

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of May 8, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated May 31, 2007 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE WATERSIDE PLACE PROJECT IN SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", 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 a public hearing before the Boston Redevelopment Authority on June 21, 2007 at 2:00 p.m., or at such a time deemed appropriate by the Director, to consider the Waterside Place project as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated May 31, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE LONGWOOD RESEARCH CENTER AT 121 BROOKLINE AVENUE PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", 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 a public hearing before the Boston Redevelopment Authority on June 21, 2007 at 2:30 p.m. to consider the Longwood Research Center at 121 Brookline Avenue in the Fenway neighborhood of Boston as a Development Impact Project pursuant to Section 80B-5.5(c) of the Boston Zoning Code.

Copies of a memorandum dated May 31, 2007 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR MASSACHUSETTS COLLEGE OF PHARMACY'S HUNTINGTON AVENUE BUILDING", which included one proposed vote. Attached to said memorandum were two artist renderings and a map 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, June 21, 2007 at 2:30 p.m. to consider the IMP Amendment for Massachusetts College of Pharmacy, pursuant to Section 80D-5 of the Boston Zoning Code, and to consider the Huntington Avenue Academic Building as a Development Impact Project.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider a new Institutional Master Plan and Project for Wheelock College. The IMP sets forth Wheelock's plans to construct one new building, the Campus Center and Student Residence. In addition, the IMP discusses two additional potential future projects that would contain student housing, academic, and administrative uses. The hearing was duly advertised on May 16, 2007 in the Boston Herald. In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. Mr. Autler will now begin the presentation.

Copies of a memorandum dated May 31, 2007 were distributed entitled "WHEELOCK COLLEGE INSTITUTIONAL MASTER PLAN AND CAMPUS CENTER AND STUDENT RESIDENCE", which included three proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 535 Wheelock College Institutional Master Plan , Boston Redevelopment Authority on behalf of Wheelock College, Map 1, Boston Proper" and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. Roy Schifilliti, Vice President, Wheelock College, Ms. Catherine Donaher, consultant and Mr. Bill Rawn, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Sarah, MASCO

Ms. Kelly Brilliant, Fenway Alliance

Ms. Sarah Welch, Emmanuel College

Mr. Diane Hammer, Simmons College

Ms. Fredericka Veikley, Fenway Civic Association

Mr. Gary Walker, IBEW

Mr. Al Peciario, Carpenters Union

Mr. George Donahue, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Wheelock College Institutional Master Plan (“Wheelock IMP”) 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 (“Authority” or “BRA”) on May 31, 2007, and after consideration of evidence presented at said public hearing, and in connection with the proposed IMP, the BRA finds that: (a) the Wheelock IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Wheelock IMP conforms to the provisions of Article 80D of the Code; (c) the Wheelock IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Wheelock 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 of the Code, approving the IMP; and

FURTHER

VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the Wheelock IMP and amend “Map 1, Boston Proper” all in substantial accord with the amendments presented to the BRA at its hearing on May 31, 2007.

The aforementioned INSTITUTIONAL MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6832.

Copies of a memorandum dated May 31, 2007 were distributed entitled “WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: 16 TOWNSEND STREET”, which included two proposed votes. Attached to said memorandum were a letter dated April 26, 2007 from Robert MacArthur, Windale Developers, Inc. to Maria Faria, BRA and a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED MAY 31, 2007 RE: TENTATIVE DESIGNATION OF VACHEL YOUNGER AS THE REDEVELOPER OF 16 TOWNSEND STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the BRA, dated May 31, 2007 RE: Tentative Designation of Vachel Younger ("Redeveloper") as the Redeveloper of 16 Townsend Street ("Site") in the Washington Park Urban Renewal Area, Project No. Mass. R-24; and

FURTHER

VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of the Site is automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 270 days of this designation

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6833.

Copies of a memorandum dated May 31, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7 LOCATED AT 263-265 NORTHAMPTON STREET ", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a Notice of Intent to Take in accordance with the provisions of General Laws, Chapter 79, Section 5c, as most recently amended by Section 76 of Chapter 164 of the Acts of 1997; and

FURTHER

VOTED: The Director is hereby authorized on behalf of the Authority to enter into a Cooperation Agreement and to execute such instruments or agreements with Modern 2.0 LLC, or related entity as may be necessary for the completion of the Proposed Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated May 31, 2007 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL

SE-126, LOCATED AT 7 WARREN AVENUE”, which included a proposed vote. Attached to said memorandum were a memo dated May 30, 2007 from Michael Cannizzo, BRA to Maria Faria, BRA and a map 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 LDA and Deed dated February 25, 2005 between the Boston Redevelopment Authority and D4 Development Limited Partnership for the successful completion of an underground garage to accommodate twenty-eight (28) parking spaces and twenty-three (23) residential units in the YooD4 Condominium Development Project identified as Unit Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 located on Parcel SE-126 at 7 Warren Avenue in the South End Urban Renewal Area, Project No. Mass R-56, upon the determination that the Improvements have been completed in accordance with the terms of said LDA and upon receipt of individual Certificate(s) of Occupancy from the ISD and an inspection of said Improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate, provided that the issuance of a Final Certificate of Completion for the entire Project shall require further Board approval.

