

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of August 19, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated September 9, 2004 were distributed entitled "FENWAY NEIGHBORHOOD DISTRICT ZONING", 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 to be held on September 30, 2004 at 2:00 p.m. in front of the Boston Redevelopment Authority on the proposed Fenway Neighborhood District Zoning (Article 66).

Copies of a memorandum dated September 9, 2004 were distributed entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE COUNCIL OF ELDERS HOUSING CHAPTER 121A PROJECT", which included two proposed votes. Attached to said memorandum was a document entitled "SECOND AMENDMENT TO REPORT AND DECISION ON THE COUNCIL OF ELDERS 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 COUNCIL OF ELDERS HOUSING CHAPTER 121A PROJECT, AND RELATED MATTERS".

Ms. Renee LeFevre, Assistant General Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled
“SECOND AMENDMENT TO REPORT AND DECISION
ON THE COUNCIL OF ELDERS 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 COUNCIL OF ELDERS
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 an
amendment to the Land Disposition Agreement with Council
of Elders Housing Corporation to approve the refinancing of
Council of Elders Housing Chapter 121A Project (the
“Project”), Parcel I-8, in the Washington Square Urban
Renewal Area, 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 Project.

The aforementioned REPORT AND DECISION is incorporated in the
Minutes of this meeting and filed in the Document Book of the Authority as
Document No. 6586.

Copies of a memorandum dated September 9, 2004 were distributed
entitled “CERTIFICATE OF COMPLETION FOR PARCEL R17-6 IN THE
CHARLESTOWN URBAN RENEWAL AREA R-55”, 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 issue a Certificate of Completion to Allan R, Kueny evidencing the successful completion of a single family residential building located on Parcel R17-6 located at 2 Putnam Street, in the Charlestown Urban Renewal Area, Project No. Mass. R-55; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Estoppel Letter confirming the non-default status of the project under the Charlestown Urban Renewal Plan and the applicable Land Disposition Agreement in connection with the proposed project.

Copies of a memorandum dated September 9, 2004 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17C, LOCATED AT 10 CHESTNUT STREET IN CHARLESTOWN", 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 Boston Redevelopment Authority ("BRA") extend the tentative designation of Melissa Doherty, Andrea Gorman & James Hingston and Thomas & Pamela McGrath ("Redevelopers") as the redevelopers of Disposition Parcel R-17C located at a portion of 10 Chestnut Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 for 270 days, to allow the Redevelopers time to meet all the necessary requirements and to continue with the new

construction of three (3) three-bedroom owner-occupied units, landscaping, and six (6) surface parking spaces. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted within the additional 270 days, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 9, 2004 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-17D, LOCATED AT 10 CHESTNUT STREET IN CHARLESTOWN" 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 Boston Redevelopment Authority ("BRA") extend the tentative designation of Jason & Cheryl Gallagher, Daniel & Andrea Killoran and James McLaughlin ("Redevelopers") as the redevelopers of Disposition Parcel R-17D located on a portion of 10 Chestnut Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55 for 270 days, to allow the Redevelopers time to meet all the necessary requirements and to continue with the new construction of three (3) three-bedroom owner-occupied units, landscaping, and six (6) surface parking spaces. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted within the additional 270 days, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 9, 2004 were distributed entitled "PARCEL R-13, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55; EXTENSION OF TENTATIVE DESIGNATION", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby extends the Tentative Designation of JoAnne & Steven Chiappa, Kerry & Brian McKinley, and Elaine Wadman as Redeveloper of Parcel R-13 located in the Charlestown Urban Renewal Area, for a period not to exceed 270 days; and

FURTHER VOTED: That this tentative designation be automatically rescinded without prejudice and without any further authorization or approvals by the Boston Redevelopment Authority if final designation has not been granted to the Redeveloper within 270 days from the date here of.

Copies of a memorandum dated September 9, 2004 were distributed entitled "PIER FOUR, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR TEMPORARY USE FOR THE PURPOSES OF A WEDDING", which included a proposed vote. Attached to said memorandum were a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND RAFANELLI EVENTS", letter dated April 29, 2004 from Jeffry Gray, Rafanelli to Mr. Richard Mulligan, Boston Redevelopment Authority and four Certificates of Liability Insurance.

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 Rafanelli Event

permitting the use of a portion of Pier 4 in the Charlestown Navy Yard for the hosting of a wedding celebration for a period of 9 days, from September 13, 2004 through September 21, 2004 for a fee of \$18,000.00

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6587.

Copies of a memorandum dated September 9, 2004 were distributed entitled "AMENDED LICENSE AGREEMENT WITH TESTA CORPORATION AT YARD'S END IN THE CHARLESTOWN NAVY YARD", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority to enter into an amended temporary License Agreement with Testa Corporation for the use of an additional 44,000 square feet at Yard's End in the Charlestown Navy Yard for uses as construction laydown space.

