mr. Jeremy Rosenberger, Planner I and Mr. Brad Washburn, Senior Planner II, addressed the Authority and answered the Members' questions.

Mr. James Coyle left at this time.

Copies of a memorandum dated June 21, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 43 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Ms. Marybeth Pyles, 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 June 21, 2007 were distributed entitled "RECEIPT AND DISBURSEMENT OF FUNDS: MUSEUM OF FINE ARTS", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby is authorized to receive Twenty Five Thousand (\$25,000.00) per year for three (3) years to provide summer jobs for Boston residents, with a preference for Mission Hill and Fenway residents from the Trustees of the Museum of Fine Arts (the "Proponent") pursuant to Section 4A(iv)(e) of the Cooperation Agreement dated July 11, 2006 between the BRA and the Proponent in connection with the Museum of Fine Arts Master Plan (the "Project"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of these funds as set forth in the prior vote.

Copies of a memorandum dated June 21, 2007 were distributed entitled "COMMUNITY ARCADE PROGRAMMING MANAGER CONTRACT FIRST NIGHT BOSTON, INC.", 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 management services contract in the amount of \$20,000 with First Night Boston, Inc., to manage the 2007 Arts program at the Community Arcade on City Hall Plaza.

Copies of a memorandum dated June 21, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Bourne Consulting Eng.	\$	2,950.00
Childs Engineering Corp.	\$	16,500.00
Byrne McKinney & Assoc.	\$	6,500.00
Source One, Inc.	\$	4,083.00
Rosenberg & Schapiro	\$	39,065.25
BSC Group Inc.	\$	7,337.15
Systems Engineering, Inc.	\$	13,471.28
Finegold Alexander & Assoc.	\$	591.31

GIS Planning

\$ 21,400.00

On a motion duly made and seconded, it was unanimously

VOTED: To re-elect the present officers of the Authority until the next Annual Meeting of the Authority:

Clarence J. Jones, Chairman

Paul D. Foster, Vice Chairman

James M. Coyle, Member

Consuelo Gonzales Thornell, Treasurer

Christopher J. Supple, Member

Copies of a memorandum dated June 21, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize summer internships and extensions as follows:

Alicia Bramell: Office of the General Counsel, up to 35 hours per week at a rate of \$10.00 per hour; June 25, 2007 to August 31, 2007.

Michael Stirling: Office of the General Counsel, up to 35 hours per week at a rate of \$15.00 per hour; June 25, 2007 to August 31, 2007.

Stephen Hamilton: Urban Design Department/Planning Division, up to 35 hours per week at a rate of \$11.00 per hour; June 25, 2007 to August 31, 2007.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Valerie Gingrich as a Temporary Development Program Employee in the position of Planner II, Community Planning Department, Planning Division, Grade 18, at an annual salary of \$53,000, 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 Lauren Shurtleff as a Temporary Development Program Employee in the position of Planner II, Community Planning Department, Planning Division, Grade 18, at an annual salary of \$52,000, effective upon your approval.

Copies of a memorandum dated June 21, 2007 were distributed entitled "EXPENDITURE OF FUNDS TO BOSTON WORLD PARTNERSHIPS, INC. TO INITIATE NEW MARKETING STRATEGY FOR THE CITY OF BOSTON", 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 ("BRA") to make a grant of \$500,000 to Boston World Partnerships, Inc. ("BWP") to provide BWP with the capital necessary to initiate its marketing strategy. Further, the Director is authorized to execute any and all documents and agreements necessary in connection with this grant.

VOTED: That the next meetings of the Authority will be held on Thursday, July 19, 2007 at 2:00 P.M.; **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 4:45 p.m.

Secretary