

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 3, 2004, which were previously distributed, were submitted.

This is a Public Hearing before the Boston Redevelopment Authority, being held in conformance with Article 80B-7 of the Boston Zoning Code, to consider the proposed South Bay Expansion Project located in the South Bay Shopping Center in Dorchester as a Development Impact Project. In connection with the proposed project, authorization is sought for the issuance of a Scoping Determination waiving further review and a Certification of Compliance, and authorization for the Director to enter into a Cooperation Agreement, a Development Impact Project Agreement and A Boston Residents Construction Employment Plan.

This hearing was duly advertised in the Boston Herald on June 14, 2004.

Ms. Consuelo Thornell and Mr. Christopher Supple entered at this time.

Copies of a memorandum dated June 24, 2004 were distributed entitled "SOUTH BAY EXPANSION PROJECT: 1100 MASSACHUSETTS AVENUE, DORCHESTER, MA" which included five proposed votes. Attached to said memorandum were a letter dated March 11, 2004 from Jeanne DueBois, Dorchester Bay Economic Development Corp. to Mr. Mark Maloney, Boston Redevelopment Authority, a letter dated March 23, 2004 from Denise D. Gonsalves, Cape Verdean Community Task Force to Armino Goncalves, Project Manager, Boston Redevelopment Authority, a letter dated March 31, 2004 from Frank Ryan, Boston Policemen's Association, Inc. to Mr. Armino Goncalves, Boston Redevelopment Authority, a letter dated March 22, 2004 from Joseph T. Cefalo, Jr., President, New Market Business Association to Mr. Armino Goncalves, Project Manager, Boston Redevelopment Authority, a letter dated March 31, 2004 from Colin M. Riley, Executive Director, Upham's Corner Main Street to Mr. Armino Goncalves,

Senior Planner, Boston Redevelopment Authority and two maps indicating the location of the proposed project.

Mr Armino Goncalves, Assistant Director, Community Development, Mr. Joe Pierik, Edens and Avant, Mr. Walter Steinkrauss, Stop & Shop Company, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms, Jeanne Due Bois, Dorchester Bay Economic Development Corp.

Ms. Denise Concalves, Cape Verdean Task Force

Mr. Joe Chaisson, IAG, Columbia Point/Savin Hill Civic Association

Ms. Millie Rooney, IAG, McCormack Housing Civic Association

A representative from Councilor Michael Flaherty's Office

Ms. Molly Dunford, Mayor's Office of Neighborhood Services

Mr. Al Peciario, Carpenter's Union

Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA hereby finds and determines that the proposed South Bay Expansion project (the "Proposed Project"), as described in the Project Notification Form dated January 26, 2004 submitted by Edens & Avant 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, pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination in connection with the South Bay Expansion Project (the "Proposed Project") waiving

the requirements of further review, subject to on-going design review by the BRA;

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, pursuant to Article 80, Section 80B-6 of the Code, the Director of the BRA be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon successful completion of Article 80 review; and

FURTHER VOTED: That the Director of the BRA be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director deems necessary, in connection with the Proposed Project, that include terms and conditions the Director deems appropriate.

Copies of a memorandum dated June 24, 2004 were distributed entitled "RESIDENCE AT BIGELOW COURT, BRIGHTON", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Mark McGowan, Project Assistant, Mr. Maury Sullivan, legal counsel, Mr. Henry Arnaudo, HPA Design, Inc. and Mr. Michael Zafiroulos, Developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Jerry McDermott

Mr. Paul Hallaway, Mayor's Office of Neighborhood Services

No one spoke in opposition to 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 Certification of Approval, confirming that the proposed project by 142 Bigelow Hill Nominee Trust to develop the Residence at Bigelow Court (the "Proposed Project") into twenty-six (26) 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) two-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 from 80% to no more than 100% of area median income and one (1) one-bedroom unit to be made available to households earning from 100% to no more than 120% 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

FURTHER  
VOTED: In reference to petition BZC-25219, Peter Davos, for five (5) variances in an Single Family Residential 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 June 24, 2004 were distributed entitled "MINER STREET PROJECT, AUDUBON CIRCLE, which included four proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Mark McGowan, Project Assistant, Mr. Stephen Miller, attorney and Mr. Gary Cain, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the development of a seven-story, fifty-three (53) unit multi-family residential building with thirty-four (34) structured parking spaces (the "16 Miner Street Component") and a three-story, eight (8) unit residential building with ten (10) parking spaces ( the "9 Miner Street Component (collectively the 9 Miner Street Component and the 16 Miner Street Component are the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the 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 Certification(s) of Compliance for the Proposed Project, or any component thereof, upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed

Project, or any component thereof subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, 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 Miner Street project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER

VOTED: In reference to petitions BZC-25315 and BZC-25316, 9 Miner Street, LLC and 16 Miner Street, LLC, for six (6) variances, in the Audubon Circle Neighborhood District, the BRA recommends APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated June 24, 2004 were distributed entitled "CITY HALL PLAZA ARCADE, LICENSE AGREEMENT FOR VENDING SERVICES WITH HERRARA'S BURRITOS, INC." which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Herrera's Burritos Inc., permitting the use and occupancy of Bay Six on the City Hall Plaza Community Arcade.

Copies of a memorandum dated June 24, 2004 were distributed entitled "PIER FOUR, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR

TEMPORARY BERTHING”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with Nantucket I Lightship LLP, permitting the use and occupancy of a portion of Pier 4 in the Charlestown Navy Yard for the berthing of a vessel for a period of 17 days, from July 16, 2004 to August 1, 2004

Copies of a memorandum dated June 24, 2004 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4” 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 a temporary License Agreement with U.S. Navy, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the HMCS Montreal (FFH-336) HMCS Athabaskan (DDH-282) from June 24 -27, 2004, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of June 24, 2004, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated June 24, 2004 were distributed entitled “PIER 11, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR BARGE BERTHING BOSTON’S FOURTH OF JULY, 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 enter into and execute a temporary License Agreement with Boston’s

Fourth of July, Inc., permitting the use and occupancy of Pier 11 in the Charlestown Navy Yard for the berthing of a barge used for the annual fireworks display for a period of 17 days, from June 22 - August 4, 2004. The License Agreement shall be substantially in the form submitted to the BRA at its meeting of June 24, 2004, subject to such terms and conditions that the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated June 24, 2004 were distributed entitled, "LINCOLN PLAZA PROJECT", which included four proposed votes.. Attached to said memorandum were an email dated June 21, 2004 from Christopher Betke to John O'Brien, an email dated June 18, 2004 from Elizabeth Nill to John O'Brien, an email from John Donnellan to John O'Brien, an email dated June 21, 2004 from Kathleen Chisholm to John O'Brien, an email dated June 18, 2004 from Kevin Powers to John O'Brien, an email dated June 11, 2004 from Marilyn @home to John O'Brien, an email dated June 11, 2004 from Julian Chang to John O'Brien, an email dated June 15, 2004 from Monica Workens to John O'Brien, an email dated June 15, 2004 from Shep Brown to John O'Brien, an email dated June 18, 2004 from Stan McGee to John O'Brien, an email dated June 18, 2004 from Tobias Kleitman to John O'Brien and a map indicating the location of the proposed project.

Mr. John O'Brien, Senior Project Manager, Mr. Ed Doherty, developer and Mr. Brian Healey, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That, pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code ("Code"), the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirements of further review; and



FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director be, and hereby is, authorized to make certain findings and to issue a Certification of Compliance for the Proposed Project upon the conclusion of the Article 80 review process, including the additional public comment period provided in Section 80b-5.3(d); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Housing Agreement, Cooperation Agreement, Boston Residents Construction Employment Plan, and any and all other agreements and documents in connection with the foregoing votes, which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions as he determines to be in the best interests of the Boston Redevelopment Authority.

Ms. Consuelo Thornell recused herself and left the room at this time.

Copies of a memorandum dated June 24, 2004 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE ROXBURY TRUST FUND COMMITTEE TRUST REGARDING THE DISPOSITION OF CERTAIN COMMUNITY BENEFIT FUNDS REQUIRED UNDER CHAPTER 443 OF THE ACTS OF 1990." which included a proposed vote. Attached to said memorandum was a DRAFT AGREEMENT dated June 7, 2004.

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 an agreement, in substantial accord with the form attached hereto, with the Roxbury Trust Fund Committee Trust regarding the

disposition of certain community benefit funds designated for Roxbury under Chapter 443 of the Acts of 1990.

Copies of a memorandum dated June 24, 2004 were distributed entitled "DOWNTOWN CROSSING SIDEWAY CLEANING MAINTENANCE PROGRAM", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a cleaning services contract on behalf of the Boston Redevelopment Authority ("Authority") with the Downtown Crossing Association for regularly scheduled cleaning by Project Place of the sidewalks and adjacent areas of specified streets in the Downtown Crossing area; and

FURTHER VOTED: That the Authority hereby authorizes the expenditure of an amount not to exceed \$15,000.00 to fund a regularly scheduled sidewalk cleaning contract with the Downtown Crossing Association.

