

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of September 11, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated October 3, 2007 were distributed entitled "APPOINTMENT OF THE DIRECTOR", which included a proposed vote.

Mr. Paul L. McCann, Acting Director, addressed the Board and answered the Members' questions.

Mr. John F. Palmieri addressed the Board members.

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of John F. Palmieri to the position of Director, effective November 12, 2007.

Copies of a memorandum dated October 3, 2007 were distributed entitled "GREATER BOSTON FOOD BANK, NEWMARKET", which included a proposed vote. Attached to said memorandum were three 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 October 18, 2007, or at a time deemed appropriate by the Director, at 2:00 P.M., in accordance with the requirements of the Commonwealth's Executive Office of Transportation and construction regulations found at 701 CMR Section 5.08(10) in connection with the application for funds related to the Public Works Economic Development grant for the design and construction of such public infrastructure required for the Greater Boston Food Bank 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 the Harvard University Institutional Master Plan Amendment and Harvard University Allston Science Complex in the Allston neighborhood of Boston.

This hearing was duly advertised on September 19, 2007 and again on September 23, 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 allowed a period of two to three minutes 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 two to three minutes for rebuttal if they so desire.

Mr. Glavin will now begin the presentation.

Mr. Clarence Jones left the meeting at this time.

Copies of a memorandum dated October 3, 2007 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN AMENDMENT AND DEVELOPMENT IMPACT PROJECT AGREEMENT FOR THE HARVARD UNIVERSITY ALLSTON SCIENCE COMPLEX", which included eight proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 543, Harvard University Institutional Master Plan Amendment for the Harvard University Allston Science Complex, Map 7B/7D, Allston-Brighton Neighborhood District", a letter dated September 27, 2007 from Ray Mellone, Chairman, a copy of the September 17, 2007 Harvard Allston Task Force Meeting Minutes and two maps indicating the location of the proposed project.

Mr. Michael Glavin, Deputy Director for Institutional Development, Mr. Chris Gordon, Harvard University, Mr. Stefan Behnisch, architect, and Ms. Kathy Spiegelman, Harvard University, addressed the Board and answered the Members' questions. Attached to said memorandum were a letter dated September 27, 2007 from Ray Mellone, Task Force Chairman, Task Force September 17, 2007 meeting minutes, Harvard's response to the Task Force questions, October 3, 2007 Public Realm Scope, see board book for support letters and three maps indicating the location of the proposed project.

The following people spoke in favor of the project:

Representative Kevin Honan, with some issues

Councilor Jerry McDermott, with some issues

Representative Michael Moran, with questions to answered about the construction.

Will from Senator Stephen Tolman's office, with community benefit concerns

Mr. Michael, Cambridge, Senator-elect

Mr. Ray Mellone, Chairman of the Task Force

Councilor Sam Yoon submitted a letter

Mr. Stephen Hyman

Ms. Rita DeJesus, resident

Ms. Christine Dunlap, West House, Boys and Girls Club

Ms. Jess Coty, recipient of the 2007 Honan Fellowship

Mr. Doug Melton, Harvard University

Ms. Erica, Gardener School

Mr. Alex

Ms. Angela

Mr. John Bruno, resident

Mr. Neil Hustus, resident

Mr. Al Pecario, Carpenters Union

Mr. Gary Walker, IBEW

Mr. Russ Bartell, Sheetmetal Union

Mr. George Donahue, Plumbers Union

Mr. John McQueen, WalkBoston and Task Force member

The following people spoke in opposition to the proposed project:

Mr. Gregory Glennon, resident

Mr. Brent Wheeler, resident and Task Force member

Mr. Harry Matterson, resident

Jamie from Councilor Felix Arroyo's office

Mr. Ed Murray, resident

Mr. Paul Alfred, resident

A gentleman who is the direct abutter

Mr. John Cusack, direct abutter

The Vice-Chairman recessed the meeting at 4:20 p.m.

