

Messrs. Palmieri and Golden attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 17, 2009, which were previously distributed, were submitted.

Copies of a memorandum dated January 12, 2010 were distributed entitled "REQUEST FOR A PUBLIC HEARING: CHILDREN'S HOSPITAL BOSTON INSTITUTIONAL MASTER PLAN AMENDMENT ("CHB IMPA") FOR THE MAIN BUILDING EXPANSION PROJECT", which included a proposed vote. Attached to the memorandum was a map indicating the location of the property.

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 February 16, 2010 at 5:30 p.m. or at a time and date to be determined by the Director, to consider the Children's Hospital Boston's Institutional Master Plan Amendment ("CHB IMPA") for the inclusion of the Main Building Expansion Project to be held on February 16, 2010 at 5:30 p.m. or at a time and date to be determined by the Director.

Copies of a memorandum dated January 12, 2010 were distributed entitled "REQUEST FOR A PUBLIC HEARING TO CONSIDER: (1) BRIGHAM AND WOMEN'S HOSPITAL INC. INSTITUTIONAL MASTER PLAN ('BWH 2010 IMP'); (2) THE DEVELOPMENT PLAN FOR THE PROPOSED PLANNED DEVELOPMENT AREA ('PDA') FOR THE MASSACHUSETTS MENTAL HEALTH CENTER REDEVELOPMENT PROJECT ('MMHC PROJECT'); AND (3) TO CONSIDER THE APPLICABLE PORTIONS OF THE MMHC PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the property.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to reschedule and advertise a Public Hearing before the Boston Redevelopment Authority on February 16, 2010 at 5:45 p.m. or at a time and date to be determined by the Director, to consider: (1) the Brigham and Women's Hospital Institutional Master Plan ("BWH 2010 IMP"); (2) the Development Plan for the proposed Planned Development Area ("PDA") for the Massachusetts Mental Health Center ("MMHC") Redevelopment Project and (3) to consider the applicable portions of the MMHC Project as a Development Impact Project.

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 Boston Medical Center Institutional Master Plan Amendment for the Albany Fellows Graduate Student Housing project.

This hearing was duly advertised on December 30, 2009 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 the 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 brief period for rebuttal if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated January 12, 2010 were distributed entitled "PUBLIC HEARING: BOSTON MEDICAL CENTER INSTITUTIONAL MASTER PLAN AMENDMENT FOR THE ALBANY FELLOWS GRADUATE STUDENT HOUSING PROJECT", which included seven proposed votes. Attached to the memorandum were a document entitled "Map Amendment Application No. 576, Boston Redevelopment Authority, Boston University Medical Center institutional Master Plan Amendment Area Map6A/6B/6C, Roxbury Neighborhood District", a letter dated January 8, 2010 from Marvin E. Gilmore, Jr., Community Development Corporation of Boston, Inc. and two maps indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager, Attorney James Greene, Rubin & Rudman, Mr. Richard Towle, Boston University and Mr. Gary Nicksa, Boston University, addressed the Authority and answered the Members' questions.

The following people in favor of the proposed project:

Ms. Tabatha , Mayor's Office of Neighborhood Services

Ms. Katherine Hunt, Worcester Square Neighborhood Association

Mr. Marvin Gilmore, Community Development Corporation of Boston, Inc. had a letter read and submitted to the Board

Mr. Mark Fortune, Sprinklerfitters Union

Mr. Tom Flynn, Carpenters Union

Mr. Neil Connolly, Ironworkers Union

Mr. Gary Walker, IBEW

Mr. Bill Doherty, Painters Union

Mr. Kevin Bennett, Operating Engineers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Boston Medical Center Institutional Master Plan Amendment ("IMP Amendment"), dated October 30, 2009, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on January 12, 2010 and after consideration of evidence presented at, and in connection with, the IMP Amendment, the BRA hereby finds that (i) the IMP Amendment conforms to the provisions of Article 80 of the Code; (ii) the IMP Amendment conforms to the general plan for the City as a whole; and (iii) on balance, nothing in the IMP Amendment will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is authorized, to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the IMP Amendment; and

FURTHER

VOTED: That the BRA hereby finds and determines that the proposed Albany Fellows Graduate Student Housing Project, as described in the Notice of Project Change ("NPC"), conforms to the general plan for the City as a whole, and that nothing in Albany Fellows Graduate Student Housing Project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6 of the Code, determining that no further review of the Albany Fellows Graduate Student

Housing Project is required, subject to BRA design review; and  
FURTHER  
VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the IMP Amendment and to amend "Maps 6A/6B/6C, Roxbury Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962; and

FURTHER  
VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Boston University Medical Center Institutional Master Plan, as amended; and

FURTHER  
VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned BUMC INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 6988.

