

Messrs. Maloney and 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 December 2, 2004 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE BRIGHTON LANDING PLANNED DEVELOPMENT AREA NUMBER 46 ("PDA") AND DEVELOPMENT IMPACT PROJECT ("DIP") IN THE BRIGHTON NEIGHBORHOOD, FOR A PROJECT PROPOSED BY THE WGBH EDUCATIONAL FOUNDATION", 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 Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, December 21, 2004 at 2:00 p.m., to consider the First Amendment to the Development Plan for Planned Development Area No. 46 (Brighton Landing) and the WGBH Development Impact Project, each pursuant to Article 80 of the Boston Zoning Code, as well as the proposed amendment to Boston Zoning Map 7A/7B/7C/7D.

Mr. Christopher Supple entered at this time.

This is a Public Hearing before the Boston Redevelopment Authority regarding major modifications to certain urban renewal plans in the City of

Boston. The BRA is holding this public hearing to consider proposed modifications to certain urban renewal plans regarding changes in the modification process, certain update requirements, and termination dates.

This Hearing was duly advertised in the *Boston Herald* on November 19, 2004, the *Bay State Banner* on November 25, 2004, the *South End News* on November 24, 2004 and *La Semana* on November 24, 2004. This Public Notice is also being provided to radio station WILD for its consideration to air. As required by a certain Conciliation Agreement dated as of January 16, 2001, notice of these proposed modifications were also provided to all city and state elected officials whose districts include properties within the South End Urban Renewal Project.

In conducting the Boston Redevelopment Authority's hearing regarding the proposed modifications, BRA staff will first present a Memorandum for the Authority's consideration and are subject to questioning by members of the Authority only. Thereafter, those who wish to speak in favor of the proposed modifications will be afforded an opportunity to do so under the same rules of questioning. Following this, those who wish to speak in opposition to the proposed modifications will be afforded an opportunity to do so, again under the same rules of questions. All public comments in support or opposition to the proposed modifications will be limited to no more than two (2) minutes in length. I repeat, all public comments in support or opposition to the proposed modifications will be limited to no more than two (2) minutes in length. Finally, BRA staff will be allowed a brief period for response or rebuttal, if they so desire

Copies of a memorandum dated December 2, 2004 were distributed entitled "REQUEST CONSIDERATION TO THE DRAFT RESOLUTION ENTITLED 'RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MAJOR MODIFICATION TO CERTAIN URBAN

RENEWAL PLANS OF THE CITY OF BOSTON’”, which included a proposed vote.

A Resolution entitled “DRAFT - REQUEST AUTHORIZATION TO ADOPT THE RESOLUTION ENTITLED ‘RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MAJOR MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON’”, was introduced, read and considered

Mr. Timothy McGourthy, Director of Policy, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed modifications:

Tom Cunha, Charlestown Neighborhood Council

Jean Pinaro, Madison Park CDC

Libby Shufro, Boston Center for the Arts

Bill Moy, Chinatown Neighborhood Council

Eugena Handler, Fenway Community Health Center

Lawrence DiCara

Bob O’Brien, Downtown Neighborhood Council

Al Peciario, Carpenters Union

Gary Walker, IBEW

Chris Hayes, South End resident

The following people spoke in neutral of the proposed modifications:

Ivy St. John, Charlestown Waterfront Association

Jackie McBride, Park Plaza CDC

Rosemary Kverek, Charlestown resident

Robin Assaf, West End resident

The following people spoke in opposition of the proposed modifications:

Richard Arroya, Fenway resident

Shirley Kressel, Back Bay resident

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“Authority”) consider the comments presented at the Public Hearing of December 2, 2004, on the draft Resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MAJOR MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON” and direct staff to revise the draft Resolution, as necessary and appropriate, for adoption by the Authority at a subsequent meeting.

The Chairman called a recess at 4:06 p.m.

The Chairman re-adjourned the meeting at 4:15 p.m.

Copies of a memorandum dated December 2, 2004 were distributed entitled “WEST END RESIDENCES AT EMERSON PLACE PROJECT”, which included five proposed votes. Attached to said memorandum were a document entitled “Map Amendment Application No. 502, Boston Redevelopment Authority “U*” Designation for Emerson Place, Ma 1, Boston Proper and two maps indicating the location of the proposed project.

