

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 29, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated April 24, 2007 were distributed entitled "GENZYME CHAPTER 121A PROJECT EXPANSION, LOCATED AT 500 SOLDIERS FIELD ROAD, ALLSTON NEIGHBORHOOD OF BOSTON; AUTHORIZATION TO SCHEDULE A PUBLIC HEARING", 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 Secretary be, and hereby is, authorized to publish in the *Boston Herald*, and provide a Notice regarding a public hearing, to be held on Tuesday, May 8, 2007 at 2:00 p.m. in connection with the Application filed by Allston Landing Limited Partnership for approval of the expansion of the existing Genzyme Chapter 121A Project, also known as the Genzyme Corporation's Allston Landing Manufacturing Facility, in accordance with the requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to abutters as authorized by the preceding vote.

Copies of a memorandum dated April 24, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING 311 SUMMER STREET PROJECT, 311-319 SUMMER STREET FORT POINT DISTRICT/100 ACRES, 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 Secretary be, and hereby is, authorized to advertise pursuant to Section 80C-5.4 of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority on May 8, 2007, at 2:15 P.M. to consider the Planned Development Area Development Plan for the

311 Summer Street project, which is located within the South Boston/The 100 Acres Planned Development Area (“PDA”) No. 69.

Copies of a memorandum dated April 24, 2007 were distributed entitled “SCHEDULING OF PUBLIC HEARING FOR INSTITUTIONAL MASTER PLAN FOR WHEELLOCK COLLEGE”, which included two proposed votes. Attached to said memorandum were six artist renderings of the proposed project and 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 advertise a Public Hearing before the Boston Redevelopment Authority on Tuesday, May 31, 2007 at 2:00 p.m. to consider the Wheelock College Institutional Master Plan, pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated April 24, 2007 were distributed entitled “PUBLIC HEARING TO: (I) THE DANA FARBER CANCER INSTITUTE INSTITUTIONAL MASTER PLAN, AND (II) THE DEVELOPMENT IMPACT PROJECT FOR THE CENTER FOR CANCER CARE”, which included nine proposed votes. Attached to said memorandum were a document entitled “Map Amendment Application No. 534, Boston Redevelopment Authority, Dana-Farber Cancer Institute Institutional Master Plan Area Map 1, Boston Proper”, a letter dated April 16, 2007 from David Welch to Paul L. McCann; a letter dated April 16, 2007 from Peggy Kemp, Fenway High School to Paul L. McCann; a letter dated April 17, 2007 from Brian Stiglets, The Inn at Longwood Medical to Paul L. McCann; a letter dated April 20, 2007 from Carl Nagy-Koechlin, Fenway CDC to Paul L. McCann; a letter dated April 20, 2007 from William DiCroce, Medical Area Total Energy Plant, Inc. to Ms. Sonal Gandhi, the proposed Dana-Farber Cancer Institute Community Benefits and Mitigation Plan, a rendering and three 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”) hereby finds and determines that the 1) Yawkey Center for Cancer Care, 2) Campus Improvement Projects, 3) Infill Projects, 4) Renovation to existing facilities, and 5) the future leasing of space (collectively, the “IMP Proposed Projects”), as described in the Draft Project Impact Report, conform to the general plan for the City of Boston as a whole, and that nothing in such IMP Proposed Projects will be injurious to the

neighborhood or otherwise detrimental to the public welfare,
weighing all the benefits and burdens; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the Yawkey Center for Cancer Care, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code, and finds that the Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the Yawkey Center for Cancer Care; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Yawkey Center for Cancer Care in accordance with Article 80B-7 of the Code; and

FURTHER
VOTED:

That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the Yawkey Center for Cancer Care pursuant to Section 80B-6 of the Code after the Director has determined that the Yawkey Center for Cancer Care comply with (a) the conditions of the Preliminary Adequacy Determination waiving further review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER
VOTED:

That, in connection with the Dana Farber Cancer Institute Institutional Master Plan ("DFCI IMP"), dated January 23, 2007, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on April 24, 2007, and after consideration of evidence presented at, and in connection with, the DFCI IMP, the BRA hereby finds that (a) the DFCI IMP complies with the Scoping Determination issued in connection the Institutional Master Plan Notification Form ("IMP NF"); (b) the DFCI IMP conforms to the provisions of Article 80D of the Code; (c) the DFCI IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the DFCI IMP will be injurious to the

neighborhood or otherwise detrimental to the public welfare,
weighing all the benefits and burdens; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the DFCI IMP upon successful completion of the Article 80D IMP process; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the DFCI IMP and to amend Map 1, Boston Proper, to modify the area depicted as "Dana Farber Cancer Institute Institutional Subdistrict" all in substantial accord with the DFCI IMP and map amendment associated therewith presented to the BRA at its hearing on April 24, 2007; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the IMP Proposed Projects are described adequately in the IMP and are consistent with the DFCI IMP, and (b) the DFCI IMP has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6822.

Mrs. Consuelo Thornell left the room at this time.

Copies of a memorandum dated April 24, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 3B-2B, LOCATED AT 180-192 SHAWMUT AVENUE THE WATERFORD PLACE PROJECT", which included three proposed votes. Attached to said memorandum were a memo dated April 12, 2007 from Michael Cannizzo to Maria Faria, MassHousing - Term Sheet.

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 Section 304 of the Land Disposition Agreement dated June 30, 1989 and Deed dated June 30, 1989, both between the Boston Redevelopment Authority (“BRA”) and CCBA Limited Partnership for the successful completion of the Waterford Place Project (“Project”) located on Parcel 3B-2B at 180-192 Shawmut Avenue (“Parcel 3B-2B”) in the South End Urban Renewal Area, Project No. Mass. R-56 signifying that the Project has been completed, subject to such terms as the Director deems to be necessary and appropriate; and

FURTHER VOTED: That the BRA approve the transfer of the Project located on Parcel 3B-2B in the South End Urban Renewal Area, Project No. Mass. R-56 from CCBA Limited Partnership to CCBA Waterford Place LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a consent, and any and all documents deemed to be appropriate and necessary in connection with the transfer of the Project and the restructuring of the debt associated with the Project, located on Parcel 3B-2B in the South End Urban Renewal Area, Project No. Mass. R-56, all upon terms and conditions determined to be in the best interest of the BRA by the Director.

Copies of a memorandum dated April 24, 2007 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-105 AND SE-121”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING THE MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56 WITH RESPECT TO THE CREATION OF PARCELS SE-105 AND SE-121”, was introduced, read and considered.

On a motion duly made and seconded, it was unanimously VOTED: That the Resolution entitled “Resolution of the Boston Redevelopment Authority Regarding Minor Modifications to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to the creation of Parcels SE-105 and SE-121” be, and hereby is, adopted.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6823.

Copies of a memorandum dated April 24, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING THE MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56 WITH RESPECT TO PARCEL RC-7", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously VOTED: That the Resolution entitled "Resolution of the Boston Redevelopment Authority Regarding Minor Modifications to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel RC-7" be, and hereby is, adopted.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6824.

Copies of a memorandum dated April 24, 2007 were distributed entitled "KITREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167: PARCEL A1, LOCATED AT 23 HIGHLAND STREET AND PARCEL 3 LOCATED AT 21 MORLEY STREET", 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: The Boston Redevelopment Authority ("BRA") authorize the Secretary to re-advertise a Request for Proposals for the sale and redevelopment of Parcel 3 located at 21 Morley Street for residential use and Parcel A1 located at 23 Highland Street for associated parking to support residential use on Parcel 3 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167.

Mrs. Consuelo Thornell re-entered the room at this time.

Copies of a memorandum dated April 24, 2007 were distributed entitled "WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCELS A-2B (A PORTION OF 58 HOLLANDER STREET)", which included a proposed vote.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE REDEVELOPER OF PARCEL A-2B IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 (OTHERWISE KNOWN AS LOT B

LOCATED ON A PORTION OF 58 HOLLANDER STREET)", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the resolution entitled "Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcel A-2B in the Washington Park Urban Renewal Area, Project No. Mass. R-24 (otherwise known as Lot B located on a portion of 58 Hollander Street)."

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 6825.

Copies of a memorandum dated April 24, 2007 were distributed entitled "1486 TREMONT STREET, MISSION HILL", which included four proposed votes. Attached to said memorandum were a letter dated March 8, 2007 from George J. Fantini to Mr. Randal Lilly, Columbia Construction Company, a memo from Steven Kaye, Greater Boston Multi-Family Market and a letter dated March 22, 2007 from James Greene, Rubin and Rudman to Paul L. McCann, Acting Director and a map indicating the location of the proposed project.

