

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 31, 2008 were submitted.

Copies of a memorandum dated February 26, 2008 were distributed entitled "SCHOOL HOUSE 77 CHAPTER 121A PROJECT: AUTHORIZATION TO SCHEDULE A PUBLIC HEARING", which included two proposed votes. Attached to said memorandum were eight maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary, on behalf of the Boston Redevelopment Authority ("BRA"), be and hereby is, authorized to publish in the Boston Herald and distribute a Notice of Public Hearing concerning a public hearing to be held on Thursday, March 13, 2008 at 2:00 p.m. or such later date, as determined by the Director, in the BRA Board Room, in connection with the proposed transfer or sale of the School House 77 Chapter 121A Project to School House Brookledge Cummins Limited Partnership, a Massachusetts limited partnership, and to School House Kenilworth Williams Limited Partnership, a Massachusetts limited partnership in accordance with the applicable requirements of the BRA's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public hearing to the abutters and tenants to the Proposed Project as authorized by the preceding vote.

Copies of a memorandum dated February 26, 2008 were distributed entitled "CERTIFICATE OF COMPLETION FOR CROSSTOWN CENTER PHASE IIA: PARCEL 200, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56", which included a proposed vote. Attached to said memorandum were a letter dated January 23, 2008 from Paula M. Devereaux, Rubin and Rudman, four Certificates of Use and Occupancy, memo dated June 19, 2007 from Michael Cannizzo and two maps 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 issue a Certificate of Completion to MEPT Crosstown Center Office LLC pursuant to the

provisions of a Cooperation Agreement and a Ground Lease both dated November 21, 2005, evidencing the successful completion of the Crosstown Center Phase IIA Project, consisting of a 192,000 square foot office building, 12,000 square feet of retail space, an extension of the Phase I Garage by 600 parking spaces and an internal driveway through the site.

Copies of a memorandum dated February 26, 2008 were distributed entitled "CERTIFICATE OF COMPLETION FOR THE BOWDOIN GENEVA III AFFORDABLE HOUSING INITIATIVE LOCATED AT 28, 30 AND 37 RICHFIELD STREET IN DORCHESTER, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were a letter dated February 5, 2008 from My Lam, Bowdoin Geneva III, LLC, three Certificates of Use and Occupancy and two maps indicating the location of proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue three (3) Certificates of Completion pursuant to the provisions of the Land Disposition Agreement dated December 6, 2007, evidencing the successful completion of the improvements on the BRA Parcels located at 28, 30 and 37 Richfield Street in Dorchester, consisting of three (3) affordable homeownership units and related site improvements.

Copies of a memorandum dated February 26, 2008 were distributed entitled "HENDRY STREET INITIATIVE, DORCHESTER", 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 foreclosed and lender owned condominium units, located at 19 and 21 Hendry Street and other properties in the surrounding neighborhood of Dorchester (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 six condominium units in the buildings located at 19 and 21 Hendry Street and other properties in the surrounding neighborhood of Dorchester, on behalf of the City of Boston and shall convey such units. The Director is hereby authorized on behalf of the Authority to convey such units 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 and the expenditure of funds in connection with the acquisition of properties is hereby authorized.

Copies of a memorandum dated February 26, 2008 were distributed entitled “ORCHARD HOMEOWNERSHIP INITIATIVE DUDLEY, EUSTIS & ADAMS STREETS, ROXBURY”, which included three proposed votes. Attached to the memorandum were a letter dated June 8, 2007 from Representative Gloria L. Fox, a letter dated June 4, 2007 from Councilor Michael F. Flaherty, a letter dated June 6, 2007 from Councilor Sam Yoon, a petition signed by 15 people and two maps indicating the parcel of land.

