

Mr. Palmieri attended the meeting.
The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 18, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated January 13, 2009 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE ONE FRANKLIN STREET "FILENE'S REDEVELOPMENT" TO CONSIDER A SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 72, AND TO CONSIDER THE ONE FRANKLIN STREET PROEJCT, LOCATED IN THE MIDTOWN CULTURAL DISTRICT, AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to the memorandum were seven renderings, a letter dated December 12, 2008 from Melvin R. Shuman, Wilmer Hale and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously
VOTED: That the Assistant Secretary be, and hereby is, authorized to advertise, pursuant to Sections 80B-7 and 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on January 29, 2009 at 2:00 p.m., or at a date and time deemed appropriate by the Director, to consider the Second Amended and Restated Development Plan for the One Franklin/Filene's Redevelopment, Planned Development Area No. 72, and to consider the One Franklin/Filene's Redevelopment as a Development Impact Project.

Copies of a memorandum dated January 13, 2009 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER SUFFOLK UNIVERSITY'S 20 SOMERSET STREET ACADEMIC BUILDING PROJECT AS A DEVELOPMENT IMPACT PROJECT WITHIN THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN", which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Assistant 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 29, 2009, at 2:15 p.m. or at a time and date to be determined by the Director, to consider Suffolk University's 20 Somerset Street Academic Building Project as a Development Impact Project ("DIP").

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Articles 80C-5 and 80C-7 of the Boston Zoning Code, to consider the First Amendment to the Development Plan for Planned Development Area No. 66-the Russia Wharf Redevelopment Project, located at 270-286 Congress Street in the Downtown Boston. The First Amendment allows a change of use from 135 residential units into approximately 190,000 square feet of office space, 5,000 square feet of artist workspace, and 11,500 square feet of office, retail, or restaurant space, along with reconfiguration of interior elements on the ground floor. The building area will total approximately 854,000 square feet (the "Proposed Project"). The PDA Amendment does not provide for any additional square footage within Planned Development Area Number 66, Russia Wharf Redevelopment Project.

This hearing was duly advertised in the Boston Herald on January 2, 2009.

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.

Mr. Lewis will now begin the presentation.

Copies of a memorandum dated January 13, 2009 were distributed entitled "PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO PLANNED DEVELOPMENT AREA NO. 66 FOR THE RUSSIA WHARF REDEVELOPMENT PROJECT, 270-286 CONGRESS STREET AND 530 ATLANTIC AVENUE IN DOWNTOWN BOSTON/FORT POINT CHANNEL", which included five proposed votes. Attached to the memorandum were a document entitled "FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 66, RUSSIA WHARF REDEVELOPMENT PROJECT", five renderings, a letter December 11, 2008 from Michael A. Cantalupa, Boston Properties and a map indicating the location of the proposed revised project.

Mr. Geoffrey Lewis, Senior Project Manager, Mr. Michael Cantalupa Boston Properties, Ms. Marilyn Stickler, attorney and Mr. Robert Brown, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project amendment:

Ms. Nikko Mendoza, Mayor's Office of Neighborhood Services

Mr. Gary Walker, IBEW

Mr. Al Peciario, Carpenters Union

Ms. Karen Pritchard, Real Estate for Wellington Management

Mr. Tim Corwin, Intercontinental Hotel

Mr. Peter Farnham, Intercontinental resident

Mr. Leo Caracus, Intercontinental resident

Mr. Paul Tucker, Intercontinental resident spoke in opposition to the proposed amendment.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80C-5.4 and Article 3-1(A)(a) of the Boston Zoning Code ("Code"), in connection with First Amendment to the Planned Development Area No. 66, Russia Wharf Redevelopment Project, presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("BRA") on January 13, 2009 ("PDA Amendment"), and after careful consideration of evidence presented at, and in connection with the hearing and the Russia Wharf Redevelopment Project (the "Project") described in the PDA Development Plan, as amended by the PDA Amendment, the BRA finds with respect to the PDA Development Plan, as amended by the PDA Amendment, that (a) the PDA Development Plan, as amended by the PDA Amendment, will not be in a location for which Planned Development Areas are forbidden by the underlying zoning; (b) the Project in the PDA Development Plan, as amended by the PDA Amendment, complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the PDA Development Plan, as amended by the PDA Amendment, complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Development Plan, as amended by the PDA Amendment, conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the PDA Development Plan, as

