

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

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

Copies of a memorandum dated November 9, 2004 were distributed entitled "REQUEST AUTHORIZATION TO SCHEDULE A PUBLIC HEARING TO CONSIDER THE EXTENSION OF CERTAIN URBAN RENEWAL PLANS NECESSARY TO STRENGTHEN BOSTON'S COMMUNITY DEVELOPMENT ACTIVITIES", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Secretary to schedule a public hearing on December 2, 2004 at 2:00 p.m., to consider the extension of certain urban renewal plans within Boston.

Copies of a memorandum dated November 9, 2004 were distributed entitled "REQUEST TO SCHEDULE A PUBLIC HEARING, RE: BIOSQUARE PHASE II - MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. ____, AND DEVELOPMENT PLAN FOR NATIONAL BIOCONTAINMENT LABORATORY WITHIN BIOSQUARE II -PLANNED DEVELOPMENT AREA NO. __, ALBANY STREET, SOUTH END", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80B-5.5 and Section 80C-5.4 of the Boston Zoning Code, the Boston Redevelopment Authority hereby schedules a public hearing for December 14, 2004 at 2:00 P.M.

regarding the consideration of: (i) the BioSquare Phase II - Master Plan for Planned Development Area ("PDA") No. ----; (ii) a certain Development Plan for National Biocontainment Laboratory Building within BioSquare Phase II - Master Plan for Planned Development Area ("PDA") No. ----; and (iii) for a Development Impact Project pursuant to Article 80 of the Boston Zoning Code; and

FURTHER

VOTED: That the Secretary be, and hereby is authorized to publish notice of such public hearing pursuant to Section 80A-2 of the Boston Zoning Code.

Copies of a memorandum dated November 9, 2004 were distributed entitled "THE RUGGLES-SHAWMUT HOUSING PROJECT: DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. David Price, Madison Park Development Corporation, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the rehabilitation of three attached, four-story brick buildings located at 41 Ruggles Street and 746-750 Shawmut Avenue in Roxbury (the "Project"), it is in the public interest of both the Authority and the City of Boston to assist Madison Park

Development Corporation or an affiliated entity or entities (“Madison Park”) in the acquisition of the Property; and

- (b) The undertaking of the Project by Madison Park may require the assistance of the Authority, including but not limited to the taking of the Property by eminent domain under General Laws Chapter 70, as amended; and
- (c) If the Property is acquired by the Authority to convey the same to Madison Park for the Project; and
- (d) Based on (a) (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B; section 46(f), as amended; and

FURTHER
VOTED:

That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Project: if necessary, the Authority shall obtain title to the Property and shall convey the same to Madison Park. The Acting Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with Madison Park, including but not limited to a Cooperation Agreement, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Acting Director; and

FURTHER

VOTED: That the Acting Director is hereby authorized to issue a Notice of Intent to Take the Property in accordance with the provisions of General Laws, Chapter 79, Section 5c, as amended.

Mr. Mark Maloney entered at this time.

Copies of a memorandum dated November 9, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST NEWTON STREET AND PUBLIC ALLEY #710", which included a proposed vote. Attached to said memorandum were three maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL R-10", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56 WITH RESPECT TO PARCEL R-10" and authorization to proclaim by certificate this minor modification.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6597.

Copies of a memorandum dated November 9, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST NEWTON STREET AND PUBLIC ALLEY #710" 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 following Resolution be, and hereby is, adopted in all respects: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 9, 2004, relating to Parcel R-10 in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, 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. 6598.

