

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 6, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated December 20, 2007 were distributed entitled "TRINITY FRANKLIN HILL PHASE TWO LIMITED PARTNERSHIP AND TRINITY FRANKLIN HILL FOUR PHASE TWO LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT, LOCATED AT ONE SHANDON ROAD, OFF OF FRANKLIN HILL AVENUE IN THE DORCHESTER DISTRICT OF BOSTON", which included two proposed votes. Attached to said memorandum were a rendering 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 publish in the Boston Herald, and provide a Notice regarding a public hearing, to be held on January 10, 2008 at 2:00 p.m. in connection with the application for a proposed Chapter 121A Project, to be known as Phase 2A and Phase 2B of the Franklin Hill Phase II Chapter 121A Project (the "Proposed Project"), in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER

VOTED: That the Applicants be, and hereby are, required to send a Notice of Public Hearing to said abutters to the Proposed Project as authorized by the preceding vote.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80c of the Boston Zoning Code, to consider the First Amendment to Planned Development Area No. 54 in connection with the Fan Pier project. Fan Pier Development LLC was approved to construct approximately 2,927,000 square feet of residential, office, hotel and retail space, together with 107,000 square feet of civic space, marina use and associated parking. The PDA Amendment updates the proposed uses of the various buildings contained in the Fan Pier project.

This hearing was duly advertised in the Boston Herald on December 3, 2007.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Ms. Campisano will now begin the presentation.

Copies of a memorandum dated December 20, 2007 were distributed entitled "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 four proposed votes. Attached to said memorandum were an application for amendment to Planned Development Area #54 ("PDA") - Fan Pier, 28-52 Northern Avenue, Boston, Massachusetts and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review and Mr. Joseph Fallon, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Al Paciaro, Carpenters Union

Mr. Gary Walker, IBEW

Russell Bartash, Sheetmetal Workers

Mr. Gene DiVello, Painters Union

Mr. Neil, Ironworkers Local

Mr. Kevin Mellow, Laborers Local

Mr. Paul Lynch, Ironworkers Local

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 execute a Cooperation Agreement, Development Impact Project Agreements, the Boston Residents Construction Employment Plans, and amendment(s) to the Development Impact Project Agreement for Fan Pier Project to the extent required in connection with the First Amendment to the PDA Plan, and execute and deliver one or more Affordable Housing Agreements, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Fan Pier project, all upon terms and conditions

determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

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

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code, the Authority hereby approves and adopts the First Amendment to the Development Plan for Planned Development Area No. 54 and authorizes the Director to petition the Zoning Commission for approval of the First Amendment to the Development Plan for Planned Development Area No. 54, in substantial accord with the form of First Amendment submitted to the Authority and attached hereto; and

FURTHER

VOTED: That upon approval of the First Amendment to the Development Plan for Planned Development Area No. 54 by the Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Fan Pier project under Section 3-1A.a and Article 80C-8 of the Code.

The aforementioned FIRSTAMENDMENT TO PDA NO. 54 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6883.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C-5 and Section 80C-7 of the Boston Zoning Code, to consider the Third Amendment to the Development Plan for Planned Development Area No. 11. One Post Office Square, LLC, an affiliate of the Blackstone Group, proposes improvements to the office building located at One Post Office Square within a portion of Planned Development Area No. 11 ("Proposed Project"). The Proposed Project includes the expansion of the lobby at the ground level facing Pearl Street, and the elimination of the arcade on Pearl Street. The proposed modifications will increase the size of the ground level lobby on Pearl Street by approximately two thousand and three hundred (2,300) square feet and increase the height of the lobby to thirty (30) feet. The proposed modifications also will eliminate the arcade at the base of the office tower on Pearl Street.

This hearing was duly advertised in the Boston Herald on December 3, 2007.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Ms. Kara will now begin the presentation.

