

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 23, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated November 15, 2007 were distributed entitled "REQUEST FOR A PUBLIC HEARING: (I) BOSTON MEDICAL CENTER INSTITUTIONAL MASTER PLAN AMENDMENT, AND; (II) DEVELOPMENT IMPACT PROJECT FOR THE NEW AMBULATORY CARE 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, December 6, 2007 at 2:00 p.m. to: (i) consider the Boston Medical Center Institutional Master Plan Amendment ("IMP Amendment"), pursuant to Section 80D-5 of the Boston Zoning Code; and (ii) consider the New Ambulatory Building as a Development Impact Project, pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated November 15, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING ON THE FAN PIER PROJECT ON THE SOUTH BOSTON WATERFRONT TO CONSIDER THE FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 54", which included a proposed vote. Attached to the memorandum were four plans, three cost estimates and 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 on December 20, 2007, at 2:00 p.m. regarding the Fan Pier Project on the South Boston Waterfront, to consider the First Amendment to the Development Plan for Planned Development Area No. 54, pursuant to Section 80C of the Code.

Copies of a memorandum dated November 15, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE THIRD AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 11, ONE POST OFFICE SQUARE" which included a proposed vote. Attached to said memorandum were a proposed Third Amendment to the Development Plan Planned Development Areas No. 11, One Post Office Square and two maps indicating the location of the property.

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 December 20, 2007, at 2:15 p.m. to consider the Third Amendment to the Development Plan for Planned Development Area No. 11, pursuant to Section 80C-5 of the Code.

This is a public hearing before the Boston Redevelopment Authority and is being held to: (1) consider the authorization for filing of an application with the Commonwealth of Massachusetts Department of Housing and Community Development for a Community Development Action Grant ("CDAG") for the construction of planned public utility and infrastructure improvements needed to support the Jackson Square Redevelopment Project; and (2) to consider the authorization for the filing of an application with the Commonwealth of Massachusetts Executive Office of Transportation and Construction for a Public Works Economic Development ("PWED") grant for the construction of planned public utility and infrastructure improvements needed to support the Jackson Square Redevelopment Project Project.

This public hearing is required by the guidelines of the CDAG and PWED program.

This public hearing was advertised on October 29, 2007, in the Boston Herald.

In a Boston Redevelopment Authority public hearing, staff will first present their case and are subject to questioning by members of the BRA Board only.

Thereafter, others wishing to speak in favor of the proposed development will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition may do so, again under the same rules of questioning.

Finally, the proponents will be allowed five minutes for rebuttal if they so desire.

Due to the large number of people here today, I ask that people limit their comments to two minutes and to the subject of the hearing today, the CDAG application, only.

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

Copies of a memorandum dated November 15, 2007 were distributed entitled "PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PHASE 1 OF THE PHASED REDEVELOPMENT OF JACKSON SQUARE, JAMAICA PLAIN AND ROXBURY", which included two proposed votes. Attached to the memorandum were four plans and two maps indicating the parcel of land.

Mr. Rodney Sinclair, Project , Ms. Chrismaldi Vasquez, Hyde Square, Mr. Mossik Hacobian, architect, Mr. Richard Thall, Jamaica Plain Neighborhood Development Corporation, Ms. Jen Fagel, Jamaica Plain Neighborhood Development Corporation, Ms. Crystal Cornegy, Urban Edge, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor John Tobin