amended by the PDA Amendment, will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the PDA Development Plan, as amended by the PDA Amendment, adequately and sufficiently complies with the Code Section 80C-4, Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That pursuant to Article 80, Section 80C-5.4 and Article 3-1A.a of the Code, the BRA hereby approves the PDA Amendment and authorizes the Director to petition the Boston Zoning Commission ("Zoning Commission") to approve the PDA Amendment, in substantial accord with such PDA Amendment presented to the BRA at its hearing on January 13, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6.2 of the Code, which (i) finds that the Second Notice of Project Change filed with the Authority on December 17, 2008 (the "NPC") in connection with the revised Project adequately describes the potential impacts arising from the Project and does not result in any increased impacts and provides sufficient mitigation measures to minimize the impacts, and (ii) waives further review of the Project, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute amendments to the Cooperation Agreement, Amended and Restated Development Impact Project Agreement, Boston Residents Construction Employment Agreement, an Affordable Housing Agreement and any and all other documents deemed appropriate and necessary by the Director in connection with the NPC and PDA Amendment; and that the Director be, and hereby is, authorized to issue a Certification of Consistency for the Project under Section 3-1A.a and Article 80C-8 of the Code when the Director finds that: (a) the Project is described accurately in the Planned Development Area No. 66 Russia Wharf Redevelopment Project, as amended by the First Amendment to the Planned Development Area No. 66, Russia Wharf Redevelopment Project; (b) the Project is consistent with the Planned Development Area No. 66 Russia Wharf Redevelopment Project, as amended by the First Amendment to the Planned Development Area No. 66, Russia Wharf Redevelopment Project; and (c) the Planned Development Area No. 66 Russia Wharf Redevelopment Project, as amended by the First Amendment to the Planned Development Area No. 66, Russia Wharf Redevelopment Project have been approved by the Authority and the Zoning Commission; and

FURTHER

VOTED: That the Director be and hereby is, authorized to pursuant to Section 80B-6 of the Code issue when appropriate, a Certification of Compliance for the Project, subject to continuing design review by the BRA

The aforementioned PDA #66 AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6948.

Copies of a memorandum dated January 13, 2009 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR SIMMONS COLLEGE", which included three proposed votes. Attached to said memorandum were a letter dated December 5, 2008 and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority ("BRA") hereby determines that the Institutional Master Plan renewal request received by the BRA on December 5, 2008 ("Renewal Request") in connection with the Simmons College Institutional Master Plan ("IMP") approved by the BRA on September 21, 2000, as amended by a First Amendment to IMP approved by the BRA on April 1, 2004, as amended by a Second Amendment to IMP approved by the BRA on January 26, 2006 and a Third Amendment to the IMP approved by the BRA on June 24, 2008 ("Amended IMP") proposes: (i) no new institutional projects; (ii) no changes that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts from continued implementation of the IMP than were originally projected; and

FURTHER
VOTED: That the BRA waives further review of the Renewal Request and approves the Amended IMP as the renewed Institutional Master Plan until December 8, 2010; and

FURTHER
VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA in connection with the renewal of the Amended IMP.

Copies of a memorandum dated January 13, 2009 were distributed entitled "LICENSE, MAINTENANCE AND INDEMNIFICATION AGREEMENT WITH TAVERN ON THE WATER CHARLESTOWN, INC.", which included a proposed vote. 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 Director be, and hereby is, authorized to enter into a License, Maintenance and Indemnification Agreement with Tavern on the Water Charlestown, Inc. for the use of a portion of Parcel 2A2 adjacent to the entrance to Pier 6 in the Charlestown Navy Yard for the installation of a portion of a fire protection system, including a permanent heated enclosure known as a "hot box" and subsurface pipe and conduit at the Tavern on the Water.