Copies of a memorandum dated December 20, 2007 were distributed entitled "PUBLIC HEARING TO CONSIDER THE THIRD AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 11, ONE POST OFFICE SQUARE", which included three proposed votes. Attached to the memorandum were a Third Amendment to the Development Plan for Planned Development Area No. 11 - One Post Office Square, two renderings, a letter dated December 19, 2007 from John L. Meyers, Jones Lang LaSalle, a letter dated December 19, 2007 from Richard A. Dimino, A Better City, a letter dated December 19, 2007 from Gregory P. Shay, Equity Office and three maps indicating the parcel of land.

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

The following people spoke in favor of the proposed project:

Mr. David Struss, Better City

Mr. Lee Felts, commercial tenants

Mr. Gary Walker, IBEW

Mr. Kevin Mellow, Laborers Local

Mr. Al Paciaro, Carpenters Union

Mr. Neil, Ironworkers Local

Mr. Gene DiVello, Painters Union

Mr. Russell Bartash, Sheet Metal Workers

Mr. Paul Lynch, Ironworkers Local

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines that the Third Amendment to the Development Plan for Planned Development Area No. 11 (the "Third Amendment") complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code, the Authority hereby approves and adopts the Third Amendment and authorizes the Director to petition the Zoning Commission for approval of the Third Amendment, in substantial accord with the form of the Third Amendment submitted to the Authority and attached hereto; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the One Post Office Square Project ("Proposed Project") under Section 3-1A.a and Article 80C-8 of the Code when the Director finds that: (a) the Proposed Project is described accurately in the Third Amendment; (b) the Proposed project is consistent with the Third Amendment; and (c) the third Amendment has been approved by the Authority and the Zoning Commission.

The aforementioned THIRD AMENDMENT TO PDA NO. 11 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6884.

Copies of a memorandum dated December 20, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.R-56: PARCEL RC-7 LOCATED AT 263-265 NORTHAMPTON STREET", which included a proposed vote. Attached to said memorandum were a letter dated December 5, 2007 from David L. Goldman, New Boston Ventures and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the Resolution of Modern 2.0 LLC as redeveloper ("Redeveloper") of Parcel RC-7, located at 263-265 Northampton Street ("Project Site") in the South End Urban Renewal Area, Project No. Mass. R-56 with an expiration date of December 31, 2007, be, and hereby is, extended for an additional six (6) months or until June 30, 2008 to continue with the Modern 2.0 project on the Project Site and to meet all the necessary requirements set forth in the Resolution. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Project Site has not been conveyed to the Redeveloper by June 30, 2008.

Copies of a memorandum dated December 20, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL X-26B, LOCATED AT 34-48 CABOT STREET", which included a proposed vote. Attached to the memorandum were a plan and a map indicating the parcel of land.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the Final Designation Resolution dated August 14, 2007, of the South End Lower Roxbury Open Space Land Trust, Inc. as redeveloper ("Redeveloper") of Parcel X-26B located at 34-48 Cabot Street in the South End Urban Renewal Area, Project No. Mass. R-56, with an expiration date of December 31, 2007, be, and hereby is, extended for an additional three (3) months or until March 31, 2008 to meet all the necessary requirements set forth in the Resolution for the improvements of Parcel X-26B as permanent open space for community use. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel X-26B has not been conveyed to the Redeveloper by March 31, 2008.

Copies of a memorandum dated December 20, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 691 MASSACHUSETTS AVENUE", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a new Affordable Housing Agreement with Urbanica, Inc. or an affiliated entity ("Redeveloper") for the construction of an approximately 32,415 square foot, five-story brick residential building, comprised of thirty (30) residential units, twelve (12) surface parking spaces and landscaped open space improvements ("Proposed Project") by Urbanica, Inc. or an affiliated entity to be located at 691 Massachusetts Avenue and to execute any and all other agreements and documents with the Director deems appropriate and necessary, and all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the BRA authorize the Director to enter into a grant agreement with the Pine Street Inn or its affiliate regarding the contribution from the Redeveloper in the amount of \$450,000 to assist with the gap funding in the creation of six (6) single room occupancy units (SROs)

for homeless and/or low-income individuals in the Upton Street Project, located at 38-42 Upton Street in the South End.