Copies of a memorandum dated June 24, 2004 were distributed entitled WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL F-8, LOCATED AT 100 RUTHVEN STREET", which included a proposed vote. Attached to said memorandum were a letter dated June 22, 2004 from Erik Rhodin, Line Company Architects, Inc. to Mr. Tai Young Lim, Senior Project Manager, Boston Redevelopment Authority, a copy of the February 24, 2004 Board Memorandum and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Line Company Architects Inc., dated February 24, 2004, be changed and amended to substitute

Lineco.Ruthven, LLC as the redeveloper of Parcel F-8, located in the Washington Park Urban Renewal Area, Project No. Mass. R-24, for the construction of 3,950 square foot two-family home with two (2) surface parking spaces located at the rear of the building and an improved open space area.

Copies of a memorandum dated June 24, 2004 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL L-28, LOCATED AT 76 MUNROE STREET", which included three proposed votes. Attached to said memorandum were a Construction Schedule for 76 Munroe Street, Roxbury, a letter dated may 18, 2004 from Nicole G. Hamill, Lending Administration Superior, Meetinghouse Cooperative Bank and two maps indicating the location of the proposed project.

"RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE REDEVELOPMENT OF PARCEL L-28 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", was read

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the Resolution of the Boston Redevelopment Authority dated June 24, 2004 re: Final Designation of Terrance D. and Tracy L. Jones as the Redeveloper of Parcel L-28, located at 76 Munroe Street, between Harold Street and Humboldt Avenue in the Washington Park Urban Renewal Area, Project No. Mass. R-24, and

FURTHER

VOTED: That the final designation of Terrence D. and Tracy L. Jones as the Redeveloper of Parcel L-28 be automatically rescinded without prejudice and without further action being required by the BRA

Board, if Parcel L-28 has not been conveyed by November 30, 2004,  
and

FURTHER

VOTED: That the Director be, and hereby is, authorized, to execute and deliver a Land Disposition Agreement and Deed and any and all other agreements and documents which the Director deems appropriate and necessary in connected with Parcel L-28 located at 76 Munroe Street, between Herold Street and Humboldt Avenue in the Washington Park Urban Renewal Area, Project No. Mass. R-24. All upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6565.

Ms. Consuelo Thornell re-entered at this time.

Copies of a memorandum dated June 24, 2004 were distributed entitled "WASHINGTON PARK MALL - FINAL DESIGNATION OF 300 MEDFORD STREET PARK ASSOCIATES LLC AS REDEVELOPER OF PARCEL A-5 IN THE 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.

The following "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF 300 WASHINGTON PARK ASSOCIATES LLC AS THE REDEVELOPMENT OF PARCEL A-5 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24", was read, considered and approved.

Mr. Armino Goncalves, Assistant Director for Community 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 hereby adopts the resolution dated June 24, 2004 and entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF 300 WASHINGTON PARK ASSOCIATES LLC AS THE REDEVELOPER OF PARCEL A-5 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24;" and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Land Disposition Agreement, a Deed and any and all other documents deemed necessary and appropriate, and in the best interest of the Boston Redevelopment Authority by the Director, in connection with the transfer of Parcel A-5 in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6567.

Copies of a memorandum dated June 24, 2004 were distributed entitled "MEMORANDUM OF UNDERSTANDING WITH MASSACHUSETTS BAY TRANSPORTATION AUTHORITY REGARDING DEMOLITION OF THE ELEVATED GREEN LINE IN THE NORTH END AREA OF BOSTON", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director, on behalf of the Boston Redevelopment Authority be, and he hereby is, authorized to enter into a Memorandum of Understanding and a License for Entry with the Massachusetts Bay Transportation Authority in connection with the demolition and relocation of the existing Green Line facilities, including that part located in the North Station area (known as the Green Line Relocation Project) and to enter into

or execute any and all other documents or agreements regarding the Green Line Relocation Project that the Director, in his sole discretion deems necessary and appropriate.

Copies of a memorandum dated June 24, 2004 were distributed entitled TRINITY MATTAPAN HEIGHTS CHAPTER 121A PROJECT LOCATED OFF OF RIVER STREET AT DR. MARY MOORE BEATTY CICLE IN THE MATTAPAN NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to said memorandum were a document entitled "ORDER OF TAKING" and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated June 24, 2004, relating to a certain access parcel of land comprising Dr. Mary Moore Beatty Circle, 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."

