

Mr. Palmieri attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of November 13, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated December 4, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE BOSTON RENAISSANCE CHARTER PUBLIC SCHOOL PROJECT IN HYDE PARK TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Assistant Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on December 18, 2008 at 2:15 p.m. to consider the Boston Renaissance Charter Public School as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

This is a Public Hearing before the Boston Redevelopment Authority, being conducted in conformance with Article 80B and C of the Boston Zoning Code, to consider concurrent presentations by Boston Properties, Inc. on behalf of BP PruCenter Acquisition LLC regarding 888 Boylston which includes an amendment to the Development Plan. 888 Boylston is also a Development Impact Project under 80B-7 of the Code.

The 888 Boylston is comprised of an office structure with 2-4 levels of retail and common areas, totaling 422,052 square feet, as well as accessory parking. 888 Boylston is a development component of the Development Plan for Planned Development Area No. 37, known as Phase 4a.

This Hearing was duly advertised in the Boston Herald on Monday, November 24, 2008.

In conducting a hearing before the Boston Redevelopment Authority, staff will first present a Memorandum for the Authority's consideration 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 this, 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 Applicant will be allowed a brief period for response or rebuttal, if they so desire.

Rodney Sinclair, Project Manager will now proceed with the presentation.

Copies of a memorandum dated December 4, 2008 were distributed entitled "PRUDENTIAL CENTER REDEVELOPMENT, PDA NO. 37

888 BOYLSTON STREET AND MISCELLANEOUS PRUDENTIAL CENTER MATTERS -- PUBLIC HEARINGS IN CONNECTION WITH AMENDMENT OF A PLANNED DEVELOPMENT AREA PLAN UNDER ARTICLE 80C AND AMENDMENT OF A DEVELOPMENT IMPACT PROJECT UNDER ARTICLE 80B", which included eight proposed votes. Attached to the memorandum were an Exhibit A, Bra Staff letters and PruPac Recommendation letters, Exhibit B, List of individuals and Entities that submitted comments during the comment period for the DPIR, a document entitled "Amendment No, 4 to Development Plan and Development Impact Project Plan for Planned Development Area No. 37, Prudential Center Redevelopment dated December 4, 2008" and a document entitled "Text Amendment Application No. 400, Boston Redevelopment Authority, Huntington Avenue/Prudential Center District, article 41" and three renderings and a map indicating the location of the proposed project. Seven (7) letters were presented to the Board, including Citizens' Housing and Planning Association, Inc., Fenway CDC, MassHousing, Urban Land Institute, Asian Community Development Corp., Caritas Communities, Representative Byron Rushing . Also, a book containing support and opposition letters was handed out.

Mr. Rodney Sinclair, Project Manager, Mr. Michael Cantalupa, Boston Properties, Ms. Marilyn Stickler, attorney, Goulston & Storrs and Mr. Robert Brown, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Councilor Michael Ross

Representative Marty Walz, if within the Master Plans' 155 feet height

Representative Byron Rushing, if within the Master Plans' 155 feet height

Mr. Michael DeRante, Ironworkers Union

Mr. Ed, Sheetmetal Workers Union

Mr. Paul Lynch, Ironworkers Union

Mr. Gary Walker, IBEW

Mr. Jason Webb, Dudley Street Neighborhood Initiative

Mr. Betsy Johnson, Claremont Neighborhood Association

Mr. Walter Salve, NStar Company

Mr. Julio Enriques, Dudley Street Neighborhood Initiative

Mr. Mike Butler, masonry Institute  
Mr. Bob Bradley, St. Botolph Civic Association  
Mr. Anthony Gordon, Boylston neighborhood  
Ms. Claire Hayes, PruPac and League of Women Voters  
Mr. David Gillespie, Gloucester building  
Ms. Linda McKelley, resident  
Mr. Jim Boyle, Greater Boston Chamber of Commerce  
Ms. Bill Dorman, resident  
Ms. Jo Summers-Campbell, Bay Village resident  
Ms. Elsa, worker in Back Bay  
Ms. Meg Mainzer-Cohen, Back Bay Neighborhood Association  
Mr. Estrella, worker in Back Bay  
Mr. Austin Barrett, resident  
Mr. Julie Walker, Fenway resident  
Ms. Janet Kerr, resident  
Mr. Mark Denny  
Mr. Neil Connolly  
Mr. Rich Keogh, Sheetmetal worker  
Mr. David Droy, Prudential workers  
Mr. Mike Gussima, Boston residential  
Mr. Todd Isiwah, Boston residential  
Mr. George Donahue, Plumbers Union  
Mr. Al Peciario, Carpenters Union  
The following people spoke in opposition to the proposed project:  
Ms. Ann Gleason, Neighborhood Association of the Back Bay  
Ms. Jackie Yassin, Boston resident  
Mr. Elliot Laffer, PruPac, Vice Chairman  
Ms. Nancy Sonaban, resident  
Ms. Shirley Kressel, resident  
Ms. Conny Wall, resident  
Mr. Steve Wintermere, resident  
Mr. Rick Gleason, Back Bay architect  
Mr. Don Carlson, resident  
Mr. Alex, Prudential property  
Mr. Mike George, 20 years Back Bay resident  
Mr. Robert Woodson  
On a motion duly made and seconded, it was unanimously

