

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of February 13, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated March 8, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE CONSIDERATION OF THE CARITAS ST. ELIZABETH'S MEDICAL CENTER INSTITUTIONAL MASTER PLAN AND NEW EMERGENCY DEPARTMENT, TWO LEVEL GARAGE ADDITION AND NEW ACCESS DRIVEWAY PROJECT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, March 29, 2007, at 2:00 p.m. to consider the Institutional Master Plan for Caritas St. Elizabeth's Medical Center pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated March 8, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR CONSIDERATION OF A SMART GROWTH OVERLAY DISTRICT AND OLMSTEAD GREEN SMART GROWTH DISTRICT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: The Boston Redevelopment Authority ("Authority") hereby authorizes the Secretary to schedule and advertise a Public Hearing to be held at 2:15 p.m. at the March 29, 2007 meeting of the Authority on the proposed Smart Growth Overlay District Article and the Olmsted Green Smart Growth Overlay District Article and map amendment in the Mattapan Neighborhood District.

Copies of a memorandum dated March 8, 2007 were distributed entitled "BRA ABUTTER PARCEL DISPOSITION PROGRAM IN ROXBURY AND SOUTH END LOWER ROXBURY NEIGHBORHOODS", which included a proposed vote. Attached to said memorandum were an abutter lot list indicating lot size and zoning and a site map of the abutter lot locations in the Roxbury neighborhood.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) amend the September 30, 2004 vote to include parking use and structures associated with open space and parking in connection with a residential use in the BRA Abutter Parcel Disposition Program that declares unbuildable City Wide properties owned by the BRA be made available for disposition to adjacent abutters for reuse as open space suitable for reuse as side, front and rear yards, walkways, gardens and parking in association with residential use. All such dispositions will be submitted to the BRA for its consideration and approval.

Paul Foster recused himself from the following vote.

Copies of a memorandum dated March 8, 2007 were distributed entitled “THE SALVATION ARMY OF MASSACHUSETTS, INCORPORATED KROC CENTER PROJECT, 650 DUDLEY STREET AND 655 DUDLEY STREET”, which included three proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority, by this vote, hereby accepts the assignment or transfer from the City of Boston acting by and through its Public Facilities Commission (“City”) of all of its rights, title and interest in and to an affordability covenant on the property located at 42 Burgess Street, Roxbury (Ward 08, Parcel 00069000); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to terminate or release in all respects the affordability covenant to clear title to 42 Burgess Street; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept, as agent for the City, the payment of \$33,000 from The Salvation Army of Massachusetts and transfer the funds to the City.

Copies of a memorandum dated March 8, 2007 were distributed entitled “WEST END PROJECT AREA: AUTHORIZATION TO ADVERTISE A STREET LIGHTING CONSTRUCTION CONTRACT FOR THOREAU PATH IN THE WEST END PROJECT AREA”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the Thoreau Path lighting project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Street Lighting Construction Contract in Thoreau Path, from Storrow Drive to William Cardinal O'Connell Way in the West End area of the City of Boston.

Copies of a memorandum dated March 8, 2007 were distributed entitled "BEACON STREET, BRIGHTON, FROM THE BROOKLINE LINE TO THE NEWTON LINE, STREET LIGHTING CONSTRUCTION CONTRACT", which included a proposed vote. Attached to said memorandum was a map indicating the location of the Beacon Street Lighting project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise a Street Lighting Construction Contract for Beacon Street in the Brighton neighborhood of Boston, from the Brookline town line to the Newton city line.

Copies of a memorandum dated March 8, 2007 were distributed entitled "CONTRACT AUTHORIZATION FOR CONSTRUCTION SERVICES LONG WHARF NORTH SITE IMPROVEMENTS BRA PROJECT NO. 5014F", which included a proposed vote.

Paul Osborn, Deputy Director for Capital Construction, addressed the Authority and answered the Members' questions. Paul Osborn was asked by a few members to report back to them about the storage facility presently at Columbus Park owned by the City of Boston Parks Department and the possibility of sharing storage space with them.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority to: (1) award the contract for Long Wharf North Site Improvements to RDA Construction Corp. of Quincy, MA for a total amount not to exceed One Million Two Hundred Eighty-nine Thousand, One Hundred Eight Dollars (\$1,289,108.00) and (2) to execute any change orders that may be required to complete the project and deemed necessary and convenient, by the Director, in an aggregate amount not to exceed a ten percent (10%) contingency of One Hundred Twenty-eight Thousand, Nine Hundred Eleven Dollars (\$128,911.00).