Copies of a memorandum dated November 9, 2004 were distributed entitled "ALBANY STREET RESIDENCES, SOUTH END", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Councilor James Kelly spoke in opposition to the proposed project

Mr. Mark McGowan, Project Manager, Mr. Ed Nardi, Cresset Development, LLC and Mr. Brian Healy, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority, pursuant to Article 80 of the Boston Zoning Code (“the Code”), hereby finds: (1) that the Project Notification Form/Notice of Project Change adequately describes the impacts of the Proposed Project; and (2) that the existing and proposed buildings around the perimeter of the project site will provide adequate screening and buffering as required by Article 64, Section 64-33(2); and

FURTHER
VOTED: That, pursuant to Article 80, Section 80B-5.3(d) of the Code, the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirements of further review in connection with the Albany Street Residences project; 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 Albany Street Residences 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.

Mr. Christopher Supple entered at this time.

Councilor Michael Ross spoke in favor of the proposed project.

Copies of a memorandum dated November 9, 2004 were distributed entitled "142-148 HEMENWAY STREET, FENWAY NEIGHBORHOOD", 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 execute an Affordable Housing Agreement for the creation of 15 residential rental units to be made affordable to households earning up to 50% of area median income and 80% of area median income, and a related Memorandum of Agreement, and any and all other agreements or documents which the Director deems necessary or appropriate in connection with the property located at 142-148 Hemenway Street, all upon terms and conditions to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 9, 2004 were distributed entitled "PARK SQUARE SUBPARCEL OF PARCEL 2 PARK PLAZA URBAN RENEWAL PLAN/MIDTOWN CULTURAL DISTRICT: ONE CHARLES CONDOMINIUM", which included two proposed votes. 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 Partial Certificates of Completion pursuant to Section 304 of the Amended and Restated Land Disposition Agreement between the Boston Redevelopment Authority ("BRA") and MDA Park LLC ("Redeveloper") dated March 27, 2001, as amended by the First Amendment to Amended and

Restated Land Disposition Agreement between the BRA and the Redeveloper dated as of March 21, 2003 ("LDA"), for the successful completion of Phase I Improvements consisting of residential units on floors two (2) to eight (8) and the lobby area on floor one (1) in The One Charles Condominium Project located on the Park Square Subparcel of Parcel 2 of the Park Plaza Urban Renewal Area and generally bounded by Columbus Avenue, Park Plaza, Charles Street South, Stuart Street, and Park Place, formerly Old Broadway and subsequent phases of The One Charles Condominium Project, upon a determination that the completion of such improvements have been accomplished in accordance with the terms of the LDA and the Deed and upon the receipt of Certificate(s) of Occupancy for said improvements issued by the City of Boston Inspectional Services Department and/or an inspection of said improvements by BRA staff as to the completion of said improvements consistent with the LDA and subject to such terms as the Director deems necessary and appropriate, provided that the issuance of a final Certificate of Completion for the entire One Charles Condominium Project shall require further BRA Board approval; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute and deliver such certificates, affidavits and other documents as may be necessary or appropriate, in his sole discretion, to effectuate the foregoing.

Copies of a memorandum dated November 9, 2004 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCEL 8A, LOCATED AT 7 ALVAH KITTRIDGE PARK", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Karen Mapp as the Redeveloper of Parcel 8A, located at 7 Alvah Kittredge Park in the Kittredge Square Urban Renewal Area, Project No. Mass. R-168 for 180 days, or until May 19, 2005, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by May 19, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated November 9, 2004 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCEL 8, LOCATED AT 8 ALVAH KITTRIDGE PARK", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Celia Grant as the Redeveloper of Parcel 8, located at 8 Alvah Kittredge Park in the Kittredge Square Urban Renewal Area, Project No. Mass. R-168 for 180 days, or until May 19, 2005, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the

satisfaction of the Director and the final designation has not been granted by May 19, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated November 9, 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 was a letter dated November 4, 2004 from Erik H. Rhodin, Lineco.Ruthven, LLC to Tai Y. Lim. Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Lineco. Ruthven, LLC as the Redeveloper of Parcel F-8, located at 100 Ruthven Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24 for 180 days, or until May 24, 2005, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by May 24, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated November 9, 2004 were distributed entitled "MINOR MODIFICATION TO GOVERNMENT CENTER URBAN RENEWAL AREA, - PARCEL 3A, 31 NEW CHARDON STREET, which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROCLAIMER OF MINOR MODIFICATION OF GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35, (PARCEL 3A)", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority RE: Minor Modification of Government Center Urban Renewal Plan, Project No. Mass. R-35 (Parcel 3A)"

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6599.