VOTED: That after a public hearing duly held at the office of the Boston Redevelopment Authority (“Authority” or “BRA”) on December 4, 2008 and after consideration of evidence presented at, and in connection with, the hearing, the foregoing Memorandum, including without limitation all terms defined therein, is hereby incorporated herein by this reference and made a finding of the Authority; and

FURTHER VOTED: That pursuant to Article 80C-5.4 and Article 3-1.A(a) of the Code, the Authority hereby approves Amendment No. 4 to Development Plan and Development Impact Project Plan for Planned Development Area No. 37 for Planned Development Area No. 37, Prudential Center Redevelopment (the “PDA Amendment”), as attached to this Memorandum as Exhibit C; and

FURTHER VOTED: That pursuant to Article 80C-5.4 and Article 3-1(A)(a) of the Code, the Authority hereby authorizes the Director to petition the Zoning Commission for the approval of the PDA Amendment for the Planned Development Area No. 37 in substantial accord with Exhibit C to the BRA Memorandum dated December 4, 2008 pertaining to the 888 Boylston Street Project (“888 BRA Memorandum”), and

FURTHER VOTED: That pursuant to St. 1956, Chapter 665, Section 3, as amended, the Director be, and hereby is, authorized to petition the Zoning Commission for the adoption by the Zoning Commission of a zoning text amendment in substantial accord with Exhibit D to the 888 BRA Memorandum; and

FURTHER VOTED: That the Director be, and hereby is, authorized, to issue a Certification of Consistency pursuant to Article 80C-8 of the Code in connection with the PDA Amendment; and

FURTHER VOTED: That pursuant to Article 80, Section 80B-5.4(c) of the Code, the Director be, and hereby is authorized to issue a Preliminary Adequacy Determination waiving further review, finding that the Notice of Project Change/Project Notification Form together with the DPIR relating to the 888 Boylston Street Project adequately describe the impacts arising from the 888 Boylston Street Project, and waives further review of the 888 Boylston Street Project in

accordance with Article 80B-5.4(c)(iv) of the Code, subject to continuing design review by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, to issue a Certification of Compliance under Large Project Review pursuant to Section 80B-6 of the Code upon completion of the Article 80 review process for the 888 Boylston Street Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all documents deemed appropriate by the Director in connection with the 888 Boylston Street Project, including, without limitation, an Amendment to Cooperation Agreement, an Amendment to Development Impact Project Agreement, and a Boston Residents Construction Employment Plan.

The aforementioned PDA No. 37 AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6938.

The Chairman called for a recess at 3:50 p.m.

The Chairman readjourned the meeting at 3:57 p.m.

This is a Public Hearing before the Boston Redevelopment Authority, being conducted in conformance with Article 80B and C of the Boston Zoning Code, to consider concurrent presentations by BP PruCenter Acquisition LLC, in conjunction with AvalonBay Communities, Inc. regarding Exeter Residences which includes a proposed amendment to the Development Plan. Exeter Residences is also a Development Impact Project under 80B-7 of the Code.

The Exeter Residences is comprised of a residential structure with accessory retail, totaling 242,000 square feet and accessory parking. Exeter Residences is a development component of the Development Plan for Planned Development Area No. 37, known as Phase 6.

This Hearing was duly advertised in the Boston Herald on Monday, November 24, 2008.

In conducting a hearing before the Boston Redevelopment Authority, staff will first present a Memorandum for the Authority's consideration 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 this, 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 Applicant will be allowed a brief period for response or rebuttal, if they so desire.

Rodney Sinclair, Project Manager will now proceed with the presentation.

