

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of July 15, 2004, which were previously distributed, were submitted.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Northeastern University proposed Institutional Master Plan Amendment which considers the West Village Residence F Project and the new home for the John D. O'Bryant African-American Institute as a Development Impact Project, and the acquisition of 10 Coventry Street for student residential purposes.

This hearing was duly advertised on July 25, 2004 and July 29, 2004 in the Boston Herald.

Copies of a memorandum dated August 5, 2004 were distributed entitled "PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN AND DEVELOPMENT IMPACT PROJECT FOR WEST VILLAGE RESIDENCE F AND JOHN D. O'BRYANT AFRICAN-AMERICAN INSTITUTE BUILDING, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

The following people spoke in favor of the proposed project:

Councilor Chuck Turner

Representative Byron Rushing

The following people spoke in opposition of the proposed project:

Representative Jeffrey Sanchez

Ms. Kathleen Devine, resident of Fenway

Mr. Donovan Walker, Development of Neighborhood Coalition

Ms. Dolly Battle, Safety Net and Roxbury Neighborhood Council

Councilor Michael Ross

Councilor Maura Hennigan

Mr. Rafael Feliciano, resident, Boston Youth Fund

Ms. Klaire Allan, Safety Net

Ms. Shirley Kressel, Neighborhood Planner

Mr. Keith Craig, Project Manager, Mr. Bob Gittens, Northeastern University, Professor Joe Warren, Northeastern University African-American Institution, Mr. William Rawn, William Rawn Associates, Mr. David Lee, Stull & Lee and Mr. Tom Flynn, Carpenters Union, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: To take the matter under advertisement until further notice.

Chairman Jones called for a recess at 4:25 p.m.

Chairman Jones resumed the meeting at 4:35 p.m.

Copies of a memorandum dated August 5, 2004 were distributed entitled "TRANSFER OF ONE BEACON STREET CHAPTER 121A PROJECT BY TRUSTEES OF ONE BEACON STREET REALTY TRUST TO BOSTON BEACON LIMITED PARTNERSHIP; AUTHORIZATION TO SCHEDULE A PUBLIC HEARING", 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, on behalf of the Boston Redevelopment Authority ("BRA"), be, and hereby is, authorized to publish in the Boston Herald a Notice of Public Hearing regarding a hearing to be held on Thursday, August 19, 2004, at 2:00 P.M. in the BRA Board Room in connection with the proposed transfer of the One Beacon Street Chapter 121A Project; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send such notice to abutters in accordance with applicable requirements of the Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended, as authorized by the preceding vote.

Copies of a memorandum dated August 5, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE", which

included a proposed vote. Attached to said memorandum were a letter dated July 27, 2004 from Thomas J. O'Malley, Project Manager for Urbanica, Inc. to Maria Faria, Boston Redevelopment Authority, a letter dated July 28, 2004 from Norine Shults, President, Ellis South End Neighborhood Association to Mr. Harry Collings, Executive Director/Secretary, a letter dated July 30, 2004 from Bryan Glascock, Acting Director, Environmental Department to Mr. Mark Maloney, Director, a letter dated July 27, 2004 from Gary L. Saunders and Tim Ian Mitchell, Trustees & Co-Chairs, Boston Groundwater Trust to Ms. Maria Faria, Boston Redevelopment Authority, a faxed letter dated July 28, 2004 from David Anderson, an email dated July 28, 2004 from Robert D. Mancuso to Maria Faria, an email dated August 3, 2004 from Nancy Pullen, Project Director, Boston Water and Sewer Commission to Maria Faria, an email dated July 29, 2004 from David Lapin to Maria Faria, an email dated July 28, 2004 from Beth Avery to Maria Faria, an email dated July 30, 2004 from John Wasler, BRA to Maria Faria and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of December 4, 2003 designating D4 Development Limited Partnership as the redeveloper of Parcel SE-126 in the South End Urban Renewal Area, Project No. Mass. R-56 be, and hereby is, extended for an additional 124 days or until December 31, 2004, to enable the Redeveloper to continue predevelopment design, permitting and financing work for the Project in order to meet all the necessary requirements set forth in the December 4, 2003 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 December 31, 2004; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the YooD4 Condominium Development to be located at Parcel SE-126 (7 Warren Avenue 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: In reference to the Redeveloper's petition to the Board of Appeal for zoning relief to construct twenty-six (26) dwelling units, with underground parking for between 28 and 35 vehicles in an Community Facilities subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: that the plans be submitted to the Boston Redevelopment Authority for design review approval; and

FURTHER

VOTED: That the Redeveloper be, and hereby is, authorized to make such petitions to the City of Boston Public Improvement Commission as may be necessary to facilitate development of the proposed project, including without limitation, specific repairs, licenses for architectural details, and other matters.

