

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 18, 2003, which were previously distributed, were submitted.

Copies of a memorandum dated January 8, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-98B LOCATED AT 137-143 BERKELEY STREET AND AT 34 FAY STREET, AND THE ABUTTING PARCEL LOCATED AT 133-135 EAST BERKELEY STREET", 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 Director be, and hereby is, authorized to issue a Partial Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed between the Boston Redevelopment Authority and Dover Lofts LLC, dated September 30, 2002, for the successful completion of one (1) residential unit – unit no. 602 – located on floor six of the Dover Lofts Project, located at Parcel SE-98B and the abutting parcel located at 133-135 East Berkeley Street and 34 Fay Street in the South End Urban Renewal Area, Project No. Mass. R-56 ("Dover Lofts Project"), upon a determination that the completion of such improvements has been accomplished in accordance with the terms of said Land Disposition Agreement, the Deed, and Improvements Plan and upon the receipt of a Certificate of Occupancy for said improvements issued by the City of Boston Inspectional Services

Department, and subject to such terms as the Director deems to be necessary and appropriate; provided that the issuance of a final Certificate of Completion for the Dover Lofts Project shall require further Board approval.

Mr. Mark Maloney entered at this time.

Copies of a memorandum dated January 8, 2004 were distributed entitled, "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: A PORTION OF PARCEL PB-12A LOCATED AT 47 WALTHAM STREET", which included a proposed vote. Attached to said memorandum were a Certificate of Use and Occupancy dated November 11, 2003 and two maps 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 issue a Partial Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement ("LDA") between the Boston Redevelopment Authority ("BRA") and dated January 24, 2003 for the successful completion of the improvements converting the three-story brick residential building into a single-family home located at 47 Waltham Street on a portion of Parcel PB-12A in the South End Urban Renewal Area, Project No. Mass. R-56, and subject to such terms as the Director deems to be necessary and appropriate; provided that the issuance of a final Certificate of Completion for the improvements of the open space area required by the LDA shall require further Board approval.

Copies of a memorandum dated January 8, 2004 were distributed entitled "THIRD AMENDMENT TO THE CONTRACT WITH GOODY, CLANCY &

ASSOCIATES TO ASSIST IN THE DEVELOPMENT REVIEW OF COLUMBUS CENTER, AIR RIGHTS PARCELS 16, 17, 18 & 19 ABOVE THE MASSACHUSETTS TURNPIKE", which included two proposed votes. Attached to said memorandum were a letter dated December 8, 2003 from David Dixon, FAIA and Christine Scott to Randi Lathrop, Project Director; a letter dated December 17, 2003 from Roger M. Cassin to Ms. Randi Lathrop, Boston Redevelopment Authority and 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, on behalf of the Boston Redevelopment Authority, to execute a Third Amendment to the original Contract with Goody, Clancy & Associates for the provision of additional services in conjunction with the development review of Columbus Center, Air Rights Parcels 16, 17, 18 and 19 above the Boston Extension portion of the Massachusetts Turnpike, and to increase the total Contract amount from \$300,000 to a total Contract amount not-to-exceed of \$311,400 contingent upon receipt of funds provided by the Cassin/Winn Development Company to be held in escrow by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept and expend such funds received from the Cassin/Winn Development Company for the payment of the Contract services.

Copies of a memorandum dated January 8, 2004 were distributed entitled, "GARRISON TROTTER PHASE II: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", which included two proposed votes.

Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director, on behalf of the Boston Redevelopment Authority, be, and hereby is authorized to extend the tentative designation of Windale Developers, Inc. as the Redeveloper of 89-89A, 94-98, 100-106, and 109-111 Waumbeck Street, 135-137 Crawford Street and 178 Harold Street in Washington Park Urban Renewal Area, Project No. Mass. R-24 for a period of 180 days, to July 10, 2004; and

FURTHER
VOTED: That the Tentative Designation of Windale Developers, Inc., as the Redeveloper of 89-89A, 94-98, 100-106, and 109-111 Waumbeck Street, 135-137 Crawford Street and 178 Harold Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24, shall automatically be rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 180 days of this extension, or by July 10, 2004.

Copies of a memorandum dated January 8, 2004 were distributed entitled "NORWELL WHITFIELD AFFORDABLE HOUSING PROJECT A SCATTERED SITE DEVELOPMENT, DORCHESTER, MA", which included two proposed votes.