The Vice-Chairman reconvened the meeting at 4:32 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80B-5.4(c)(iv) of the Code, the BRA hereby authorizes the Director to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Harvard University Allston Science Complex ("Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report (i) adequately describe the impacts of the Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER

VOTED: That the Boston Redevelopment Authority ("BRA" or "Authority") hereby finds and determines that the Proposed Project as described in the Project Notification Form and the Draft Project Impact Report

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 pursuant to the provisions of Section 80B-6 of the Code, the BRA hereby authorizes the Director to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies 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: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER  
VOTED:

That in connection with the Harvard University Institutional Master Plan Amendment dated October 3, 2007 (“IMPA”), 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”) on October 3, 2007 at 2:15 p.m., and after consideration of evidence presented at the hearing in connection with the IMPA, the BRA finds that: (a) the Harvard University Institutional Master Plan, effective July 22, 1998, as amended by the IMPA, complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Harvard University Institutional Master Plan, effective July 22, 1998, as amended by the IMPA, conforms to the provisions of Article 80D of the Code; (c) the Harvard University Institutional Master Plan, effective July 22, 1998, as amended by the IMPA, conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Harvard University Institutional Master Plan, effective July 22, 1998, as amended by the IMPA, 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 IMPA; 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 IMPA and amend "Map 7B/7D, Allston/Brighton Neighborhood District" all in substantial accord with the amendments presented to the BRA at its hearing on October 3, 2007; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency for the Proposed Project when the Director finds that: (a) the Proposed Project is adequately described in the Harvard University Institutional Master Plan, effective July 22, 1998, as amended by the IMPA; (b) the Proposed Project is consistent with the Harvard University Institutional Master Plan, as amended by the IMPA; and (c) the IMPA has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMPA and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement, and a Development Impact Project 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. 6871.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Tufts Health Sciences Campus Institutional Master Plan Amendment and Proposed Project. The Tufts Health Sciences Campus is located in the Chinatown neighborhood.

This hearing was duly advertised on September 19, 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 allowed 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 brief period for rebuttal if they so desire.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated October 3, 2007 were distributed entitled "PUBLIC HEARING: REQUEST AUTHORIZATION AND APPROVALS REGARDING: (I) THE TUFTS HEALTH SCIENCES CAMPUS INSTITUTIONAL MASTER PLAN AMENDMENT; AND (II) THE DEVELOPMENT IMPACT PROJECT FOR THE SCHOOL OF DENTAL MEDICINE ADDITION", which included seven proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 542, Tufts Health Sciences Campus Institutional Master Plan "IMP Amendment, Map IG, Chinatown District" and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, Project Assistant, Mr. John Roberto, Tufts, Mr. Ryan Thorp, architect, addressed the Board and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Denny Ching, Mayor's Office of Neighborhood Services

Mr. Tim Brown from Councilor Linehan's office

Mr. Richard Chin, YMCA and Chinatown Neighborhood Council

Mr. Gary Walker, IBEW

Mr. Al Pecario, Carpenters Union

Mr. Russ Bartash, Sheetmetal Union

Mr. George Donahue, Plumbers 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 Tufts Boston Health Sciences Campus Amendment and Renewal of the Tufts Health Sciences-Boston Campus Institutional Master Plan, effective March 1995 (the "Tufts IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code") at the offices of the Boston Redevelopment Authority ("BRA") on October 3, 2007, and after consideration of evidence presented at said public hearing, and in connection with, the Tufts IMP Amendment, the BRA finds that: (a) the Tufts Health Sciences-Boston Campus Institutional Master Plan, effective March 6, 1995, and as now amended by the proposed Tufts IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the Tufts Health Sciences-Campus Institutional Master Plan, effective March 6, 1995, and as now