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 Institutional Master Plan Amendment for the Harvard University Longwood Campus Master Plan regarding the 90 Smith Street project in the Boston neighborhood of Mission Hill.

This hearing was duly advertised on December 30, 2009 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 the 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 brief period for rebuttal if they so desire.

Mr. Lopez will now begin the presentation.

Copies of a memorandum dated January 12, 2010 were distributed entitled "PUBLIC HEARING: INSTITUTIONAL MASTER PLAN AMENDMENT FOR THE HARVARD UNIVERSITY LONGWOOD CAMPUS MASTER PLAN REGARDING 90 SMITH STREET IN MISSION HILL", included five proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant, Attorney Louis Miller, Rackemann, Sawyer & Brewster, Ms. Cheryl Tougias, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Council President Michael Ross

Mr. William Onuoha, Mayor's Office of Neighborhood Services

Ms. Maryanne O'Keefe, resident

Mr. Tom Flynn, Carpenters Union

Mr. Gary Walker, IBEW

Mr. Mark Fortune, Sprinklefitters Union

Mr. Neil Connolly, Ironworkers Union

Mr. Kevin Bennett, Operating Engineering

Mr. Bill Doherty, Paints Union

Ms. Sonia Toledo, resident

Mr. Kevin McClusky, Harvard University

The following people spoke in opposition to the proposed project:

Mr. Bob Francey, resident

Mr. Joe Sullivan, 41 year resident and CAC member

Ms. Lynn Beniot, resident and CAAC member

Ms. Maryann Nelson, resident

Ms. Alison Paultinas, resident and CAC member

Ms. Young girl, 37 year resident and issue with Dell Avenue

Ms. Elizabeth Cummerford, Dell Avenue resident

Mr. Larry Runko, resident since 1984

Mr. Christopher J. Supple voted in opposition.

On a motion duly made and seconded, it was, by a 4-1 majority

VOTED: That the Boston Redevelopment Authority ("BRA") approve the Institutional Master Plan Notification for the Second Amendment to the Harvard University Longwood Campus ("HULC") Institutional Master Plan ("IMPNF Amendment") to lease and use, for office purposes, the approximately 38,852 square foot former Mission School building, along with 40 parking spaces in the adjacent surface parking lot at 90 Smith Street in the Mission Hill neighborhood of Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination regarding the Notice of Project Change dated August 20, 2009 for the Basilica Court Project pursuant to Section 80A-6 of the Boston Zoning Code ("Code"), determining that no further review is required, subject to BRA design review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the IMPNF Amendment; and

FURTHER

VOTED: That the Director be, and hereby is authorized, to issue an Adequacy Determination pursuant to Sections 80D-5.4 and 80D-9 of the Code approving the IMPNF Amendment; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and an Amendment to the existing Harvard Cooperation Agreement.

The aforementioned HARVARD INSTITUTIONAL MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 6989.

The Chairman called for a recess at 7:15 p.m.

The Chairman reconvened the meeting at 7:23 p.m.

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 Development Impact Project regarding the 1000 Washington Street project in the South End neighborhood of Boston.

This hearing was duly advertised on December 30, 2009 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 the 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 brief period for rebuttal is they so desire.

Mr. Fitzgerald will now begin the presentation.

Copies of a memorandum dated January 12, 2010 were distributed entitled "1000 WASHINGTON STREET - PUBLIC HEARING FOR A DEVELOPMENT IMPACT PROJECT AND ARTICLE 80B REVIEW REGARDING THE 1000 WASHINGTON STREET PROJECT LOCATED IN THE SOUTH END", which included five proposed votes. Attached to said memorandum was a map indicting the location of the proposed project.

Mr. John Fitzgerald, Project Manager, Attorney Paula Devereaux, Rubin & Rudman, Mr. Ogden Hunnewell and Mr, Steve Logan, Nordic Properties, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, IBEW

Mr. Tom Flynn, Carpenters Union

Mr. Kevin Bennett, Operating Engineers Union

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") finds that the redevelopment of the 1000 Washington Street building ("Proposed Project") conforms to the City as a whole and that nothing in the Proposed 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 issue a Scoping Determination waiving further review indicating that the Project Notification Form submitted on November 16, 2009 in connection with the Proposed Project adequately describes the impacts of the Proposed Project and waives the requirements of both subsection 4 and subsection 5 of Section 80B-5 for the filing of a Draft Project Impact Report and Final Project Impact Report, subject to continuing design review by the 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 Development Impact Project Agreement, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents or agreements deemed appropriate and necessary by the Director in connection with Article 80 review for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to recommend approval to the City of Boston Zoning Board of Appeal of Petition BZC-30217 for a conditional use permit in connection with Article 32 entitled Groundwater Conservation Overlay District.