Attached to said memorandum were a letter dated September 19, 2003 from Matthew Thall, Senior Program Director, LISC to Ms. Charlotte Golar-Richie, Director, Department of Neighborhood Development; a letter dated July 2, 2003 from Paul M. Santanna, Vice President Commercial Real Estate, Fleet Bank to Ms. Gail Latimore, Executive Director, Codman Square Neighborhood Development Corporation; a letter dated September 16, 2003 from Loretta Roach, co-

Chairperson, C-Circle Plus Neighborhood Association to Gail Latimore, Executive Director, Codman Square Neighborhood Development Corporation; a letter dated September 16, 2003 from James Darby, Spencer/Whitfield Neighborhood Association to Gail Latimore, Executive Director, Codman Square Neighborhood Development Corporation, a petition signed by Katie T. Jones, Michelle Shaw, Howard Nichols, Joseph Rucker, Loretta Roach, James J. Darby, Furman Darby, Jr., Sheila C. Darby, Evelyn Douglas, Peggy Trowley, S. Blair, Kim Miller, Williams, Bacon Merrill, Tim Lambright, Juanita Smith, Cynthia Younger, Theodore Shelton, Shawn Tibbs and Joseph Manley and two maps indicating the location of the proposed project

Mr. Armino Goncalves, Assistant Director for Community Development, Mr. Thomas McGrath, architect, Ms. Paige Thomason, Codman Square Community Development Corporation and Ms. Lisa Davis, Real Estate Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA"), in connection with the vacant parcels located at Norwell Street and 43, 45, and 49 Millet Street in the Dorchester neighborhood of the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and increase the stock of affordable housing, it is in the interest for the BRA to convey the vacant parcels of land located at Norwell Street and 43, 45, and 49 Millet Street (Assessors Parcel Nos. 1700177000, 1700201000, 1700202000, and 1700203000, respectively) in the Dorchester neighborhood of the City of Boston (the "Project Area") for the development of an affordable housing project, known as the Norwell Whitfield Homes (the "Project"), by and through the Department of Neighborhood Development of the City of Boston

("DND"), and to DND's designated developer, Codman Square Neighborhood Development Corporation ("CSNDC"),

- (b) The development of the Project Area and the related Project cannot be achieved without the assistance of the BRA; and
- (c) Based on (a) and (b) above, the conveyance of the Project Area constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) shall collectively constitute the Demonstration Project Plan.

FURTHER

VOTED: That the Boston Redevelopment Authority ("BRA"), in connection with the vacant parcels of land located at Norwell Street and 43, 45, and 49 Millet Street (Assessors Parcel Nos. 1700177000, 1700201000, 1700202000, and 1700203000, respectively) in the Dorchester neighborhood of the City of Boston (the "Project Area"), hereby finds and declares that in order to increase the amount of affordable housing in the City of Boston and to eliminate urban blight, it is in the public interest for the BRA to convey said parcels, which constitute the Project Area, in accordance with the Demonstration Project Plan to Codman Square Neighborhood Development Corporation ("CSNDC"), the designated developer of the City of Boston Department of Neighborhood Development ("DND"), and the Director, or the Secretary where appropriate, is hereby authorized to execute and deliver any and all notices, agreements, instruments and documents, without limitation, to convey, or in connection with the conveyance of, the Project Area, to, or with, CSNDC, DND or other parties, containing such terms and conditions that either

the Director or the Secretary deems appropriate, in his sole discretion.

Copies of a memorandum dated January 8, 2004 were distributed entitled "PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA ("CANA") PARCELS – CITY SQUARE", which included a proposed vote. Attached to said memorandum were a letter dated December 13, 2003 from Thomas Cunha, Chairman, Charlestown Neighborhood Council to Mr. Mark Maloney, Director, Boston Redevelopment Authority and a map indicating the location of the proposed project.

Mr. James Gribaudo, Senior Project Manager, Mr. Peter Looney, former Chairman of the Charlestown Neighborhood Council, Mr. Thomas Cunha, Chairman, Charlestown Neighborhood Council and Mr. James Conway, Charlestown Patriot, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$80,250 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square CANA parcels as follows:

- Charlestown Historical Society \$ 2,360
- Charlestown Fire Fund \$13,607
- Charlestown Working Theater \$ 6,083
- Charlestown Lacrosse \$ 8,683
- Charlestown Little League \$ 6,396
- Charlestown Youth Hockey \$ 3,508
- K.I.C.K (Karate) \$ 5,490
- Charlestown Pop Warner Football \$ 6,883
- MGH-YouthCare \$ 4,764
- Kennedy Center \$13,238
- Life Focus Center \$ 9,238, and;

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant

Agreements, in connection with the disbursement of funds from the Charlestown Mitigation Fund as set forth in the prior vote.

