

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of September 30, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated October 26, 2004 were distributed entitled "MATTAPAN ECONOMIC DEVELOPMENT INITIATIVE AUTHORIZATION TO ENTER INTO A CONTRACT WITH ABT ASSOCIATES", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Dana Whiteside, Deputy Director for Economic Development & Administration, 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 enter into a contract with Abt Associates for a sum not to exceed \$250,000 to serve as the primary consultant for the Mattapan Economic Development Initiative, as set forth in the Abt Associates' consultant team proposal to the Boston Redevelopment Authority dated August 23, 2004.

Copies of a memorandum dated October 26, 2004 were distributed entitled "AMENDMENT TO DUDLEY SQUARE DEMONSTRATION PROJECT PLAN AND TENTATIVE DESIGNATION OF REDEVELOPER FOR DUDLEY SQUARE PROJECT", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled "TENTATIVE DESIGNATION OF REDEVELOPER OF THE DUDLEY SQUARE PROJECT IN THE DUDLEY SQUARE ECONOMIC REDEVELOPMENT DISTRICT", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") amend the Dudley Square Demonstration Project Plan as approved by the Authority on November 14, 2001, to include the property known as 2262 Washington Street (a/k/a the former Ferdinand's Department Store), which property is decadent and substandard, as such terms are defined in M.G.L. ch. 121B, as amended; and

FURTHER  
VOTED: That the Authority hereby adopts the Resolution of the Boston Redevelopment Authority, dated October 26, 2004, re: Tentative Designation of Redeveloper of the Dudley Square Project in the Dudley Square Economic Redevelopment District; and

FURTHER  
VOTED: That the tentative designation of New Dudley LLC as Redeveloper of the Dudley Square Project in the Dudley Square Economic Redevelopment District, is automatically rescinded without prejudice and without further action by the Board, if final designation has not been granted within 270 days of this designation.

The aforementioned is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6596.

Copies of a memorandum dated October 26, 2004 were distributed entitled "SCATTERED SITES 24-40 PONTIAC STREET, 23-27 & 39-41 CHEROKEE STREET, 62-68 & 82-84 ALLEGHANY STREET, MISSION HILL", which included two proposed vote. Attached to said memorandum were four maps indicating the location of the proposed project.

Ms. Heather Campisano, Project Manager, Ms. Kristin Donovan, Planner, Attorney Luis Miller, Choate, Hall & Stewart and Cheryl Tougias, architect, addressed the Authority and answered the Members' questions.

Councilor Michael Ross spoke in favor of 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 131 Green Street LLC to redevelop 131 Green Street in Jamaica Plain (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 (4) affordable units at 131 Green Street in Jamaica Plain, 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 Petition BZC-25510, 131 Green Street LLC, 131 Green Street for six (5) variances and one (1) conditional use permit in a Local Convenience Subdistrict and Neighborhood Design Overlay District within the Jamaica Plain Zoning District, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated October 26, 2004 were distributed entitled "THE MACALLEN BUILDING, COURT SQUARE PRESS, PHASE II DEVELOPMENT PROJECT, SOUTH BOSTON", which included five proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. David Hanifin, Senior Project Manager, Mr. Tim Pappas, developer, Mr. Nader Tehrani, architect and Mr. Michael Blier, landscaped architect, addressed the Authority and answered the Members' questions.

Councilor James Kelly 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 Preliminary Adequacy Determination under Article 80B-5.4(c)(iv) of the Boston Zoning Code ("Code") which (I) finds that the Draft Project Impact Report filed on January 27, 2004 and Supplemental Information filed July 19, 2004 adequately describe the petition impacts arising from the proposed project by Pappas Industrial Parks, Inc. to construct a new building containing approximately 146 condominiums and three levels of structured parking including 289 spaces ("Proposed Project"), and provide

sufficient mitigation measures to minimize these impacts and (ii) waived further review of proposed project under Section 80 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 enter into an Affordable Housing Agreement for the Proposed Project, which shall designate twenty (20) condominium units as affordable units to be sold to households earning between 80% and 120% of area median income; 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 Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER  
VOTED: In reference to petition BZC-25171, Pappas Industrial Parks, Inc., 135-145 Dorchester Avenue, South Boston, for two conditional uses, an IPOD permit and ten variances to erect a 146-residential unit structure with a three-story parking structure containing 289 off-street parking spaces in an M-2 IPOD, the Boston Redevelopment Authority recommends:

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

Copies of a memorandum dated October 26, 2004 were distributed entitled "CERTIFICATE OF COMPLETION, CHANNEL CENTER, PARCEL 6, 25 CHANNEL CENTER STREET, SOUTH BOSTON" 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 issue a Certificate of Completion for Parcel 6, located at 25 Channel Center Street in South Boston, in accordance with Section 8 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Beacon Capital Partners dated as of January 31, 2003.