Copies of a memorandum dated December 4, 2008 were distributed entitled "PRUDENTIAL CENTER REDEVELOPMENT, PDA NO. 37 THE EXETER RESIDENCES -- PUBLIC HEARINGS IN CONNECTION WITH AMENDMENT OF A PLANNED DEVELOPMENT AREA PLAN UNDER ARTICLE 80C AND AMENDMENT OF A DEVELOPMENT IMPACT PROJECT UNDER ARTICLE 80B", which included eight proposed votes. Attached to the memorandum were an Exhibit A, Bra Staff letters and PruPac Recommendation letters, Exhibit B, List of individuals and Entities that submitted comments during the comment period for the DPIR, a document entitled "Amendment No. 5 to Development Plan and Development Impact Project Plan for Planned Development Area No. 37, Prudential Center Redevelopment dated December 4, 2008" and a document entitled "Text Amendment Application No. 401, Boston Redevelopment Authority, Huntington Avenue/Prudential Center District, article 41", four renderings and a map indicating the location of the proposed project. Also, a book containing support and opposition letters was handed out.

The following people spoke in favor of the proposed project:

Councilor William Linehan, the housing and affordability, not height

Mr. Will Onahua, Mayor's Office of Neighborhood Services

Mr. Michael DeRante, Ironworkers Union

Mr. Mark Windkiller, affordable housing

Mr. Ed, Sheetmetal Workers Union

Mr. Sean Karen, Citizens Housing Organization

Mr. Paul Lynch, Ironworkers Union

Mr. David Gillespie, Glouster building

Mr. Betsy Johnson, Claremont Neighborhood Association

Mr. Anthony Gordon, Boylston neighborhood

Ms. Linda McKelley, resident

Mr. Jim Boyle, Greater Boston Chamber of Commerce

Ms. Bill Dorman, resident

Mr. Todd Eiserwood, North End resident

Mr. Julio Roderiques, Dudley Street Neighbors Inc.

Mr. Jason Webb, Dudley Street Neighbors Inc.

Ms. Anne Charette, resident

Mr. Neil Connolly

Mr. Walter Salve, NStar Company

Ms. Meg Mainzer-Cohen, Back Bay Neighborhood Association

Mr. Gary Walker, IBEW

Ms. Deborah Walker, leather district resident

Mr. Rich Keogh, Sheetmetal worker

Mr. Neil Kelleher, Sheetmetal Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. George Donahue, Plumbers Union

Mr. Michael Channel, Fort Point Channel resident

Ms. Claire Hayes, PruPac and League of Women Voters

Mr. Mike Turrel, South Boston artist

The following people spoke in opposition to the proposed project:

Councilor Michael Ross

Representative Marty Walz

Representative Byron Rushing (letter)

Mr. Elliot Laffer, PruPac, Vice Chairman

Ms. Maura Burke, AvalonBay resident

Mr. Bill Gannon

Mr. Marvin Wool, Prudential resident

Ms. Nancy Sonaban, resident

Fenway Community Development Corporation

Mr. Rick Gleason, architect

Ms. Shirley Kressel, resident

Ms. Jackie Yassin, Boston resident

Ms. Ann Gleason, Neighborhood Association of the Back Bay

Mr. Robert Woodson

Mr. Rodney Sinclair, Project Manager, Mr. Michael Cantalupa, Boston Properties, Mr. Michael Roberts, AvalonBay Communities, Inc, Ms. Marilyn Stickler, attorney, Goulston & Storrs and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That after a public hearing duly held at the office of the Boston Redevelopment Authority ("Authority" or "BRA") on December 4, 2008 and after consideration of evidence presented at, and in connection with, the hearing, the foregoing Memorandum, including without limitation all terms defined therein, is hereby incorporated herein by this reference and made a finding of the Authority; and

FURTHER  
VOTED: That pursuant to Article 80C-5.4 and Article 3-1.A(a) of the Code, the Authority hereby approves the Amendment to Development Plan and Development Impact Project Plan for Planned Development Area No. 37 for Planned Development Area No. 37, Prudential Center Redevelopment (the "PDA Amendment"), as attached to this Memorandum as Exhibit C; and

FURTHER  
VOTED: That pursuant to Article 80C-5.4 and Article 3-1(A)(a) of the Code, the Authority hereby authorizes the Director to petition the Zoning Commission for the approval of the PDA Amendment for the Planned Development Area No. 37, in substantial accord with Exhibit C to the BRA Memorandum dated December 4, 2008 pertaining to the Exeter Residences Project ("Exeter BRA Memorandum"); and