Mr. Christopher Supple and Mr. Michael Taylor re-entered at this time.

Copies of a memorandum dated August 5, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: A PORTION OF PARCEL SE-88, LOCATED AT 83 EAST BERKELEY STREET AT THE INTERSECTION OF EAST BERKELEY STREET AND WASHINGTON STREET" which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director, 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 an Eleventh Amendment to the License Agreement, dated as of August 1, 1993, with Ming's Supermarket, Inc. to extend the term for a six (6)-month period for the use and occupancy of a portion of Parcel SE-88, consisting of approximately 4,176 square feet, located at 83 East Berkeley Street for an interim parking facility for commercial and residential parking. The license fee for the use of the six (6) parking spaces to be used by customers of Ming's Supermarket shall be \$751.96 per

month or \$4,511.76 for a six (6)-month period. Such Eleventh Amendment to the License Agreement shall continue to require Ming's Supermarket, Inc. to sublicense five (5) parking spaces to T.D.C. East Berkeley Street Management, Inc. for \$1.00 for use by Marc Tyler Condominium residents. The License shall continue to provide that the Licensee shall obtain liability insurance naming the Boston Redevelopment Authority ("BRA") as an additional insured in all policies in accordance with the BRA's usual form and to contain the express provision that no obligation on the part of the BRA, direct or indirect, is to be construed beyond this temporary occupancy. The Licensee shall carry during the term of this License a comprehensive public liability insurance insuring the Licenser and Licensee against all claims and demands for personal injury and property damage with respect to the License Area, with One Million Dollars (\$1,000,000) per occurrence combined single limit, Two Million Dollars (\$2,000,000) in the aggregate. The Eleventh Amendment to the License Agreement shall also include such terms and conditions as the Director deems proper and in the best interest of the BRA. Furthermore, the Director is authorized to execute any and all documents determined to be necessary and appropriate by the Director in connection with the license of a portion of Parcel SE-88 in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated August 5, 2004 were distributed entitled "145 NORTH BEACON STREET PROJECT, BRIGHTON", which included four proposed votes. Attached to said memorandum were an aerial photograph of existing North Beacon Street conditions, a site plan and four renderings of the proposed project.

Mr. Rodney Sinclair, Project Assistant and Attorney Michael McCormack, 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 waving further review under Section 80B-5.4(c)(iv) of the Boston Zoning Code, which (i) finds that the Project

Notification Form and the additional materials adequately describe the potential impacts arising from the 145 North Beacon Street project, and provide sufficient mitigation measures to minimize those impacts, and (ii) waives further review of the 145 North Beacon Street project, under subsection 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 145 North Beacon Street project, upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation 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 145 North Beacon Street 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-25288, 145 North Beacon Street project, for conditional use permits and use variances to allow insufficient front and rear setbacks, free standing signage, warehousing, and accessory personnel space, 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 August 5, 2004 were distributed entitled "CHESTNUT HILL WATERWORKS", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager and Mr. Diamond, developer, 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 determination under Section 80B-5.3 of the Boston Zoning Code

(the “Code”) which (i) finds that the Project Notification Form and supplemental filings adequately describe the potential impacts arising from the proposed project by Waterworks Park, LLC to construct a mixed-use community to include approximately 108 residential units, approximately 26,000 square feet of office space, approximately 10,000 square feet of publicly accessible exhibit space, approximately 2,000 square feet of shared community space and approximately 224 parking spaces and (ii) waives further review under subsection 80B-5.3(d) of the 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 proposed project by Waterworks Parks, LLC to construct a mixed-use development to include approximately 108 residential units, approximately 26,000 square feet of office space, approximately 10,000 square feet of publicly accessible exhibit space, approximately 2,000 square feet of shared community space and approximately 224 parking spaces upon the successful completion of all Article 80 processes for the proposed project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute 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 proposed Waterworks Park project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That as in relation to the Affordable Housing Agreement, that approval be deferred and must be resubmitted to the Authority for its approval at a subsequent board.