amended by the proposed Tufts IMP Amendment, conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Tufts Health Sciences-Boston Campus Institutional Master Plan, effective March 6, 1995, and as now amended by the proposed Tufts IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all 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 Tufts IMP Amendment; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code to approve the Tufts IMP Amendment and amend "Map 1G, Chinatown District" in all substantial accord with the amendment presented to the BRA at its hearing on October 3, 2007; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, pursuant to Section 80B-5.4(c)(iv) of the Code, to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Tufts School of Dental Medicine Addition ("Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report/Supplemental Information Report: (i) adequately describes the impacts of the Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary and appropriate for the mitigation of such impacts; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies 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: Certification of Consistency; and  
(iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Tufts IMP Amendment when the Director finds that: (a) the Proposed Project is adequately described in the Tufts IMP Amendment; (b) the Proposed Project is consistent with the Tufts IMP Amendment; and (c) the IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the Tufts IMP Amendment and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Development Impact Project Agreement, a Cooperation Agreement or amendments to existing agreements, and any and all other agreements deemed necessary and appropriate by the Director in connection with the Tufts IMP Amendment.

The aforementioned MASTER PLAN AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6872.

Copies of a memorandum dated October 3, 2007 were distributed entitled "P&G GILLETTE SOUTH BOSTON MANUFACTURING CENTER SOUTH BOSTON" which included three proposed votes. Attached to said memorandum were two maps indicating the location of the property.

Mr. Jay Walsh, Senior Project Manager and Mr. Bob Ryan, Mintz Levin, addressed the Authority and answered the Members' question.

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 (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the development of 4,600 SF Lobby entrance and approximately 125,000 SF of interior renovations to the existing buildings (the "Gillette



Headquarters 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 Code, subject to continuing design review by the Boston Redevelopment Authority (“BRA”) and after the end of the public comment period for the PNF and when any comments submitted to the BRA have been addressed by P&G Gillette to the Director’s satisfaction; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Compliance for the Gillette Headquarters Project, or any component thereof, upon the successful completion of the Boston Zoning Code’s Article 80 process for the Proposed Project, or any component thereof subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement and a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Gillette Headquarters Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated October 3, 2007 were distributed entitled “FAN PIER, SOUTH BOSTON APPROVAL OF DEMONSTRATION PROJECT ORDER OF TAKING”, which included five proposed votes. Attached to the memorandum were a letter dated October 3, 2007 from Joseph Fallon, Fan Pier Development LLC and two maps indicating the parcel of land.

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 Fan Pier mixed-use development project (“Proposed Project”), it is in the public interest of both the BRA and the City of Boston to assist Fan Pier Development LLC (“Proponent”) in the acquisition of certain portions of Northern Avenue; 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 Authority 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 Northern Avenue for the Proposed Project and shall convey such portions of Northern Avenue to the Proponent. The Director is hereby authorized on behalf of the BRA to execute such documents or agreements with the Proponent, 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 Northern Avenue; 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 OCTOBER 3, 2007 relating to portions of Northern Avenue in the South Boston District, 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 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. 6873.

Copies of a memorandum dated October 3, 2007 were distributed entitled "RUSSIA WHARF REDEVELOPMENT PROJECT - 270-286 CONGRESS STREET AND 530 ATLANTIC AVENUE DOWNTOWN BOSTON/FORT POINT CHANNEL, PLANNED DEVELOPMENT AREA NO. 66 PROJECT UPDATE AND REQUEST FOR CONFIRMATION OF DESIGN APPROVAL FOR DESIGN CHANGES", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, 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") confirm the design review approval by BRA staff of the design changes to the Russia Wharf Redevelopment Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into any and all agreements and documents, including but not limited to an Affordable Housing Agreement and amendments to any of the Article 80 documents previously executed, 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 and all in connection with the design review approval of design changes to the Russia Wharf Redevelopment Project.