FURTHER  
VOTED: That pursuant to St. 1956, Chapter 665, Section 3, as amended, the Director be, and hereby is, authorized to petition the Zoning Commission for the adoption by the Zoning Commission of a zoning text amendment in substantial accord with Exhibit D to the Exeter BRA Memorandum; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized, to issue a Certification of Consistency pursuant to Article 80C-8 of the Code in connection with the PDA Amendment; and

FURTHER  
VOTED: That pursuant to Article 80, Section 80B-5.4(c) of the Code, the Director be, and hereby is authorized to issue a Preliminary Adequacy Determination waiving further review, finding that the Project Notification Form together with the DPIR relating to the Exeter Residences adequately describes the impacts arising from the Exeter Residences, and waives further review of the Exeter Residences in accordance with Article 80B-5.4(c)(iv) of the Code, subject to continuing design review by the Authority; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized, to issue a Certification of Compliance under Large Project Review pursuant to Section 80B-6 of the Code upon completion of the Article 80 review process for the Exeter Residences Project; and



FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all documents deemed appropriate by the Director in connection with the Exeter Residences, including, without limitation, an Amendment to Cooperation Agreement, an Amendment to Development Impact Project Agreement, an Affordable Housing Agreement, and a Boston Residents Construction Employment Plan.

The aforementioned PDA No. 37 AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6939.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80 of the Boston Zoning Code, to consider both the Development Plan for 49, 51 and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, pursuant to Section 80C-5.4 of the Code and the 49/51/63 Melcher Street Project as a Development Impact Project pursuant to Section 80B-7 of the Code. W2005 BWH II Realty, LLC (the "Proponent") proposes to substantially rehabilitate the three existing buildings located at 49, 51 and 63 Melcher Street, into one, combined office building, which will include approximately 37,000 square feet of infill development, an approximately 11,500 square foot, one-story rooftop addition to 51 Melcher Street, as well as repairs to the facades, new windows and a new roof (the "Proposed Project"). After the addition and infill are complete, the Proposed Project will include approximately 221,500 square feet, 33,000 square feet of which will be retail space on the ground-floor and the remaining 188,500 will be office space. Parking for the Proposed Project will be provided at the neighboring Necco Street Garage, which is owned by an affiliate of the Proponent.

This hearing was duly advertised in the Boston Herald on November 21, 2008.

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.

Ms. Kara will now begin the presentation.

Copies of a memorandum dated December 4, 2008 were distributed entitled "PUBLIC HEARING REGARDING THE 49/51/63 MELCHER STREET PROJECT, LOCATED AT 49-63 MELCHER STREET, FORT POINT CHANNEL DISTRICT, SOUTH BOSTON", which included seven proposed votes. Attached to the memorandum were seven renderings and a map indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Councilor William Linehan

Mr. George Donahue, Plumbers Union

Mr. Gary Walker, IBEW

The following people spoke in opposition to the proposed project:

Mr. Danny, resident

Ms. Lisa Greenfield, resident

Ms. Ellen Aldman, resident

Ms. Christine Valdecourt, resident

Ms. Amy Baxter McDonald, resident

Ms. Claudia Ravaschiere, resident

Ms. Sandra Vera, resident

Ms. Michelle Yields, resident and business owner

Mr. Steve Haniger, resident

Mr. Mike Tarrell, resident

Ms. Kristin Kara, Senior Project Manager, Mr. Kairos Shen, Chief Planner, Mr. John Malden, developer and Mr. Joel Bachmann, developer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form ("PNF") submitted on February 11, 2008 adequately describes the potential impacts arising from the construction of the 49/51/63 Melcher Street Project, located at 49-63 Melcher Street, in the Fort Point Channel District of South Boston("the Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code

for the Proposed Project upon the successful completion of all applicable Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project Agreement a Boston Residents Construction Employment Plan, and any and all other agreements and documents that 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 Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to require a First Source Agreement and Memorandum of Understanding with the Boston Employment Commission for the Proposed Project; and

FURTHER

VOTED: That the Authority hereby finds and determines that the Proposed Project complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code, the Authority hereby approves and adopts the Development Plan for 49/51/63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres ("PDA Plan") and authorizes the Director to petition the Zoning Commission for approval of the PDA Plan in substantial accord with the form presented to the Authority Board on December 4, 2008 and attached hereto; and

FURTHER

VOTED: That upon approval of the PDA Plan by the Zoning Commission, the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project under Article 80C-8 of the Code.