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 6990.

Copies of a memorandum dated January 12, 2010 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. 4-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included two proposed votes. Attached to the memorandum were a letter dated December 15, 2009 from James McAuliffe, Tremont Stuart Development LLC and a map indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, addressed the Authority and answered the Members' questions.

VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of the joint venture between Amherst Media Investors Boston, LLC and Tremont-Stuart Development LLC ("Redeveloper") as the redevelopers of Parcel P-7A for an additional twelve (12) months or until February 4, 2011, to allow the Redeveloper time to meet all the necessary requirements. The Tentative Designation Extension shall not be effective unless or until all agreements or amendments authorized on this date are fully executed by all parties. Once such agreements or amendments are fully executed, the effective date of the Tentative Designation Extension shall be February 4, 2010. If the terms and conditions of the Tentative Designation have not been met to the satisfaction of the Director and the final designation has not been granted by February 4, 2011, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to amend the License Agreement between the BRA and Amherst Media Investors LLC dated July 26, 2006 and any and all other agreements that the Director deems necessary and appropriate in his sole discretion.

Copies of a memorandum dated January 12, 2010 were distributed entitled "THE LOFTS AT WESTINGHOUSE, 26 DAMON STREET/ONE WESTINGHOUSE PLAZA, HYDE PARK", which included one proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Attorney Bernard Shadrawy, 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 Second Amendment to the Artist Housing Agreement and a Second Amendment to the Cooperation Agreement for the Lofts at Westinghouse project, both upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated January 12, 2010 were distributed entitled "BROOKVIEW HOUSE III PROJECT, DORCHESTER", which included two proposed votes. Attached to the memorandum were a letter dated November 17, 2009 from Luis Santana, Inspectional Service Department and two maps indicating the location of the proposed project.

Ms Heather Campisano, Deputy Director for Development Review, Mr. Lance Campbell, Senior Project Manager, Ms. Ann Maxwell, Brookview House, Ms. Mercedes Tompkins, Brookview House and Mr. Michael Washington, 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 new residential project at 1051

Blue Hill Avenue in Dorchester, proposed by Brookview House, Inc. ("Developer"), for sixteen (16) permanent affordable rental housing units for homeless families with supportive services and three off-street parking space for staff, and related site improvements ("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-30313, the Brookview House III project in Mattapan, for zoning relief necessary in a Residential Subdistrict ("3F-5000"), the BRA recommends APPROVAL WITH PROVISIO: Submit project plans to the BRA for design review approval.

Copies of a memorandum dated January 12, 2010 were distributed entitled "NOTICE OF EVENT OF DEFAULT AND NOTICE OF INTENT TO TERMINATE LAND DISPOSITION AGREEMENT FOR THE RESIDENCES AT PIER 5 PROJECT IN THE CHARLESTOWN NAVY YARD", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, 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 terminate the Land Disposition Agreement by and between LDA Pier 5, LLC dated December 22, 2004, as amended by letter agreements dated December 19, 2005, and October 20, 2006 (the "LDA") pursuant to Section 801 of the LDA. The Director is hereby authorized to enter into any and all documents being necessary to effectuate this termination subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated January 12, 2010 were distributed entitled "CERTIFICATE OF COMPLETION; RESIDENCES AT FIFTY WEST BROADWAY PROJECT LOCATED AT 50-78 WEST BROADWAY IN SOUTH BOSTON", which included a proposed vote. Attached to the memorandum were a memorandum dated December 29, 2009 from David Carlson and a map indicating the location of the proposed project.

Mr. Geoffrey Lewis, 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 issue a Certificate of Completion for the Residences at Fifty West Broadway Project located at 50-78 West Broadway in South Boston, in accordance with Sections D.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Fifty West Broadway, LLC dated as of June 9, 2006, as amended by First Amendment to Cooperation Agreement dated November 29, 2007, and as amended by Second Amendment to Cooperation Agreement dated July 31, 2009 (the "Cooperation Agreement") evidencing the successful completion of the Project and all obligations contained in the Cooperation Agreement.

Copies of a memorandum dated January 12, 2010 were distributed entitled "PROGRESS REPORT ON PARCELS P-3 and P3-H."

Mr. Armindo Goncalves, Deputy Director for Housing Development Planning, Mr. Barry Gaither, Elma Lewis Partners and Ms. Fredrica Williams,

Whittier Street Health Center, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously ACCEPTED: The Progress Report.