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. 6568.

Copies of a memorandum dated June 24, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:687-697 MASSACHUSETTS AVENUE", which included five proposed votes. Attached to said memorandum were a letter dated May 21, 2004 from Stephen E. Williams, Coordinator, Northampton Community Garden to Randi Lathrop, Deputy Director for Community Planning, Boston Redevelopment Authority, a letter dated April 14, 2004 from Ben Miceli, President, Chester Square Area neighborhood Association to Maria Faria, Boston Redevelopment Authority, an email dated April 30, 2004 from

Helaine A. Simmonds to Maria Faria, an email dated May 24, 2004 from Helaine A. Simmonds to Maria Faria, newspaper article, proposed plan for the lower level and two maps indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director and Mr. Steve Miller, counsel and Mr. Lucio Trabucco, 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 project to consist of three (3)  
brick row houses of each five-stories in height with a total of approximately  
32,415 square fee of space to be comprised of thirty (30) residential  
condominium units, comprised of one-bedroom units and two-bedroom  
units, twelve (12) surface parking and open space improvements to be  
located at 687-697 Massachusetts Avenue in the South End/Lower Roxbury  
and in the South End Urban Renewal Area, Project No. Mass. R-56 has  
complied with the requirements under Article 80, Section 80E of the Boston  
Zoning Code, Small Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an  
Affordable Housing Agreement and any an all other agreements and  
documents which the Director deems appropriate and necessary in  
connection with the development of 687-697 Massachusetts Avenue Project  
in which four (4) residential condominium units will be priced at or below  
120% of the area median income, all upon terms and conditions to be  
determined in the best interest of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to disburse  
\$15,000 from a contribution made by 687-697 Mass Ave, LLC to the Chester  
Square Area Neighborhood Association in the amount of \$7,500 for the  
Chester Park improvements and to the South End/Lower Roxbury Open

Space Land Trust in the amount of \$7,500 for certain improvements of the Northampton Community Garden located at 87 Northampton Street in the South End/Lower Roxbury; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a grant agreement with Chester Square Area Neighborhood Association in the amount of \$7,500 for certain improvements of Chester Park and to enter into a grant agreement with the South End/Lower Roxbury Open Space Land Trust in the amount of \$7,500 for certain improvements of the Northampton Community Garden; and,

FURTHER

VOTED: In reference to petitions BZC-25204, 25205 and 25206, 687-689 Mass Ave, LLC, 687-697 Massachusetts Avenue, Roxbury, for eighteen (18) variances, to construct thirty (30) dwelling units, with twelve (12) parking spaces in an RH subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated June 24, 2004 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE ON CITY SQUARE ELDERLY HOUSING CHAPTER 121A PROJECT", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE CITY SQUARE ELDERLY HOUSING CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE REFINANCE



OF THE PREVIOUSLY APPROVED AND DEVELOPED CITY SQUARE ELDERLY HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects;

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a First Amendment to Land Disposition Agreement with City Square Elderly Inc., to approve the refinancing of City Square Elderly Housing Chapter 121A Project, Parcel P-12B, in the Charlestown Urban Renewal Area, Project No. R-55, and to execute any and all other agreements, instruments, documents or letters he deems necessary and appropriate, in his sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the refinancing of the City Square Elderly Housing Chapter 121A Project.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6569.

Mr. Mark Maloney recused himself and left the room at this time.

Copies of a memorandum dated June 24, 2004 were distributed entitled "WEST END PLACE (FORMERLY KNOWN AS LOWELL SQUARE) PROJECT: WEST END LAND ASSEMBLY AND REDEVELOPMENT AREA", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Acting Director be, and he hereby is, authorized to execute and deliver a Partial Release of Unit 3 from the BRA Units 3-5 Mortgage and Security Agreement and any and all other documents deemed appropriate and necessary in

connection with the sale of parking spaces in Unit 3 of the West End Place Condominium.

Mr. Mark Maloney re-entered at this time.

Copies of a memorandum dated June 24, 2004 were distributed entitled "FORT POINT DISTRICT PLANNING", 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 is hereby is, authorized to issue a Request for Proposals for the development of the Fort Point District Master Plan and an amendment to the South Boston Waterfront Municipal Harbor Plan.