The aforementioned PDA NO. 49 AND DIP are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6940.

The Chairman called for a recess at 6:50 p.m.

The Chairman readjoined the meeting at 6:52 p.m.

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 316-322 Summer Street project as a Development Impact Project, located at 316-322 Summer Street and bounded by Summer Street to the south, A Street to the west, an unnamed passageway to the north, and a surface parking lot to the east.

This hearing was duly advertised on November 21, 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 December 4, 2008 were distributed entitled "PUBLIC HEARING FOR THE 316-322 SUMMER STREET PROJECT IN THE FORT POINT SECTION OF SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included six proposed votes. Attached to said memorandum were three renderings and a map indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, IBEW

Mr. George Donahue, Plumbers Union

The following people spoke in opposition to the proposed project:

Mr. Danny, resident

Ms. Lisa Greenfield, resident

Ms. Claudia Racaschiere, resident

Ms. Sandra Vera, resident

Ms. Michelle Yields, resident and business owner

Mr. Jay Rourke, Senior Project Manager, Mr. John Miller, developer, Mr. John Capellano, developer and Mr. Carolyn Hendry, architect, addressed the Authority and answered the Members' questions.

Mr. Capellano, developer committed to Mr. Christopher Supple, "that the rooftop mechanical equipment would not be visible from Summer Street nor from A Street".

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby finds and determines that the proposed 316-322 Summer Street project (the “currently Proposed Project”), as described in the Notice of Project change submitted February 12, 2008 (“NPC”), submitted by Lincoln Summer Street Venture LLC, care of Lincoln Property Company conforms to the general plan for the City of Boston as a whole, and that nothing in such Currently 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 Determination under Section 80A-6.2 of the Boston Zoning Code (the “Code”), which finds that the NPC submitted on February 12, 2008: (a) adequately describes the potential impacts arising from the currently Proposed Project, consisting of a 140,100 square foot office building with a one (1) story rooftop addition, up to 15,500 square feet of retail/restaurant which includes a 7,500 square foot retail/restaurant space along Summer Street or A Street and other retail/restaurant uses along Summer Street which may be adjusted based on market demand, and fifteen (15) internal parking spaces in the sub-basement level of the 322 Summer Street building; (b) provides sufficient mitigation measures to minimize these impacts; and (c) waives further review of the currently Proposed Project, subject to continuing design review by the BRA.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the currently 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 currently Proposed Project upon the successful completion of all Article 80 processes for the currently Proposed Project; 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 Currently 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- 21984, Lincoln Summer Street Venture LLC, c/o Lincoln Property Company, for eight (8) variances, conditional use permits or approvals within the M-4 South Boston IPOD, Fort Point Waterfront, Groundwater Conservation Overlay District governed by the Boston Zoning Code (the "Code"), the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

The aforementioned DIP is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6943.

Copies of a memorandum dated December 4, 2008 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE CONCORD HOUSES ASSOCIATES CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum were a document entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE CONCORD HOUSES ASSOCIATES 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 GENERAL PARTNERSHIP INTEREST AND RELATED MATTERS".

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 CONCORD HOUSES ASSOCIATES 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 GENERAL PARTNERSHIP INTEREST AND RELATED MATTERS," 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 in connection with the transfer of the general partnership interest.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6941.

Copies of a memorandum dated December 4, 2008 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE DIMOCK-BRAGDON APARTMENTS CHAPTER 121A PROJECT IN ROXBURY", which included a proposed vote. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE DIMOCK-BRAGDON 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 DIMOCK-BRAGDON APARTMENTS CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF DB UE LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT" and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE DIMOCK-BRAGDON 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 DIMOCK-BRAGDON APARTMENTS CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF DB UE LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP 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 incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6942.