Copies of a memorandum dated December 20, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: DISPOSITION AND REUSE OF PARCEL SE-56 LOCATED AT 10-12 SUSSEX STREET", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the final designation set forth in the "Resolution of the Boston Redevelopment Authority dated July 19, 2007, re: Final Designation of Dr. Ruediger Volk-Lalyre as the Redeveloper of Parcel SE-56 in the South End Urban Renewal Area, Project No. Mass. R-56" with an expiration date of December 31, 2007, be, and hereby is, extended for an additional six (6) months or until June 30, 2008. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if the Parcel SE-56 has not been conveyed to the Redeveloper by June 30, 2008.

Copies of a memorandum dated December 20, 2007 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 22, LOCATED AT 18-24 DORR STREET, AND PARCEL R-4, LOCATED AT 6-12 LAMBERT STREET, AND OTHER PROPERTIES LOCATED AT 14 LAMBERT STREET, 77-81 CEDAR STREET, AND 23-25 DORR STREET", which included a proposed vote. Attached to the memorandum were a letter dated December 6, 2007 from Highland Park Phase II Housing LLC and a map indicating the location of the proposed parcel.

Ms. Maria Faria, Assistant Director of Housing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the final designation set forth in the Final Designation Resolution dated August 10, 2006 of Highland Park Phase II Housing LLC as redeveloper ("Redeveloper") of Parcel 22 located at 18-24 Dorr Street, and Parcel R-4 located at 6-12 Lambert Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, with an expiration date of December 30, 2007, be, and hereby is, extended for an additional six (6) months or until June 30, 2008 to continue with the Highland Park Estates Phase II project and to meet all the necessary requirements set forth in the Resolution. Such final designation shall

be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcels 22 and R-4 have not been conveyed to the Redeveloper by June 30, 2008.

Copies of a memorandum dated December 20, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS F-3A, F-3B AND S-12 ", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a Third Amendment to the Land Disposition Agreement and to amend the Affordable Housing Covenant with Windale Developers, Inc. ("Redeveloper") to reflect changes to the affordable unit prices in the Washington Commons Project ("Project") for the three (3) remaining affordable housing units identified as Unit Nos. 3 located at 18 and 19 Brinton Street on a portion of Parcel S-12 and Unit No. 3 at 11 Elmore Street on a portion of Parcel F-3B in the Washington Park Urban Renewal Area, Project No. Mass. R-24 to be made available for households earning at or below 80% of the area median income ("AMI"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to provide a grant and to enter into a Grant Agreement with the Redeveloper in the amount of \$349,297.00 from the BRA's Inclusionary Development Fund ("IDF") to subsidize the Three Affordable Units for households earning at or below 80% of the AMI and to cover a portion of the cost overruns associated with the creation of the twenty-eight affordable units in the Project located on Parcels F-3A, F-3B and S-12 in an area bounded by Washington Street, Martin Luther King, Jr. Boulevard, Brinton Street and Elmore Street in the Washington Park Urban Renewal, Project No. Mass. R-24 and to execute any and all other agreements and documents the Director deems appropriate and necessary, and all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 20, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: DISPOSITION AND REUSE OF PARCELS P1-B3 AND P1-B2 LOCATED AT 39A DALE STREET AND 41A DALE STREET", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the final designation set forth in the "Resolution of the Boston Redevelopment Authority dated December 20, 2007, Re: Final Designation of Aaron Tuggle as the Redeveloper of Parcel P1-B3 in the Washington Park Urban Renewal Area, Project No. Mass. R-24" with an expiration date of December 31, 2007, be, and hereby is, extended for an additional six (6) months or until June 30, 2008. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel P1-B3 has not been conveyed to the Redeveloper by June 30, 2008; and

FURTHER  
VOTED: That the final designation set forth in "Resolution of the Boston Redevelopment Authority dated December 20, 2007, Re: Final Designation of Catherine Brown as the Redeveloper of Parcel P1-B2 in the Washington Park Urban Renewal Area, Project No. Mass. R-24", with an expiration date of December 31, 2007 be, and hereby is, extended for an additional six (6) months or until June 30, 2008. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel P1-B2 has not been conveyed to the Redeveloper by June 30, 2008.