Copies of a memorandum dated May 31, 2007 were distributed entitled “ALBANY STREET RESIDENCES SOUTH END”, 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 Boston Redevelopment Authority authorize the disbursement of \$65,000 of the \$305,000 for public improvements to the Albany Street Residences project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all agreements necessary and appropriate relating to the disbursement of \$65,000 for infrastructure improvements for the Albany Street Residences project.

Copies of a memorandum dated May 31, 2007 were distributed entitled “THE GREATER BOSTON FOOD BANK, 70 SOUTH BAY AVENUE, ROXBURY”,

which included three proposed votes. Attached to the memorandum were six renderings of the building, a memorandum dated April 23, 2007 from Roderick J. Frasier, Boston Fire Commissioner to Kristin Kara, BRA, and support letters from

A Place To Turn,  
Acton Community Supper Inc.  
All Saints Food Pantry  
American Red Cross  
Boston Hamilton House Inc.  
Boston Rescue Mission  
BMSI Case Management Program  
Castle School  
Community Servings  
Hattie B. Cooper Community Center  
Dorchester House  
Dorchester Nazarene Compassionate Center, Inc.  
Eliot Community Human Services, Inc.  
Emmanuel Baptist Church  
Esther R. Sanger Center for Compassion, Inc.  
Faith Kitchen  
Falmouth Service Center  
Ferry Street Ministries Inc  
Food For Free Committee, Inc.  
Gavin Foundation, Inc.  
Habit OPCO, Inc.  
Hanson Food Pantry  
Harbor Communities Overcoming Violence  
Harvard Square Churches Meal Program  
Health & Education Services, Inc.  
Hebron Village Outreach Center, Inc.  
Hope House  
International Ministry Food Pantry  
Loaves and Fishes  
Medway Housing Authority  
Metro North Children's Learning Center  
Middlesex Human Service Agency, Inc.  
Milton Community Food Pantry, Inc.  
My Brother's Keeper  
Needham Community Council, Inc.  
New England Center for Homeless Veterans  
Newmarket Business Association  
North American Family Institute Massachusetts, Inc.  
North Shore Assembly of God  
Open Table  
Our Daily Bread Soup Kitchen  
Pine Street Inn  
Plymouth Area Coalition for The Homeless  
Project Care & Concern  
Rosie's Place  
Saint Joseph's Food Pantry  
Salvation Army, Gentle Arms Teen Living Program  
Sandwich Food Pantry  
Self Help Incorporated  
Shelter, Inc., Boston Family Shelter  
Shelter, Inc., Medford Family Life Education Center  
St. Francis House

St. Lawrence Rectory  
 St. Mary of the Angels Catholic Church  
 St. Mary's Women and Children's Center  
 St. Vincent DePaul Society  
 Suffolk County Sheriff's Department  
 The Brookline Emergency Food Pantry  
 The Codman Square Health Center  
 The Family Pantry Corporation  
 The Italian Home for Children  
 The Protestant Guild for Human Services, Inc.  
 The Salem Mission  
 The Salvation Army, Framingham  
 The Salvation Army, Brockton  
 The Salvation Army, New Bedford Corps  
 The Vineyard  
 Turning Point, Inc.  
 United Parish Food Pantry  
 United Way of Greater New Bedford  
 Victory Programs  
 Vineyard Christian Fellowship of Cambridge  
 Weymouth Food Pantry  
 YWCA Southeastern Massachusetts  
 YWCA

and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Project Manager, Catherine D'Amato, President, Greater Boston Food Bank, John Marston, President, Newmarket Business Association and Tom Sieniewicz, architect.

The following person spoke in favor of the proposed project:

Keith Williams, 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 Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Greater Boston Food Bank Project, located at 70 South Bay Avenue, in the Newmarket Business District of Roxbury (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; 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; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement, a Memorandum of Understanding 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 Boston Redevelopment Authority.