Copies of a memorandum dated March 8, 2007 were distributed entitled "LICENSE AGREEMENT FOR A PORTION OF LONG WHARF, DOWNTOWN WATERFRONT FOR COMMERCIAL BOATING PURPOSES, which included two proposed votes. Attached to said memorandum were a map of the area and a Term Sheet for Nolan Associates LLC.

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 License Agreement between the Boston Redevelopment Authority ("BRA") and Harbor Cruises, LLC, dated September 27, 2000 to reflect the change from Harbor Cruises, LLC to Nolan Associates LLC; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a temporary non-exclusive License Agreement with Nolan Associates LLC, permitting the use of a portion of a BRA-owned property located on Long Wharf in the Downtown Waterfront for the operation of boat related activities as well as a food vending kiosk and an outdoor bar commencing on January 1, 2010 and ending December 31, 2019, continuing thereafter on a one-year renewable basis through December 31, 2029. The fee for the use of the property shall be \$368,693.76 for 2010, increasing by 3.5% or the CPI, whichever is greater, such non-exclusive License Agreement substantially consistent with the Term Sheet submitted to the Board at its meeting of March 8, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated March 8, 2007 were distributed entitled "LICENSE AGREEMENT FOR A PORTION OF LONG WHARF, DOWNTOWN WATERFRONT", which included a proposed vote. Attached to said memorandum were a map indicating the Long Wharf location and a Term Sheet for Boston Waterboat Marina.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary non-exclusive License Agreement with Boston Waterboat Marina, Inc., permitting the use of a portion of a BRA-owned property located on Long Wharf in the Downtown Waterfront for the operation of a marina commencing on April 1, 2007 and ending on March 31, 2017, continuing thereafter on a one-year renewable basis through March 31, 2027. The fee for the use of the property shall be \$78,000.00

for 2007, increasing by 3.5% or the CPI, whichever is greater, such non-exclusive License Agreement to be substantially consistent with the Term Sheet submitted to the Board at its meeting of March 8, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated March 8, 2007 were distributed entitled "2007 DOWNTOWN WATERFRONT MAINTENANCE SERVICES PROGRAM, REQUEST FOR PROPOSALS", which included two proposed votes.

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 2007 Maintenance Services Program, substantially in the form as presented at this meeting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to select one provider for the 2007 Maintenance Services Program and to enter into management or other agreements with the selected provider on such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated March 8, 2007 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT", which included a proposed vote. Attached to the memorandum was a resolution entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE GENERAL PARTNERSHIP INTEREST AND RELATED MATTERS".

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE WAIT STREET CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE GENERAL PARTNERSHIP INTEREST, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6815.

Copies of a memorandum dated March 8, 2007 were distributed entitled "CHARLESTOWN NAVY YARD - PIER 4 DREDGING PROJECT", which included one proposed 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 Director be, and hereby is, authorized to: (1) accept and expend grant funds in the amount of \$90,000 awarded by the Seaport Advisory Council and administered through the Department of Conservation and Recreation ("DCR") for the Pier 4 Dredging Project at the Charlestown Navy Yard; (ii) enter into a contract with DCR to memorialize such award; and (iii) enter into a Memorandum of Agreement with Massport and the U.S. Army Corp of Engineers regarding the excavation, removal and disposal of such dredge material.

Copies of a memorandum dated March 8, 2007 were distributed entitled "AMENDMENT OF GROUND LEASE FOR BUILDING 38 IN THE FORMER CHARLESTOWN NAVY YARD", which included a proposed vote. Attached to the memorandum was a First Amendment to Ground Lease document.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute and deliver a First Amendment to Ground Lease with respect to that certain Lease dated June 30, 1988 between the Boston Redevelopment Authority ("Authority"), as Landlord, and Building 38 Ventures Limited Partnership, as Successor Tenant to Navy Yard Plaza Development Associates-38 Limited Partnership and Nantucket Development Corp., and any and all other agreements and documents in connection with the proposed conversion of Building 38 in the former Charlestown Navy Yard to condominium ownership, which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions to be determined to be in the best interests of the Authority.