Copies of a memorandum dated December 20, 2007 were distributed entitled "BUILDING DEMOLITION, 17-19 WARREN STREET CONTRACT", which included a proposed vote. Attached to said memorandum was a map of the neighborhood plan.

Mr. Dana Whiteside, Mr. Larry Mammoli and Mr. Paul Osborn, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized, on behalf of the Authority, to (1) award the contract Building Demolition, 17-19 Warren Street, Roxbury, MA BRA Project No. 5076A, to Testa Corporation, for an amount not to exceed Seven Hundred Twenty-One Thousand Nine Hundred Thirty Dollars and No Cents (\$721,930.00) and (2) to execute any change orders that may be required to complete said demolition work and deemed necessary and convenient, by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or Seventy Two Thousand One Hundred Ninety Three Dollars and No Cents (\$72,193.00).

Copies of a memorandum dated December 20, 2007 were distributed entitled "SCHOOLHOUSE 77 CHAPTER 121A PROJECT: DEMONSTRATION PROJECT; PROPERTY ACQUISITION AND GRANT AGREEMENT WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT", which included three 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 certain properties located in the Dorchester and Roxbury area of Boston for the Schoolhouse 77 Chapter 121A Project (the "Project"), it is in the public interest of the Authority and the City of Boston to adopt a Demonstration Project Plan for the Project;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the 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 Project 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" in connection with the Proposed Project: the Authority shall acquire title to certain properties from the U.S. Department of Housing and Urban Development ("HUD") and shall convey such parcels to Madison Schoolhouse LLC, which will thereafter transfer the Project to related entities. The Director is hereby authorized on behalf of the Authority to convey such parcels to Madison Schoolhouse LLC and to execute such instruments or agreements with such entity, HUD, the City of Boston and other parties 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 instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director of the Authority, be and hereby is, authorized to: (i) accept certain funds necessary for the rehabilitation of the Project from HUD and to enter into an Up Front Grant Agreement with HUD

for the administration of the grant funds; and (ii) to enter into any and all other agreements related to the rehabilitation. The terms and conditions of the Up Front Grant Agreement and other agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated December 20, 2007 were distributed entitled "60 STATE STREET, PARCEL 13/14 OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN AND PARCEL E-11 OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN", which included two proposed votes. Attached to said memorandum were four renderings and two maps of the proposed project.

A Resolution entitled "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35 AND TO THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution dated December 20, 2007 and entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35, WITH RESPECT TO PARCEL 13/14 THEREOF, AND TO THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL E-11 THEREOF"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to the Land Disposition Agreement dated November 15, 1975, as amended by the Amendment to Land Disposition Agreement dated July 30, 1975 and the Second Amendment to Land Disposition Agreement dated October 27, 1977, in connection with Parcel 13/14 in the Government Center Urban Renewal Area and Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, in connection with the aforesaid minor modifications for the lobby improvements to the building located at 60 State Street, upon

such terms and conditions as the Director deems to be in the best interests of the Authority.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6885.

Copies of a memorandum dated December 20, 2007 were distributed entitled "TUFTS UNIVERSITY SCHOOL OF DENTAL MEDICINE ADDITION-PARCEL P-6, SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92", which included a proposed vote. Attached to said memorandum were two maps of the neighborhood plan.