Mr. Tom McDonough for Councilor Stephen Murphy

Representative Jeffrey Sanchez

Ms. Lorraine Faulks, Councilor Turner's Office

Ms. Capris Taylor, City Life and CAC and resident

Mr. Jacob Baker, Councilor Sam Yoon's Office

Councilor Arroyo Office

Amanda, Hyde Square Main Streets

Ms. Mary Regal, Somerville Action Equity

Ms. Jean Marcel, resident

Mr. Kyle Roger, resident

Mr. Steve Meacham, City Life

Ms. Gloria King, tenants association

Ms. Shirley Lawrence

Ms. Joan Miller, Academy III

Ms. Edna Woolrich, 99 Elm Hill

Resident of New Academy Estates

Mr. Abass Dang, Academy Home I

Mr. Michael Frank, JP Regan Youth League

Ms. Ashley Cotton, JP resident

Mr. Steve Kreigel, Kelly rink

Ms. Cathy Brown, Boston Tenant Association

Ms. Pam Bender, JP neighborhood council

Ms. Jennifer Stromer, Roundhill Street and CAC

Mr. Michael McKay, JP resident

Mr. Tom Flynn, carpenters union

Mr. Gary Walker, IBEW

Mr. Russell Burtash, Ironworkers Union

The following people spoke in opposition to the proposed project:

Mr. Rob Singleton, CAC and Roxbury resident

Mr. Ed Millard, CAC and JP resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby, is authorized to enter into such agreement with the Commonwealth of Massachusetts Department of Housing and Community Development, and other entities that may be necessary in connection with the application for and administration of funds related to the Community Development Action grant for the design and construction of such public infrastructure improvements, containing such terms and conditions as deemed appropriate for the furtherance of the Jackson Square Project; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to enter into such agreement with the Commonwealth of Massachusetts Executive Office of Transportation and Construction, and other entities that may be necessary in connection with the application for and administration of funds related to the Public Works Economic Development grant for the design and construction of such public infrastructure improvements, containing such terms and conditions as deemed appropriate for the furtherance of the Jackson Square Project.

The Chairman called for a recess at 3:30 p.m.

The Chairman reconvened the meeting at 3:40 p.m.

Copies of a memorandum dated November 15, 2007 were distributed entitled "JACKSON SQUARE PROJECT, JAMAICA PLAIN AND ROXBURY", which included five proposed votes. Attached to the memorandum were eight plans and two maps indicating the parcel of land.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby finds and determines that Phase 1 of the Proposed Project, as described in the Draft Project Impact Report ("DPIR") filed on June 4, 2007, along with subsequent actions and

submissions, 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, weighing all the benefits and burdens; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination for Phase 1 of the Proposed Project, subject to continuing design review by the Authority, which waives the requirement for the filing and review of a Final Impact Project Report ("FPIR"), pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code ("Code"), and finds that the DPIR, along with subsequent submissions, are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of Phase 1 of the Proposed Project, subject to satisfaction of certain conditions set forth in such Preliminary Adequacy Determination; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement, a Cooperation Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and any and all other agreements and documents that the Director deems appropriate and necessary for Phase 1 of Proposed Project ; 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 Phase 1 of the Proposed Project upon completion of the Article 80 review process and BRA design review; and

FURTHER

VOTED: That the Authority hereby recommends to the Board of Appeal approval of BZC#08-0953 and BZC#08-0475 for variances and conditional use permits for the first two Phase 1 buildings: the DYS Project Site and 225 Centre Street.

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

Copies of a memorandum dated November 15, 2007 were distributed entitled "CAMFIELD ESTATES (FORMERLY CAMFIELD GARDENS) CHAPTER 121A PROJECT, FOURTH REPORT AND DECISION AMENDMENT, APPROVAL FOR FINANCING", which included a proposed vote Attached to said memorandum was a document entitled "FOURTH REPORT AND DECISION AMENDMENT ON THE CAMFIELD ESTATES CHAPTER 121A PROJECT FOR

THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE PROJECT FINANCE, AND RELATED MATTERS” 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 “FOURTH REPORT AND DECISION AMENDMENT ON THE CAMFIELD ESTATES CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE PROJECT FINANCE, AND RELATED MATTERS,” be and hereby is, approved and adopted in all respects.

The aforementioned FOURTH REPORT AND DIVISION AMEMDEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6878.