Copies of a memorandum dated March 8, 2007 were distributed entitled "ROSLINDALE FIELD PROJECT, PARCEL SWC-1, ROWE STREET, ROSLINDALE", which included a proposed 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 BRA extend the tentative designation of Roslindale Field Development Corporation ("Redeveloper") as the redeveloper of Parcel SWC-1, Rowe Street, Roslindale, for 180 days, or until September 15, 2007, 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 September 15, 2007, the tentative designation shall be automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 8, 2007 were distributed entitled "AWARD A GRANT TO ROSLINDALE VILLAGE MAIN STREET, INC. FOR A STRATEGIC ORGANIZATIONAL 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, on behalf of the Boston Redevelopment Authority ("BRA"), to award a grant to the Roslindale Village Main Street, Inc. to engage in a strategic organizational planning process for Fifteen Thousand Dollars (\$15,000.00), funding to be provided by the BRA.

Copies of a memorandum dated March 8, 2007 were distributed entitled "DORCHESTER MASSACHUSETTS: STRAND THEATRE" which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project and a letter dated September 18, 2006 to Julie Burns, Director, Mayor's Office of Arts, Tourism & Special Events from James Kitendaugh, President, The Wayland Group.

On a motion duly made, and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to provide a grant in the amount of Thirty Thousand Dollars (\$30,000) and to execute any and all documents, including but not limited to a grant agreement with the Fund for Boston Neighborhoods, Inc., an entity that has oversight of the Strand Theatre, located at 543 Columbia Road, Upham's Corner neighborhood of Dorchester, Massachusetts, to fund a planning and feasibility study by the Wayland Group in connection with the Strand Theatre renovation.

Copies of a memorandum dated March 8, 2007 were distributed entitled "CONGRESS STREET HOTEL, SOUTH BOSTON", which included proposed vote. Attached to said memorandum were two site maps of the property and color renderings of the proposed project.

Mark McGowan, Senior Project Manager and Robert Kroin, Chief 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 Scoping Determination pursuant to Code Section 80B-5.3(d), which (i) finds that the Project Notification Form, together with additional material, adequately describes the potential impacts arising from the Congress Street Hotel project ("Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing BRA design review, after the public hearing on the Project as a Development Impact Project has been held; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Project upon the successful completion of all applicable 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, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated March 8, 2007 were distributed entitled "MODERN THEATER, DOWNTOWN CROSSING", which included a proposed vote. Attached to said memorandum were a Release Agreement and a map indicating the location of the project.

On a motion duly made, and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute a Release Agreement with Sager Family Traveling Foundation, including the reimbursement of \$1,720,000, and removes any and all conditions of the Boston Redevelopment's ownership of the Modern Theater.

Copies of a memorandum dated March 8, 2007 were distributed entitled "AWARD OF CONTRACT TO AUDISSEY GUIDES TO ASSIST THE BOSTON REDEVELOPMENT AUTHORITY IN THE DEVELOPMENT OF AN AUDIO TOUR OF BOSTON'S HARBORWALK SYSTEM", which included a proposed vote. Attached to said memorandum were a letter dated February 7, 2007 from Vivien Li, Executive Director, The Boston Harbor Association to Mr. Paul McCann, Acting Director, Boston Redevelopment Authority.

Richard McGuinness, Deputy Director for Waterfront Planning, addressed the Authority and answered the Members' questions.

On a motion made and duly seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute a contract with Audissey Guides to assist the Boston Redevelopment Authority in the development of an audio tour of Boston's Fort Point Channel Harborwalk system for an amount not to exceed \$24,950.

Copies of a memorandum dated March 8, 2007 were distributed entitled, "FOREST HILLS PLANNING INITIATIVE - TRANSPORTATION CONSULTANT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a contract with Traffic Solutions, LLC to assist the BRA in the completion of a Transportation Action Plan as part of the Forest Hills Planning Initiative for an amount not to exceed \$60,000.

Copies of a memorandum dated March 8, 2007 were distributed entitled, "ELECTRONIC SIGNAGE ZONING AMENDMENT", which included a proposed vote. Attached to said memorandum were the Text Amendment Application and a map of the Seaport Convention Center District, the Lansdowne Street Entertainment District and the Theater District.

Mr. Kairos Shen, Director of Planning, addressed the Authority and answered the Members' question.

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 11 Signs relative to electronic sign requirements and guidelines and amend Articles 2 and 2A definitions in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on March 8, 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. 6816.

