

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 13, 2008 were submitted.

Copies of a memorandum dated April 1, 2008 were distributed entitled "REQUEST FOR A PUBLIC HEARING FOR THE CHILDREN'S HOSPITAL INSTITUTIONAL MASTER PLAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, April 29, 2008 at 2:15 p.m. to consider the proposed Children's Hospital Institutional Master Plan ("IMP").

Copies of a memorandum dated April 1, 2008 were distributed entitled "REQUEST FOR A PUBLIC HEARING FOR (I) THE JOSLIN DIABETES CENTER INSTITUTIONAL MASTER PLAN AMENDMENT; (II) THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 71 FOR THE LONGWOOD CENTER PROJECT; AND (III) THE LONGWOOD CENTER PROJECT AS A DEVELOPMENT IMPACT PROJECT", "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, April 29, 2008 at 2:30 p.m. or at a time that the Director deems appropriate to consider: (i) Joslin Diabetes Center Institutional Master Plan Amendment ("IMPA"), (ii) the Development Plan for Planned Development Area No. 71 for the Longwood Center Project; and (iii) the Longwood Center Project as a Development Impact Project.

Copies of a memorandum dated April 1, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING AN AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 57, MASSACHUSETTS BIOLOGIC LABORATORIES, MATTAPAN", which included a proposed vote. Attached to the memorandum were four 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 April 29, 2008 at 2:45 p.m. in connection with an Amended and Restated Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories.

Copies of a memorandum dated April 1, 2008 were distributed entitled "ROSLINDALE NEIGHBORHOOD DISTRICT ZONING", which included a 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on May 15, 2008 at 2:15 p.m., to authorize the Director to petition the Boston Zoning Commission to adopt Article 67, Roslindale Neighborhood District, of the Boston Zoning Code (the "Code") and a map amendment to adopt Maps 10A and 10B, Roslindale Neighborhood District.

Copies of a memorandum dated April 1, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE BULFINCH TRIANGLE PROJECT ON PARCELS 2A, 2B AND 2C IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35 TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a 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 May 15, 2008 at 2:30 p.m. to consider the Bulfinch Triangle Project on Parcels 2A, 2B and 2C in the Government Center Urban Renewal Area, Project No. Mass. R-35 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 held in conformance with Article 80 of the Boston Zoning Code, to consider the 368 Congress Street project as a Development Impact Project, located at 368 Congress Street and bounded by a private alley to the north, Thompson Place to the west, Stillings Street to the east, and Congress Street to the south.

This hearing was duly advertised on March 21, 2008 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.

Copies of a memorandum dated April 1, 2008 were distributed entitled "PUBLIC HEARING FOR THE 368 CONGRESS STREET PROJECT IN THE FORT POINT SECTION OF SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included five proposed votes. Attached to said memorandum were a letter dated March 5, 2008 from Young K. Park, Berkeley Investments, Inc., three renderings and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Al Peciaro, Carpenters Union

Mr. Russell Bartash, Sheetmetal Workers

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted on March 5, 2008 ("NPC") (i) adequately describes the potential impacts arising from the 368 Congress Street project, which proposes a 100,451 square foot office building with associated ground floor retail uses (the "NPC Project"); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the NPC 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 NPC Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a Memorandum of Understanding, First Source Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 1, 2008 were distributed entitled "4-6 NEWBURY STREET, BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Mr. Dennis Quilty, attorney and Mr. Richard Bertman, architect, addressed the Authority and Members' questions.