Copies of a memorandum dated September 9, 2004 were distributed entitled "PARCEL RE-7B, SOUTH END URBAN RENEWAL AREA, MASSS, R-56: AUTHORIZATION TO AMEND THE LOAN DOCUMENTS IN CONNECTION WITH THE COURT PROJECT", 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 enter into amendments of the Promissory Note in connection with the Langham Court Project and any and all other documents

deemed necessary and appropriate by the Director in connection with the restructuring of the Langham Court Project, subject to any conditions that the Director of the Boston Redevelopment Authority deems necessary and appropriate; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the Land Disposition Agreement and Deed between the Boston Redevelopment Authority and the Langham Court Limited Partnership dated December 22, 1989, evidencing the successful completion of the Langham Court Project, which contains eighty-four (84) residential units located on Parcel RE-7B in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated September 9, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: 255 NORTHAMPTON STREET", which included five proposed votes. Attached to said memorandum were a letter dated August 23, 2004 from Patricia Courtney, Zoning Chairperson, Roxbury Neighborhood Council to City of Boston, Chairman, Board of Appeal, a letter dated August 26, 2004 from Liz Kedzierski to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated August 25, 2004 from Dorothea G. Guild, Metamorphosis Studio/Gallery to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from Mark A. Merante to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated August 20, 2004 from David Price, Esq. to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated August 23, 2004 from Samia Hakim to Boston Redevelopment Authority, a letter dated August 23, 2004 from Claudia Swan to Boston Redevelopment Authority, a letter dated August 23, 2004 from

Linda Roberts to Boston Redevelopment Authority, a letter dated August 23, 2004 from Kyle Ingrid Johnson to Boston Redevelopment Authority, a letter dated August 23, 2004 from Craig Davini to Boston Redevelopment Authority, a letter dated August 23, 2004 from Palmalya Winder to Boston Redevelopment Authority, a letter dated August 23, 2004 from Ashley C. McCumber to Boston Redevelopment Authority, a letter dated August 27, 2004 from Camilo Alvarez, Samson Projects to Boston Redevelopment Authority, a letter dated August 23, 2004 from Stephen J. Baker to Boston Redevelopment Authority, an e-mail dated August 17, 2004 from James Kinny to Maria Faria, an e-mail dated August 17, 2004 from Richard Giglio to Maria Faria, a letter dated September 1, 2004 from Bryan Glascock, Acting Director, Boston Environmental Department to Mark Maloney, Boston Redevelopment Authority, a letter dated August 25, 2004 from Joan Tiffany to Boston Redevelopment Authority, a letter dated August 27, 2004 from Katie Orr to Maria Faria, Boston Redevelopment Authority, a letter dated August 27, 2004 from Praveen Misra to Maria Faria, Boston Redevelopment Authority, a letter dated August 27, 2004 from Dr. Andrew Garling to Maria Faria, Boston Redevelopment Authority, a letter dated August 27, 2004 from Tracy O'Leary to Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from John Conti to Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from Leigh Webster to Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from Douglas Palardy to Maria Faria, Boston Redevelopment Authority, a letter from Brad Dufton to Ms. Faria, a letter from William J. Dellea to Ms. Faria, a letter dated August 24, 2004 from Robert Curtis to Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from Deborah Collier to Maria Faria, Boston Redevelopment Authority, a letter dated August 24, 2004 from Chris Collier to Boston Redevelopment Authority, artist renderings and two maps indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director, Mr. David Goldman, developer and

Mr. Fernando Domeneck, 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 SoCo Lofts Project ("Project") to consist of a 32,500 square foot, five-story building comprised of twenty-five (25) residential condominium units of which three (3) are artists' live-work space and twenty-two (22) are market rate studio units, eighteen (18) underground parking spaces and open space improvements to be located at 255 Northampton Street ("Project Site") in the South End/Lower Roxbury neighborhood 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 and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Project located on the Project Site that will provide three (3) affordable artists' live-work space priced for households earning at or below 120% of the area median income ("AMI"), and that SoCo Lofts LLC will make a Housing Contribution Grant in the amount of Fifteen Thousand Dollars (\$15,000) to the BRA for the creation of Affordable Housing, 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 \$10,000 from the contribution made by SoCo Lofts LLC to the following: (1) \$5,000 to the South End/Lower Roxbury Youth Workers' Alliance to assist with its community-based youth programs; and (2) \$5,000 to the South End Community Health Center to assist with its health care services; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into a grant agreement with the South End/Lower Roxbury Youth Workers' Alliance in the amount of \$5,000 to assist with its community-based youth programs and to enter into grant agreement with the South End Community Health Center in the amount of \$5,000 to assist with its health care services; and

FURTHER
VOTED: In reference to petition BZC-25184, SoCo Lofts LLC, 255 Northampton Street, Roxbury, for two forbidden uses, conditional use and seven variances for change of occupancy to twenty-five (25) apartments and erect addition in an MFR district, 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 September 9, 2004 were distributed entitled "ROSLINDALE FIELD PROJECT; PARCEL SWC-1, ROWE STREET,

ROSLINDALE", which included two proposed votes. Attached to said memorandum were a letter dated September 1, 2004 from Katherine Oh, Urban Edge to Tai Young Lim, BRA , ten artist renderings and two maps indicating the location the proposed project.