Copies of a memorandum dated March 8, 2007 were distributed entitled, "FUNDING FOR FINAL STAGE OF GREEN BUILDING BUSINESS ROUNDTABLE EFFORT", which included a proposed vote. Attached to said memorandum was a Boston Roundtable Budget.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a planning contract effective March 9, 2007 on behalf of the Boston Redevelopment Authority ("Authority") with Sustainable Step New England for \$16,272.00.

Copies of a memorandum dated March 8, 2007 were distributed entitled, "GROUNDWATER CONSERVATION OVERLAY DISTRICT (GCOD) EXPANSION", which included a proposed vote. Attached to said memorandum were the Text Amendment Application and two maps showing the proposed groundwater overlay district expansion.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (the "Authority")
authorizes the Director to petition the Boston Zoning Commission to
adopt map and text amendments to expand the Groundwater
Conservation Overlay District to the North End, Bulfinch Triangle,
and Fort Point Channel, in substantial accord with the amendments
presented to the BRA at its meeting on March 8, 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.
6817.

Copies of a memorandum dated March 8, 2007 were distributed entitled
"BOARD OF APPEAL REFERRALS", attached to which were 64 zoning petitions
prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Rick Shaklik, Deputy Director of Zoning, addressed the Authority and
answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: BZC-27901 & 27932, BZC-27916, BZC-27917, BZC-27919, BZC-
27920, BZC-27922, BZC-27923, BZC-27924, BZC-27925, BZC-27926, BZC-
27927, BZC-27928, BZC-27929, BZC-27930, BZC-27931, BZC-27933, BZC-
27934, BZC-27935, BZC-27949, BZC-27950, BZC-27951, BZC-27952, BZC-
27953, BZC-27954 -27957, BZC-27958, BZC-27959-27960, BZC-27961, BZC-
27962, BZC-27964, BZC-27965, BZC-27966, BZC-27970, BZC-27971, BZC-
27972, BZC-27973, BZC-27974, BZC-27975, BZC-27976, BZC-27977, BZC-
27979, BZC-27981, BZC-27982, BZC-27983, BZC-27984, BZC-27985, BZC-
27986, BZC-27987, BZC-27988, BZC-27989, BZC-27990, BZC-27991, BZC-
27992, BZC-27993, BZC-27994, BZC-27995, BZC-27996-28001, BZC-28002,
BZC-28007, BZC-28021, BZC-28033, BZC-28039, BZC-28060, BZC-28079,
BZC-28080.

Copies of a memorandum dated March 8, 2007 were distributed entitled
"AUTHORIZATION FOR BRA LOAN OF \$500,000 TO INITIATE AN I-CUBED
MARKETING STRATEGY THROUGH THE NEWLY FORMED BOSTON WORLD
PARTNERSHIPS, INC.", which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment
Authority ("BRA") to execute a Loan Agreement, Promissory Note and related documents
with Boston World Partnerships, Inc. ("BWP") in connection with a loan of \$500,000 to
provide BWP with the capital necessary to initiate its marketing strategy. The terms and
conditions of all loan documents shall be determined by the Director in his sole discretion.

Copies of a memorandum dated March 8, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Bourne Consulting Eng.	\$ 2,270.00
RDA Construction (Sargents)	\$ 86,092.80
Louis Berger Group, Inc.	\$ 75,650.49
Source One, Inc.	\$ 4,083.00
REMI, Inc.	\$ 4,550.00
Byrne McKinney & Assoc.	\$ 6,250.00
Rosenberg & Schapiro	\$ 33,541.14
RDA Construction Corp. (LongWharf)	\$ 28,006.26
Shaw Environmental, Inc.	\$ 3,634.94
Bowditch & Dewey LLP	\$ 13,779.50
Crosby Schlessinger LLC	\$ 37,465.20

Copies of a memorandum dated March 8, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Kathleen Rowan Pedersen as a Temporary Development Program Employee in the position of Senior Project Manager, Environmental Review, Development Review Department, Economic Development Division; Grade 22, \$61,686 annually effective upon your approval.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Muhammad Ali-Salaam, Deputy Director, Special Projects for travel to Falls Church, Virginia, March 16-17, 2007 to attend the Dewberry Awards Dinner & Program at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Beth Leonard, Chief of Staff, Grade 26,
effective March 15, 2007.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Laurie Pessah, Urban Designer/Planner,
Grade 20, effective March 9, 2007.

VOTED: That the next meetings of the Authority will be held on Thursday,
March 29, 2007 and **Tuesday**, April 24, 2007.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:30 p.m.

Secretary