A Resolution entitled "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATIONS OF THE SOUTH COVE URBAN RENEWAL PLAN FOR THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92 WITH RESPECT TO PARCEL P-6, ONE KNEELAND STREET", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopt the attached Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE SOUTH COVE URBAN RENEWAL PLAN FOR THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92, WITH RESPECT TO PARCEL P-6, ONE KNEELAND STREET"; and

FURTHER

VOTED: That the BRA hereby finds and declares that in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and

FURTHER

VOTED: That the BRA hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 20, 2007 relating to the South Cove Urban Renewal Area, Mass. R-92, 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 of the BRA be, and hereby is, authorized to petition the City of Boston's Public Improvement Commission to discontinue the public's rights in certain portions of air rights above Kneeland Street and the abutting sidewalk as depicted on the plan entitled "City of Boston, Public Works Department; Discontinuance Plan, Kneeland Street, Boston Proper" prepared by Vanesse Hangen Brustlin, Inc. and dated December 1, 2007; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a deed and any documents deemed necessary and appropriate by the Director in connection with the areas to be taken and discontinued; and

FURTHER

VOTED: That the Director of the BRA be and hereby is, authorized to execute and deliver an amendment to the existing Land Disposition Agreement between the BRA and Tufts-New England Medical Center, Inc. dated June 24, 1969, upon such terms and conditions as the Director deems to be in the best interests of the BRA.

The aforementioned RESOLUTION AND ORDER OF TAKING are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6886 & 6887.

Copies of a memorandum dated December 20, 2007 were distributed entitled "LONGWOOD RESEARCH CENTER, 121 BROOKLINE AVENUE, FENWAY, APPROVAL OF DEMONSTRATION PROJECT ORDER OF TAKING", which included five proposed votes. Attached to said memorandum were two plans and a letter dated December 19, 2007 from Lawrence E. Kaplan, Goodwin & Procter.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the Longwood Research Center development project ("Proposed Project"), it is in the public interest of both the BRA and the City of Boston to assist Boylston Properties Co., Inc. ("Proponent") in the acquisition of certain portions of Brookline Avenue; and
- (b) That in accordance with 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, that 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; and

- (c) The undertaking of the Proposed Project by the Proponent 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 BRA hereby adopts the following "Demonstration Project Plan" in connection with the Proposed Project: The BRA shall obtain title to portions of Brookline Avenue for the Proposed Project and shall convey such portion of Brookline Avenue to the Proponent, or its nominee as approved by the Director. The Director is hereby authorized on behalf of the BRA to execute such documents or agreements with the Proponent, or its nominee as approved by the Director, 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 BRA'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 petition the Public Improvement Commission to discontinue certain portions of Brookline Avenue; and

FURTHER

VOTED:

That the BRA hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated December 20, 2007 relating to portions of Brookline Avenue in Boston, 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 for the County of Suffolk"; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the areas to be taken.

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. 6888.

Copies of a memorandum dated December 20, 2007 were distributed entitled "SIMPSON PARCEL 1, BULFINCH TRIANGLE", which included three proposed votes. Attached to said memorandum were a letter dated December 3, 2007 from Elliott Laffer, Groundwater Trust, a letter dated November 20, 2007 from David W. Joseph, Boston Fire Department, a letter dated November 8, 2007 to Roderick Fraser, Boston Fire Department, affordable units locations, eight renderings and two maps of the proposed project area.

Mr. Jay Rourke, Senior Project Manager, Mr. Spencer Welton, Simpson Housing, Mr. Mike Doherty, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Salvatore LaMattina

Ms. Nicole Leo, Mayor's Office of Neighborhood Services added to the record.

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 Submitted on November 8, 2007 ("PNF") adequately describes the potential impacts arising from the Simpson Parcel 1 project in Bulfinch Triangle (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; 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, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, First Source and Memorandum of Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Article 80 review process for 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 December 20, 2007 were distributed entitled "902 EAST SECOND STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were Comment Letters, a rendering, and eight affordable unit floor plans.

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

Mr. Paul Foster opposed 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 project by N&P Associates, LLC to develop 902 East Second Street in South Boston (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, 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 execute an Affordable Housing Agreement for the creation of four (4) Affordable Units, 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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval, to the Zoning Board of Appeal on Petition BZC-27348 for zoning relief necessary in connection with the Proposed Project.