Copies of a memorandum dated November 9, 2004 were distributed entitled "FIFTH REPORT AND DECISION AMENDMENT ON THE SERVICENTER CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "APPLICATION FOR CONSENT TO ACQUISITION OF A PROJECT UNDER GENERAL LAWS CHAPTER 121A, SECTIONS 11 AND 18C, AS AMENDED, AND ACTS OF 1960, CHAPTER 652, SECTION 12/3A" and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting, entitled "FIFTH AMENDMENT TO REPORT AND DECISION ON APPLICATION TO ACQUIRE THE SERVICENTER GARAGE CHAPTER 121A PROJECT WHICH INCLUDES PARCEL 1B (THE SERVICENTER GARAGE) AND PARCEL 2B (THE

PEDESTRIAN PARK), BY BWH REAL ESTATE HOLDINGS LIMITED PARTNERSHIP UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" be and hereby is approved and adopted in all respects.

The aforementioned FIFTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6600.

Copies of a memorandum dated November 9, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 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-25467, BZC-25477, BZC-25485, BCA-25486, BZC-25487, BZC-25490, BZC-25491, BZC-25494/25629, BZC-25497, BZC-25498, BZC-25499, BZC-25502, BZC-25503, BZC-25504, BZC-25504, BZC-25505, BZC-25507, BZC-25508, BZC-25511, BZC-25512, BZC-25513, BZC-25514, BZC-25515, BZC-25517, BZC-25518/25519, BZC-25520, BZC-25526, BZC-25527, BZC-25528, BZC-25530, BZC-25531/BZC-22532, BZC-25539, BZC-25541, BZC-25543/25544, BZC-25556, BZC-25563, BZC-25584, BZC-25585, BZC-25588, BZC-25594, BZC-25595, BZC-25597, BZC-25602, BZC-25606, BZC-25624, BZC-25667, BZC-25510 and BZC-25640/25651.

Copies of a memorandum dated November 9, 2004 were distributed entitled "UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, BROWNFIELD CLEANUP GRANT APPLICATION FOR PARCEL P-3".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to apply for Brownfield Assessment and Cleanup Grant in the amount of up to Two Hundred Thousand Dollars (\$200,000) from the United States Environmental Protection Agency for remediation of the P-3 site, and community-wide site assessment in Boston.

Copies of a memorandum dated November 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:

Bryant Associates	\$ 6,957.96
BSC Group	\$ 19,764.24
Shaw Environmental	\$ 8,130.89
Goody, Clancy & Associates	\$ 9,930.75

Copies of a memorandum dated November 9, 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 acceptance of the resignation of Martin von Wyss, Part-time Digital Cartography & Urban Imaging Manager, Grade 23, hourly salary \$39.41 effective November 12, 2004

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an eleven-week internship for Sarah Theall, in the Director's Office, at \$18.00 per hour for up to 35 hours per week November 29, 2004 - March 4, 2005.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a contract extension for professional services with Ken Greenberg, Greenberg Consultants to provide services as agreed upon with the Chief Planner and Director; through May 31, 2005 at a contract cost of \$150,000 and at the same hourly rate.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize to increase the maximum reimbursement from \$500 to \$1000 in our Health Care Flexible Spending Plan for all BRA and EDIC regular full-time and part-time employees working a minimum of 20 hours per week, effective January 1, 2005.

VOTED: That the next meetings of the Authority will be held on Thursday, December 2, 2004; TUESDAY, December 14, 2004 and TUESDAY, December 21, 2004.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:12 p.m.

Secretary