Copies of a memorandum dated January 12, 2010 were distributed entitled "ACQUISITION OF SEVEN (7) FORECLOSED PROPERTIES FROM CHASE, AIG, PREMIERE; AMENDMENT TO A DEMONSTRATION PROJECT", which included three proposed votes. Attached to said memorandum were fourteen maps indicating the location of the properties.

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

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") hereby adopts an amendment to the "Demonstration Project" established on January 29, 2009 allowing the acquisition and disposition of seven (7) foreclosed properties; and

FURTHER

VOTED: That the Authority hereby adopts the following "Amendment to the Demonstration Project Plan" established on January 29, 2009: the Authority shall, on behalf of the City of Boston, acquire title to seven (7) foreclosed properties located in Boston with funding received from the City of Boston Department of Neighborhood Development ("DND") in advance and at a purchase price determined by DND and set forth below and not to exceed:

Address	Neighborhood	Housing Type	Servicer/Owner	Price
81 Wheatland Street	Dorchester	2-family	One West Bank	\$190,000
59 Spencer St	Dorchester	3-family	Bank of America	\$217,800
116 Ruskindale Rd	Mattapan	1-family	Bank of America	\$163,000
6 Lorne St	Mattapan	3-family	Saxon	\$150,000
990 River St	Hyde Park	3-family	Premiere	\$247,500
257 Humboldt Ave	Dorchester	3-family	Premiere	\$156,000
37 Cedar St	Mattapan	1-family	Bank of America	\$113,850

and shall either (i) convey such property to the DND, or (ii) dispose of the property in accordance with applicable disposition procedures; and

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the Authority to convey such property and to execute such documents and agreements with the City of Boston and other entities or individuals as may be necessary to effectuate the foregoing Amendment to Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, Section 46 (f), as amended. The terms and conditions of all documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated January 12, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 63 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-30179; BZC-30181; BZC-30183; BZC-30184; BZC-30187; BZC-30190; BZC-30193; BZC-30195; BZC-30196; BZC-30197; BZC-30198; BZC-30199; BZC-30200; BZC-30201; BZC-30204; BZC-30205; BZC-30206; BZC-30207; BZC-30208; BZC-30210; BZC-30212; BZC-30213; BZC-30215; BZC-30216; BZC-30218; BZC-30219; BZC-30220; BZC-30222; BZC-30223; BZC-30224; BZC-30225; BZC-30226; BZC-30227; BZC-30228; BZC-3022; BZC-30230-30231; BZC-30234; BZC-30235; BZC-30236; BZC-30237; BZC-30238; BZC-30239; BZC-30240; BZC-30241; BZC-30242; BZC-30243; BZC-30244; BZC-30245; BZC-30246; BZC-30247; BZC-30248; BZC-30249; BZC-30250; BZC-30251; BZC-30252; BZC-30253; BZC-30254-30255; BZC-30256; BZC-30257; BZC-30258; BZC-30259; BZC-30279; BZC-30326

Copies of a memorandum dated January 12, 2010 were distributed entitled "GREEN TRIPLE DECKER ENERGY EFFICIENCY RETROFIT EVALUATION PROGRAM", which included two proposed votes.

Mr. Galen Nelson, Greentech Business Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approves a grant of up to \$45,000 of housing funds not related to the Inclusionary Development Program to two (2) qualified households for a green triple-decker energy efficiency retrofit evaluation project in partnership with the Environmental Protection Agency's Massachusetts New Homes with Energy Star Program; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including Grant Agreements, necessary regarding such disbursements with any and all entities, parties, or households that will be receiving the funds, containing such terms and conditions as the Director deems appropriate in his sole discretion.

The Director gave an update regarding the Mayor's announcement of the economic development initiatives, Bob Luisi will present a budget update and there will be an update regarding the South Station project.

Copies of a memorandum dated January 12, 2010 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Weston & Sampson	\$ 8,168.59
Urban Marketing Collaborative	\$ 7,401.75
Crosby, Schlessinger, Smallridge	\$ 815.00
STOSS Inc.	\$ 13,450.00
NASDI, LLC	\$ 316,506.78

Copies of a memorandum dated January 12, 2010 were distributed entitled "APPOINTING AN ACTING DIRECTOR FOR SIGNATURE AUTHORITY", which included a proposed vote.

Mr. James Tierney, Chief of Staff and Special Counsel to the Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That Brian P. Golden, Executive Director/Secretary, be authorized, in the absence of the Director of the Boston Redevelopment Authority, to sign as the Acting Director all documents requiring immediate execution.

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Tuesday, February 16, 2010 at 5:30 pm., Tuesday, March 16, 2010 at 5:30 p.m. and Tuesday, April 13, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:38 p.m.

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Secretary