Mr. Tai Y. Lim, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the tentative designation set forth in the Resolution of February 6, 2003 of Roslindale Field Development Corporation ("Redeveloper") as the Redeveloper of Parcel SWC-1 in Roslindale be amended to allow the construction of the Roslindale Field Project consisting of twenty-seven (27) residential units, of which fifteen (15) will be created as affordable units to households earning up to 80% of the Area Median Income for the Boston Standard Metropolitan Statistical Area, fifty-four (54) parking spaces, and related site improvements; and

FURTHER
VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of the Redeveloper as the redeveloper of Parcel SWC-1, in Roslindale for 180 days, or until March 27, 2005, to allow the Redeveloper time to meet all the necessary requirements set forth in the tentative designation Resolution and to continue with the Roslindale Field Project. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 27, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 9, 2004 were distributed entitled "BRA PARCEL P-7A, 240 TREMONT STREET", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority pursuant to the applicable provisions for the RFP hereby rejects in all respects both the Abbott and the Amherst Proposals that were submitted on August 18, 2004; and

FURTHER

VOTED: That the Secretary be, and hereby is, authorized to advertise a new Request for Proposals for a long-term lease and guidelines to encourage the successful redevelopment of Parcel P-7A located at the intersection of Tremont and Stuart Streets in the South Cove Urban Renewal Area, Project No. Mass. R-92.

Copies of a memorandum dated September 9, 2004 were distributed entitled "CROSSROADS INITIATIVE IMPLEMENTATION FEASIBILITY STUDY", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Rebecca Barnes, Chief Planner and Mr. Ken Greenberg, consultant, 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 a contract with Vanasse Hangen Brustlin, Inc. for an implementation feasibility study of the Crossroads Initiative for an amount not to exceed \$350,000.

Copies of a memorandum dated September 9, 2004 were distributed entitled "FIRST AMENDMENT TO THE CONTRACT WITH GOODY, CLANCY & ASSOCIATES FOR THE PREPARATION OF THE SOUTH BAY PLANNING STUDY", which included two proposed votes. Attached to said memorandum were a letter dated September 2, 2004 from Stephen J. Hines, Chief Development Officer, Massachusetts Turnpike Authority, a copy of Scope of Service and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority ("BRA"), to execute a First Amendment to the original Contract with Goody, Clancy & Associates for the provision of additional services for the reproduction of the South Bay Planning Study Phase I Report, and to increase the total Contract amount from \$150,000 to a total Contract amount not-to-exceed of \$165,000 to be funded jointly by the BRA and the Massachusetts Turnpike Authority ("MTA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept and expend any and all funds received from the MTA for services rendered by Goody, Clancy & Associates under the Contract, as amended.

Copies of a memorandum dated September 9, 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-25296, BZC-25297, BZC-25300, BZC-25301, BAC-25303, BZC-25304, BZC-25306, BZC-25307, BZC-25310, BZC-25311, BZC-25312, BZC-25313, BZC-25314, BZC-25326, BZC-25327, BZC-25329, BZC-25330, BZC-25334, BZC-25335, BZC-25336, BZC-25342, BZC-25348, BZC-25349, BZC-25350, BZC-25351, BZC-25352, BZC-25354-25356, BAC-25357, BZC-25358-25359, BZC-25360, BZC-25361, BZC-25363-25363, BZC-25364-25365, BZC-25368, BZC-25369, BZC-25731, BZC-25372, BZC-25383, BZC-25384, BZC-25388, BZC-25389, BZC-25396-25399, BZC-25400, BZC-25409, BZC-25410, BZC-25412, BZC-25414, BZC-25417, BZC-25418, BZC-25419, BZC-25431, BZC-25451, BZC-25452, BZC-25468, BZC-25469 and BZC-25488.

Copies of a memorandum dated September 9, 2004 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

RDA Associates	\$233,136.05
Goody, Clancy & Associates	\$ 6,400.00
Dechert LLP	\$ 248.25
Cambridge Systematics	\$ 74.51

Copies of memorandum dated September 9, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization of the extension of the aforementioned interships for four-months effective September 1, 2004 through December 31, 2004 for Lloyd Lee

Brown, Urban Design/Planning, 15 hours at \$16.00 hourly rate; James Downing, Legal/BRA General Counsel, 20 hours at \$16.00 hourly rate; Martina Kukin, Research/Research, 20 hours at \$13.00 hourly rate; Neha Menon, Economic Initiatives/Economic Development, 35 hours at \$17.00 hourly rate; Mary Southwick, Urban Design/Planning, 35/\$13.00.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Carolyn S. Bennett as a Temporary Development Program Employee in the position of Digital Cartography and GIS Manager, Grade 22, \$70,000/yr. Expected start date in late September.

VOTED: That the next meetings of the Authority will be held on Thursday, September 30, 2004; TUESDAY, October 26, 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 3:05 p.m.

Secretary