

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 11, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated April 1, 2004 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE MUSEUM OF FINE ARTS PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN AND DEVELOPMENT IMPACT PROJECT FOR THE MUSEUM OF FINE ARTS MASTER PLAN PROJECT" 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 Secretary be, and hereby is, authorized to schedule a public hearing on April 27, 2004 at 2:00 P.M. to consider the proposed Museum of Fine Arts ("MFA") Planned Development Area Development Plan and Development Impact Project for the MFA Master Plan Project as required pursuant to Section 80B-5, Section 80B-7, and Section 80C-5 of the Boston Zoning Code.

Item #9 was requested to be taken out of order.

Copies of a memorandum dated April 1, 2004 were distributed entitled, "ONE LINCOLN STREET", which included two votes. Attached to said memorandum was a letter dated March 3, 2004 addressed to Paul L. McCann, Esquire, Executive Assistant to the Director from Paul K. Chan, Manager, CI Associates LLC.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby ratifies and confirms actions taken by the Director on behalf of the CI Associates LLC, in connection with the management and disbursement of certain escrow funds established pursuant to the Cooperation Agreement for Planned development Area ("PDA") No. 35 - One Lincoln Street and further,

VOTED: That the Director be, and hereby is, authorized to disburse additional funds from that certain escrow account established pursuant to the Cooperation Agreement for Planned development Area ("PDA") No. 35 - One Lincoln Street pursuant to the election of disbursement proceeds provided by CI Associates LLC, dated March 3, 2004.

Copies of a memorandum dated April 1, 2004 were distributed entitled "CENTRAL BUSINESS DISTRICT - SOUTH STATION URBAN RENEWAL AREA, PROJECT NO. MASS. R-82C 245 SUMMER STREET", which included three proposed votes. Attached to said memorandum were two site maps indicating the location of the project.

On a motion made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby adopts the attached Resolution that states that, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated APRIL 1, 2004 relating to a portion of Summer Street in the CENTRAL BUSINESS DISTRICT SOUTH STATION URBAN RENEWAL PLAN AREA, PROJECT NO. MASS. R-82C, 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 petition the City of Boston Public Improvement Commission to discontinue the portion of Summer Street that is to be taken by the Authority pursuant to the vote immediately prior to this vote; and further

VOTED: That the Director be, and hereby is, authorized to execute any and all documents necessary for the Authority's conveyance of said property to 245 Summer Street 121A Limited Partnership, including but not limited to, a Deed and an amendment to a Land Disposition Agreement.

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. 6546.

Copies of a memorandum dated April 1, 2004 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE BETH ISRAEL DEACONESS MEDICAL CENTER INSTITUTIONAL MASTER PLAN, THE LONGWOOD NORTH RESEARCH CENTER AS A DEVELOPMENT IMPACT PROJECT AND AN AMENDMENT TO PLANNED DEVELOPMENT AREA NO. 61", which included ten proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project, two map amendments, a text amendment and a plan showing a portion of New Beth Israel Deaconess Medical Center Institutional Master Plan Area.

Those who spoke in favor:

Councilor Michael Ross

No one spoke in opposition.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Beth Israel Deaconess Medical Center ("BIDMC") Institutional Master Plan ("IMP"), dated August 2003, revised

January 2004, 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”) on March 11, 2004, and after consideration of evidence presented at, and in connection with, the IMP, the BRA hereby finds that (a) the IMP complies with the Scoping Determination issued in connection with the IMP Notification Form; (b) the IMP conforms to the provisions of Article 80D of the Code; (c) the IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the IMP will be injurious to the neighborhood 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 Article 80D-5.4(d) of the Code for the IMP upon successful completion of the Article 80D IMP process; and further

VOTED: That the BRA hereby finds and determines that the proposed Longwood North Research Center project (“Proposed Project”), as described in the Draft Project Impact Report (“DPIR”) and Supplemental Information Document, along with the subsequent actions and submissions, conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, and that the BRA will, initially only, approve the 352,000 square foot, 16-story alternative (“LNRC Alternative”) provided, however, that upon more substantial completion of the Longwood Medical and Academic Area (“LMA”) Strategic Plan the BRA may, by a supplemental finding, approve the full build of the Proposed Project; and further

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the Proposed Project, subject to BRA design review, pursuant to the Cooperation Agreement, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code and finds that the DPIR and Supplemental Information Document, along with the subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Proposed Project; and further

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Article 80B-7 of the Code; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80C-8: Planned Development Area Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and further