Copies of a memorandum dated November 15, 2007 were distributed entitled “301-303 COLUMBUS AVENUE PROJECT , SOUTH END”, 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 and deliver an Amended Affordable Housing Agreement and an Amended Cooperation Agreement, and any and all other documents which the Director deems appropriate and necessary in connection with the 303 Columbus Avenue Project, located at 301 to 303 Columbus Avenue in the South End, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 15, 2007 were distributed entitled “60 STATE STREET, RECOMMENDATION REGARDING FLOOR AREA RATIO VARIANCE (PETITION BZC-28774), AND 225 FRANKLIN STREET, RECOMMENDATION REGARDING PARKING CONDITIONAL USE PERMIT (PETITION BZC-28775)”, which included two proposed votes. Attached to the memorandum were eleven plans and four maps indicating the location of the proposed project.

Ms. Kristin Kara, Project Manager, Mr. Greg Shea, developer and Mr. Robert Brown, architect, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That in reference to petition BZC 28774, MA-60 State Street Associates LLC, 60 State Street, Government Center, for a variance for renovations to the ground floor lobby in the Government Center Markets district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO that the plans be submitted to the Authority for design review approval; and

FURTHER

VOTED: That in reference to petition BZC 28775, MA-225 Franklin Street Owner, LLC, 225 Franklin Street, Boston for a conditional use to increase parking by 27 vehicles in a B-10 district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO that the plans be submitted to the Authority for design review approval.

Copies of a memorandum dated November 15, 2007 were distributed entitled "DUDLEY VISION PROJECT (ROXBURY) AUTHORIZATION TO ACQUIRE THE FORMER BOSTON CHILDREN'S SERVICE CENTER SITE AT 2406 WASHINGTON STREET, WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", which included two proposed votes.

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 Oder of Taking dated November 15, 2007 relating to a certain parcel of land with the building thereon known as 2406 Washington Street, Assessor's Parcel No. 12-01253-000, in the Washington Park Urban Renewal Area Project No. Mass. R-24, 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," for an amount not to exceed One Million Nine Hundred and Ninety Thousand Dollars (\$1,990,000); and

FURTHER

VOTED: That the Authority by and through its Director be, and herby is, authorized to enter into and execute any agreements or documents deemed necessary and appropriate in connection with transaction and its connection to the Dudley Vision Project.

Copies of a memorandum dated November 15, 2007 were distributed entitled "DUDLEY VISION PROJECT (ROXBURY) AUTHORIZATION FOR BRA

TO PROVIDE \$50,000 TOWARD THE CREATION OF A DUDLEY SQUARE TRANSPORTATION ACTION PLAN IN COLLABORATION WITH THE BOSTON TRANSPORTATION DEPARTMENT”, which included a proposed vote. Attached to said memorandum were two maps of the area.

On a motion duly made and seconded, it was unanimously VOTED: That the Authority be authorized to provide Fifty Thousand Dollars (\$50,000) to support the effort of creating a Dudley Square Transportation Action Plan as part of the Dudley Vision Project.

Copies of a memorandum dated November 15, 2007 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. 4-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (“BRA”) extend the Tentative Designation of the Tremont-Stuart Development LLC (“Redeveloper”) as the redevelopers of Parcel P-7A for an additional 6 months or until May 3, 2007, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by November 3, 2008, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated November 15, 2007 were distributed entitled “160 PLEASANT STREET PROJECT, DORCHESTER”, which included three proposed votes. Attached to said memorandum was a map of the neighborhood plan.

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

- (a) To overcome urban blight by acquiring title to a certain strip of land of approximately 415 square feet located off Hancock Street in the Dorchester section of Boston for the 160 Pleasant Street 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 a certain strip of land owned by the Heirs of Joseph H. McCreedy, late of said Dorchester, and shall convey such parcel to the Developer. The Director is hereby authorized on behalf of the Authority to convey such parcel to the Developer or an affiliate of the Developer and to execute such instruments or agreements with the Developer or such affiliate (as the case may be), 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 Proposed 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 is hereby authorized to issue a Notice of Intent to Take in accordance with the provisions of General Laws, Chapter 79, Section 5c, as most recently amended by Section 76 of Chapter 164 of the Acts of 1997.