Copies of a memorandum dated January 8, 2004 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-18A-1 LOCATED AT 40-50 AUSTIN STREET" which included a proposed vote. Attached to said memorandum were a memorandum dated January 7, 2004 from David Carlson to Jim Gribaudo and Janet Carlson and a photo of the site and 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 issue a Certificate(s) of Completion pursuant to the provisions of the Amendment to Land Disposition Agreements dated January 25, 2001 by and between the Boston Redevelopment Authority and Sun Realty Associates LLC in connection with the development of Parcel R-18A-1 in the Charlestown Urban Renewal Area, Project Mass. No. R-55, evidencing the successful completion of the construction of a six unit market rate condominium on Parcel R-18A-1, or individual units therein, upon the issuance of a Certificate(s) of Occupancy by the City of Boston Inspectional Services Department.

Copies of a memorandum dated January 8, 2004 were distributed entitled "TECHNICAL URBAN DESIGN SUPPORT AGREEMENT - SAS/DESIGN, 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 to execute and deliver a contract for technical urban design support services

agreement with SAS / Design, Inc., in an amount not to exceed \$24,000.

Copies of a memorandum dated January 8, 2004 were distributed entitled, "TECHNICAL URBAN DESIGN SUPPORT AGREEMENT - VON GROSSMANN & COMPANY", 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 and deliver a contract for technical urban design support services agreement with Von Grossmann & Company; in an amount not to exceed \$24,000.

Copies of a memorandum dated January 8, 2004 were distributed entitled, "PARCEL 8/BOSTON CENTER FOR THE ARTS", 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 and deliver a loan agreement in the amount of two hundred fifty thousand (\$250,000) dollars to the Huntington Theater Company, Inc. to assist in the development costs associated with the creation of two community theaters as part of the Parcel 8 redevelopment in the South End.

Copies of a memorandum dated January 8, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 57 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BZC-24386, BZC-24536, BZC-24573, BZC-24577, BZC-24579, BZC-24584-24585, BZC-24587, BZC-24588, BZC-24592, BZC-24593, BZC-24594, BZC-24595, BZC-24596, BZC-24598, BZC-24600, BZC-24601, BZC-24602, BZC-24603, BZC-24608, BZC-24609, BZC-24613, BZC-24615, BZC-24616, BZC-24619, BZC-24620, BZC-24622, BZC-24623, BZC-24625, BZC-24627, BZC-24628, BZC-24630, BZC-24631, BZC-24632, VZC-24633, BZC-24634, BZC-24635, BZC-24636-24637, BZC-24642, BZC-24643, BZC-24644, BZC-24646, BZC-24650, BZC-24652, BZC-24653, BZC-24654, BZC-24659, BZC-24675, BZC-24678, BZC-24679, BZC-24688, BZC-24698, BZC-24701, BZC-24705, BZC-24706-24710, BZC-24714 and BZC-24721.

Copies of a memorandum dated January 8, 2004 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Goulston & Storrs	\$ 7,995.10
HDR Engineering	\$ 19,916.29

Copies of a memorandum dated January 8, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassifications, effectively immediately:

Katherine Lee, from \$46,907 to \$51,907; from Assistant Project Manager to Acting Housing & Portfolio Manager, no grade change

Anthony Gilardi, from Project Manager to Acting Manager,
South Boston Resource Center; no salary or grade change

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Mary Ellen
Gambon of Roslindale as a Temporary Development Program
Employee in the position of Research Assistant, Grade 16, at
an annual salary of \$36,374.25.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Paul Leonard of
Roslindale as a Temporary Development Program Employee
in the position of Research Assistant, Grade 16, at an annual
salary of \$36,374.25.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Carlos R.
Peralta of Roslindale as a Temporary Development Program
Employee in the position of Project Manager, Grade 18, at an
annual salary of \$45,000.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a five-month professional
services agreement with Jan Miller to provide services
as agreed upon with the Director of Economic
Development and the Director; at an hourly rate of \$75,
for up to 35 hours per week.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a five-month professional services agreement with Lisa Greenfield to provide services as agreed upon with the Director of Economic Development and the Director; at an hourly rate of \$45, for an average of twenty-five (25) hours a week and a maximum of thirty-five (35) hours per week.,

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the offer to provide group discounted auto and home insurance through Liberty Mutual Company effective upon approval.

VOTED: That the next meetings of the Authority will be held on Thursday, January 29, 2004 at 2:00 p.m.; Tuesday, February 24, 2004 at 2:00 p.m.; Thursday, March 11, 2004 at 2:00 p.m.; Thursday, April 1, 2004 at 2:00 p.m. and Tuesday, April 27, 2004 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:00 p.m.

Secretary