VOTED: That, in connection with the amendment to Planned Development Area No. 61 ("PDA Amendment") presented at a public hearing duly held at the offices of the BRA on March 11, 2004, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the PDA Amendment, the BRA finds, with respect to the PDA Amendment, that (a) the PDA Amendment, when approved by the

Boston Zoning Commission, will not be for a location or proposed project for which PDAs are forbidden by the underlying zoning; (b) the Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in PDAs; (c) the PDA Amendment complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for PDAs; (d) the PDA Amendment conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA is located, and to the general plan for the City as a whole; (e) on balance, nothing in 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 Amendment adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code; and further

VOTED: That, pursuant to the provisions of Section 3-1A.a and Article 80C and 80D of the Code, the BRA hereby (a) approves the IMP and PDA Amendment, initially only the LNRC Alternative, provided, however, that upon more substantial completion of the LMA Strategic Plan the BRA may, by a supplemental finding, approve the full build of the Proposed Project, and (b) authorizes the Director to petition the Boston Zoning Commission to: (1) approve the IMP; (2) approve the PDA Amendment; (3) amend "Map 1, Boston Proper," all in substantial accord with the IMP, PDA Amendment, and map amendments presented to the BRA; and (4) amend the Code with respect to Institutional Districts, Articles 70 and 72, respectively, in substantial accord with the text amendment presented to the BRA; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Article 80C-8 of the Code when the Director finds that (a) the Proposed Project is described adequately in a PDA Development Plan applicable to the Proposed Project's location, (b) the Proposed Project is consistent with the PDA Amendment, and (c) the PDA Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80C, PDA Review; and further

VOTED: That wherever the LNRC or Proposed Project is referred to, the reference shall also include the LNRC Alternative, and 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 two Map Amendments #494 and #495 and the Text Amendment #344 are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6540 and 6541 respectively.

Copies of a memorandum dated April 1, 2004 were distributed entitled "PUBLIC HEARING REGARDING THE PROPOSED FIRST AMENDMENT OF HARVARD UNIVERSITY'S LONGWOOD CAMPUS INSTITUTIONAL MASTER PLAN" which included five proposed votes. Attached to said memorandum was a map indicating the location of the proposed project and Harvard University Longwood Campus Institutional Master Plan First Amendment dated February 13, 2004 submitted by Harvard University.

Keith Craig, Project Manager, John O'Brien, Senior Project Manager, Doug Husin, Harvard University, Steve Samuels, Fenway Ventures LLC, John Martin,

Elkus Manfredi, architects, Mary Feeney, General Counsel, Harvard University addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the First Amendment to the Harvard University ("Harvard") Longwood Campus Institutional Master Plan ("IMP") presented at a public hearing held pursuant to Article 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on April 1, 2004, and after consideration of evidence presented at, and in connection with, the First Amendment to the IMP, the BRA finds that: (a) the First Amendment to the IMP complies with the Scoping Determination issued in connection with the IMP Notification Form; (b) the First Amendment to the IMP conforms to the provisions of Article 80D of the Code; (c) the First Amendment to the IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the First Amendment to the IMP will be injurious to the neighborhood 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 for the First Amendment to the IMP upon successful completion of the Article 80D Institutional Master Plan process; and further

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the First Amendment to the IMP, pursuant to Section 80D-6 of the Code; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for Harvard's occupancy in the Fenway Mixed-Use Project when such Certification is required pursuant to Section 80D-10 of the Code; and further

VOTED: That the Director be, and hereby is, authorized to take all actions and execute all documents deemed necessary and appropriate by the

Director in connection with the foregoing, including, without limitation, an amendment to the existing Harvard Cooperation Agreement.

The First Amendment to the Harvard University Institutional Master Plan is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6542.

Copies of a memorandum dated April 1, 2004 were distributed entitled "FENWAY VENTURES LLC - FENWAY MIXED USE PROJECT: PUBLIC HEARING CONCERNING FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 56 FOR THE FENWAY MIXED USE PROJECT, BOYLSTON STREET AND BROOKLINE AVENUE, BOSTON, MA" which included six proposed votes. Attached to said memorandum was a map indicating the location of the proposed project and a First Amendment to Development Plan for Planned Development Area No. 56 The Fenway Mixed Use Project dated February 12, 2004.