Copies of a memorandum dated November 15, 2007 were distributed entitled “27 ELMHURST STREET, DORCHESTER, DORCHESTER PARK PROJECT”, which included a proposed vote. Attached to said memorandum were a letter from Antonia Pollak, Parks Commissioner and two maps of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED:

That the Director be, and hereby is, authorized to execute a deed and any and all other document deemed necessary and appropriate by the Director, to transfer Boston Redevelopment Authority property located at 27 Elmhurst Street in the Dorchester neighborhood of Boston to the City of Boston, by and through its Public Facilities Department, for the purpose of creating a public park.

Copies of a memorandum dated November 15, 2007 were distributed entitled "PARCEL F-2 HOTEL, COMMONWEALTH FLATS DEVELOPMENT AREA, SOUTH BOSTON TRANSFER OF DEVELOPMENT RIGHTS UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED", which included two proposed votes. Attached to said memorandum were a document entitled "BOSTON REDEVELOPMENT AUTHORITY THIRD AMENDMENT TO REPORT AND DECISION ON THE APPLICATION TO ACQUIRE THE PARCEL F-2 HOTEL CHAPTER 121A PROJECT BY LPR BOSTON HOTEL OWNER LP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" 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 "BOSTON REDEVELOPMENT AUTHORITY THIRD AMENDMENT TO REPORT AND DECISION ON THE APPLICATION TO ACQUIRE THE PARCEL F-2 HOTEL CHAPTER 121A PROJECT BY LPR BOSTON HOTEL OWNER LP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH 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 and deliver on behalf of the Boston Redevelopment Authority with LPR Boston Hotel Owner LP a Regulatory Agreement, an Affordable Housing Contribution Agreement, a Public Improvements Contribution Agreement, and any other documents and agreements that the Director, in his sole discretion, deems necessary and appropriate, including any amendments to Article 80 documents, all in connection with the transfer of the Parcel F-2 Hotel Chapter 121A Project.

The aforementioned THIRD REPORT AND DECISION AMEMDEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6879.

Copies of a memorandum dated November 15, 2007 were distributed entitled "346-354 CONGRESS STREET OR "FP3" - NOTICE OF PROJECT CHANGE", which included four proposed votes. Attached to said memorandum were a letter dated October 18, 2007 from Young K. Park, Berkeley Investments, Inc. and two maps of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change submitted on October 18, 2007 ("NPC") adequately describes the potential impacts arising from the 346-354 Congress Street project, to consist of ninety-three (93) residential condominiums, four (4) artist live/work units, 3,000 gross square feet of retail on the ground floor and approximately 14,500 gross square feet of commercial restaurant space 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; 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 reimburse Berkeley Investments (the "Developer" or "Proponent") \$90,000 of the total Inclusionary Development Payment ("IDP") of \$690,000 already received by the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to amend the Cooperation Agreement and Affordable Housing Agreement, 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.

Copies of a memorandum dated November 15, 2007 were distributed entitled "109 WEST SEVENTH STREET CONDOMINIUM, UNIT A, SOUTH BOSTON", 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 an affordable housing unit located at the 109 West Seventh Street Condominium in South Boston (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 109 West Seventh Street , Unit A, South Boston on behalf of the City of Boston and shall convey such unit to an income qualified purchaser. The Director is hereby authorized on behalf of the Authority to convey such unit to an income qualified purchaser and to execute such documents and agreements with the City of Boston and other entities or individuals 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 documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated November 15, 2007 were distributed entitled "MEZZO DESIGN LOFTS (F.K.A. LITTLE NECK LOFTS AND CITY LOFTS OF CHARLESTOWN), 48-52 BRIGHTON STREET, CHARLESTOWN", which included three proposed votes. Attached to said memorandum were two maps of the parcel.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change filed on February 18,

2005, as amended by the Notice of Project Change filed on October 30, 2007 (collectively, the "NPC") adequately describes the potential impacts arising from the Mezzo Design Lofts project in Charlestown, consisting of 146 residential rental units (the "Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 15, 2007 were distributed entitled "AUTHORIZATION TO ADVERTISE A CONSTRUCTION CONTRACT FOR THE PHASE I IMPROVEMENTS TO PIER 3 IN THE CHARLESTOWN NAVY YARD TO UPGRADE AND IMPROVE THE PIER", which included a proposed vote. Attached to said memorandum was a map of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a construction contract for upgrades and improvements to Pier 3 in the Charlestown Navy Yard.