Copies of a memorandum dated August 5, 2004 were distributed entitled " PARCELS 6&7 AT YARD'S END IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager, addressed the Authority and answered the Members questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver an Amended and Restated Land Disposition Agreement with Partners with respect to the Property ("New LDA"), such New LDA to supersede certain provisions of the Original Deed and the Original LDA, and otherwise to be on such terms and conditions as the Director deems appropriate, necessary and in the best interest of the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized for and on behalf of the BRA, to execute any and all agreements and documents relating to properties covered by the September 8, 1990 Amended and Restated Land Disposition Agreement which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA in connection with the foregoing.

Copies of a memorandum dated August 5, 2004 were distributed entitled "UNITED STATES ENVIRONMENTAL PROTECTION AGENCY- BROWNFIELD CLEANUP GRANT FOR BELLE ISLE COASTAL PRESERVE PROJECT", which included a proposed vote. Attached to said memorandum were a document entitled "CITY OF BOSTON BELLE ISLAND COASTAL PRESERVE BROWNFIELDS CLEANUP PROGRAM WORKPLAN" and a map indicating the location of the proposed project.

Mr. John Wasler, Senior Project Manager, Environmental Review Specialist, 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: (1) to apply for a Brownfield Cleanup Grant in the amount of Two Hundred Thousand Dollars (\$200,000) from the United States Environmental Protection Agency for the Belle Isle Coastal Preserve Project; (2) to accept and expend said Brownfield Cleanup Grant; and, (3) to enter into and execute any and all applications, agreements or other documents with the appropriate entities in connection with said Brownfield Cleanup Grant; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Memorandum of Agreement with the City of Boston in connection with the transfer of funds from the Brownfield Cleanup Grant to the City of Boston in connection with the Belle Isle Coastal Preserve Project.

The aforementioned BROWNFIELD CLEANUP GRANT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6578.

Copies of a memorandum dated August 5, 2004 were distributed entitled "SECOND AMENDMENT TO THE CONSULTANT CONTRACT WITH GOODY, CLANCY & ASSOCIATES FOR THE NORTH ALLSTON NEIGHBORHOOD STRATEGIC PLAN", which included a proposed vote. Attached to said memorandum was a map indicating the location of the North Allston Proposed Study Area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a Second Amendment to the Consultant Contract with Goody, Clancy & Associates for the provision of additional services in conjunction with the North Allston Neighborhood Strategic Plan for an amount not-to-exceed \$50,000 and that the term thereof be extended to December 30, 2004.

Mr. Christopher J. Supple left the meeting at this time.

Copies of a memorandum dated August 5, 2004 were distributed entitled "ARTIST MIXED USE", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a text amendment to Article 2 (Definitions) and Article 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval) of the Boston Zoning Code, relating to Artists' Mixed-Use in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on August 5, 2004.

The aforementioned TEXT AMENDMENT #348 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6579.

Copies of a memorandum dated August 5, 2004 were distributed entitled "TEXT AND MAP AMENDMENTS TO THE JAMAICA PLAIN NEIGHBORHOOD DISTRICT ZONING (ARTICLE 55)", which included a proposed vote. Attached to said memorandum were a document entitled "TEXT AMENDMENT APPLICATION NO. 347, BOSTON REDEVELOPMENT AUTHORITY, ARTICLE 55, JAMAICA PLAIN NEIGHBORHOOD DISTRICT" and a MAP AMENDMENT APPLICATION NO. 499, BOSTON REDEVELOPMENT AUTHORITY, JACKSON SQUARE, JAMAICA PLAIN MAP 9B.

Representative Jeffrey Sanchez spoke in favor of the proposed project. No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: The Boston Redevelopment Authority hereby authorizes the Director to petition the City of Boston Zoning Commission to adopt the proposed text and map amendments to Article 55 of the Boston Zoning Code, the Jamaica Plain Neighborhood District Article, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on August 5, 2004.