Mr. James Greene, Attorney, Rubin & Rudman, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Jeffrey Sanchez, concerns about dorms

Councilor Michael Ross, concerns about dorms

Mr. William Onuoha, Mayor's Office of Neighborhood Services

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("Authority") hereby finds and determines that the proposed 1486 Tremont Street project (the "Proposed Project"), as described in the Notice of Project Change ("NPC") dated March 22, 2007 submitted by the Aspen Group, ("Developer"), conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that such NPC adequately describes the

potential impacts of the Proposed Project and provides sufficient mitigation measures to minimize those impacts; 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: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Rental Agreement, 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 Authority.

Copies of a memorandum dated April 24, 2007 were distributed entitled "44-64 TERRACE STREET, MISSION HILL", which included three proposed votes. Attached to the memorandum were a letter dated April 10, 2007 from Representative Jeffrey Sanchez to BRA Board of Directors; a letter dated April 23, 2007 from Councilor Michael Ross to Kristin Kara; a letter dated January 31, 2007 from Bryan Glascock, Boston Environmental Department to Paul McCann, Acting Director; eight renderings and two maps indicating the location of the proposed project.

Ms. Kristen Kara, Project Manager and Mr. Gary Martell, developer and Mr. Howard Speicher, attorney, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Representative Jeffrey Sanchez, concerns about dorms

Councilor Michael Ross, concerns about dorms

No one 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 Certification of Approval, confirming that the proposed project by Patrick Maloney and Real Estate Equity Advisors to develop 44-64 Terrace Street in Mission Hill (the "Proposed 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 three (3) affordable units at 44-64 Terrace Street in Mission Hill, 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: That the Director be, and hereby is, authorized to issue a recommendation of APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval, to the Zoning Board of Appeal on Petition BZC-27532 for zoning relief necessary in connection with the Proposed Project.

Copies of a memorandum dated April 24, 2007 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR SUFFOLK UNIVERSITY", which included a proposed vote. Attached to the memorandum was a document entitled "SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR RENEWAL OF THE IMP dated February 7, 2007 (revised April 22, 2007)".

Mr. Gerald Autler, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") determines that (i) no new Proposed Institutional Projects are planned; (ii) no changes in the Institutional Master Plan are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts would result from continued implementation of the Suffolk University Institutional Master Plan approved by the Boston Zoning Commission on February 13, 2002, effective February 25, 2002, as amended by the First Amendment to the Institutional Master Plan approved by the Boston Zoning Commission on April 13, 2005, effective April 14, 2005 ("Approved IMP"), than were originally projected; and

FURTHER

VOTED: That the BRA waives further review of the renewal application and approves the IMPNF and the Approved IMP together as the renewed Institutional Master Plan for a period of one year from the date of

approval of the renewal by the BRA or until such time as a new Suffolk Institutional Master Plan is made effective, whichever is earlier; and;

FURTHER

VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA.

The aforementioned RENEWAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 6826.

Copies of a memorandum dated April 24, 2007 were distributed entitled "EMERSON COLLEGE PIANO ROW RESIDENCE HALL: CERTIFICATE OF COMPLETION, BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to the memorandum were a Certificate of Use and Occupancy 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 Final Certificate of Completion for the successful completion of the Emerson College Piano Row Residence Hall located at 150 Boylston Street (the "Project") in accordance with Section 3.04 of the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and Emerson College ("Emerson"), dated January 10, 2007, and Section 3.2 of the Cooperation Agreement for Emerson College Institutional Master Plan by and between the BRA and Emerson, dated January 10, 2007.