Copies of a memorandum dated November 15, 2007 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE, MAINTENANCE, AND INDEMNIFICATION AGREEMENT FOR SECOND AVENUE", which included a proposed vote.

VOTED: That the Director be, and hereby is, authorized to enter into a License, Maintenance, and Indemnification Agreement with Massachusetts Biomedical Research Corporation ("MBRC"), permitting the installation of a subsurface drainage system including approximately a dozen drain inlets and subsurface pipe that will feed into an existing

pipe below Second Avenue in the Charlestown Navy Yard, upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority by the Director in his sole discretion.

Copies of a memorandum dated November 15, 2007 were distributed entitled "HARVARD UNIVERSITY ALLSTON SCIENCE COMPLEX EARTH RETENTION SYSTEM", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby authorizes the Director to petition the City of Boston Public Improvement Commission ("PIC") to approve an earth retention system which includes subsurface tiebacks in connection with the first building to be constructed in the Harvard University Allston Science Complex project; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the earth retention system for the first building to be constructed in the Harvard University Allston Science Complex project, including, but not limited to, a License, Indemnification and Maintenance Agreement.

Copies of a memorandum dated November 15, 2007 were distributed entitled "910 SARATOGA STREET PROJECT, EAST BOSTON", which included three proposed votes. Attached to said memorandum were a letter dated November 14, 2007 from Councilor Salvatore J. LaMattina, a letter dated November 14, 2007 from State Senator Anthony Petrucci, a letter dated November 14, 2007 from State Representative Carlo Basile and two maps of the parcel.

Mr. Lance Campbell, Project Manager, Mr. Richard Lyons, Attorney and Mr. Marks Boyds Watson, 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 renovation and reuse of 910 Saratoga Street in East Boston, proposed by Trumbull-Saratoga, LLC ("Developer"), for the provision of twenty-six (26) residential units, twenty-seven (27) parking spaces and related site improvements ("Proposed Project"), in

accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of three (3) two-bedroom condominium units and one (1) three-bedroom unit; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority (“BRA”); and

FURTHER

VOTED: In reference to Petition BZC-28746, the 910 Saratoga Street project in East Boston, for zoning relief necessary in a Multi-Family Residential Subdistrict (“MFR-1”), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated November 15, 2007 were distributed entitled “EAST BOSTON MUNICIPAL HARBOR PLAN AMENDMENT”, which included a proposed vote. Attached to said memorandum were a Scope of Service and a map of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a contract with The Cecil Group to assist the BRA in the completion of an amendment to the East Boston Municipal Harbor Plan for an amount not to exceed \$50,000.

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

Copies of a memorandum dated November 15, 2007 were distributed entitled “CONSULTANT SERVICES TO ASSIST IN THE PREPARATION OF THE STUART STREET PLANNING STUDY”, 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 select and enter into a contract for services with Utile, Inc. to assist in the preparation of the Stuart Street Planning Study in an amount of \$100,000, upon terms and conditions determined to be in the best interests of the Authority by the Director in his sole discretion.

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

Copies of a memorandum dated November 15, 2007 were distributed entitled "CONTRACT FOR COLUMBIA POINT MASTER PLAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority authorizes the Director to negotiate and execute a contract for consulting services with Crosby, Schlessinger & Smallridge, LLC, to assist in the preparation of a Master Plan for Columbia Point, in an amount not to exceed \$150,000 upon such terms and conditions as the Director deems appropriate.