Mr. Lance Campbell, Senior Project Manager, Jeanne Pinado, Executive Director of Madison Park Development Corporation and Marya Piasecki, Architect of Domenech Hicks & Krockmalnic Architects, 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 development, proposed by Madison Park Development Corporation (“Developer”), for the provision of twenty (20) affordable residential units, forty (40) parking spaces and related site improvements on the Project Site, located at 189-221 Eustis Street, 50-56 Adams Street and 310-316 Dudley Street (“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 petition the Zoning Commission to adopt a map amendment to “Map 6A-6B-6C, Roxbury Neighborhood District” to change the existing zoning of land located at 211-229 Eustis Street and Private Way, Campbell Place, from “OS-RC,” indicating Open Space-Recreational Subdistrict, to “MFR,” indicating a “Multi-Family Residential Subdistrict”; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated February 26, 2008 were distributed entitled “27 & 31 HEMENWAY STREET, BOSTON CONSERVATORY, FENWAY”, which included two proposed votes. Attached to said memorandum were two maps indicating the parcel of land.

Mr. John Fitzgerald, Project Manager, Richard Ortner, President, Boston Conservatory and Catherine Donaher, Consultant from Catherine Donaher and Associates, addressed the Authority and answered the Members’ questions.

Councilor Michael P. Ross spoke in support of this project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed construction and renovation of The Boston Conservatory Theater located at 27 and 31 Hemenway Street (the “Proposed Project”) by The Boston Conservatory has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: In reference to Petition BZC-28626, 27 and 31 Hemenway Street, Fenway recommend approval for the related variance and conditional use permit to the Board of Appeal: Approval with Proviso: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated February 26, 2008 were distributed entitled "2008 SHIPYARD PARK LANDSCAPE MAINTENANCES SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included one proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority, be and hereby is, authorized to advertise and solicit proposals for the 2008 Landscape Maintenance Services Program, substantially in the form as presented at this meeting.

Copies of a memorandum dated February 26, 2008 were distributed entitled "36A BELMONT STREET, PARCEL R-23B, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum was a map indicating the parcel of land.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Brian Hickey and Mary Hickey, dated April 2, 2007, for the successful completion of the improvements to 36A Belmont Street by construction of a new building that includes two (2) new condominium units on a portion of Parcel R-23B, in the Charlestown Urban Renewal Area, Project No. Mass. R-55 containing approximately 2,007 square feet of land and shown as lot 2 on a plan entitled "Subdivision Plan of land located at 36 Belmont Street, Charlestown, MA," dated April 27, 2005 by Boston Survey, Inc., Charlestown, MA, recorded at the Suffolk Registry of Deeds in book 2007, page 245.

Copies of a memorandum dated February 26, 2008 were distributed entitled "TEMPORARY SUBLET: WEST END PLACE CONDOMINIUM UNIT 5, 150 STANIFORD STREET, WEST END", which included two proposed votes. Attached to the memorandum were a letter dated January 25, 2008 from James

Campano, President, Old West End Housing Corp. addressed to Managing Board/Directors of West End Place and a letter dated February 14, 2008 from Gary Hammer, President, West End Place Managing Board to Karin Mathiesen, Director of Constituent Relations, Office of Councilor Michael P. Ross.

The following people spoke in favor of the proposed project:

Councilor Michael P. Ross

Ms. Nicole Leo, North End/Waterfront, West End Coordinator, Mayor's Office of Neighborhood Services.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") express support for the temporary one-year sublet of West End Place condominium Unit 5 to the following social service providers and neighborhood non-profit organizations: Action for Boston Community Development (ABCD) North End/West End Neighborhood Service Center, the City of Boston Commission on Affairs of the Elderly, the West End Civic Association, and the West End Community Center, subject to appropriate BRA design review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate in connection with the sublet set forth in the above vote.

Please note: An informational presentation was given by Lisa Thompson, Deputy Director, Economic Initiatives regarding the Back Streets Program, Greentech, Lifetech, Retail, Create Boston and ONEin3.