Councilor Michael Ross and Representative Marty Walz spoke in opposition to the height 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 Certification of Approval, confirming that the proposed demolition of the existing garage and the construction of the new seven (7)-story mixed use building (the "Proposed Project") by Newbury Garage Associates, LLC 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-29053, 4-6 Newbury, Back Bay, recommend approval for the related variances 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 April 1, 2008 were distributed entitled "ISABELLA STEWART GARDNER MUSEUM, FENWAY", which included three proposed votes. Attached to said memorandum were a letter dated November 30, 2007 from David W. Joseph, Boston Fire Dept., a letter dated December 10, 2007 from Elliott Laffer, Groundwater Trust, a letter dated January 11, 2008 from John P. Sullivan, Boston Water and Sewer Commission, an Urban Design Scope dated January 14, 2008, a letter dated January 14, 2008 from Frank K. Johnson, Boston Transportation Department, an email dated January 23, 2008 from Bob Giers, a memo dated January 31, 2008 from Katie Pederson, BRA, a letter dated February 14, 2008 from Bryan Glascock, Boston Environment Department, a letter dated December 12, 2007 from Pallavi Kalie Mande, Charles River Watershed Association, a letter dated December 27, 2007 from Sarah Kelly, Boston Preservation Alliance, a letter dated January 7, 2008 from Marc Laderman, Fenway CDC, a letter dated January 7, 2008 from William Concannon, Simmons College, a letter dated January 8, 2008 from Katherine Sloan, mass art, a letter dated January 9, 2008 from John S. Stanley, Building a New MFA, a letter dated January 9, 2008 from Kelly Brilliant, The Fenway Alliance, a letter dated January 10, 2008 from Kathleen Fay, Fenway Civic Association, a letter dated January 14, 2008 from David A. Wahlstrom, Wentworth Institute of Technology, a letter dated January 14, 2008 from Janice C. Henderson, MASCO, a letter dated January 18, 2008 Matthew Miller, Tobin School, a letter dated January 18, 2008 from Cate Arnold, Boston Latin School, a letter dated January 22, 2008 from Cheryl Watson-Harris, Tobin School, a letter dated December 15, 2007 from Eleanor McPeak, an email dated December 21, 2008 from Jacquelyn Baas, an email dated December 21, 2007 from John Nicholas, an email dated December 21, 2007 from Janet Smith, an email dated December 22, 2007 from John Hart, an email dated December 26, 2007 from Aram Salzam, an email dated December 27, 2007 from Brenda Be, an email dated December 29, 2007 from David Duhahn Choi, a letter dated January 6, 2008 from Peggy Hammond, a letter dated January 6, 2008 from Ellen Moore, a letter dated January 7, 2008 from Elizabeth Kelleher, a letter from Marianne Kimball, an email dated January 11, 2008 from Robert Canterbury, an email dated January 12, 2008 from Phillip H. Garfinkel, a letter dated January 13, 2008 from Lois Regestein, an email dated January 14, 2008 from Anne Robertson, an email dated January 14, 2008 from Monica Strauss, an email dated January 14, 2008 from Steve Jerome, an email dated January 14, 2008 from Mary Ann Nelson, an email dated January 14, 2008 from Quentin Regestein, M.D., an email dated January 14, 2008 from Richard Orareo, an email dated January 14, 2008 from Oscar Brookins, a

letter dated January 14, 2008 from Kay Mathew, a letter dated January 14, 2008 from Melina O'Grady, a letter dated January 14, 2008 from Alison Pultinas, informational materials about the Isabella Stewart Museum, a letter dated January 14, 2008 from Paul Gilbert and an email dated January 24, 2008 from Kathy Clunis and two maps indicating the location of proposed project.

Ms. Kristin Kara, Project Manager, Ms. Anne Howley, Gardner Museum and Mr. Martin Liepman, Rizzo Piano architect, addressed the Authority and answered the Members' questions.

Councilor Michael Ross and Mr. William Onuoha, Mayor's Office of Neighborhood Services spoke in favor 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Isabella Stewart Gardner Museum Restoration and New Building Project, located at 280 The Fenway, in the Fenway Neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, 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 execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memorandum of Understanding and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 1, 2008 were distributed entitled "160 PLEASANT STREET PROJECT, DORCHESTER", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008, relating to a certain vacant parcel of land located on Hancock Street in Dorchester and containing approximately 425 square feet, in fee simple absolute, 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 for the County of Suffolk"; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all deeds and documents necessary for the conveyance of Parcel A to 160 Pleasant Street LLC, which the Director deems appropriate and necessary in connection with the Proposed Project, all upon such terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6902.