Copies of a memorandum dated May 31, 2007 were distributed entitled "45 PROVINCE STREET PROJECT MIDTOWN CULTURAL DISTRICT, REQUEST TO AMEND A DEMONSTRATION PROJECT AND EFFECT TAKINGS OF PORTIONS OF THE SUBSURFACE IN BOSWORTH STREET", which included five proposed votes. Attached to the memorandum were three maps indicating the property.

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 45 Province Street Project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the Abbey Province LLC (the "Applicant") in the acquisition of certain portions of Bosworth Street; and
- (b) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Proposed Project by the Applicant 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 "Amendment to the



Demonstration Project Plan” in connection with the Proposed Project: the Authority shall obtain title to an additional portion of Bosworth Street for the Proposed Project and shall convey such portion of Bosworth Street to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan, as amended, 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 petition the Public Improvement Commission to discontinue a certain portion of Bosworth Street necessary for the Proposed Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 31, 2007, relating to a portion of Bosworth Street in 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 execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the portion of Bosworth Street necessary for the Proposed Project.

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. 6834.

Copies of a memorandum dated May 31, 2007 were distributed entitled “2007 COMMUNITY ARCADE FOOD SERVICES PROGRAM, CITY HALL PLAZA, REQUEST FOR PROPOSALS”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2007

Food Services Program; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, without the necessity of any further votes by the Boston Redevelopment Authority, to select one or more food services providers for the 2007 Food Services Program and to enter into management or other agreements with one or more selected providers on such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated May 31, 2007 were distributed entitled "WINTHROP SQUARE, 115 WINTHROP SQUARE, BOSTON (A/K/A 115 FEDERAL STREET); ORDER OF TAKING OF CERTAIN RIGHTS FOR LIMITED PERIOD", which included two proposed votes. Attached to the memorandum was a map indicating the location of the property.

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 that an ORDER OF TAKING, dated May 31, 2007, relating to the temporary taking of certain rights necessary and appropriate to lease or to enter into management, operation or other agreements for a maximum period of four (4) years for the four-story parking garage with a footprint of approximately 47,738 square feet located at 115 Winthrop Square , in the City of Boston, County of Suffolk, Commonwealth of Massachusetts (a/k/a 115 Federal Street) (the "Site"), 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 execute any and all documents, instruments and/or agreements in order to effectuate the Boston Redevelopment Authority's lease or execution of management, operation or other agreements for operation of the existing parking garage located on the Site.

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. 6835.

Copies of a memorandum dated May 31, 2007 were distributed entitled

“CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4”, which included a proposed vote. Attached to the memorandum was a map indicating the location of the pier.

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 USS Nashville (LPD-13) from June 7-11, 2007, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of May 31, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated May 31, 2007 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4”, which included a proposed vote. Attached to the memorandum was a map indicating the location of the pier.

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 USS McInerney (FFG-8) from May 31 to June 4, 2007, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of May 31, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated May 31, 2007 were distributed entitled “PROPOSED DISBURSEMENT OF \$5,000 FOR PROGRAMMING OF SUMMER EVENTS IN THE CHARLESTOWN NAVY YARD”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$5,000 for programming of various summer events as a part of the Charlestown Navy Yard Waterfront Activation Plan, such funds to be disbursed from mitigation funds received from the Carlyle Group as a part of the community benefits associated with the Carlyle Group’s purchase of Building 42 in the Charlestown Navy Yard, and;

FURTHER

VOTED: That the Director be authorized to execute and deliver a Grant Agreement regarding such disbursements with the Friends of the Charlestown Navy Yard or related entity that will sponsor each event, containing such terms and conditions as the Director deems appropriate in his sole discretion.

Copies of a memorandum dated May 31, 2007 were distributed entitled "PARCEL R-37B, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55; THE CHARLESTOWN RECOVERY HOUSE LOCATED AT 75 BUNKER HILL STREET", which included four proposed votes.

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 development of the Charlestown Recovery House in Charlestown (the "Proposed Project") by Charlestown Recovery House, Inc, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code subject to continuing design review; and

FURTHER

VOTED: That the Final Designation of Charlestown Recovery House, Inc. as the Redeveloper of Parcel R-37B be extended for an additional 270 days; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a Land Disposition Agreement and Deed with Charlestown Recovery House, Inc. with respect to Parcel R-37B in Charlestown Urban Renewal Area, Project No. Mass. R-55, on such terms and conditions as the Director deems appropriate, necessary, and in the best interests of the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of approval to the Zoning Board of Appeal on Petition BZC- 28143 for variances necessary for the construction of the Proposed Project.