Copies of a memorandum dated February 26, 2008 were distributed entitled "DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to the memorandum were a document entitled "Map Amendment Application No. 550, Boston Redevelopment Authority, Downtown Interim Planning Overlay District: Extension of Time, Map 1: Boston Proper" and "Text Amendment Application No. 388, Boston Redevelopment Authority, Downtown Interim Planning Overlay District: Extension of Time".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2008 to March 24, 2009, in substantial accord with the text and map

amendments presented to the Boston Redevelopment Authority at its meeting on February 26, 2008.

The aforementioned TEXT and MAP AMENDMENT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6896.

Copies of a memorandum dated February 26, 2008 were distributed entitled "MAP AMENDMENTS TO CHANGE THE EXISTING ZONING AT 72 WACHUSETT STREET LOCATED ON ZONING MAP 9C, JAMAICA PLAIN NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to the memorandum was a document entitled "Map Amendment Application No. 552, Boston Redevelopment Authority, 72 Wachusett Street, Map 9C, Jamaica Plain Neighborhood District" and two maps indicating the location of the parcel.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend Map 9C, Jamaica Plain Neighborhood District, by changing the existing zoning of a certain parcel of land at 72 Wachusett Street, identified by the City of Boston Assessing Department Parcel ID #19-04606-000, from OS-RC, indicating an "Open Space, Recreation Subdistrict" to 3F-5000, indicating a "Three-Family Residential Subdistrict" in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on February 26, 2008.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6897.

Copies of a memorandum dated February 26, 2008 were distributed entitled "ARTICLE 2 AND ARTICLE 2A DEFINITIONAL ZONING TEXT AMENDMENTS", which included a proposed vote. Attached to the memorandum was a document entitled "Text Amendment Application No. 390, Boston Redevelopment Authority, Definitions Article 2, Definitions Applicable in Neighborhood Districts and Article 80, Development Review and Approval Article 2A".

Mr. Richard Shaklik, Deputy Director for Zoning, addressed the Authority and answered the Members' questions.

Councilor Michael P. Ross spoke in support of the zoning text amendments.

Mr. Supple asked Mr. Shaklick to clarify whether the provision of the zoning amendment stating that five or more full-time undergraduate students may not reside together in a dwelling would constitute a *change* to current law or rather a *re-statement/clarification of existing law*; Mr. Supple said that if it were a change to current law, such that uses that are currently permitted under the law would suddenly become forbidden under the amendment, Mr. Supple would suggest the need for a "grandfathering " or at least some type of transitioning in the zoning amendment's effect. Mr. Shaklick replied that current law does not permit five or more full-time undergraduate students to reside together in a dwelling, and that the zoning amendment would simply make that provision of current law more explicit, so there would be no need for grandfathering.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend Article 2, Definitions, and Article 2A, Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval, relative to the definitions of Boarding House, Executive Suites, Family and Lodging House, in substantial accord with the text amendments presented to the Boston Redevelopment Authority at its meeting on February 26, 2008.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6898.

Copies of a memorandum dated February 26, 2008 were distributed entitled "TEXT AMENDMENT TO WEST ROXBURY NEIGHBORHOOD DISTRICT (ARTICLE 56)", which included a proposed vote. Attached to the memorandum was a document entitled "Text Amendment Application No. 387, Boston Redevelopment Authority, West Roxbury Neighborhood District Article 56".

The following person spoke in favor of the proposed project:

Mr. Chris Tracy, West Roxbury Coordinator, Mayor's Office of Neighborhood Services.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a text amendment amending Table D of the West Roxbury Neighborhood District (Article 56) establishing a six-thousand (6,000) minimum lot size for One-Family Detached or Semi-Attached Buildings in the Two-Family Residential ("2F-6,000")



Subdistrict, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on February 26, 2008.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6899.

Copies of a memorandum dated February 26, 2008 were distributed entitled "ROSLINDALE INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to the memorandum were a document entitled "Map Amendment Application No. 551, Boston Redevelopment Authority, Roslindale Interim Planning Overlay District: Extension of Time, Map 10" and "Text Amendment Application No. 389, Boston Redevelopment Authority, Roslindale Interim Planning Overlay District: Extension of Time".