Copies of a memorandum dated April 1, 2008 were distributed entitled "DNI BROOKFORD DALIN DEAN STREET HOMES LLC, BROOKFORD DALIN DEAN STREET HOMES PROJECT", which included four proposed votes. Attached to said memorandum were a letter dated March 27, 2008 from Jason J. Saunders-Webb, Director, DNI BROOKFORD DALIN DEAN STREET HOMES LLC, BROOKFORD DALIN DEAN STREET HOMES PROJECT and six maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant, 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 finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the proposed Brookford Dalin Dean Street Homes project (the “Proposed Project”), it is in the public interest of both the Authority and the City of Boston to assist DNI Brookford Dalin Dean Street Homes LLC (the “Applicant”) in the acquisition of the Demonstration Project Parcels;
- (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 have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the Project by the Applicant requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the 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” attached hereto as Exhibit B and incorporated herein by reference, and, in connection with the Proposed Project, the Authority shall acquire title to those certain parcels of real property situated at and known as 138 Blue Hill Avenue (Assessing Parcel No. 1300342000), 7 Dalin Place (Assessing Parcel No. 1300358000), 8 Dalin Place (Assessing Parcel No. 1300363000), 9 Dalin Place (Assessing Parcel No. 1300359000), 10 Dalin Place (Assessing Parcel No. 1300362000), 11 Dalin Place (Assessing Parcel No. 1300036000), 14 Dalin Place (Assessing Parcel No. 1300361000), 22 Julian Street (Assessing Parcel No. 1300357000), 15 Dean Street (Assessing Parcel No. 1300043000), 2 Victor Street (Assessing Parcel No. 1300046000), 4 Victor Street (Assessing Parcel No. 1300045000) and 6 Victor Street (Assessing Parcel No. 1300044000), from the City of Boston, acting by and through its Public Facilities Commission by the Director of Neighborhood Development, and shall convey such parcels to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the Applicant, the City of Boston and other entities 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 be and hereby is authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Proposed Project; and

FURTHER

VOTED: That the Authority hereby acknowledges and confirms that the properties set forth in Exhibit B shall not constitute part of the Project Area and the Project of the so-called Dudley Neighbors, Inc. Chapter 121A Project, previously adopted and approved under General laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended.

Copies of a memorandum dated April 1, 2008 were distributed entitled "SAINT MARGARET SCHOOL RENOVATION AND CONSTRUCTION AT 790- 800 COLUMBIA ROAD, DORCHESTER", which included two proposed votes. Attached to said memorandum were an Inspectional Services Department Board of Appeal, letter dated January 28, 2008 from Father Paul Soper, Pastor, Blessed Mother Teresa Parish, a letter dated March 10, 2008 from Maureen Feeney, City Council President, a letter dated March 11, 2008 from Lauren Smyth and Casey Flynn, Mayor's Office of Neighborhood Services, a letter dated March 10, 2008 from Martin J. Walsh, State Representative, a letter dated March 11, 2008 from Jack Hart, Senator 1<sup>st</sup> Suffolk District, a letter dated February 27, 2008 from Michael J. McColgan, John W. McCormack Civic Association, a letter dated February 13, 2008 from Bernard T. Carney, a petition signed by 37 people dated February 13, 2008, a Community Meeting notice for February 13, 2008 and two maps indicating the location of proposed project.

Mr. Lance Campbell, Senior Project Assistant, Mr. Jim English, Suffolk Construction and Mr. Gary Kane, 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 development at 790-800 Colombia Road in Dorchester, proposed by the Archdiocese of Boston, ("Developer"), which consists of the construction and renovation of the Saint Margaret School including the replacement of an existing rectory building into a state-of-the art learning center for students in grades K-8 ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER

VOTED: In reference to Petition BZC-29043, the Saint Margaret School renovation and construction in Dorchester, for zoning relief necessary in the 3F-G-2000 General Residential Subdistrict (“3F-G”), the Boston Redevelopment Authority (“BRA”) recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review.