John O'Brien, Senior Project Manager, addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Councilor Michael Ross

Nikko Mendoza, Mayor's Office of Neighborhood Services

Sara Hamilton, MASCO

Gary Walker, Local 103

Tom Flynn, Carpenter's Union

No one spoke in opposition.

On a motion duly made and seconded, it was unanimously

VOTED: That, pursuant to the provisions of Section 3-1A.a and Article 80, Section 80C of the Boston Zoning Code (the "Code"), the Boston

Redevelopment Authority (“BRA or Authority”) hereby approves the First Amendment to Development Plan for Planned Development Area No. 56 for the Fenway Mixed Use Project (the “First PDA Amendment”), recognizing that in order to implement such plan, a Transportation Access Plan Agreement shall be executed between the Developer and the Boston Transportation Department; and further

VOTED: That the Director be and hereby is authorized to petition the Zoning Commission of the City of Boston (the “Zoning Commission”) to approve the First PDA Amendment; and further

VOTED: That, in connection with the Development Plan for Planned Development Area No. 56 for The Fenway Mixed Use Project (the “Original PDA Plan”) presented at a public hearing duly held at the offices of the BRA on March 28, 2002 and the First PDA Amendment (modifying in certain respects said Original PDA Plan) presented at a public hearing duly held at the offices of the BRA on April 1, 2004, and after consideration of comments received from the Fenway Planning Task Force and other community groups and the evidence presented at, and in connection with, said hearings and in connection with the Proposed Project described in the Original PDA Plan as amended by the First PDA Amendment (collectively, the “Development Plan”), the BRA finds with respect to the Development Plan that (a) the Proposed Project in the Development Plan complies with applicable provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (b) the Development Plan

complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas, including without limitation the provisions of Sections 27Q-12 and 27Q-16; (c) the Development Plan 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 as a whole; (d) on balance, nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (e) the Development Plan does adequately and sufficiently satisfy all other development plan criteria and specifications for a Planned Development Area as set forth in the Code; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project after the Director has determined that the Proposed Project (including the project modifications set forth in the First PDA Amendment) complies with (a) the conditions of the Preliminary Adequacy Determination Waiving Further Review previously issued by the Authority pursuant to Section 80B-5.4(c) of the Code on April 1, 2002; (b) the Authority's "Development Review Procedures," dated 1985, revised 1986; and (c) to the extent applicable, the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (ii) Section 80C-8: Planned Development Area Review: Certifications; and (iii) Article 28: Boston Civic Design

Commission; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for Planned Development Area Review when the Director finds that (a) the First Amendment to Development Plan for PDA No. 56 has been approved by the Authority and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80, Section 80C of the Code and (b) the Proposed Project is consistent with the Development Plan; and further

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

The aforementioned Amendment to PDA #56, Fenway is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6543.

Copies of a memorandum dated April 1, 2004 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE SIMMONS COLLEGE INSTITUTIONAL MASTER PLAN AND DEVELOPMENT IMPACT PROJECT FOR THE NEW LIBRARY REPLACEMENT PROJECT", which included eight proposed votes. Attached to said memorandum was a site plan indicating the location of the proposed project.

Keith Craig, Project Manager, Dan Cheever, President of Simmons College, Michael Cohen, designer, addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Representative Jeffrey Sanchez

Councilor Michael Ross

Kelly Brilliant, Executive Director, Fenway Alliance

Jan Henderson, Sr. Planner, MASCO

Nikko Mendoza, Mayor's Office of Neighborhood Services

Gary Walker, Local 103

Tom Flynn, Carpenter's Union

No one spoke in opposition to the project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the amendment to the Simmons ("Simmons") College Institutional Master Plan (the "IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4 (c)(ii) of the Boston Zoning Code (the "Code") at the offices of the Boston Redevelopment Authority ("BRA") on April 1, 2004, and after consideration of evidence presented at, and in connection with, the proposed IMP Amendment, the BRA finds that: (a) the Simmons Institutional Master Plan, effective December 6, 2000, as amended by the proposed IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Simmons Institutional Master Plan, effective December 6, 2000, as amended by the proposed IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the Simmons Institutional Master Plan, effective December 6, 2000, as amended by the proposed IMP Amendment conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Simmons Institutional Master

Plan, effective December 6, 2000, as amended by the IMP Amendment will be injurious to the neighborhood 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 Article 80D-5.4(c) of the Code for the IMP Amendment upon successful completion of the Article 80D Institutional Master Plan process; and further

VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP Amendment in substantial accord with the IMP Amendment presented to the BRA at its hearing on April 1, 2004; and further