Copies of a memorandum dated November 15, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 59 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-28650; BZC-28651; BZC-28653; BZC-28656; BZC-28658; BZC-28659; BZC-28660; BZC-28661; BZC-28662; BZC-28664; BZC-28665; BZC-28666; BZC-28668; BZC-28669; BZC-28671; BZC-28672-28673; BZC-28674, BZC-28675; BZC-28676; BZC-28677; BZC-28678; BZC-28679; BZC-28680; BZC-28681; BZC-28682; BZC-28983; BZC-28684; BZC-28685; BZC-28687; BZC-28690-28692; BZC-28693, BZC-28694, BZC-28695, BZC-28696, BZC-28697-28698; BZC-28700; BZC-28701; BZC-28702; BZC-28703; BZC-28704; BZC-28705-28706; BZC-28707; BZC-28708; BZC-28709; BZC-28711; BZC-28712; BZC-28713; BZC-28714; BZC-28716; BZC-28717; BZC-24726; BZC-28728; BZC-28729; BZC-28735; BZC-28776; BZC-28689; BZC-28779 and BZC-28780.

Copies of a memorandum dated November 15, 2007 were distributed entitled "AUTHORIZATION FOR THE BOSTON REDEVELOPMENT AUTHORITY TO PROVIDE \$3,000 TO SPONSOR THE MASSACHUSETTS ECONOMIC DEVELOPMENT COUNCIL ANNUAL MEETING", 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 provide sponsorship for the Massachusetts Economic Development Council ("MEDC") Annual

Meeting in the amount of \$3,000 and to execute any documents that the Director deems necessary and appropriate for such sponsorship.

Copies of a memorandum dated November 15, 2007 were distributed entitled "DOWNTOWN CROSSING: HOLIDAY DECORATIONS AND PROGRAMMING", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") authorizes the disbursement of BRA funds in the amount of One Hundred Thousand Dollars (\$100,000) to the Planning Department in order to assist with the coordination and funding of holiday decorations and programming within the Downtown Crossing District of the City of Boston as part of the ongoing Downtown Crossing Economic Improvement Initiative and authorizes the Director to execute any and all documents in connection with said disbursement.

Copies of a memorandum dated November 15, 2007 were distributed entitled "REQUEST FOR AUTHORIZATION TO PURCHASE WORKSTATIONS FOR THE BOSTON REDEVELOPMENT AUTHORITY'S CITY HALL OFFICE", 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 procure five modular workstations at a purchase price (including installation) not to exceed \$25,000.00.

Copies of a memorandum dated November 15, 2007 were distributed entitled "REQUEST FOR AUTHORIZATION TO PURCHASE AND INSTALL A SANYO AIR CONDITIONING SYSTEM FOR THE BOSTON REDEVELOPMENT AUTHORITY'S BOARD ROOM", 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 procure a Sanyo three ton split system for the Boston Redevelopment Authority Board Room at a purchase price (including installation) not to exceed \$14,000.00.

Copies of a memorandum dated November 15, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

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

Rizzo Associates	\$	7,770.73
HDR Engineering, Inc.	\$	11,092.05
Louis Berger Group, Inc.	\$	67,248.93

Copies of a memorandum dated November 15, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Harry Collings, Executive Director, Secretary's Office and Susan Elsbree, Director, Communications Division, to travel to New York, New York, December 3-4, 2007 to attend the International Council of Shopping Centers' New York National Conference at a cost of \$490 each for registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Andrew Grace, Senior Planner III, Urban Design Department, Planning Division to travel to the City of Calgary, Alberta, Canada, December 10-12, 2007 to present on the re-branding of Downtown Crossing at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status for the aforementioned employees of the Office of the General Counsel effective November 19, 2007:
Lisa Garrigan, Counsel; TO: \$67,797.60 and Renee LeFevre, Senior Counsel; TO: Grade 23, \$96,046.60.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary adjustment for Albertha Elaine Gadson, Human Resources, Administration and Finance Division effective November 19, 2007:
To: \$46,904.00 annually.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve the resignation of Isabel Hardy, Assistant Director, Marketing, Grade 22, effective December 7, 2007.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve the resignation of Lucy Warsh, Deputy Press Secretary
Grade 18, effective November 27, 2007.

VOTED: That the next meetings of the Authority will be held on 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 4:25 p.m.

Secretary