Mr. Jim Gribardo, Senior Project Manager, Ms. Nicole Leo, Mayor’s Office of Neighborhood Services, Attorney Lawrence DiCara, Peabody & Nixon, Attorney Lewis Miller, Choate Hall & Stewart and Mr. David Manfredi, 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 for and on behalf of the BRA, to issue a Preliminary Adequacy Determination waiving further review of the proposed redevelopment of The West End Residences at Emerson

Place ("Proposed Project") to consist of approximately 306 net new residential rental units and approximately 306 new parking spaces, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER
VOTED: That the BRA hereby approves an Urban Renewal "U*" Overlay District zoning designation for the project site as shown on the attached map ("Project Site"); and

FURTHER
VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to designate the Project Site as an Urban Renewal "U*" Overlay District; and

FURTHER
VOTED: That the Director be, and hereby is, authorized for and on behalf of the BRA, to execute and deliver (1) a Development Regulatory Agreement with the Redeveloper that will govern the entirety of the Project Site and (2) any and all agreements and documents which the Director in his sole discretion deems appropriate and necessary, upon terms and conditions determined to be in the best interest of the BRA in connection with the Proposed Project, including but not limited to a Cooperation Agreement and a Boston Residents Construction Employment Plan;

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement with the Redeveloper requiring that 15% of the units in the Proposed Project be affordable in connection with the BRA policy on inclusionary development.

Mr. Michael Taylor asked for the continued work with Councilor Michael

Ross.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6661.

Copies of a memorandum dated December 2, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 8 LOCATED AT 515-520 TREMONT STREET AND 4-12 WARREN AVENUE, AND ADJACENT PARCEL LOCATED AT 531 TREMONT STREET" 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 a final Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and Section 5 of the Deed between the Boston Redevelopment Authority and TDC Peabody Atelier, LLC dated December 1, 2001, for the successful completion of certain improvements including 101 residential units and associated parking spaces and storage spaces, a theater unit, and a commercial unit located on Parcel 8 and the Adjacent Parcel at 531 Tremont Street in the South End Urban Renewal Area, Project No. Mass. R-56, upon the receipt of a Certificate of Occupancy for the theater within said improvements issued by the City of Boston Inspectional Services Department, and subject to such terms as the Director deems necessary and appropriate; 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 December 2, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RR-32, LOCATED AT 1876-1886 WASHINGTON STREET", which included a proposed vote. Attached to said memorandum were a letter dated June 24, 2004 from Felix D. Arroyo, Boston City Councilor to Mr. Mark Winkeller, Executive Director, Caritas Communities, a letter dated from Linda Wood-Boyle, Executive Director, HomeStart inc. to Mr. Mark Winkeller, Executive Director, Caritas Communities, a letter dated June 28, 2004 from Deborah Kincade Rambo, LICSW, Vice President for Programs to Mr. Mark Winkeller, Executive Director, Caritas Communities, were a letter dated October 6, 2004 from Sara Pflantzer, Public Policy Fellow, Rosie's Place to Mr. Harry Collings, Secretary, Boston Redevelopment Authority, a letter dated August 12, 2004 from Herb Fremin, Chair, Design Committee, Washington Gateway main Street to Ms. Maria Faria, Assistant Director for Housing, Boston Redevelopment Authority, a letter dated October 20, 2004 from Sheila Grove, Executive Director, Washington Gateway main Street to Ms. Maria Faria, Councilor Chuck Turner, District 7 to Kenneth G. Smith, Executive Director, YouthBuild Boston, a letter dated October 26, 2004 from Bryan Glascock, Acting Director, City of Boston Environmental Department to Mr. Mark Maloney, Boston Redevelopment Authority, a newspaper article dated October 7, 2004 in the South End News and 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 Certification of Approval, confirming that the 1876 House ("Project") to be built consisting of a 14,136 square foot four-story building including retail space, one common room, common laundry facilities, a small property management

office, twenty-six (26) affordable self contained, single-room occupancy units (“Affordable SRO Units”), improved landscaped area and two (2) associated surface parking spaces on Parcel RR-32 located at 1876-1886 Washington Street and 1 East Lenox Street 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 petition BZC-25715, 1 East Lenox Street, Roxbury, for five (5) variances and two (2) conditional use permits for the construction of retail space, twenty-six (26) residential dwelling units and two (2) parking spaces in a Multifamily Residential 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 December 2, 2004 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 34C, LOCATED AT 18-24 REED STREET AND THE ABUTTING PARCEL”, which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Pastor Roberto Miranda, Congregacion Leon De Juda and Mr. Glen Knowles, architect, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Ms. Lorainne Forest for Councilor Charles Turner