Copies of a memorandum dated April 24, 2007 were distributed entitled "TWO FINANCIAL CENTER CHAPTER 121A PROJECT, ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION ACTIONS", which included five proposed votes. Attached to the memorandum was a

On a motion duly made and seconded, it was unanimously

VOTED: That the Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for the Project adopted by the Boston Redevelopment Authority (the "Authority") on April 25, 2000, as amended on February 13, 2007, be, and hereby is, further amended by adopting the Amendment to the Demonstration Project Plan dated April 18, 2007 by correcting a scrivener's error; and

FURTHER

VOTED: That the findings and determinations made in connection with the Demonstration Project Plan for the Project adopted by the Authority on April 25, 2000, as amended on February 13, 2007, be, and hereby are, re-adopted and further amended by the Amendment to the Demonstration Project Plan dated April 18, 2007 and voted herein; and

FURTHER

VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 24, 2007, relating to certain taking parcels over Essex Street, East Street and South Street, Boston, Suffolk County, Commonwealth of Massachusetts, . . ." 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;" and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Public Improvements Commission ("PIC") for the discontinuance of the Taking Parcels; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into and execute a Deed, with Lincoln ASB Two Financial, LLC, on behalf of 60 South Street, Limited Partnership and any and all other related instruments, agreements and documents in connection with the Taking Parcels and PIC petition, which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6827.

Copies of a memorandum dated April 24, 2007 were distributed entitled "BULFINCH TRIANGLE, PARCELS 2A, 2B AND 2C GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35", which included two proposed votes. Attached to the memorandum was a plan indicating the proposed area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority, hereby adopts a Resolution entitled "BE IT RESOLVED by the Boston Redevelopment

Authority (the "Authority") that an ORDER OF TAKING dated April 24, 2007 related to certain parcels of land in the Government Center Urban Renewal Area, Project No. Mass. R-35, 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", and in furtherance of the foregoing, the Director be and hereby is authorized on behalf of the Authority to execute and deliver any and all deeds, certificates, and other documents necessary to convey the taking parcels to the MBTA.

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents necessary to effectuate such foregoing approval, such documents to be in the Authority's usual form, subject to any changes the Director deems to be necessary and appropriate.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6828.

Copies of a memorandum dated April 24, 2007 were distributed entitled "AVENIR PROJECT AT 89-119 CANAL STREET (F.K.A. CANAL PLACE) MASSACHUSETTS BAY TRANSPORTATION AUTHORITY ("MBTA") PARCEL 1A IN THE BULFINCH TRIANGLE", which included two proposed votes. Attached to the 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 Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the Avenir project, consisting of 241 residential rental units (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a Boston Resident Construction Employment Plan and any and all other agreements and documents which the Director deems appropriate and necessary in

connection with the Avenir project, located at 89-119 Canal Street in the Bulfinch Triangle, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 24, 2007 were distributed entitled "WINTHROP SQUARE, 115 WINTHROP SQUARE, BOSTON (A/K/A 115 FEDERAL STREET)", which included two proposed votes. Attached to the 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 (the "Authority") hereby finds and declares as follows:

- (a) To overcome urban blight by undertaking the management of the existing garage located at 115 Federal Street (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to adopt a Demonstration Project Plan for the Proposed Project;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not involve any material reconstruction or rehabilitation and will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the Proposed Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Proposed 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 Proposed Project: the Authority, by the exercise of eminent domain under Massachusetts General Laws Chapter 79, as amended and applicable, or otherwise, shall for a limited time period acquire certain property interests in the property located at 115 Winthrop Square, a four-story parking garage with a footprint of approximately 47,738 square feet (the "Site") in the Site in

order to lease or enter into management, operation or other agreements for the garage and advertise and issue a Request for Proposals for the management of the parking garage at the Site. The Director be, and hereby is authorized, on behalf of the Authority to execute such instruments or agreements 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 Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be and hereby is authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Proposed Project.

Mrs. Consuleo Thornell left the room at this time.

Copies of a memorandum dated April 24, 2007 were distributed entitled "OFFICE/RETAIL UNIT AND HOTEL UNIT THE CONDOMINIUM AT ROWES WHARF DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL AREA", which included three proposed votes. Attached to the 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 (the "Authority") sell its interest in the Office/Retail Unit in The Condominium at Rowes Wharf (the "Office/Retail Unit"), pursuant to that certain Office/Retail Unit Lease dated as of July 25, 1985 between the Authority and Rowes Wharf Associates, LLC (successor by conversion to Rowes Wharf Associates), notice of which Office/Retail Unit Lease entitled Notice of Office/Retail Unit Lease is dated June 25, 1985 and recorded with the Suffolk Registry of Deeds in Book 11846, Page 180, as confirmed by a Confirmatory Notice of Office/Retail Unit Lease dated June 26, 1987 and recorded with the Suffolk Registry of Deeds in Book 13829, Page 325 (the "Office/Retail Unit Lease"), to Rowes Wharf Associates, LLC for a purchase price of \$14,000,000 paid by Rowes Wharf Associates, LLC's Promissory Note requiring level payments of principal and interest over twenty years at an interest rate of 6.80% per annum, which Promissory Note shall be secured by a mortgage on the Office/Retail Unit, or by substitute collateral in the form of U.S. government securities or investment