Copies of a memorandum dated April 1, 2008 were distributed entitled “148 DORCHESTER AVENUE, SOUTH BOSTON”, which included a proposed vote. Attached to said memorandum was a map 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 enter into an amendment to the Affordable Housing Agreement and Restriction for the creation of six (6) condominium units, three (3) to be made available to households earning less than or equal to eighty percent (80%) of AMI, and three (3) to be made available to households earning less than or equal to one-hundred percent (100%) of AMI, and any and all other agreements and documents, which the Director deems appropriate and necessary in connection with the affordable housing provided at the 148 Dorchester Avenue Project, all terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 1, 2008 were distributed entitled “HENDRY STREET INITIATIVE, DORCHESTER, MA”, which included eight 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: That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #19-1 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #19-2 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #19-3 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #21-1 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk"; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #21-2 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of

Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows: That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 1, 2008 relating to condominium unit #21-3 at the Hendry Street Condominium in Dorchester, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute Land Damage and Release Agreements or Purchase and Sale Agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the acquisition and disposition of six separate condominium units to be taken or purchased at the Hendry Street Condominium in Dorchester; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute Purchase and Sale Agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the acquisition and disposition of 2 triple decker homes located at 15 and 17 Hendry Street in Dorchester.

The aforementioned ORDERS OF TAKING are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6903.

Copies of a memorandum dated April 1, 2008 were distributed entitled “154-160 GREEN STREET, MIXED-USE PROJECT, JAMAICA PLAIN”, which included three proposed votes. Attached to said memorandum were an email dated March 13, 2008 from Lewis Shaw, Suffolk University; a letter dated March 3, 2008 from Monroe Heyman, McCormack & Scanlan; a letter dated March 7, 2008 from Matthew Kirouac; a letter from Michael Stone; an email dated March 14, 2008 from Jonathan Isenburg; a letter dated February 27, 2008 from Joe Fallon

and J Whit Hendon; a letter dated March 7, 2008 from Richard D, DiBona, Carlysle Engineering, Inc.; a letter dated March 11, 2008 from Paul W. Losordo; a letter dated March 18, 2008 from William E. Reyelt; a letter dated March 24, 2008 from Colleen & Michael Nolan; an email dated March 22, 2008 from Diane Simpson; an email dated March 22, 2008 from Sarah Magazine & Scott Yount; a letter dated March 24, 2008 from Richard Thall, JPND, a letter dated March 21, 2008 from Ann Sinclair; a letter dated March 21, 2008 from Christopher C. Dore; a letter dated March 24, 2008 from Janet Deegan, Coldwell Banker; a letter dated March 24, 2008 from Pamela Bender; a letter dated March 24, 2008 from Richard D. DiBona, Carlysle Engineering, Inc.; a letter dated March 24, 2008 from Francesca Fordiani; a letter dated March 22, 2008 from Diane Simpson and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Ms. Kristen Hunter, developer, Ms. Cheryl Tougias, architect, addressed the Authority and answered the Members' questions.

Mr. Richard D. DiBona, commercial abutter, spoke about concern for residential in an industrial zone.

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 new construction at 154-160 Green Street in Jamaica Plain, proposed by Brookside Avenue 131, LLC ("Developer"), for thirteen (13) residential units, three (3) ground-floor retail storefronts, sixteen (16) underground 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 one (1) two-bedroom and one (1) one-bedroom affordable condominium unit; and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 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-28960, the 154-160 Green Street mixed-use project in Jamaica Plain, for zoning relief necessary in a Local Industrial Subdistrict ("LI") and a Greenbelt Protection Overlay