Copies of a memorandum dated December 20, 2007 were distributed entitled "PARTIAL CERTIFICATION OF COMPLETION FOR THE PARCEL F-2 HOTEL CHAPTER 121A PROJECT, COMMONWEALTH FLATS DEVELOPMENT AREA, SOUTH BOSTON", which included a proposed vote. Attached to said memorandum were two maps of the proposed project area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion to REN Boston LP and REN Boston Waterfront Hotel, LLC, pursuant to section 12 of the Cooperation Agreement dated October 5, 2005, evidencing the successful partial completion of the Parcel F-2 Hotel Chapter 121A Project consisting of

an approximately 351,155 square foot building containing a 471 room high quality, full service hotel and related improvements, including but not limited to food and beverage outlets, a ground floor restaurant/bar, meeting rooms and ballroom space, health facility, indoor pool and other amenities, subject to outstanding construction listed on Exhibit B attached hereto, located on a parcel of land known as Parcel F-2, owned and under ground lease by the Massachusetts Port Authority, containing approximately 56,669 square feet of land area located on D Street in the South Boston District of Boston.

Mr. James Coyle left at this time.

Copies of a memorandum dated December 20, 2007 were distributed entitled "DISPOSITION OF THE ROSLINDALE SUBSTATION LOCATED AT 4228 WASHINGTON STREET IN ROSLINDALE", which included a proposed vote. Attached to said memorandum were two maps of the proposed project location.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Secretary be, and hereby is, authorized to advertise a Request for Proposals for the sale and re-development of 4228 Washington Street in the Roslindale section of the City of Boston, a property also known as the Roslindale Substation.

Copies of a memorandum dated December 20, 2007 were distributed entitled "FAIRMOUNT TERRACE CONDOMINIUM PROJECT, HYDE PARK", which included a proposed vote. Attached to said memorandum were a letter dated November 28, 2007 from Michael Tallon and a map of the proposed project location.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Affordable Housing Agreement in connection with the Fairmount Terrace project in Hyde Park, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the change of the affordable unit.

Copies of a memorandum dated December 20, 2007 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE, MAINTENANCE, AND INDEMNIFICATION AGREEMENT FOR SECOND AVENUE", 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 enter into a License, Maintenance, and Indemnification Agreement with The General Hospital Corporation (“GHC”), 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 December 20, 2007 were distributed entitled “ROXBURY NEIGHBORHOOD DISTRICT ZONING (ARTICLE 50)”, which included a proposed vote. Attached to said memorandum was a document entitled “Text Amendment Application No. 384, Boston Redevelopment Authority, Roxbury Neighborhood District, Article 50”.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) authorizes the Director to petition the Boston Zoning Commission to adopt a text amendment to expand the design review requirements in the Roxbury Neighborhood District (Article 50), in substantial accord with the amendment presented to the BRA at its meeting on December 20, 2007.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6889.

Copies of a memorandum dated December 20, 2007 were distributed entitled “FORT POINT DOWNTOWN PLANNING”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and is hereby is, authorized to advertise a Request for Proposals for the development of a master plan and an amendment to the Fort Point Downtown Waterfront Municipal Harbor Plan for the United States Postal Service facility at 25 Dorchester Avenue.

Copies of a memorandum dated December 20, 2007 were distributed entitled “21<sup>st</sup> CENTURY SUSTAINABLE BUILDING PERFORMANCE DESIGN STANDARDS”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of Planning is hereby authorized to solicit quotations not to exceed \$24,500 for design services with respect to developing building performance standards for new municipal buildings, in accordance with the "Boston Redevelopment Authority's Purchasing Procedures for Goods and Services" and Massachusetts General Laws Chapter 30B, as amended and applicable.

