

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 1, 2004, which were previously distributed, were submitted.

Michael Taylor recused himself from the following vote.

Copies of a memorandum dated April 27, 2004 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON THE RUSSIA WHARF REDEVELOPMENT PROJECT, DOWNTOWN BOSTON, TO BE CONSIDERED AS A DEVELOPMENT IMPACT 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 advertise a public hearing on May 13, 2004 at 2:00 P.M. to consider the Russia Wharf Redevelopment project as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Michael Taylor returned to the meeting.

Copies of a memorandum dated April 27, 2004 were distributed entitled "PUBLIC HEARING TO CONSIDER 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 eight proposed votes. Attached to said memorandum were a site plan indicating the location of the project and two text amendments.

Keith Craig, Project Manager, Malcolm Rogers, Director, Museum of Fine Arts, Matt Keiffer, Goulston & Storrs, Michael Jones, Fosters and Partners

and John Stanley, Director of Operations, Museum of Fine Arts addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Representative Jeffrey Sanchez

Councilor Michael Ross

Nikko Mendoza, Mayor's Office of Neighborhood Services

Kelly Brilliant, Fenway Civic Alliance

Eugenie Beale, member of Museum of Fine Arts

Kristin Dodge, School of Museum of Fine Arts' student

Mark Cooper, artist and educator

Holly Ludwig, Isabella Stewart Gardner Museum

Tom Flynn, Carpenter's Union

Gary Walker, Local 103, IBEW

No one spoke in opposition to the proposed project.

On a motion made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and determines that the proposed Museum of Fine Arts ("MFA") master plan project ("Proposed Project"), as described in the Draft Project Impact Report ("DPIR") and the Final Project Impact Report ("FPIR"), along with the subsequent actions and submissions by the MFA, 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 further

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Section 80B-5.5(c) of the Boston Zoning Code ("Code"), approving the Proposed Project, subject to BRA design review, and finds that the actions and submissions by the MFA 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 80, Section 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 Adequacy Determination, 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 Planned Development Area (“PDA”) Development Plan (“Development Plan”) presented at a public hearing duly held at the offices of the BRA on April 27, 2004, and after consideration of evidence presented at, and in connection with, the hearing and in connection with the Proposed Project described in the Development Plan, the BRA finds, with respect to the Development Plan, that (a) the Development Plan, when approved by the 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 Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public

benefits, for PDAs; (d) the Development Plan 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 Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan 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 of the Code, the BRA hereby approves the Development Plan and authorizes the Director to petition the Boston Zoning Commission to: (1) approve the Development Plan; (2) amend "Map 1, Boston Proper,"; and (3) amend the Code with respect to Article 27Q, Fenway Interim Planning Overlay District, all in substantial accord with the map and text amendments presented to the BRA at its hearing on April 27, 2004; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for PDA Review when the Director finds that: (a) the Proposed Project is described adequately in a Development Plan applicable to the Proposed Project's location; (b) the Proposed Project is consistent with the Development Plan; and (c) the Development Plan 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 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 Proposed Project, including,

without limitation, a Boston Residents Construction Employment Plan, and a Cooperation Agreement.

The aforementioned Planned Development Area Plan, Text Amendment No.345 and Map Amendment No. 496 are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6551, 6552 and 6553 respectively.

Copies of a memorandum dated April 27, 2004 were distributed entitled "SCHOOL OF THE MUSEUM OF FINE ARTS PROJECT 35 PONTIAC STREET MISSION HILL", which included two proposed votes. Attached to said memorandum was a site plan indicating the location of the proposed project.

Those who spoke in favor:

Representative Jeffrey Sanchez

Councilor Michael Ross

Nikko Mendoza, Mayor's Office of Neighborhood Services

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 Certification of Approval, confirming that the proposed project at 35 Pontiac Street in Mission Hill by the Museum of Fine Arts for use by the School of the Museum of Fine Arts has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and further

VOTED: In reference to Petition BZC-24921, the Museum of Fine Arts for use by the School of the Museum of Fine Arts, 35 Pontiac Street, for three (3) forbidden uses, one (1) conditional use and seven (7) variances in an MFR-1 zoning district, the Boston Redevelopment Authority ("BRA") recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated April 27, 2004 were distributed entitled "SCATTERED SITES HOUSING DEVELOPMENT, DEMONSTRATION PROJECT, 6 PONTIAC STREET, MISSION HILL" which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed site.

David Higgins, Special Assistant to the Director, addressed the Authority and answered the Members' questions.

Those who spoke in favor:

Councilor Michael Ross

No one spoke in opposition to the project.