The aforementioned TEXT AMENDMENT #347 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6580.

Copies of a memorandum dated August 5, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 23 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-24647, BZC-25161, BZC-25162, BZC-25163, BZC-25164, BZC-25168, BZC-25172, BZC-25174-25176, BZC-25179, BZC-25180, BZC-25182, BZV-25183, BZC-25198, BZC-25201, BZC-25202, BZC-25211, BZC-25216, BZC-25223-25224, BZC-25226, BZC-25236, BZC-25243-25245, BZC-25264-25266, BZC-25333

Copies of a memorandum dated August 5, 2004 were distributed entitled "REQUEST FOR AUTHORIZATION TO PURCHASE NEW CARPET, MODULAR OFFICES AND WORKSTATIONS FOR THE BOSTON REDEVELOPMENT AUTHORITY'S CITY HALL OFFICE", 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 procure new carpet, modular offices and workstations at a purchase price not to exceed \$70,000.00.

Copies of a memorandum dated August 5, 2004 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Rosenberg & Schapiro	\$ 46,954.31
Bryant Associates	\$ 1,259.95
Goulston & Storrs	\$ 8,595.43
Community Partners	\$ 7,859.00

Copies of memorandum dated August 5, 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 Kristin Kara effective August 9, 2004
From: Project Assistant/Grade 17/\$39,406
To: Planner I/Grade 17/\$43,500

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for Martin vonWyss effective August 2, 2004
From: Part-time Mgr. Digital Cartography & Urban Imaging/23/15 hours week at \$39.41 hour through July 30, 2004
To: Part-time Mgr. Digital Cartography & Urban Imaging/23/ for 15 hours a week at \$39.41 hour through September 30, 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 Jill Lacey Griffin effective August 9, 2004:
From: Sr. Project Manager/Grade 22/\$65,205
To: Asst. Dir. For Economic Initiatives/Grade 23/\$77,000

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an advanced sick leave of up to 30 days for Geauanne Hill, Administrative Assistant, Planning Division effective August 2, 2004.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve: All regular full-time and regular part-time non-Union benefit eligible employees in an active pay status are eligible for Bereavement Leave, based on the employee's regular work schedule, in the event of the death of a member of the employee's immediate family. Upon request, paid bereavement leave of up to five (5) consecutive days can be taken upon the death of an immediate family member. Pay shall be charged to Bereavement Leave and not to Sick Leave, Vacation Leave, Personal Leave of Administrative Leave. The numbers of hours' leave granted per day is based on the employee's normal work schedule. Immediate

family for the purpose of Bereavement Leave shall be defined as follows: Spouse, Domestic Partner, Significant Other; Parent (In-law & Step); Child (In-law & Step); Brother (In-law, Half & Step); Sister (In-law, Half & Step); Grandparent; Grandchild. For all other bereavement leave outside of the employee's immediate family as defined above, employees should submit for vacation or personal leave; thereby amending the Personnel Policy, Section 16.C. Special Leaves: #7 by replacing the current language/policy with the policy stated above, effective immediately.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of James M. Fitzgerald as a Temporary Development Program Employee in the position of Special Assistant to the Director of Planning, Grade 20, at an annual salary of \$59,000.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Jeffrey C. Lin as a Temporary Development Program Employee in the position of Special Assistant to the Director of Planning, Grade 20, at an annual salary of \$59,000.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Rebecca Lee as a Temporary Development Program Employee in the position of Special Counsel to the Director, Grade 25, at an annual salary of \$99,640.00.

PERSONNEL MEMORANDUM #9

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Christine Colley as a Temporary Development Program Employee in the position of Deputy Director of Compliance, Grade 24, at an annual salary of \$90,000 effective October 4, 2004.

VOTED: That the next meetings of the Authority will be held on Thursday, August 19, 2004, Thursday, September 9, 2004, Thursday, September 30, 2004, Thursday, October 21, 2004, TUESDAY, November 9, 2004; Thursday, December 2, 2004 and TUESDAY, December 21, 2004.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5: 21 p.m.

Secretary