Copies of a memorandum dated June 24, 2004 were distributed entitled "SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION", which included a proposed vote. Attached to said memorandum were a document entitled "TEXT AMENDMENT APPLICATION NO. 346, BOSTON REDEVELOPMENT AUTHORITY SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT : EXTENSION OF TIME" and document entitled "MAP AMENDMENT APPLICATION NO.497, BOSTON REDEVELOPMENT AUTHORITY SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT : EXTENSION OF TIME, MAPS 4, 4A AND 4E" 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 petition the Boston Zoning Commission to extend the time period for the expiration of the South Boston Waterfront Interim Planning Overlay District, from July 22, 2004 to July 22, 2005, in substantial

accord with the text and map amendments presented to the  
Boston Redevelopment Authority at its hearing on June 24, 2004.

The aforementioned TEXT AMENDMENT AND MAP AMENDMENT are  
incorporated in the Minutes of this meeting and filed in the Document Book of the  
Authority as Document Nos. 6570 and 6571.

Copies of a memorandum dated June 24, 2004 were distributed entitled  
“CONSULTANT SERVICES TO PERFORM A FEASIBILITY STUDY FOR  
IMPLEMENTATION OF THE CROSSROADS INITIATIVE”, which included a  
proposed vote.

Mr. David Carlson, Senior Architect/Urban Design and Ms. Rebecca Barnes,  
Chief Planner, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a  
Request For Proposals for consulting services necessary in the  
preparation of an Implementation Feasibility Study for the  
Crossroads Initiative. These services will be funded by the  
BRA.

Copies of a memorandum dated June 24, 2004 were distributed entitled  
“BOARD OF APPEAL REFERRALS”, attached to which were 58 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-25003, BZC-25007, BZC-25008, BZC-25010, BZC-25014, BZC-  
25015, BZC-25016, BZC-25021, BZC-25027, BZC-25031, BZC-25038,  
BZC-25057, BZC-25061, BZC-25063, BZC-25064, BZC-25065, BZC-  
25066, BZC-25067, BZC-25071, BZC-25073, BZC-25074, BZC-25076,

BZC-25077, BZC-25078, BZC-25079, BZC-25080, BZC-25082, BZC-25083, BZC-25084, BZC-25085, BZC-25086, BZC-25088, BZC-25089, BZC-25090, BZC-25093, BZC-25095-25096, BZC-25098, BZC-25106, BZC-25107, BZC-25109, BZC-25135, BZC-25140, BZC-25142, BZC-25147, BZC-25148, BZC-25150, BZC-25152, BZC-25153, BZC-25154, BZC-25155, BZC-25156, BZC-25170, BZC-25186, BZC-25194, BZC-25267, BZC- 25081

Copies of a memorandum dated June 24, 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	\$ 1,141.44
Rosenberg & Schapiro	\$ 23,541.51
Goody, Clancy & Assoc.	\$ 41,600.00
RDA Construction Corp.	\$175,598.95
Cambridge Systematics	\$ 10,255.04

Copies of memorandum dated June 24, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept and authorize the resignation of David Higgins, Special Assistant to the Director, Grade 22, \$71,719.00 effective June 25, 2004.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To accept and authorize the resignation of Luis Rosero,  
Research Assistant, Grade 16, \$36,395.00 effective August 20,  
2004.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for  
Martin Gamache effective June 2, 2004:

From: Part-time Digital Cartographer, \$24.85 hr./16 hrs. a wk. through June  
1, 2004

To: Part-time Digital Cartographer, \$24.85 hr./16 hrs. a wk. through  
September 30, 2004

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for  
Isabel W. Kriegel effective June 28, 2004:

From: Planning Division/Planner I/Grade 17/\$43,282.00

To: Economic Development/Manger "20-34" Year Old  
Initiative/Grade 19/\$47,610.00

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a new contract for professional  
services with Ken Greenberg Consultants to provide services as  
agreed upon with the Chief Planner and Director; form June 1,  
2004 through November 30, 2004 at a contract cost of \$150,000.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month internship for Daniel Connolly, of Dorchester, in the Community Planning Department of the Planning Division, at \$11.00 per hour for up to 35 hours per week, effective June 28, 2004.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a two-month internship for Nicole Lew, in the Community Planning Department of the Planning Division, at \$12.00 per hour for up to 35 hours per week, effective June 24, 2004 through August 18, 2004.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a two-month internship for Neha Menon, in the Economic Initiatives Department of the Economic Development Division as a volunteer June 28 - July 14, 2004 and as a paid intern July 15 - August 31, 2004 at \$17.00 per hour for up to 35 hours per week.

VOTED: That the next meetings of the Authority will be held on 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 4:23 p.m.

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Secretary