Copies of a memorandum dated May 31, 2007 were distributed entitled "AVALON CLUB ON LANSLOWNE STREET, FENWAY", which included a proposed vote. Attached to the memorandum were a letter dated May 11, 2007 from Walter L. Hunt, Fenway Civic Association, an email dated May 18, 2007 from Patrick B. Moscaritolo, Greater Boston Convention and Visitors Bureau, a letter dated May 17, 2007 from Councilor Michael Ross, an email dated May 20, 2007

from Pamela Beale, Kenmore Association, Inc., a letter dated May 15, 2007 from James W. Igoe, President Massachusetts, a letter dated May 15, 2007 from Sarah D. Kelly, Boston Preservation Alliance, an email dated May 18, 2007 from Bob Giers, Public Works Department, a letter dated May 16, 2007 from Elliott Laffer, Boston Groundwater Trust and a letter dated May 16, 2007 from Bryan Glascock, Environmental Department.

Mr. John Fitzgerald, Assistant Project Manager, Attorney Dennis Quilty and \_\_\_\_\_, architect, addressed the Authority and answered the Members' question.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Acting Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed redevelopment of a music hall at the site of the existing Avalon Club at 15-27 Lansdowne Street in the Fenway by the Lyons Group, has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code.

Copies of a memorandum dated May 31, 2007 were distributed entitled "141 WEST SECOND STREET, SOUTH BOSTON, FORMER DIRIGO SPICE BUILDING", which included three proposed votes

On a motion duly made and seconded, it was unanimously  
VOTED: TO TAKE UNDER ADVISEMENT.

Copies of a memorandum dated May 31, 2007 were distributed entitled "262-270 1/2 CENTRE STREET; 2-2A WISE STREET; 13 AND 17-19 LAMARTINE STREET, IN THE JAMAICA PLAIN NEIGHBORHOOD", which included five proposed votes Attached to the memorandum were three floor plan, a letter dated May 30, 2007 from Marcia Robinson, Bingham and 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 ("BRA") hereby finds and declares as follows:  
(a) In order to overcome urban blight by the undertaking of the Centre-Wise-Lamartine mixed-use development project ("Proposed Project"), it is in the public interest of both the BRA and the City of Boston to assist Jamaica Plain Neighborhood Development Corporation ("Applicant") in the acquisition of certain portions of Centre, Wise and Lamartine Streets; and

- (b) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, that with the implementation of mitigation measures that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment; and
- (c) The undertaking of the Proposed Project by the Applicant 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 BRA hereby adopts the following “Demonstration Project Plan” in connection with the Proposed Project: The BRA shall obtain title to portions of Centre, Wise and Lamartine Streets for the Proposed Project and shall convey such portions of Centre, Wise and Lamartine Streets to the Applicant. The Director is hereby authorized on behalf of the BRA to execute such documents or agreements with the Applicant, 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 BRA’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 petition the Public Improvement Commission to discontinue certain portions of Centre, Wise and Lamartine Streets; and

FURTHER  
VOTED:

That the BRA hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated May 31, 2007 relating to portions of Centre, Wise and Lamartine Streets in Jamaica Plain, Suffolk County, Commonwealth of Massachusetts be executed and made a permanent part of the 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 execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with areas to be taken.

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. 6836.

Copies of a memorandum dated May 31, 2007 were distributed entitled "428 WASHINGTON STREET, ROSLINDALE, MA", which included a proposed vote. 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 acquisition from the MBTA of the vacant building at 4228 Washington Street, Roslindale (the "Proposed Project"), it is in the public interest of 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 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 shall acquire the property located at 4228 Washington Street, Roslindale from the MBTA using \$374,000 in Inclusionary

Development Funds and eventually designate the site for affordable housing. The Director is hereby authorized on behalf of the Authority to accept a deed from the MBTA and execute such instruments or agreements with the MBTA, 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 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.

Copies of a memorandum dated May 31, 2007 were distributed entitled "UPDATE ON THE ROSLINDALE NEIGHBORHOOD STRATEGIC PLAN". Attached to the memorandum was a map indicating the neighborhood plan.

Ms. Sue Kim, Senior Planner II and Ms. Marie Mercurio, Senior Planner I, addressed the Authority and answered the Members' questions.

Staff provided a progress report of the Roslindale Neighborhood Strategic Plan.

Copies of a memorandum dated May 31, 2007 were distributed entitled "FUNDING REQUEST FOR SOUTH BOSTON WATERFRONT WAYFINDING AND SIGNAGE SYSTEM FINAL DESIGN PHASE", which included a proposed vote.

Mr. Peter Gori, Project Manager, Crossroads Initiative, 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: (1) expend \$25,000 to be paid to the Massachusetts Port Authority to fund final design and Phase I site engineering for a comprehensive wayfinding and signage system for the South Boston Waterfront and (2) execute any and all documents in connection therewith.