VOTED: That pursuant to Section 80B-5.4(c)(iv) of the Code, the BRA hereby authorizes the Director to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Simmons New Library Replacement Project (the "Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that (1) the Project Notification Form and Draft Project Impact Report adequately describe the impacts of the Proposed Project, subject to further BRA urban design review, and (2) includes any conditions that the Director deems necessary for the mitigation of such impacts; and further

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Article 80B-7 of the Code; and further

VOTED: That pursuant to the provisions of Section 80B-6 of the Code, the BRA hereby authorizes the Director to issue a Certification of Compliance for the Proposed Project upon completion of the Article

80B Large Project Review process, and the Director has determined that the Proposed Project complies with (i) the conditions of the Preliminary Adequacy Determination waiving further review, and (ii) Section 80B-8: Disclosure of Beneficial Interests; and (iii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and further

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project when the Director finds that: (a) the Proposed Project is adequately described in the Simmons Institutional Master Plan, effective December 6, 2000, as amended by the IMP Amendment; (b) the Proposed Project is consistent with the Simmons Institutional Master Plan, effective December 6, 2000, as amended by the IMP Amendment; and (c) the IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and further

VOTED: That the Director be, and hereby is, authorized to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMP Amendment and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan and an amendment to the Cooperation Agreement.

The aforementioned Institutional Master Plan Amendment is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6545.

The Chairman requested a recess at 3:50 p.m. Members returned at 4:00 p.m.

Copies of a memorandum dated April 1, 2004 were distributed entitled "461 PARK DRIVE, AUDUBON CIRCLE", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project and a copy of an email dated February 20, 2004 from Robert B. Canterbury, Vice-President, Audubon Circle Neighborhood Association addressed to John O'Brien, Special Assistant to Director of Economic Development.

John O'Brien, Senior Project Manager, Jack Creighton, Nautical & Resources Nominee Trust and Phillip Hresko, architect, addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Councilor Michael Ross

No one spoke in opposition.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement which will provide that three (3) units be made affordable as part of the 461 Park Drive, "Berkshire House" residential project (the "Proposed Project"). Said Agreement shall be consistent with this Memorandum and shall be executed prior to the issuance of a building permit for the Proposed Project and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Proposed Project by Nautical Resources Nominee Trust, including the garden level management/real estate finance office and up to (21) residential units, has complied with the requirements of Small Project Review under Section 80-E of the Boston Zoning Code and further

VOTED: In reference to Petition BZC-24880, 461 Park Drive, Boston, for a conditional use permit and dimensional variances to permit a

management/real estate finance office and up to 21 multi-family units, the Authority recommends: **APPROVAL WITH PROVISIO:** That plans be submitted to the Authority for continuing design review and approval.

Copies of a memorandum dated April 1, 2004 were distributed entitled, "321 WEST SECOND STREET CONDOMINIUMS SOUTH BOSTON", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mark McGowan, Project Assistant and David Neilson, 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, confirming that the proposed project by Niskanen Real Estate Development to develop 321 West Second Street (the "Proposed Project") into fifteen (15) residential condominium units has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and further

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of one (1) three-bedroom unit, to be made available to households earning from 100% to no more than 120% of area median income and one (1) two-bedroom unit, to be made available to households earning up to 80% of area median income as well as any and all 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

VOTED: In reference to petition BZC-24923, Niskanen Real Estate Development, 321 West Second Street, for eight (8) variances in an 3F-2000 zoning district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated April 1, 2004 were distributed entitled "BOSTON CONVENTION CENTER AND EXHIBITION CENTER HEADQUARTERS HOTEL; TITLE CLEARANCE", which included three votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority) hereby authorizes the payment of \$212,199.92 to the Collector-Treasurer of the City of Boston toward settlement of outstanding real estate taxes to ensure clear title to the Phase I and Phase II areas of the Boston Convention and Exhibition Center development site ("Development Site") pursuant to Chapter 152 of the Acts of 1997; and further

VOTED: That the Authority hereby authorizes the payment of \$321,917.76 to the Collector-Treasurer of the City of Boston to ensure clear title to the so-called Hotel site adjacent to the Phase I area of the Development Site pursuant to Chapter 152 of the Acts of 1997; and further

VOTED: That the Director is authorized to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the foregoing.