Copies of a memorandum dated October 26, 2004 were distributed entitled "THIRD AMENDMENT TO REPORT AND DECISION ON THE AMORY TERRACE CHAPTER 121A PROJECT (ALSO KNOWN AS AMORY STREET RESIDENCES) LOCATED IN THE JAMAICA PLAIN NEIGHBORHOOD OF BOSTON", which included two proposed votes. Attached to said memorandum were a letter dated September 30, 2004 from LeeAnn Baker, Palmer & Dodge LLP to Mark Maloney, Director, Boston Redevelopment Authority, a document entitled "BOSTON REDEVELOPMENT AUTHORITY THIRD AMENDMENT TO REPORT AND DECISION ON THE AMORY STREET CHAPTER 121A PROJECT PURSUANT TO THE MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED" and a map indicating the location of the proposed project.

Mr. Mark McGowan, Project Assistant, 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  
"THIRD AMENDMENT TO REPORT AND DECISION ON  
THE AMORY TERRACE CHAPTER 121A PROJECT  
PURSUANT TO THE MASSACHUSETTS GENERAL LAWS  
CHAPTER 121A AND ACTS OF 1960, CHAPTER 652,  
BOTH AS AMENDED" be, and hereby is, approved and adopted  
in all respects.

The aforementioned THIRD REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6595.

Copies of a memorandum dated October 26, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 22 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

Mr. Christopher Supple recused himself from #3.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-25444, BZC-25445-25446, BZC-25447, BAC-25455, BZC-25456, BZC-25457, BZC-25458, BZC-25459, BZC-25460, BZC-25461, BZC-25462, BZC-25463, BZC-25464, BZC-25465, BZC-25466, BZC-25470, BZC-25472, BZC-25536, BZC-25545, BZC-25587, BZC-25598 and BZC-25600.

Copies of a memorandum dated October 26, 2004 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Goody, Clancy & Associates	\$ 9,600.00
Goulston & Storrs	\$ 12,357.41
Rosenberg & Shapiro	\$ 24,223.55
Dechert LLP	\$ 66.85
Taylor Duane Barton et al	\$ 17,105.91

Copies of memorandum dated October 26, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize John Dalzell, Senior Architect for travel to Portland, Oregon, November 10-13, 2004, to attend the US Green Building Council Conference, at a cost of \$725 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Maloney, Director and Alvaro Lima, Director of Research, for travel to New York, New York, November 15-16, 2004, to attend the Inner City Economic Forum. There is no cost for conference registration, only travel and hotel expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the previous travel for Mark Maloney, Director and Bruce Ehrlich, Assistant Director for Real Estate Development and Finance in the Economic Development Division, for travel to Chicago, Illinois,



October 14-16, 2004, to attend and present at the National Association of Local Housing Finance Agencies (NALHFA) Fall Education Conference at a \$395 registration fee for Mr. Maloney and travel expenses for both.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Jill Ochs Zick as a Temporary Development Program Employee in the position of Landscape Architect, Grade 21, \$62,000/yr. effective November 29, 2004.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and accept the resignation of David Hanifan, Senior Project Manager, in the Economic Development Division at a Grade 22, \$65,319 effective October 29, 2004.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and accept the resignation of Lisa Bodenhamer, Assistant Counsel, Atty. 1 at a Grade 19, \$47,225.00 effective November 5, 2004.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for John O'Brien, effective October 25, 2004:

From: Development Review Department, Economic Development/  
Special Assistant to the Director, ECD / Grade 22/ \$87,884

To: Operations Department, Economic Development / Special  
Assistant to the Director, ECD / Grade 22/ \$87,884

VOTED: That the next meetings of the Authority will be held on  
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 3:22 p.m.

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Secretary