Copies of a memorandum dated December 4, 2008 were distributed entitled "THE CLARENDON AT 390-400 STUART STREET AND 131 CLARENDON STREET, BACK BAY - CHANGES TO THE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION", which included a proposed vote. Attached to said memorandum were maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That BRA approve the change to the affordable rental units and that the Director be, and hereby is, authorized to execute and deliver a First Amendment to the Affordable Rental Housing Agreement and Restriction and any and all other agreements and documents that the Director deems appropriate and necessary in connection with changes to The Clarendon project, located at 390-400 Stuart Street and 131 Clarendon Street in Back Bay, all upon terms and conditions determined by the Director in his sole discretion, to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 4, 2008 were distributed entitled "THE LOFTS AT WESTINGHOUSE - 26 DAMON STREET/1 WESTINGHOUSE PLAZA, HYDE PARK", which included a proposed vote. Attached to said memorandum were a letter dated November 19, 2008 from Bernard F. Shadrawy, Jr., a letter dated November 6, 2008 from Robert E. Brown, KeyBank Real Estate Capital, five renderings and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into a First Amendment to Cooperation Agreement and First Amendment to Artist Housing Agreement for the Lofts at Westinghouse project, both upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 4, 2008 were distributed entitled "REQUEST FOR AUTHORIZATION TO EXPEND NO MORE THAN \$37,100.00 TO GIS PLANNING, INC. FOR HOSTING BOSTONPROSPECTOR.COM, A WEB-BASED GEOGRAPHIC INFORMATION SYSTEM THROUGH JULY 2009", 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 disburse an amount not to exceed \$37,100 to GIS Planning, Inc. for hosting of the BostonProspector website for 2008 and into next year until July 31, 2009.

Copies of a memorandum dated December 4, 2008 were distributed entitled "GREENWAY DISTRICT PLANNING STUDY CONSULTANT SELECTION", 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 negotiate and enter into a contract with Utile, Inc., of Boston, for a planning study for the creation of a Greenway District in Downtown Boston at a cost of not more than One Hundred Fifty Thousand Dollars (\$150,000.00).

Copies of a memorandum dated December 4, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 48 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-29470; BZC-29473; BZC-29474; BZC-29475; BZC-29476; BZC-29481; BZC-29482; BZC-29483; BZC-29484; BZC-29485; BZC-29487; BZC-29488; BZC-29489; BZC-29490; BZC-29492; BZC-29493; BZC-29494; BZC-29495; BZC-29496; BZC-294198; BZC-29499; BZC-29500 & 29506; BZC-29501; BZC-29502; BZC-29503; BZC-29505; BZC-29507-29510; BZC-29507-29510; BZC-29512; BZC-29513; BZC-29518; BZC-29519; BZC-29520-29521; BZC-29523; BZC-29524; BZC-29525; BZC-29526; BZC-29527; BZC-29630; BZC-29531; BZC-29352; BZC-29533; BZC-29535; BZC-29536; BZC-29537; BZC-29538; BZC-29539; BZC-29511; BZC-29491 and BZC-29514-29517.

The Director's Update: The Director had no update.

Copies of a memorandum dated December 4, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:  
Rosenberg & Schapiro \$ 10,301.25

RDA Construction Corp	\$ 107,051.98
The Cecil Group	\$ 1,266.40
REMI, Inc.	\$ 4,550.00
Byrne McKinney & Associates	\$ 1,250.00
The Cecil Group	\$ 22,6118.48
Bryant Associates, Inc.	\$ 5,130.00
Crosby, Schlessinger et al	\$ 12,750.00
Tetra Tech Rizzo	\$ 1,881.64

Copies of a memorandum dated December 4, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the change of title, job description, grade and salary for Jonathan Greeley as follows effective December 8, 2008: To: Project Manger, Crossroads Initiative/Grade 19/\$58,500 annually.

VOTED: That the next meetings of the Authority will be held on Thursday, December 18, 2008 at 2:00 p.m.; TUESDAY, January 13, 2009 2008 at 2:00 p.m.; Thursday, January 29, 2009 2008 at 2:00 p.m.; Thursday, February 19, 2009 2008 at 2:00 p.m.; Thursday, March 12, 2009 2008 at 2:00 p.m.; Thursday, April 2, 2009 2008 at 2:00 p.m.; TUESDAY, April 28, 2009 2008 at 2:00 p.m.; Thursday, May 14, 2009 2008 at 2:00 p.m.; Thursday, June 4, 2009 2008 at 2:00 p.m. and Thursday, June 25, 2009 2008 at 2:00 p.m.

On roll call, the following voted "Aye": Ms. Thornell; Messrs.

Jones, Supple, Foster and Coyle, voted to enter into Executive Session.

Mr. Jones announced that Regular Session would resume following the close of Executive Session.

The Members entered Executive Session at 7:30 p.m.

The Members came out of Executive Session at 7:32 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 7:33 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 7:35 p.m.

---

Assistant Secretary