District ("GPOD"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated April 1, 2008 were distributed entitled "ROSLINDALE FIELD PROJECT, PARCEL SWC-1, ROWE STREET, ROSLINDALE", which included a proposed votes. Attached to said memorandum were a letter dated March 12, 2008 from Roslindale Filed Development Corporation and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority extend the tentative designation of Roslindale Field Development Corporation ("Redeveloper") as the redeveloper of Parcel SWC-1, Rowe Street, Roslindale, for 365 days, or until March 9, 2009, to allow the Redeveloper time to meet all the necessary requirements set forth in the tentative designation Resolution and to continue with the Roslindale Field Project, the new construction of twenty-two (22) residential units comprising eight (8) townhouse units and seven (7) two-family structures, two (2) of which will be handicapped-accessible, fifty (50) parking spaces and related site improvements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 9, 2009, the tentative designation shall be automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated April 1, 2008 were distributed entitled "REQUEST FOR PROPOSALS ("RFP) FOR CONSULTANT SERVICES FOR THE STRATEGIC PLAN FOR THE HARRISON-ALBANY CORRIDOR IN THE SOUTH END", which included two proposed votes.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority authorizes the Director to issue a Request for Proposals ("RFP") for consultant services to assist in the preparation of a Strategic Plan for the area surrounding the Harrison Avenue and Albany Street corridor in the South End for an amount not-to-exceed \$150,000.00, containing such terms and conditions as the Director deems appropriate.

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Services Contract with Sheila Grove relative to the preparation and drafting of the Requests for Proposals. The Contract shall be for an amount not-to-exceed \$9,999.00, and contain such other terms and conditions acceptable to the Director.

Copies of a memorandum dated April 1, 2008 were distributed entitled "MARKET DISTRICT FEASIBILITY STUDY REQUEST FOR PROPOSALS", which included a proposed vote. Attached to said memorandum was a Scope of Services.

Mr. Dick Garver, Deputy Director of Infrastructure, addressed the Authority and answered the Member's questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to advertise a Request for Proposals ("RFP") for a study to assess the feasibility of a public market district in the vicinity of Hanover Street, Blackstone Street, the North End Parks, and the Rose Kennedy Greenway.

Copies of a memorandum dated April 1, 2008 were distributed entitled "21<sup>st</sup> CENTURY SUSTAINABLE INTERIOR SPACE DESIGN STANDARDS CONTRACT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorizes the Director to enter into a 6 month Contract with Transsolar KlimaEngineering, in an amount not to exceed \$24,500, for design services with respect to developing interior space standards for new municipal buildings.

Copies of a memorandum dated April 1, 2008 were distributed entitled "21<sup>st</sup> CENTURY SUSTAINABLE BUILDING PERFORMANCE DESIGN STANDARDS CONTRACT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorizes the Director to enter into a 6 month Contract with Behnisch Studio East, Inc., in an amount not to exceed \$24,500, for design services with respect to developing building performance standards for new municipal buildings.

Copies of a memorandum dated April 1, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 69 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-28907; BZC-28943; BZC-28954; BZC-28946-28947; BZC-28948; BZC-28949; BZC-28951; BZC-28953; BZC-28954; BZC-28956; BZC-28957; BZC-28958; BZC-28959; withdrawn; BZC-28961-28964; BZC-28965; BZC-28966; BZC-28967-28968; BZC-28969; BZC-28970; BZC-28971; BZC-28972; BZC-28975; BZC-28976; BZC-28977; BZC-28978; BZC-28979; BZC-28980; BZC-28981; BZC-28982; BZC-28983; BZC-28984; BZC-28985; BZC-28986; BZC-28987; BZC-28988; BZC-28989; BZC-28990; BZC-28991; BZC-28992; BZC-28993; BZC-28994; BZC-28995; BZC-28996; BZC-28997; BZC-28998; BZC-29004; withdrawn; BZC-29010; BZC-29014; BZC-29035; BZC-29037; BZC-29038; BZCV-29039; BZC-29042; BZC-29043; BZV-29044; BZC-28999; BZC-29000; BZC-29001; BZC-29002; BZC-29003; BZC-29005; BZC-29006; BZC-29007; BZC-29008; BZC-29045; BZC-29006-29067 and BZC-29071.