Copies of a memorandum dated January 13, 2009 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, R-55, TEMPORARY LICENSE AGREEMENT WITH BOSTON AUTOPORT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Richard Mulligan, Senior Project Manager, 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 enter into a temporary License Agreement with Boston Autoport, LLC for the use of a 3 acre portion of Yard's End (Parcel # 5) in the Charlestown

Urban Renewal Area R-55 for the use of lay down space associated with new vehicles for the fee of \$21,780.00 per month from December 15, 2008 to April 15, 2009.

Copies of a memorandum dated January 13, 2009 were distributed entitled "179 LINCOLN STREET, LEATHER DISTRICT", which included a proposed vote. Attached to said memorandum were a memorandum dated January 10, 2009 from Certificate of Completion of 179 Lincoln Street, four photos and map indicating the location of the proposed project.

Mr. Rodney Sinclair, Senior Project Manager and Ms. Kathryn McNeil, Millenium Partners, 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 Certificate of Completion for the 179 Lincoln Street Project, located in the Leather District, in accordance with Section C.4. of the Cooperation Agreement for 179 Lincoln Street Renovation Project by and between the Boston Redevelopment Authority and DEVCO IV 179 Lincoln Holding Co LLC, dated as of September 4, 2007.

Copies of a memorandum dated January 13, 2009 were distributed entitled "BOWDOIN GENEVA III HOUSING INITIATIVE PROJECT, A SCATTERED SITE DEVELOPMENT, DORCHESTER, MASSACHUSETTS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and is hereby, authorized on behalf of the Authority to execute (i) an amendment to the Master Covenant for Affordable Housing, dated February 28, 2007 and recorded with the Suffolk Registry of Deeds in Book 41374, Page 143, to change three (3) of the unsold duplexes from duplexes to be sold to households with incomes less than or equal to one hundred ten percent (110%) of area median income to duplexes to be sold to households with incomes less than or equal to eighty percent (80%) of area median income; and one (1) of the unsold duplexes from a duplex to be sold to a household with an income less than or equal to eighty percent (80%) of area median income duplex to a duplex to be sold to a household with an income less than or equal to one hundred ten percent (110%) of area median in connection with the Bowdoin Geneva III project in Dorchester, Massachusetts; and (ii) any and all other documents that the Director deems appropriate and necessary in connection with the foregoing unit changes.

Copies of a memorandum dated January 13, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 22 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-2959-29560 & 29561; BZC-29562; BZC-29564-29565; BZC-29566; BZC-29567; BZC-29572; BZC-29573; BZC-29574; BZC-29578; BZC-29579; BZC-29580; BZC-29585; BZC-29590; BZC-29591; BZC-29592; BZC-29593; BZC-29594; BZC-29596; BZC-29597; BZC-29605-29606 and BZC-29583-29584.

The Director's Update: Reminder of State of the City tonight and DND is applying for Section 40 million dollars of gap financing to help get the construction resumed.

Copies of a memorandum dated January 13, 2009 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Testa Corporation	\$ 111,591.59
Urban Marketing Collaborative	\$ 20,186.46
Vanasse Hangen Brustlin	\$ 15,140.32
GIS Planning	\$ 37,100.00
Weston & Sampson	\$ 21,766.67
Consulecon, Inc.	\$ 4,165.00
Traffic Solutions, LLC	\$ 14,863.49
Bingham McCutcheon	\$ 907.96

Copies of a memorandum dated January 13, 2009 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Jeremy Thompson, Research Associate, Grade 17, effective January 23, 2009

VOTED: That the next meetings of the Authority will be held on Thursday, January 29, 2009 2008 at 2:00 p.m.; Thursday, February 19, 2009 2008 at 2:00 p.m.; Thursday, March 12, 2009 2008 at 2:00 p.m.; Thursday, April 2, 2009 2008 at 2:00 p.m.; TUESDAY, April 28, 2009 2008 at 2:00 p.m.; Thursday, May 14, 2009 2008 at 2:00 p.m.; Thursday, June 4, 2009 2008 at 2:00 p.m. and Thursday, June 25, 2009 2008 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:12 p.m.

Assistant Secretary