Mr. Jamie Lawman for Councilor Felix Arroyo

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to approve the program and the concept plans by Congregación León de Judá located at 20 Reed Street on Parcel 34C and the abutting parcels in the South End Urban Renewal Area, Project No. Mass. R-56, for the construction of a new approximately 29,000 square foot four story building to include a sanctuary, classrooms, and offices with fifteen (15) enclosed parking spaces and an improved landscaped area (the "Program and Concept Plans"), subject to the Boston Redevelopment Authority's approval of (i) final working drawings and specifications and (ii) evidence of necessary financing to fully fund the improvements; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Program and Concept Plans has complied with the requirements of Small Project Review under Section 80E of the Boston Zoning Code, upon the Boston Redevelopment Authority's approval of (i) final working drawings and specifications and (ii) evidence of necessary financing to fully fund the improvements, and to execute any and all agreements and documents which the Director deems appropriate and necessary in connection with the approval of the Program and Concept Plans, all upon terms and conditions determined to be in the best interests of the Boston

Redevelopment Authority; including without limitation, an Amended and Restated Land Disposition Agreement that shall govern the entirety of the Project Site upon the Boston Redevelopment Authority's approval of (i) final working drawings and specifications and (ii) evidence of necessary financing to fully fund the improvements;; and

FURTHER

VOTED: In reference to petition BZC-25092 & 25157, Congregación León de Judá, 20 Reed and 66-68 Northampton Streets, Roxbury for two conditional uses and nine variances and to subdivide and erect four story sanctuary building in an MFR 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 December 2, 2004 were distributed entitled "COPLEY RESIDENCES - 441 STUART STREET, BACK BAY", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Ron Gold, developer and Mr. Glen Knowles, architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: At this matter be taken under advisement.

Copies of a memorandum dated December 2, 2004 were distributed entitled "JAMAICA PLAIN CONDOMINIUM: 101 BROOKLEY ROAD, JAMAICA PLAIN, MA", which included three proposed votes.

Mr. Armino Goncalves, Assistant Director, Community Development, Mr. Anthony Ross, developer and Mr. Alberto Cardenas, DHK Architects, 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 proposed project by Iona Street LLC, to develop twenty-nine (29) residential townhouse condominium units at 101 Brookley Road (the "Project"), 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 five (5) three-bedroom affordable units (the "Agreement"). Such Agreement shall specify maximum sales price of three (3) 80% of AMI units at \$189,800, one (1) 100% of AMI unit at \$242,800 and one (1) 120% of AMI unit at \$295,800, and any and all agreements and documents which the Director deems appropriate and necessary in connection with the project and the community benefits associated therewith, 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-25565-25580, Iona Street, LLC., 39-83 Lotus Street and 83-93 Brookley Road, Jamaica Plain, for four (4) forbidden uses and thirty-two (32) variances to erect six (6) one family, seven 2 family and three 3 family dwelling in 3F-4000 and 3F-6000 districts, the Boston

Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated December 2, 2004 were distributed entitled "131 GREEN STREET PROJECT, JAMAICA PLAIN, which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project

Ms. Heather Campisano, Project Manager, Attorney Matt Keifer, Goulston & Storrs and Mr. Joel Bargmann, 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 proposed project by 131 Green Street LLC to redevelop 131 Green Street in Jamaica Plain (the "Proposed Project") into twenty-one (21) 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 three (3) 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 four (4) 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 December 2, 2004 were distributed entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE WESTLAND AVENUE APARTMENTS CHAPTER 121A PROJECT, AND AUTHORIZATION TO TERMINATE EXISTING UDAG AGREEMENTS", 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 (i) a Termination Agreement terminating the Transfer Agreement and the Loan and Escrow Agreement, and releasing the Assignment and Security Agreement, and (ii) any other documents in connection with the Urban Development Action Grant ("UDAG") financing of the Westland Avenue UDAG project, upon repayment of the \$225,000 loan of UDAG Grant funds and the \$100,000 loan of UDAG program income, the receipt of funds from the escrow account in which \$1,775,000 of UDAG Grant funds was invested by the BRA, and the receipt of proceeds from the sale of the Westland Avenue UDAG project pursuant to the provisions of the Loan and Escrow Agreement; and

FURTHER

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO REPORT AND DECISION ON THE WESTLAND AVENUE APARTMENTS CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED WESTLAND AVENUE APARTMENTS CHAPTER 121A PROJECT, AND CONSENT TO THE FORMATION OF WESTLAND AVENUE APARTMENTS LIMITED PARTNERSHIP AS A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSE OF ACQUIRING AND CARRYING OUT OF SUCH PROJECT", be and hereby is, approved and adopted in all respects.