Copies of a memorandum dated December 20, 2007 were distributed entitled "21<sup>st</sup> CENTURY SUSTAINABLE INTERIOR SPACE DESIGN STANDARDS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of Planning is hereby authorized to solicit quotations not to exceed \$24,500 for design services with respect to developing interior space standards for new municipal buildings, in accordance with the "Boston Redevelopment Authority's Purchasing Procedures for Goods and Services" and Massachusetts General Laws Chapter 30B, as amended and applicable.

Copies of a memorandum dated December 20, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 34 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-28740; BZC-28755; BZC-28756; BZC-28757; BZC-28758; BZC-28761; BZC-28762; BZC-28763; BZC-28764; BZC-28765-28766; BZC-28767; BZC-28768; BZC-28769; BZC-28770; BZC-28771; BZC-28772; BZC-28773; BZC-28782-28785; BZC-28790; BZC-28797; BZC-28798; BZC-28799; BZC-28800-28801; BZC-28802; BRZ-28803; BZC-28804; BZC-28805; BZC-28806; BZC-28807; BZC-28808; BZC-28809, BZC-28822; BZC-28737 & 28825 and BZC-28850.

Mr. Paul Foster recused himself.

Copies of a memorandum dated December 20, 2007 were distributed entitled "GRANT TO SAVE THE HARBOR, SAVE THE BAY, INC. FOR THE DEVELOPMENT OF A SIGNAGE AND WAYFINDING MASTER PLAN FOR THE SOUTH BAY HARBOR TRAIL", 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 grant \$25,000 to Save the Harbor, Save the Bay, Inc. for the development of a signage and wayfinding master plan for the South Bay Harbor Trail.

Copies of a memorandum dated December 20, 2007 were distributed entitled "PROGRAMMING FUNDING TO THE FRIENDS OF THE FORT POINT CHANNEL TO SUPPORT THE IMPLEMENTATION OF THE FORT POINT CHANNEL WATERSHEET ACTIVATION PLAN", 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 provide \$100,000 to the Friend's of the Fort Point Channel to develop a signature public programming event consistent with the recommendations of the Fort Point Channel Watersheet Activation Plan.

Copies of a memorandum dated December 20, 2007 were distributed entitled "CONSULTANT SERVICES TO ASSIST IN FURTHERING ECONOMIC DEVELOPMENT GOALS OF THE BOSTON REDEVELOPMENT AUTHORITY", which included a proposed vote. Attached to said memorandum was a map of the neighborhood plan.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Request for Proposals for economic development consulting services.

**The following Memorandum was withdrawn.**

Copies of a memorandum dated December 20, 2007 were distributed entitled "GRANT TO THREE (3) 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 a proposed vote. Attached to said memorandum was a map of the neighborhood plan.

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby authorizes the disbursement of \$177,500 to three (3) organizations, Blessed Sacrament, On Luck 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 December 20, 2007 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

RDA Construction Corp.	\$ 114,688.62
Bryant Associates	\$ 4,360.00
Goulston & Storrs	\$ 350.81
Rosenberg & Schapiro	\$ 13,956.23
P.J. Spillane Company	\$109,582.02
REMI, Inc.	\$ 4,550.00
Bryant Associates	\$ 46,126.36

Copies of a memorandum dated December 20, 2007 were distributed entitled, “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month contract extension for employment services with Sanjay Bahadur Thapa through June 21, 2008 at an additional contract cost of \$25,000.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an internship extension as follows:  
Michael Stirling: Office of the General Counsel, up to 35 hours per week December 17, 2007 – January 4, 2008 and up to 21 hours per week January 7, 2008 – May 20, 2008 at a rate of \$15.00 per hour.

PERSONNEL MEMORANDUM #3

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 Dan Moon, Urban Design Department, Planning Division, effective December 10, 2007.

VOTED: That the next meetings of the Authority will be held on Thursday, January 10, 2008 at 2:00 P.M.; Thursday, January 31, 2008 at 2:00 P.M.; TUESDAY, February 26, 2008 at 2:00 P.M.; 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 4:20 p.m.

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Secretary