On a motion duly made and seconded, it was unanimously

VOTED: In connection with, and furtherance of, that certain Demonstration Project authorized by the Boston Redevelopment Authority at the meeting of its Board on December 18, 2003, that the Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that ORDERS OF TAKING, dated APRIL 27, 2004, relating to the property at 6 - 12 Pontiac Street, also known as Assessor's Parcel 10-00569-030 in the Mission Hill section of Boston, Suffolk County, Commonwealth of Massachusetts, 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" be, and hereby is, adopted, and further,

VOTED: The Director be, and hereby is, authorized on behalf of the Authority to execute temporary access or license agreements, as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Chapter 121B, Section 46(f). The terms and conditions of all such agreements, instruments or documents shall be at the sole discretion of the Director.

The Order of Taking is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6554.

Copies of a memorandum dated April 27, 2004 were distributed entitled "PIER 3 CHARLESTOWN NAVY YARD, AMENDMENT NO. 15 BRYANT ASSOCIATES, INC." which included one proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Lawrence Mammoli, Deputy Director for Capital Construction, 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 execute Amendment No. 15 to the Engineering and Design Services Contract, dated February 24, 1989, with Bryant Associates, Inc. extending the time of performance from April 30, 2004 to April 29, 2005, for the continuation of engineering and design services related to the Reconstruction of Pier 3 in the Charlestown Navy Yard, with no change to the contract amount.

Copies of a memorandum dated April 27, 2004 were distributed entitled "REQUEST FOR PROPOSALS, CONSULTING ENGINEERING SERVICES FOR DREDGING AND MARITIME IMPROVEMENTS AT CHARLESTOWN NAVY YARD, PIER 4, PROJECT NO. 6024", which included one proposed vote.

Lawrence Mammoli, Deputy Director for Capital Construction, addressed the Authority and answered the Members' questions.

VOTED: That the Director be, and hereby is, authorized to execute Amendment No. 15 to the Engineering and Design Services Contract, dated February 24, 1989, with Bryant Associates, Inc. extending the time of performance from April 30, 2004 to April 29, 2005, for the continuation of engineering and design

services related to the Reconstruction of Pier 3 in the Charlestown Navy Yard, with no change to the contract amount.

Copies of a memorandum dated April 27, 2004 were distributed entitled "NORFOLK STREET TOWNHOUSES PROJECT, 49-51 NORFOLK STREET, DORCHESTER ", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project .

Nick Haney, Project Manager, John Cardello, developer and Dennis Quilty from McDermott, Quilty and Miller, legal counsel 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 Norfolk Street LLC to develop 49-51 Norfolk Street into twenty-one (21) residential 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 to be made available to households earning up to 80% of area median income, and one (1) two-bedroom unit to be made available to households earning up to 80% of area median income, and one (1) three-bedroom unit to be made available to households earning up to 120% of area median income, and 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 further

VOTED: In reference to Petitions BZC-25100-25105, Norfolk
Street LLC, for three (3) conditional use permits and fifty-six
(56) variances in an 3F-6000 zoning district, the Boston
Redevelopment Authority recommends APPROVAL WITH
PROVISO: that plans be submitted to the Boston
Redevelopment Authority for design review approval.

Copies of a memorandum dated April 27, 2004 were distributed entitled,
“NOTICE OF PROJECT CHANGE: SUPER STOP & SHOP, 545 FREEPORT
STREET, DORCHESTER”, which included two proposed votes. Attached to said
memorandum were two maps indicating the location of the proposed project and
a letter from Philip J. Carver, President, Pope’s Hill Neighborhood Association.

Armando Goncalves, Assistant Director, Community Development,
addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: MOVE TO MOTION, MOVE TO MAY 13, 2004 BOARD
MEETING

Copies of a memorandum dated April 27, 2004 were distributed entitled
“WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24:
PARCEL L-28, LOCATED AT 76 MUNROE STREET”, which included one
proposed vote. Attached to said memorandum were two site maps and a letter
dated April 8, 2004 from Terrance and Tracy Jones to Anthony Gilardi, Project
Manager.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of Terrance
D. and Tracy L. Jones as the Redeveloper of Parcel L-28 in the

Washington Park Urban Renewal Area, Project No. Mass. R-24 be, and hereby is, extended for an additional one hundred eighty (180) days or until October 29, 2004 to continue with the Project and to meet all the necessary requirements set forth in the Resolution. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board, if final designation has not been granted to the Redeveloper by October 29, 2004.