Copies of a memorandum dated April 1, 2008 were distributed entitled "INCLUSIONARY DEVELOPMENT GRANT IN CONNECTION WITH BLUE HILL PLACE – 350 BLUE HILL AVENUE, DORCHESTER", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") approve a conditional grant in an amount not to exceed \$572,000 of Inclusionary Development Funds in connection with the ten (10) affordable homeownership units ("Affordable Units"), to be sold to households earning less than or equal to eighty percent (80%) of the Area Median Income for the Boston Standard Metropolitan Statistical Area as promulgated by the United States of Housing and Urban Development ("AMI") in the Blue Hill Place Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a grant agreement, mortgage and any other documents with Habitat for Humanity of Greater Boston for a conditional grant in an amount not to exceed \$572,000 from Inclusionary Development Funds in



connection with the Affordable Units in the Blue Hill Place Project;  
and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of ten (10) condominium units to be made available to households earning less than or equal to eighty percent (80%) of AMI, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the conditional Grant and the Blue Hill Place Project, all terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 1, 2008 were distributed entitled "REQUEST FOR PROPOSALS TO ADVERTISE A CONTRACT FOR CLEANING SERVICES FOR THE BOSTON REDEVELOPMENT AUTHORITY'S CITY HALL OFFICES", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to advertise a Request for Proposals for the provision of housekeeping and cleaning services for the Boston Redevelopment Authority 's Offices at Boston City Hall.

Copies of a memorandum dated April 1, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

The Cecil Group	\$ 39,380.65
Weston & Sampson, Inc.	\$ 25,514.41
Urban Marketing Collaborative	\$ 40,102.04
Utile, Inc.	\$ 19,615.01
Jacobs Engineering Group Inc.	\$ 15,629.00
P.J. Spillane Company	\$ 127,456.38
Bryant Associates	\$ 5,100.00
Bingham McCutcheon LLP	\$ 83,636.12
Rosenberg & Schapiro	\$ 5,577.00

Copies of a memorandum dated April 1, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize a three-month internship for Gordon Hansen in the Planning Division, for up to 14 hours per week March 24, 2008 - May 30, 2008 compensated by the MIT work-study program.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the following change of status requests for listed employees of the Planning Division effective April 7, 2008:  
Peter Gori, City-wide Planning Initiatives Department  
To: Senior Manager, Public Realm Projects/Grade 23/\$77,000  
Carolyn Xing, Community Planning Department  
To: Planner II/Community Planning Department/Grade 18/\$62,999.99

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 April 7, 2008:  
Eileen Brophy, Counsel  
To: Grade 22/\$88,136.88 annually  
Janet Carlson, First Assistant General Counsel  
To: \$107,346.20

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the following change of job title, job description, grade and salary for James M. Tierney, Director's Office effective April 7, 2008:  
To: Chief of Staff/Grade 26/\$125,500.00

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the changes of status for the following Economic Development Division staff effective April 7, 2008:  
Heather Campisano, Deputy Director Economic Review/Grade 24/\$83,606.18 - To: \$86,000

Elaine Keane, Administrative Assistant/Grade 17/\$54,835.79 – To: \$57,000

Martina Toponarski, Research Assistant/Grade 17/\$50,000 – To: Biotechnology & Life Sciences Sector Manager/ Grade 20/\$60,000.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Prataap Patrose, Deputy Director for Urban Design, Urban Design Department, Planning Division for travel to Las Vegas, Nevada, April 27-May 1, 2008 to attend the 2008 American Planning Association National Planning Conference, at a cost of \$775 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Andrew Grace, Senior Planner, Urban Design Department and Jonathan Greeley, Planner I, Community Planning Department, both of the Planning Division for travel to St. Louis, Missouri, April 26-28, 2008 to attend the International Downtown Association 2008 Spring Conference, at a cost of \$650 each for conference registration and workshops plus travel and hotel expenses.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Michael Colby, Deputy Director for Strategic Policy Initiatives, Director's Office and Lisa Thompson, Deputy Director Economic Initiatives, Economic Development Division, to travel to New York City, New York, March 31, 2008 to visit New York City Business Solutions at a cost of travel expenses.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Carole Walton, Creative Industry Business Manager, Economic Initiatives Department, Economic Development Division to Quebec City, Canada, April 8-11, 2008 to attend and to participate as a panelist at the Quebec City Symposium – *Creative Cities & Regions – Economic and Social Development* at no cost to the Authority.

VOTED: That the next meetings of the Authority will be held on 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 TUESDAY, June 24, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:13 p.m.

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Secretary