Copies of a memorandum dated October 3, 2007 were distributed entitled "LICENSE AGREEMENT FOR A BRA-OWNED PARCEL LOCATED AT 44 MAPLE STREET, ROXBURY", which included a proposed vote. Attached to said memorandum were two maps of the area.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary non-exclusive License Agreement with Agape Property Maintenance Company, Inc., permitting the use of a portion of a lot owned by the Boston Redevelopment Authority located at 44 Maple Street in Roxbury for the temporary use of a right-of-way for ninety days. The non-exclusive License Agreement shall be substantially in the form of the License Agreement submitted to the Board at its meeting of October 3, 2007, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated October 3, 2007 were distributed entitled "BUILDING DEMOLITION 17-19 WARREN STREET ROXBURY, MA - AUTHORIZATION TO ADVERTISE FOR BID", which included a proposed vote. Attached to the 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 be, and hereby is, authorized on behalf of the Authority, to Advertise for Bid a contract for the Building Demolition 17-19 Warren Street, Roxbury, MA at Dudley Square, BRA Project No. 5076A.

Copies of a memorandum dated October 3, 2007 were distributed entitled "PROPOSED USE AND OCCUPANCY AGREEMENT BETWEEN MASSACHUSETT BAY TRANSPORTATION AUTHORITY ('MBTA') AND THE BOSTON REDEVELOPMENT AUTHORITY ('BRA') FOR SHORT TERM USE OF MBTA OWNED PROPERTY LOCATED ADJACENT TO THE FERDINAND BUILDING IN DUDLEY SQUARE, ROXBURY" which included two proposed votes. Attached to the 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 be, and hereby is, authorized to enter into a Use and Occupancy Agreement with the Massachusetts Bay Transportation Authority ("MBTA") on terms and conditions satisfactory to the BRA and the MBTA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to accept a grant of a permanent easement from the MBTA to the BRA over MBTA land for access to the office building to be constructed on the Ferdinand site.

Copies of a memorandum dated October 3, 2007 were distributed entitled "PARCEL 6, FENWAY URBAN RENEWAL AREA, MASS. R-115; THE ST. BOTOLPH ASSISTED LIVING COMMUNITY PROJECT", which included two proposed votes.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("Authority") approves an increase to its existing Inclusionary Development Funds loan by a maximum of \$610,000 for the St. Botolph Assisted Living Community Project (the "Project") on such terms and conditions as the Director of

the Authority deems necessary and appropriate and in the best interests of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an amendment to the Land Disposition Agreement, loan documents, and any and all other documents deemed necessary and appropriate by the Director in connection with the financial restructuring of the St. Botolph Assisted Living Project and the Loan, on such terms and conditions as the Director of the Authority deems necessary and appropriate and in the best interests of the Authority.

Copies of a memorandum dated October 3, 2007 were distributed entitled "CHARLES RIVER PLAZA WEST END LAND ASSEMBLY AND REDEVELOPMENT PROJECT", which included three proposed votes. Attached to the memorandum was a copy of the Letter of Intent between the Boston Redevelopment Authority and Eat Drink Laugh Restaurant Group.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") accept from DIV Charles River Limited Partnership ("DIV") a promissory note in the amount of \$3,706,356.81, payable by DIV, which Promissory Note shall require level payments of principal and interest over approximately 65 months (through February 2013) at an interest rate of 5% per annum and be secured by a payment guaranty from Jonathan G. Davis and Paul R. Marcus 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 Authority release DIV and the Charles River Plaza Project from the obligation to make the payment of Development Consideration and the BRA Parcel Payment under that certain Land Disposition Agreement dated as of May 17, 2002 between the Authority and DIV, which Land Disposition Agreement is recorded with the Suffolk Registry of Deeds (the "Registry") in Book 30640, Page 101 of the Registry, as affected by a First Amendment, dated April 27, 2005 and recorded in the Registry in Book 37013, Page 106, 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 Amendment to the Land Disposition Agreement to evidence the foregoing release of the project from the BRA Payments, 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.

Copies of a memorandum dated October 3, 2007 were distributed entitled "REQUEST ADOPTION OF MAYOR THOMAS M. MENINO'S "AN ORDER RELATIVE TO THE INCLUSIONARY DEVELOPMENT POLICY'S INCOME POLICY" DATED SEPTEMBER 27, 2007", which included two proposed votes. Attached to said memorandum was a document entitled "EXECUTIVE ORDER - An Order Relative to the Inclusionary Development Policy's Income Policy".