Copies of a memorandum dated April 27, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-118, LOCATED AT 47 THORNDIKE STREET AND THE ABUTTING PARCEL", which included four proposed votes. Attached to said memorandum were a resolution entitled, 'RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED APRIL 27, 2004 RE: TENTATIVE DESIGNATION OF ROSIE'S PLACE AS THE REDEVELOPERS OF DISPOSITION PARCEL RR-118 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56", a Needs Statement, a letter dated April 8, 2004 from Sue Marsh, Executive Director, Rosie's Place to Harry Collings, Executive Director, BRA, a letter dated April 8, 2004 from Lyndia Downie, President and Executive Director of Pine Street Inn to the BRA Board of Directors, a letter dated April 13, 2004 from Elisabeth Babcock, President and CEO of Committee to End Elder Homelessness to BRA Board of Directors, a letter dated April 12, 2004 from Eliza Greenberg, Director, City of Boston Emergency Shelter Commission addressed To Whom It May Concern, a letter dated April 9, 2004 from Sandy Mariano, Executive Office of Health and Human Services to BRA Board of Directors, a letter dated April 12, 2004 from Robert Taube, Executive Director, Boston Health Care for the Homeless Program to BRA Board of Directors, a letter dated April 11, 2004 from Deborah Lisansky Beck, Licensed Independent Clinical Social Worker to To Whom It May Concern, a

letter dated April 15, 2004 from Michael Brown, Director, Jewish Organizing Initiative to BRA Board of Directors, a letter dated Patricia Baker, Massachusetts Law Reform Institute to BRA Board of Directors, a letter dated April 14, 2004 from Margaret Leonard, Project Hope to BRA Board of Directors, a letter dated April 7, 2004 from Roseanne H. Means to BRA Board of Directors, a letter dated April 8, 2004 from Dawn Basher, Executive Director, Shelter Legal Services Foundation to BRA Board of Directors, a letter dated April 7, 2004 from Mary Smalarz, Regis College to Friends, a letter from Alice Hennessey, for the West Roxbury Friends of Rosie's Place to Ms. Sue Marsh, a letter dated March 29, 2004 from Marty Wengert to Boston Redevelopment Authority, a letter dated April 12, 2004 from Isabelle Stillger to Sue Marsh, Rosie's Place and two site maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") rescind the final designation without prejudice of the Cardinal's Rehab, Inc. as the redeveloper of Parcel RR-118, located at 47 Thorndike Street, a three-story brick building in the South End Urban Renewal Area, Project No. Mass. R-56; and further

VOTED: That the BRA hereby adopts the Resolution of the BRA dated April 27, 2004 re: Tentative Designation of Rosie's Place as the redeveloper ("Redeveloper") of Parcel RR-118, located at 47 Thorndike Street in the South End Urban Renewal Area, Project No. Mass. R-56; and further

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper or an entity with equal interests, agent, contractors and/or subcontractors for the purpose of providing the Redeveloper with access onto Parcel RR-118 for stabilization work, soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-

development activities associated with the planning and redevelopment of Parcel RR-118; and further

VOTED: That this Tentative Designation of Rosie's Place as the redeveloper of Parcel RR-118, be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6555.

Copies of a memorandum dated April 27, 2004 were distributed entitled "KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCELS 16, P-2A AND P-2C", which included two proposed votes. Attached to said memorandum were a resolution entitled, "AMENDED RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE KITTREDGE SQUARE URBAN RENEWAL PLAN, PROJECT NO. MASS. R-168" and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That, on behalf of the Boston Redevelopment Authority ("BRA"), the Director be, and hereby is, authorized to accept the conveyance of a sliver parcel of land consisting of approximately 192 square feet of land adjacent to 8 Millmont Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-168, from the City of Boston, acting by and through its Public Facilities Commission ("PFC"), in accordance with the provisions of Chapter 642 of the Acts of 1966, as amended, and pursuant to a vote of the PFC on April 23, 2004 and any subsequent PFC votes for the development of the Kittredge Square Homes Project located on Parcels 16, P-2A and P-2C in the

Kittredge Square Urban Renewal Area, Project No. Mass. R-168, a 19,536 square foot development including a total of fourteen (14) new housing units comprised of three (3) townhouses, two three-family buildings and one two-family building of which three (3) units will be affordable to households earning at or below 110% of the area median income, nine (9) surface parking spaces and open space landscaped area; and

VOTED: That the BRA adopt the attached Resolution entitled: "AMENDED RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE KITTREDGE SQUARE URBAN RENEWAL PLAN, PROJECT NO. MASS. R-168."

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6556.

