

**BOSTON REDEVELOPMENT AUTHORITY
NOVEMBER 15, 2007 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULE

1. Approval of the Minutes of the October 23, 2007 meeting.
2. Request authorization to schedule a Public Hearing on December 6, 2007 at 2:00 p.m. regarding the Boston Medical Center Institutional Master Plan Amendment and to consider the New Ambulatory Care Building as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on December 20, 2007 at 2:00 p.m. regarding the First Amendment to the Development Plan for Planned Development Area No. 54 for the Fan Pier project on the South Boston Waterfront.
4. Request authorization to schedule a Public Hearing on December 20, 2007 at 2:15 p.m. regarding the Third Amendment to the Development Plan for Planned Development Area No. 11 for the One Post Office Square Project.

PUBLIC HEARING

5. **2:00 p.m. Public Hearing** to consider the submission of an application on behalf the Jackson Square Partners LLC for a Community Development Action grant for infrastructure improvements for Phase I of the project and to consider the submission of a Public Works Economic Development grant for the planned public infrastructure improvements needed for the project. **PRESENTATION**

DEVELOPMENT

South End

6. Request authorization to issue a Preliminary Adequacy Determination for Phase 1 of the proposed Jackson Square project, subject to BRA design review; to enter into an Affordable Housing Agreement; to issue a Certification of Compliance for Phase 1 upon completion of design review and to recommend approval to the Board of Appeal for the variances and conditional uses necessary for the first two Phase 1 Buildings.
7. Request authorization to adopt the Fourth Report and Decision Amendment on the Camfield Estates Chapter 121A Project which involves approval of an additional \$2,400,000 in refinancing proceeds for the upgrade of this affordable housing project.
8. Request authorization to enter into an Amended Affordable Housing Agreement with respect to the 303 Columbus Avenue Project.

Government Center

9. Request authorization to issue recommendations of approval to the Zoning Board of Appeal, in connection with a variance application for an increase in Gross Floor Area by 260 square feet at 60 State Street, and a parking conditional use permit application at 225 Franklin Street. **PRESENTATION**

Dudley

10. Request authorization to approve the acquisition of at 2406 Washington Street, the former Boston Children Services Center site which is necessary for the construction of a new Police Station, as part of the Mayor's Dudley Vision Project.

11. Request authorization to approve of \$50,000 for the creation of the Dudley Vision Transportation Management Action Plan in collaboration with Boston Transportation Department which will also be contributing \$50,000.

South Cove

12. Request authorization to extend the tentative designation of the Redeveloper for an additional six months or until May 3, 2008 for the redevelopment of Parcel P-7A as a retail and residential building.

Dorchester

13. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B which grants authorization to acquire a 425 square foot parcel necessary for the development of mixed-use retail buildings and to transfer said property to 160 Pleasant Street LLC and to issue an Intent to Take said necessary property.
14. Request authorization to transfer 27 Elmhurst Street to the City Public Facilities Department to be added to other City owned parcels for the creation of a public park, which the Parks and Recreation Department will maintain.

South Boston

15. Request authorization to adopt the Third Report and Decision Amendment to the Chapter 121 approval for the Commonwealth Flats Development Project, approving the transfer of the project to LPR Hotel Owner LP and to enter into all necessary documents with said owner, the project will remain a Marriott Hotel.
16. Request authorization to issue a Determination waiving further review of Article 80 for the Notice of Project Change for the ninety two condominium units located at 346 Congress Street; to issue a Certification of Compliance upon completion of Article 80 review and to enter into an Amended Affordable Housing Agreement.

17. Request authorization to establish a demonstration project for the 109 West Seventh Street Condominium and to adopt a demonstration project plan to acquire Unit A and to convey such unit to an income qualified purchaser.

Charlestown

18. Request authorization to issue a Determination waiving further review of Article 80 for the Mezzo Design Lofts project consisting of 146 rental units, of which fifteen will be affordable, located at 48 Brighton Street, and to issue a Certification of Compliance upon completion of Article 80 review and to enter into an Amended Affordable Housing Agreement.

Charlestown Navy Yard

19. Request authorization to advertise for public bids for a Phase I Construction Contract to upgrade and improve the existing Pier 3 with funding from City and State grants.
20. Request authorization to enter into a License, Maintenance and Indemnification Agreement with Massachusetts Biomedical Research Corporation for the installation of drains adjacent to Building 75 on Second Avenue, for a building to be occupied by Mass. General Hospital.

Allston

21. Request authorization to petition the Public Improvements Commission to allow temporary underground tie backs to be placed on Stadium Way, necessary for the development of the new Science Complex and to authorize the Director to enter into all necessary documents.

East Boston

22. Request authorization to issue a Certification of Approval for the renovation of the former Columbus Nursing Home facility located at 910 Saratoga Street for twenty-six residential units, of which four will be affordable; to enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for zoning relief necessary for the proposed renovations. **PRESENTATION**

PLANNING AND ZONING

23. Request authorization to enter into a contract with The Cecil Group to assist in the drafting of a Municipal Harbor Plan Amendment in the East Boston Waterfront, in an amount not to exceed \$50,000.
24. Request authorization to enter into a \$100,000 contract with Utile, Inc. for Architecture and Planning services to assist in the preparation of the Stuart Street Planning Study, to be funded by the Clarendon development project.
25. Request authorization to enter into a contract with Crosby/Schlessinger/Smallridge, LLC to assist in the preparation of the Columbia Point Master Plan, in an amount not to exceed \$150,000.
26. Board of Appeal

ADMINISTRATION AND FINANCE

27. Request authorization to expend \$3,000 for 2007 Annual Meeting of the Massachusetts Economic Development Council to be held at the Boston Convention and Exhibit Center.

28. Request authorization to approve a Grant of up to \$100,000 in connection with the City's effort to maintain and promote commercial activity in the Downtown Crossing area. The merchants and business in the Downtown Crossing area will also contribute to this effort.
29. Request authorization to purchase five modular work stations to be located City Hall, in an amount not to exceed \$25,000.00
30. Request authorization to purchase an air conditioning unit for the Boston Redevelopment Authority's Boardroom, in an amount not to cost \$14,000.
31. Contractual Payments
32. Personnel