Copies of a memorandum dated April 1, 2004 were distributed entitled "PARCEL R-37B, CHARLESTOWN URBAN RENEWAL AREA, MASS R-55; EXTENSION OF TENTATIVE DESIGNATION", 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 Boston Redevelopment Authority hereby extends the

Tentative Designation of Charlestown Recovery House, Inc. as

Redeveloper of Parcel R-37B located in the Charlestown Urban

Renewal Area, for a period not to exceed 270 days; and, further

VOTED: That this tentative designation be automatically rescinded without

prejudice and without any further authorization or approvals by the

Boston Redevelopment Authority if final designation has not been

granted to the Redeveloper within 270 days from the date of this

extension.

Copies of a memorandum dated April 1, 2004 were distributed entitled, "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCELS R-17F AND R-17H, LOCATED AT 43-45 PARK STREET", which included two proposed votes. Attached to said memorandum was a site map indicating the location of the parcels.

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 pursuant to the provisions of the Deed dated

January 24, 1986 conveying Parcel R-17-F in the Charlestown Urban

Renewal Area, Project No. Mass. R-55, from the Boston Redevelopment

Authority to Thomas R. Howley and Allan R. Kueny and the Land

Disposition Agreement dated January 24, 1986 entered into by the BRA and

Thomas R. Howley and Allan R. Kueny evidencing the successful

completion of restoring the exterior of the houses, structurally securing the

interior and landscaping on Parcel R-17F, and further

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Deed dated October 20, 1989 conveying Parcel R-17-H in the Charlestown Urban Renewal Area, Project No. Mass. R-55 from the Boston Redevelopment Authority to Thomas R. Howley and Nancy T. Howley and the Land Disposition Agreement dated October 20, 1989 entered into by the BRA and Thomas R. Howley and Nancy T. Howley evidencing the successful completion of fencing and landscaping on Parcel R-17H.

Copies of a memorandum dated April 1, 2004 were distributed entitled "1010 MASS. AVENUE - UNITED AUTO RELOCATION", 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 take any and all actions, and to execute any and all documents, agreements or instruments necessary to relocate United Auto Sales from Proctor Street to 107-115 Norfolk Street. Such documents, agreements and instruments may contain terms and conditions that the Director determines to be in the best interest of the BRA. Notwithstanding the generality of the foregoing, the funds shall not be disbursed until the funding required for the relocation are secured from the City of Boston, as determined by, and to the satisfaction of, the Director of the BRA.

Copies of a memorandum dated April 1, 2004 were distributed entitled "SHOWA BOSTON PROJECT, 420 POND STREET, JAMAICA PLAIN", which

included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Heather Campisano, Project Manager, Bill McCarthy, attorney for Showa Boston, Dan Dyer, MDS and Andrew Jedras, 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, confirming that the proposal by Showa Boston to construct a 44,000 square foot academic facility at 420 Pond Street in Jamaica Plain, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and further

VOTED: That the Authority hereby approves the Showa Boston Institute master plan as required by the City of Boston Zoning Board of Appeal decision dated April 14, 1987 and numbered BZC-9718.

Copies of a memorandum dated April 1, 2004 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE AMORY STREET RESIDENCES CHAPTER 121A PROJECT 9(ALSO KNOWN AS AMORY TERRACE) LOCATED IN THE JAMAICA PLAIN NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to said memorandum were an Original Report and Decision, an application letter from Lee Ann Baker, Palmer & Dodge LLP addressed to Mark Maloney, Director, Boston Redevelopment Authority dated March 25, 2004 and a resolution entitled, "BOSTON REDEVELOPMENT AUTHORITY SECOND AMENDMENT TO REPORT AND DECISION ON THE AMORY TERRACE PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED" and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE AMORY TERRACE PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED" be, and hereby is, approved and adopted in all respects.

The aforementioned Second Amendment is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6547.

Copies of a memorandum dated April 1, 2004 were distributed entitled "360 NEWBURY STREET PROJECT, BACK BAY", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Heather Campisano, Project Manager, Mr. Lindsay Wilson, attorney, and James Elkus, Elkus Manfredi, addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Councilor Michael Ross

No one spoke in opposition.

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 adequately describes the potential impacts arising from the 360 Newbury Street project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the 360 Newbury Street project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 360 Newbury Street project upon the successful completion of all Article 80 processes; and

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement for the creation of five (5) affordable units, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 360 Newbury Street project, all upon terms and conditions determined to be in the best interests of the BRA; and further

VOTED: In reference to petition BZC-25032, 360 Newbury Street, for two (2) variances and an interim planning permit in Downtown Interim Planning Overlay District Subdistrict B, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated April 1, 2004 were distributed entitled "REQUEST AUTHORIZATION TO ADOPT A MINOR MODIFICATION OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35", which included one proposed vote. A resolution entitled, "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN OF THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35" was attached. Also attached to said memorandum was a Property Map of the Government Center area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt in all respects the attached resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION

TO THE URBAN RENEWAL PLAN OF THE GOVERNMENT
CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35".