grade corporate bonds or a guaranty from a creditworthy entity or such other collateral reasonably acceptable to the Acting Director, and otherwise upon terms and conditions determined by the Acting Director in his sole discretion, to be in the best interests of the Authority; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "Authority") sell its contingent interest rights in the Hotel Unit in The Condominium at Rowes Wharf (the "Hotel Unit"), pursuant to that certain Promissory Note dated June 26, 1987 made by Rowes Wharf Associates, LLC (successor by conversion to Rowes Wharf Associates) in favor of the Authority, to Rowes Wharf Associates, LLC for a purchase price of \$4,500,000 paid by Rowes Wharf Associates, LLC's Promissory Note requiring level payments of principal and interest over twenty years at an interest rate of 6.80% per annum, which Promissory Note shall be secured by a mortgage on the Hotel Unit, or by substitute collateral in the form of U.S. government securities or investment grade corporate bonds or a guaranty from a creditworthy entity or such other collateral reasonably acceptable to the Director, and otherwise upon terms and conditions determined by the Director in his sole discretion, to be in the best interests of the Authority; and

FURTHER

VOTED: That the Director be and hereby is authorized and directed to execute and deliver an Office Retail Unit Deed, a Notice of Termination of Office/ Retail Unit Lease, and any and all other agreements and documents which the Director deems appropriate and necessary in connection therewith, all upon terms and conditions determined by the Director in his sole discretion, to be in the best interests of the Authority.

Mrs. Consuelo Thornell re-entered the room at this time

Copies of a memorandum dated April 24, 2007 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4", which included a proposed vote. Attached to the memorandum was a License Agreement by and between the Boston Redevelopment Authority and United States Navy.

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 the U.S. Navy, permitting the use of Pier 4 at the Charlestown Navy Yard for the berthing of the HMCS

Iroquois (DDH-280) and the MHCS Fredericton (FFH-337) from May 4 to 7, 2007, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of April 24, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated April 24, 2007 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-13-1, LOCATED AT A PORTION OF 300 MEDFORD STREET IN CHARLESTOWN", which included two proposed votes. Attached to the 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 execute a Confirmatory Deed and a Confirmatory Land Disposition Agreement in connection with the 300 Medford Street Project attaching the Covenant for Affordable Housing; and

FURTHER

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 by and between the Boston Redevelopment Authority ("BRA") and 300 Medford Street Group, Inc., dated March 27, 2006 as confirmed by a Confirmatory Land Disposition Agreement ("LDA"), and the Deed from the BRA to 300 Medford Street Group, Inc. dated March 27, 2006 as confirmed by a Confirmatory Deed, for the successful completion of the improvements to 300 Medford Street, including the construction of three (3) units of owner-occupied housing, with a total of 3,755 gross square feet of living area, landscaping, and three (3) semi-indoor parking spaces on the ground level (the "Project") located on Parcel R-13-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated April 24, 2007 were distributed entitled "BOSTON CHILDREN'S MUSEUM- CHILDREN'S WHARF PARK PROJECT, SOUTH BOSTON - DEMONSTRATION PROJECT; ORDER OF TAKING", which included two proposed votes. Attached to the memorandum were three maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority, hereby adopts a Resolution entitled: "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER

OF TAKING, dated April 24, 2007, relating to the taking of two parcels of land in the Fort Point Channel section of South Boston, in fee simple absolute, 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 Registrar of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, instruments and/or agreements in order to effectuate the same.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 6829.

Copies of a memorandum dated April 24, 2007 were distributed entitled “ANNUAL MEMBERSHIP CONTRIBUTION TO THE FRIENDS OF THE FORT POINT CHANNEL TO SUPPORT THE IMPLEMENTATION OF THE FORT POINT CHANNEL WATERSHEET ACTIVATION PLAN”, 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 provide annual contributions of \$10,000 to the Friends of the Fort Point Channel to support public improvements in and along the Fort Point Channel and implement the recommendations of the Fort Point Channel Watersheet Activation Plan. The BRA may, over time, seek reimbursement of portions of the annual contributions from other Fort Point Channel resources.