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the Roslindale Interim Planning Overlay District, from April 14, 2008 to April 14, 2009, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 26, 2008.

The aforementioned MAP AND TEXT AMENDMENTS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6900.

Copies of a memorandum dated February 26, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 27 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-28835; BZC-28854; BZC-28882; BZC-28883; BZC-28884; BZC-28885; BZC-28886; BZC-28887; BZC-28888; BZC-28889-28890; BZC-28891; BZC-28892; BZC-28895; BZC-28896; BZC-28900; BZC-28901; BZC-28902; BZC-28903; BZC-28904; BZC-28905; BZC-28906; BZC-28908; BZC-28909; BZC-28912; BZC-28913; BZC-28914-28915 and BZC-28526.

Copies of a memorandum dated February 26, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

|                                |    |           |
|--------------------------------|----|-----------|
| Jacobs Engineering Group, Inc. | \$ | 23,052.00 |
| Rizzo Associates               | \$ | 28,031.59 |
| Rosenberg & Schapiro           | \$ | 8,437.50  |
| Urban Marketing Collaborative  | \$ | 32,881.61 |
| Weston & Sampson, Inc.         | \$ | 33,128.01 |

Copies of a memorandum dated February 26, 2008 were distributed entitled "GRANT TO THREE AFFORDABLE HOUSING PROJECTS FROM AFFORDABLE HOUSING CONTRIBUTION MADE IN CONNECTION WITH THE TRANSFER OF THE 10 ST. JAMES/75 ARLINGTON STREET CHAPTER 121A PROJECT", which included two proposed votes.

Sheila Dillon, Deputy Director for Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby authorizes the disbursement of \$177,500 to three (3) organizations, Blessed Sacrament, Hon Lok Housing and Dudley Village. The funds will be disbursed from the affordable housing contribution made to the Authority in connection with the transfer of the 10 St. James/75 Arlington Street Chapter 121A Project and the execution of the Affordable Housing Contribution Agreement (the "ACH Agreement"), for the creation and/or preservation of affordable housing in the City of Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents and agreements that the Director, in his sole discretion, deems necessary and appropriate including but not limited to Grant Agreements, in connection with the disbursement of funds from the ACH Agreement fund as set forth in the prior vote all on terms and conditions in the prior vote all on terms and conditions in the best interest of the Authority.

Copies of a memorandum dated February 26, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Jill Griffin, Assistant Director, Economic Initiatives, Grade 23 effective March 13, 2008.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Gregory Knight, Senior GIS Applications Developer, City-wide Planning Initiative, Planning Division to travel to Palm Springs, California, March 17-20, 2008 to attend the 2008 Environmental Systems Research Institute, Inc. (ESRI) Developer Summit at a cost of \$775 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: Request authorization for G. Nelson to travel to Troy, NY, March 18-20, 2008 to attend the Renewable Energy and Energy Efficiency Workforce Conference at a cost of travel and hotel expenses.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: Request authorization for Susan Elsbree to travel to Las Vegas, NV, May 17-20, 2008 to attend the ICSC Spring Convention at a cost of \$1,702 each, which includes registration, travel and hotel expenses.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for E. Hope Stege in the Planning Division, for up to 14 hours per week March 3, 2008-May30, 2008 compensated by the MIT work-study program.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month internship for Deborah Morris in the Planning Division, for up to 14 hours per week March 3, 2008 - May 30, 2008 compensated by the MIT work-study program.

VOTED: That the next meetings of the Authority will be held on Thursday, March 13, 2008 at 2:00 P.M.; TUESDAY, April 1, 2008 at 2:00 P.M.; TUESDAY, April 29, 2008 at 2:00 P.M.; Thursday, May 15, 2008 at 2:00 P.M.; TUESDAY, June 3, 2008 at 2:00 P.M. and Thursday, June 26, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:30 p.m.

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Secretary