

DRAFT - AUGUST 12, 2008 AT 10:30 A.M.

BOSTON REDEVELOPMENT AUTHORITY AUGUST 12, 2008 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 2:00 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the July 17, 2008 meeting.
2. Request authorization to schedule a public hearing on September 9, 2008 at 2:00 p.m. to consider an Institutional Master Plan Amendment for Boston College for the use of three buildings by the St. John's Seminary and the School of Theology and Ministry and does not address the issues being considered as part of the new Institutional Master Plan process currently underway.

PUBLIC HEARING

3. 2:00 p.m. Public Hearing: Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the construction of a hotel, office and retail spaces located at Parcel 1B /1C in the Bulfinch Triangle; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to consider the Merano project as a Development Impact Project and to enter into a Cooperation Agreement. **PRESENTATION**
4. 2:15 p.m. Public Hearing: Consideration of the Article 80 approval for the proposed mixed-use project located at 350 Boylston Street consisting of office space and ground floor retail and restaurant spaces; and, consideration of the project as a Development Impact Project, at the conclusion of the public hearing, it is proposed to take the matter under advisement. **PRESENTATION**

DEVELOPMENT

South Cove

5. Request authorization to rescind the June 29, 2006 BRA vote for the Article 80 approval for the redevelopment of 212 Stuart Street by Ceres-MHP Development LLC; to issue Scoping Determination waiving further review of Article 80, subject to continuing design review for a newly-proposed mixed-use project consisting of commercial and office space; to issue a Certification of Compliance upon the completion of the Article 80 process; to enter into a Cooperation Agreement and to recommend approval to the Board of Appeal for the variances necessary for the proposed project, subject to design review. **PRESENTATION**

South End

6. Request authorization to issue a Certification of Approval for the construction of thirty-three residential units, of which four will be affordable, located at 5 St. George Street; to enter into an Affordable Housing Agreement; and, to recommend approval to the Board of Appeal for the variances necessary for the proposed project. **PRESENTATION**
7. Request authorization to rescind the vote of April 25, 2006 approving an amended Land Disposition Agreement allowing the construction of a two-family townhouse on 40 Worcester Street; and, to enter into an Amended and Restated Land Disposition Agreement with 38-40 Worcester LLC for the construction of a three-family townhouse structure.
8. Request authorization to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated February 12, 1974 evidencing the successful completion of the improvements consisting of landscaped open space and parking on Parcel SE-56A located at 18 Sussex Street.

Roxbury

9. Request authorization to enter into a conditional grant of \$675,000 from the Inclusionary Development Program Fund Kasanof Land, LLC a subsidiary of Nuestra Comunidad Development Corporation, for the construction of seventy-one residential units, of which a majority of units will be affordable, with ground floor retail located at 233 Blue Hill Avenue; to adopt a “Demonstration Project” for the development of the proposed project; to adopt a “Demonstration Project Plan” for the authorization to acquire and convey certain property; to petition the Public Improvement Commission for the discontinuance of portion of Blue Hill Avenue; and, to adopt an Order of Taking for said parcels.
10. Request authorization for a 180-day extension to the tentative designation of Jackson Square Partners, LLC as redeveloper for the proposed project to consisting of 429 mixed-income residential units, retail and office spaces ad a recreational/community center space at Jackson Square.

Brunswick King

11. Request authorization for a 180-day extension to the final designation of Columbia Wood LP as redeveloper of 1 Intervale Terrace for open space.

Kittredge Square

12. Request authorization for the tentative designation of Edward L. Cooper Community Gardening and Education Center as the redeveloper of 27-33 Highland Street, for creation of a community garden and park.

City Wide

13. Request authorization to enter into a Memorandum of Understanding with the Suffolk County Sheriff’s Department Community Works Program to provide supervised work for various projects on BRA owned properties.

South Boston

14. Request authorization to ratify and confirm the Activity and Use Limitation documents dated August 6, 2008 for Phase I of the Boston Convention and Exhibition Center.
15. Request authorization to amend the Affordable Housing Agreement to allow one of the two affordable units of the 141 West Second Project to be located off site at 141 B Street and said unit to be available to households earning not more than 80% of the median income.

Dorchester

16. Request authorization to enter into an Amended and Restated Affordable Housing Agreement with Norfolk Street LLC to allow for the relocation of one affordable unit at the Norfolk Street Townhouses located at 49 Norfolk Street.
17. Request authorization to tentatively designate Built-Rite Construction, Inc. as redeveloper of the Hendry Street Initiative consisting of four three-unit triple decker buildings located at 15, 17, 19 & 21 Hendry Street for the renovation and resale of the units to owner occupants. **PRESENTATION**

Charlestown

18. Request authorization to enter into a License Agreement with the Boston Parks Department to allow for construction at Rutherford Union Park.

Charlestown Navy Yard

19. Request authorization to amend the License Agreement with the Boston Parks Department to allow for the operation of the Courageous Sailing Program at Pier 4 for an additional ten years.

PLANNING AND ZONING

20. Request authorization to petition the Zoning Commission to approve a text amendment to the East Boston Neighborhood District (Article 53) to permit Planned Development Areas within the Waterfront Commercial Subdistricts; and, to approve a map amendment to Map 3A/3B, East Boston Neighborhood District.
21. Request authorization to petition the Zoning Commission to extend the South Boston Waterfront Interim Planning Overlay District for one year in order to complete the planning and rezoning of the South Boston Waterfront.
22. Request authorization to enter into a contract with Project for Public Spaces for an economic feasibility study for a year-round indoor/outdoor Market District in downtown, in an amount not to exceed \$75,000.
23. Board of Appeal

ADMINISTRATION AND FINANCE

24. Director's Update
25. Request authorization to expend \$10,000 for a sponsorship for the two MassImpact: Cities and Climate Change Symposia.
26. Request authorization to enter into a contract with Done Right Building Services for housekeeping and cleaning services for the 9th floor offices at Boston City Hall.
27. Contractual Payments
28. Request authorization for approval of the Boston Redevelopment Authority's Fiscal-Year 2009 Operating Budget.
29. Personnel