Copies of a memorandum dated April 27, 2004 were distributed entitled, "ALPINE VILLAGE HOUSING PROJECT: 25 ALPINE STREET IN MATTAPAN, MA", which included two proposed votes. Attached to said memorandum were two site maps 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 confirm that the Alpine Village Housing Project, comprised of a converted two-story building with forty-four (44) residential condominium units, including five (5) affordable units, and forty-four (44) parking spaces by The Mayo Group, LLC to be located at 25 Alpine Street in Mattapan in Boston, 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) one-bedroom unit to be made available to households earning up to 80% of area median income, one (1) one-bedroom unit to be made available to households earning up to 120% of area median income, one (1) two-bedroom unit to be made available to households earning up to 80% of area median income and two (2) two-bedroom units to be made available to households earning up to 100% of area median income, and 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 interest of the Boston Redevelopment Authority.

Copies of a memorandum dated April 27, 2004 were distributed entitled "2004 COMMUNITY ARCADE FOOD SERVICES PROGRAM, CITY HALL PLAZA, REQUEST FOR PROPOSALS", which included two proposed votes. Attached to said memorandum was a City Hall Plaza Arcade Site Plan.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2004 Food Services Program, substantially in the form as presented at this meeting; and further

VOTED: That the Director be, and hereby is, authorized, without the necessity of any further votes by the Boston Redevelopment Authority, to select one or more food services providers for the 2004 Food Services Program and to enter into management or other agreements with one or more selected providers on

such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated April 27, 2004 were distributed entitled "4040 WASHINGTON STREET PROJECT, ROSLINDALE", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Heather Campisano, Project Manager and Richard DeCoste, Woodbrier Associates, 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 4040 Washington Development Trust, Inc. to develop 4040 Washington Street (the "Proposed Project") into twenty-eight (28) residential homeownership 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 four (4) affordable units and 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 (the "Authority"); and further

VOTED: In reference to Petitions BZC-24706-BZC-24710, 4040 Washington Development Trust, Inc., 4038-4040 Washington Street for six (6) variances in an L-.5/R-.8 zoning district, the Authority recommends

APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated April 27, 2004 were distributed entitled "210 SOUTH STREET LOFT CONDOMINIUMS PROJECT LEATHER DISTRICT, BOSTON", which included three proposed votes. Attached to said memorandum were a plot plan, site plan, neighborhood site plan, floor and roof plans, building photographs, a letter dated March 23, 2004 from Ralph DeNisco, Senior Transportation Planner, Boston Transportation Department to Tai Lim, Project Manager, Boston Redevelopment, a letter dated March 9, 2004 from Bryan Glascock, Acting Director, City of Boston Environment Department to Mark Maloney, Director, Boston Redevelopment Authority, a letter dated March 5, 2004 from John P. Sullivan, Chief Engineer, Boston Water and Sewer Commission to Tai Lim, Project Manager, Boston Redevelopment Authority, an email dated February 25, 2004 from Para Jayasinghe, Public Works to Tai Lim, Project Manager, Boston Redevelopment Authority and a letter dated February 6, 2004 from Peter Laizza, Fire Marshal, Boston Fire Department to Tai Lim, Project Manager, Boston Redevelopment Authority.

Tai Lim, Project Manager and Albert Fine, Fine Associates addressed the Authority and answered the Members' questions.

Those who spoke in favor of the proposed project:

Denny Ching, Mayor's Office of Neighborhood Services

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 ("Code"), which (i) finds that the Project Notification Form and Additional Materials received by the Boston Redevelopment Authority ("BRA") on April 12, 2004 adequately describes the potential impacts arising from the 210 South Street Loft

Condominiums Project, and (ii) waives further review of the 210 South Street Loft Condominiums Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 210 South Street Loft Condominiums Project upon the successful completion of the Article 80 process of the Code; and further

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement; an Affordable Housing Agreement for the creation of one (1) studio unit with a maximum initial sales price of \$137,700, to be made available to households earning up to 80% of area median income, two (2) one-bedroom units with a maximum initial sales price of \$155,200, to be made available to households earning up to 80% of area median income, and two (2) two-bedroom units with a maximum initial sales price of \$267,900, to be made available to households earning up to 120% of area median income; 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 210 South Street Loft Condominiums Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated April 27, 2004 were distributed entitled "132 CHESTNUT HILL AVENUE, BRIGHTON", which included two proposed votes. Attached to said memorandum were a resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF DEMONSTRATION PROJECT PLAN AND RELATED DECLARATIONS AND

FINDINGS RE: 132 CHESTNUT HILL AVENUE, BRIGHTON NEIGHBORHOOD, BOSTON, MA” and 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 (the “Authority”) hereby adopts in all respects the Resolution that states, “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE CONFIRMATION OF DEMONSTRATION PROJECT PLAN AND RELATED DECLARATIONS AND FINDINGS RE 132 CHESTNUT HILL AVENUE, BRIGHTON NEIGHORHOOD, BOSTON, MA”; and further,

VOTED: The Director be, and hereby is, authorized on behalf of the Authority to execute such deeds, cooperation agreements, contracts, instruments or other documents with the designated developer, and other entities, as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Chapter 121B, Section 46(f), and the related proposed project. The terms and conditions of all such agreements, instruments or documents shall be at the sole discretion of the Director.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6557.