Copies of a memorandum dated April 24, 2007 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 38 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Rick Shaklik, Deputy Director of Zoning, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-28019, BZC-28038, BZC-28081, BZC-28082, BZC-28083, BZC-28084, BZC-28085, BZC-28086, BZC-28087, BZC-28088, BZC-28089, BZC-28090, BZC-28091, BZC-28092, BZC-28093, BZC-28094, BZC-28095, BZC-28096, BZC-28097-28098; BZC-28099, BZC-28100, BZC-28101, BZC-28102, BZC-28103, BZC-28104, BZC-28105, BZC-28106, BZC-28129, BZC-28130, BZC-28131, BZC-28133, BZC-28134, BZC-28135, BZC-28136, BZC-28137, BZC-28138, BZC-28249 and BZC-28252.

Copies of a memorandum dated April 24, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Rosenberg & Schapiro	\$	13,739.61
Urban Marketing Collaborative	\$	75,508.99
RDA Construction Corp.	\$	193,560.60
Crosby, Schlessinger, Smallridge	\$	38,591.95
The Louis Berger Group, Inc.	\$	26,062.62

Copies of a memorandum dated April 24, 2007 were distributed entitled "REQUEST FOR AUTHORIZATION TO LEASE TWO RICOH COLOR COPIERS", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and herby is, authorized to procure two Ricoh Color Copiers at a cost not to exceed \$40,200.00.

Copies of a memorandum dated April 24, 2007 were distributed entitled "APPOINTMENT OF CHIEF PROCUREMENT OFFICER FOR BOSTON REDEVELOPMENT AUTHORITY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That for purposes of the Uniform Procurement Act, Massachusetts General Laws Chapter 30B, as amended, the person serving in the position of Deputy Director for Budget and Finance is hereby appointed as the Chief Procurement Officer of the Boston Redevelopment Authority ("BRA"). Notwithstanding the foregoing, in the event that a vacancy should occur in the position of Deputy Director for Budget and Finance for any reason, pending further action by the members, the Director on an interim basis may appoint another BRA staff person to function as the Chief Procurement Officer.

Copies of a memorandum dated April 24, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Yan Gao, Urban Designer II, Grade 20 effective April 13, 2007.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize David Carlson, Executive Director, Boston Civic Commission/Senior Architect, to travel to San Antonio, Texas, May 3-5, 2007 to attend the AIA 2007 National Convention and Exposition, *Growing Beyond Green* at a cost of \$400 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization of Jeffrey Curtis, Cartographer and Gregory Knight, Senior GIS Applications Developer, both in the City-wide Planning Initiative Department for the Planning Division to travel to San Diego, California, June 18-22, 2007 to attend the 27th Annual ESRI International User Conference at a cost of hotel and travel expenses for each attendee.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a three-month contract extension for employment services with Benjamin Branham through August 31, 2007 at no additional contract cost.

Copies of a memorandum dated April 24, 2007 were distributed entitled "UPDATE ON THE IDENTITY AND BRANDING STRATEGY FOR DOWNTOWN CROSSING", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Ms. Randi Lathrop, Deputy Director of Community Planning and Mr. Andrew Grace, Senior Planner/Urban Designer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That BRA Staff update the Board on the progress of the Identity and Branding Strategic Plan for Downtown Crossing in the City of Boston (the "City").

VOTED: That the next meetings of the Authority will be held on **Tuesday**, May 8, 2007 at 2:00 P.M.; Thursday, May 31, 2007 at 2:00 P.M.; Thursday, June 21, 2007 at 2:00 P.M.; Thursday, July 19, 2007 at 2:00 P.M.; Thursday, August 16, 2007 at 2:00 P.M.; **Tuesday**, September 11, 2007 at 2:00 P.M.; Thursday, September 27, 2007 at 2:00 P.M.; Thursday, October 18, 2007 at 2:00 P.M.; Thursday, November 15, 2007 at 2:00 P.M.; Thursday, December 6, 2007 at 2:00 P.M.; and Thursday, December 20, 2007 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:37 p.m.

Secretary