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6548.

Copies of a memorandum dated April 1, 2004 were distributed entitled "REQUEST AUTHORIZATION TO ADOPT A MINOR MODIFICATION OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-77", which included a proposed vote. A resolution entitled, "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN OF THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77" was attached. Also attached to said memorandum was a Disposition Map indicating the location of the proposed project.

addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt in all respects the attached resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77".

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6549.

Copies of a memorandum dated April 1, 2004 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which

included a proposed vote. Attached to said memorandum was a License Agreement by and between Boston Redevelopment Authority and U.S. L.S.T. Association, Massachusetts Chapter.

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 U.S. LST Association, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the US LST 325 from June 7 thru June 14, 2004, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of April 1, 2004, subject to such changes as the Director deems necessary and appropriate.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6550.

Copies of a memorandum dated March 11, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 90 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

On a motion duly made and seconded, it was unanimously

VOTED: BZC-24681, BZC-24742, BZC-24753, BZC-24759, BZC-24761, BZC-24763, BZC-24774, BZC-24775, BZC-24778, BZC-24780, BZC-24784, BZC-24785, BZC-24786, BZC-24795, BZC-24797, BZC-24801, BZC-24810, BZC-24811, BZC-24814, BZC-24817, BZC-24819, BZC-24821, BZC-24822, BZC-24823, BZC-24833, BZC-24835, BZC-24838, BZC-24841, BZC-24842, BZC-24843, BZC-24845, BZC-24847, BZC-24849, BZC-24850, BZC-24851, BZC-24852, BZC-24856, BZC-24859, BZC-24860, BAC-24861, BZC-24863, BZC-24864, BZC-24865, BZC-24866,

BZC-24867, BZC-24868, BZC-24869, BZC-24870, BZC-24871, BZC-24873, BZC-24874, BZC-24875, BZC-24876, BZC-24877-24878, BZC-24879, BZC-24881, BZC-24885, BZC-24886, BZC-24892, BZC-24894, BZC-24897, BZC-24908-24909, BZC-24912, BZC-24793, BCZ-24862, BZC-24872, BZC-24884, BZC-24888, BZC-24889, BZC-24890, BZC-24891, BZC-24893, BZC-24898, BZC-24900-24901, BZC-24907, BZC-24910, BZC-24913, BZC-24914-24919, BZC-24925-24926, BZC-24929, BZC-24933, BZC-24940, BZC-24951, BZC-24953-24954, BZC-24960, BZC-24969, BZC-24982-24983 and BZC-24937.

Copies of a memorandum dated April 1, 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	\$ 5,061.76
Rosenberg & Schapiro	\$ 11,366.04
Goody, Clancy & Associates	\$ 33,500.00
Dechert LLP	\$ 14,456.73

Copies of a memorandum dated April 1, 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 change of status, for

Martin Gamache effective immediately:

From: Full-time Digital Cartographer, grade

16/\$45,242.91/year

To: Part-time Digital Cartographer, \$24.85/hr./16

hours/week

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of John E. Walser of West Roxbury as a Temporary Development Program Employee in the position of Senior Project Manager - Environmental Review Specialist, Grade 22, at an annual salary of \$63,400.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a two-month internship for LeeLee Brown, of Boston, in the Urban Design Department of the Planning Division, at \$13.00 per hour for up to 15 hours per week, effective April 2, 2004.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize this seven-month professional services agreement with Lisa Greenfield to provide services as agreed upon with the Director of Economic Development and the Director; at the same hourly rate of \$45, for the same average of twenty-five (25) hours a week and a maximum of thirty-five (35) hours per week with no time extension.

VOTED: That the next meetings of the Authority will be held on Tuesday, April 27, 2004 at 2:00 p.m.; Thursday, May 13, 2004 at 2:00 p.m.; Thursday, June 3, 2004 at 2:00 p.m.; Thursday,

June 24, 2004; Thursday, July 15, 2004; Thursday, August 5,
2004 and Thursday, August 19, 2004

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:50 p.m.

Secretary