Copies of a memorandum dated May 31, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 90 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-28155, BZC-28156, BZC-28157, BZC-28158, BZC-28159, BZC-28160; BZC-28161, BZC-28162; BZC-28163, BZC-28164, BZC-28165, BZC-28182, BZC-28187, BZC-28188, BZC-28190, BZC-28191, BZC-28192, BZC-28193, BZC-28194, BZC-28195, BZC-28196, BZC-28197, BZC-28198, BZC-28200, BZC-28201, BZC-28202, BZC-28203, BZC-28204, BZC-28205, BZC-28206, BZC-28207, BZC-28208, BZC-28209; BZC-28210, BZC-28211; BZC-28212, BZC-28213, BZC-28214, BZC-28215, BZC-28216, BZC-28217, BZC-28218, BZC-28219, BZC-28220, BZC-28221-28223, BZC-28224, BZC-28225, BZC-28226; BZC-28227; BZC-28229, BZC-28230, BZC-28232, BZC-28233, BZC-28234, BZC-28235, BZC-28238, BZC-28239, BZC-28240, BZC-28241, BZC-28242, BZC-28244, BZC-28245-28246, BZC-28247, BZC-28248; BZC-28250-28251; BZC-28253; BZC-28254; BZC-28255; BZC-28256; BZC-28257-28259; BZC-28260; BZC-28261; BZC-28262; BZC-28263; BZC-28265; BZC-28266; BZC-28267; BZC-28268; BZC-28269; BZC-28270-28271; BZC-28272; BZC-28274; BZC-28275; BZC-28276; BZC-28277; BZC-29278; BZC-28279; BZC-28280; BZC-28302 and BZC-28303.

Copies of a memorandum dated May 31, 2007 were distributed entitled "FUNDING FOR SYMPOSIUM ON CAMPUS HERITAGE PLANNING", which included a proposed vote. Attached to the memorandum was a Budget Sheet.

On a motion duly made and seconded, it was unanimously

VOTED: That the Acting Director be, and hereby is, authorized to provide a grant to the Boston Preservation Alliance, on behalf of the Boston Redevelopment Authority, \$10,000 for a Symposium on Campus Heritage Planning; and the Acting Director is authorized to execute such agreements and instruments in connection with said agreement.

Copies of a memorandum dated May 31, 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 & Shapiro	\$	39,065.25
RDA Construction Corp.	\$	13,471.28
Bowditch & Dewey LLP	\$	591.31
Urban Marketing Collaborative	\$	21,400.00

Childs Engineering Corp.	\$	16,500.00
Bourne Consulting Eng.	\$	2,950.00
Louis Berger Group, Inc.	\$	4,083.00
Byrne McKinney & Assoc.	\$	6,500.00
Source One, Inc.	\$	7,337.15
AUDISSEY Guides	\$	12,475.00

Copies of a memorandum dated May 31, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize summer internships and extensions as follows:

Rachel Mercier: Urban Design/Planning Division, up to 35 hours per week at a rate of \$17.00 per hour; May 21, 2007 to August 17, 2007.

Cara O'Neill: Director's Office up to 35 hours per week at a rate of \$12.00 per hour; June 4, 2007 to August 24, 2007.

Dorri Ziai: Urban Design/Planning Division, up to 35 hours per week at a rate of \$12.00 per hour; June 11, 2007 to August 24, 2007.

Sean O'Connell: Development Review/Economic Development, up to 35 hours per week at a rate of \$12.00 per hour; June 19, 2007 to August 24, 2007.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Susan Elsbree, Director, Communications; Isabel Hardy, Assistant Director, Marketing; Daniel Moon, Graphics Designer; and Kairos Shen, Director, Planning to travel to New York City, New York, May 10, 2007 at a cost of approximately \$300 per person for travel and transportation.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Kairos Shen, Director, Planning to travel to New York City, New York, May 21-22, 2007 to attend the 2007 Cities Conference on Urban Design, at no cost to the Authority.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Jonathan Greeley as a Temporary Development Program Employee in the position of Planner I, Community Planning Department, Planning Division, Grade 17, at an annual salary of \$50,000 effective upon your approval.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month employment services agreement with Sanjay Bahadur Thapa to provide services as agreed upon; at a weekly rate of \$961.54, up to 35 hours per week, for a total contract of \$25,000, June 24, 2007 to December 21, 2007.

VOTED: That the next meetings of the Authority will be held on Thursday, June 21, 2007 at 2:00 P.M.; Thursday, July 19, 2007 at 2:00 P.M.; **Tuesday**, August 14, 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 4:10 p.m.

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Secretary