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. 6662.

Copies of a memorandum dated December 2, 2004 were distributed entitled "CHINESE PROGRESSIVE ASSOCIATION AGREEMENT", which included a proposed vote. Attached to said memorandum was a letter dated November 9, 2004 from Mark Maloney, Director, Boston Redevelopment Authority to Ms. Lydia Lowe, Executive Director, Chinese Progressive Association

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby authorizes the Director to enter into an agreement with the Chinese Progressive Association in connection with the common area charges payable by Units 2 and 3 of The Metropolitan Commercial Condominium, on such terms as the Director deems necessary or desirable and in the best interests of the Authority.

Copies of a memorandum dated December 2, 2004 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL C-2A-4C LOCATED AT THE FORMER MISHAWUM STREET", which included a proposed vote. Attached to said memorandum were a Memorandum dated November 15, 2004 from Michael Cannizzo to Lara Valentine and two maps indicating the location of the 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 pursuant to the provisions of the Deed dated February 24, 2004, conveying Parcel C-2A-4C in the Charlestown Urban Renewal Area, Project No. Mass. R-55, ("Parcel C-2A-4A) from the Boston Redevelopment Authority ("BRA") to Mishawum Realty Company, LLC and the Land Disposition Agreement dated February 24, 2004, entered into by the BRA and Mishawum Realty Company, LLC evidencing the successful completion of paving and landscaping on Parcel C-2A-4C.

Copies of a memorandum dated December 2, 2004 were distributed entitled "SELECTION OF REGIONAL ECONOMIC MODELS, INC. ("REMI") AS THE CHOICE FOR THE ECONOMIC MODELING CONSULTANT FOR

THE BOSTON REDEVELOPMENT AUTHORITY AND APPROVAL FOR
SUBSEQUENT CONTRACT"

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to award Regional Economic Models, Inc. ("REMI") a one-year contract for the purpose of providing and maintaining an econometric model for Boston at a cost not to exceed \$16,800.

Copies of a memorandum dated December 2, 2004 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 37 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-25308, BZC-25343, BZC-25344, BCA-25529, BZC-25533, BZC-25534, BZC-25535, BZC-25537, BZC-25538, BZC-25540, BZC-25542, BZC-25558, BZC-25559, BZC-25504, BZC-25504, BZC-25505, BZC-25507, BZC-25508, BZC-25560, BZC-25562, BZC-25564, BZC-25581, BZC-25515, BZC-25517, BZC-25518/25519, BZC-25520, BZC-25582, BZC-25583, BZC-25589, BZC-25590, BZC-25591, BZC-25592, BZC-25593, BZC-25599, BZC-255610, BZC-25611, BZC-25616, BZC-25619, BZC-25620/25621, BZC-25622, BZC-25628, BZC-25632, BZC-25636, BZC-25700 and BZC-25714.

Copies of a memorandum dated December 2, 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	\$ 4,021.10
Dechert	\$ 1,544.70
Shaw Environmental	\$ 3,024.00

Copies of a memorandum dated December 2, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve authorize Rebecca Barnes, Chief Planner for travel to An Arbor Michigan, January 6-10, 2005 to participate in the 2005 Detroit Design Charrette.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month professional services agreement with Jane Garvey to provide services as agreed upon with the Chief Planner; at an hourly rate of \$275, for up to 8 hours per week for a total contract of \$75,000.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the addition of Identity Theft Insurance to our benefits package for all BRA and EDIC full-time and part-time benefit eligible employees effective immediately at an annual cost of \$2.14 per employee.

Mr. Michael Taylor recused himself.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for

Keith Craig effective December 6, 2004: From: Project
Manager/Grade 20/\$56,838 - To: Senior Project
Manager/Grade 22/\$65,000.

VOTED: That the next meetings of the Authority will be held on
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 5:27 p.m.

Secretary