Copies of a memorandum dated April 27, 2004 were distributed entitled “148 DORCHESTER AVENUE, SOUTH BOSTON” which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Nick Haney, Project Manager and Steve Miller of McDermott, Quilty and Miller, legal counsel addressed the Authority and answered

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 148 Dorchester Avenue project and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the 148 Dorchester Avenue 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; and further

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 148 Dorchester Avenue project upon the successful completion of the Article 80 process; and further

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement; an Affordable Housing Agreement for the creation of two (2) one-bedroom units, to be made available to households earning up to 80% of area median income, and one (1) one-bedroom unit, to be made available to households earning up to 100% of area median income, and two (2) two-bedroom units, to households earning up to 80% of area median income, and one (1) one-bedroom unit, to be made available to households earning up to 120% of area median income 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 148 Dorchester Avenue project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and further

VOTED: In reference to Petition BZC-24772, South Boston LLC, for dimensional variances and a conditional use permit in the M-1 Subdistrict of the South Boston Neighborhood District, the Boston

Redevelopment Authority recommends APPROVAL WITH
PROVISO: that plans be submitted to the Boston Redevelopment
Authority for design review approval

Copies of a memorandum dated April 27, 2004 were distributed entitled
“BOSTON CONVENTION AND EXHIBITION CENTER CONTRACT
AUTHORIZATION FOR SURVEY ENGINEERING SERVICES - AMENDMENT
NO. 7; BRYANT ASSOCIATES, INC.”, which included a proposed vote. Attached
to said memorandum was a General Site Plan of the Boston Convention and
Exposition Center indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute
Amendment No. 7 to the Services Contract with Bryant Associates, Inc., dated
March 2, 1998 for the provision of survey engineering services in connection with
the Boston Convention and Exhibition Center project, which extends the time of
performance from April 30, 2004 to April 29, 2005, with no change to the contract
amount.

Copies of a memorandum dated April 27, 2004 were distributed entitled
“BOARD OF APPEAL REFERRALS”, attached to which were 25 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-23836, BZC-24504, BZC-24527, BZC-24896, BZC-24899, BZC-
24902-24905, BZC-24906, BZC-24911, BZC-24920, BZC-24932, BZC-24942,
BZC-24946-24947, BZC-24948, BZC-24950, BZC-24957, BZC-24958, BZC-
24962, BZC-24965, BZC-24971, BZC-24973, BZC-24975, BZC-24978-24979,
BZC-24996, BZC-24999, BZC-25006.

Copies of a memorandum dated April 27, 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	\$ 18,244.31
Rosenberg & Schapiro	\$ 17,620.18
Von Grossman & Co.	\$ 24,000.00
RDA Construction Corp.	\$ 7,719.70

Copies of memorandum dated April 27, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Heidi Burbidge, Senior Project Manager approval and authorization for travel to Lansing, Michigan on May 17-19, 2004 to present the Boston Redevelopment Authority's Artist Space Initiative at the 2004 Michigan Conference on Affordable Housing; at no cost to the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Maloney, Director; Janice Miller, Consultant; Jill Griffin, Senior Project Manager and John Dalzell, Senior Architect to travel to Las Vegas, Nevada, May 23-26, 2004 International Council of Shopping Centers (ICSC) Spring Convention. Conference registration is \$690 per person. There will also be hotel, transportation and per diem expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Dominic Modicamore, Senior Research Associate/Economist in the Research Division, to travel to Amherst, Massachusetts, May 12-14, 2004 to attend a three-day educational seminar and present a workshop sponsored by the Regional Economic Models, Inc. (REMI). There is no fee for the seminar, but there will be hotel, transportation and per diem expenses estimated at \$441.00.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassification of Rebecca Barnes, Chief Planner from \$116,956 to \$118,500; no title or grade change.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Susan Hartnett, Director of Economic Development, Grade 26 effective date of April 23, 2004.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Thomas Miller as a Temporary Development Program Employee in the position of Director, Economic Development, Grade 26, at an annual salary of \$118,500 effective April 27, 2004.

VOTED: That the next meetings of the Authority will be held on
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 4:36 p.m.

Secretary