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts and endorses Mayor Thomas M. Menino's *An Order Relative to the Inclusionary Development Policy's Income Policy* dated September 27, 2007 and modifies the Inclusionary Development Policy for projects initiating the development review process on or after September 27, 2007, through the submission of a Large Project Review Project Notification Form or a Small Project Review Application; and

FURTHER

VOTED: That the Director is authorized to execute and amend any and all Affordable Housing Agreements that were authorized by the BRA pursuant to Mayor Thomas M. Menino's An Order Relative to the Inclusionary Development Policy dated May 16, 2006 with Boston Median Income levels to reflect the income limits and the use of the Area Median Income ("AMI") as determined by the US Department of Housing and Urban Development ("HUD") pursuant to Mayor Thomas M. Menino's *An Order Relative to the Inclusionary Development Policy's Income Policy* dated September 27, 2007.

The aforementioned EXECUTIVE ORDER is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6874.

Copies of a memorandum dated October 3, 2007 were distributed entitled "AUTHORIZATION TO AWARD A REPAIR AND MAINTENANCE, GENERAL

CONSTRUCTION BASIC SERVICES CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTY”, which included a proposed vote. Attached to the memorandum were five photos and a map indicating the location of the proposed parcel.

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 Boston Redevelopment Authority (“BRA”), to enter into a contract with Fleming Bros. Inc. of Quincy MA for repair and maintenance, general construction services for BRA owned properties in the amount not to exceed Ninety Five Thousand Dollars (\$95,000).

Copies of a memorandum dated October 3, 2007 were distributed entitled “TENTATIVE DESIGNATION OF SUFFOLK UNIVERSITY AS REDEVELOPER OF THE MODERN THEATRE LOCATED AT 523-525 WASHINGTON STREET, DOWNTOWN BOSTON, MIDTOWN CULTURAL DISTRICT”, which included four proposed votes. Attached to the memorandum was a map indicating the location of the proposed project.

A Resolution entitled “RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY DATED OCTOBER 3, 2007, RE: TENTATIVE DESIGNATION OF SUFFOLK UNIVERSITY AS REDEVELOPER OF THE MODERN THEATRE LOCATED AT 523-525 WASHINGTON STREET IN DOWNTOWN, BOSTON, MA”, was introduced, read and considered.

Mr. Larry Mammoli, Director of Engineering and Facilities Management and Mr. Joseph Nucci, Suffolk University, 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”) hereby adopts the Resolution of the BRA, dated October 3, 2007, re: Tentative Designation of Suffolk University (“Redeveloper”) as Redeveloper of the Modern Theatre Site located at 523-525 Washington Street in the Downtown, Boston, MA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Lease Commencement Agreement with the Redeveloper containing the general conditions for final designation of the Redeveloper and the general terms of the Ground Lease of the Modern Theatre Site located at 523-525 Washington Street, as may be acceptable to the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper, its agent, contractors and/or subcontractors for the purpose of providing the Redeveloper, its agent, contractors and/or subcontractors with permission to access the Project Site to conduct predevelopment activities including site preparation, including a survey, demolition of the existing building, excavation and foundation work, all related to planning and redevelopment activities of the Modern Theatre Site located at 523-525 Washington Street; and

FURTHER

VOTED: That this Tentative Designation of the Redeveloper as the Redeveloper of the Modern Theatre Site located at 523-525 Washington Street, be 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. 6875.

Copies of a memorandum dated October 3, 2007 were distributed entitled "PROPOSED AMENDMENT TO THE EXISTING LICENSE AGREEMENT BETWEEN MASSACHUSETTS BAY TRANSPORTATION AUTHORITY ('MBTA') AND THE BOSTON REDEVELOPMENT AUTHORITY ('BRA') DATED NOVEMBER 9, 2000", 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 Director be, and hereby is, authorized to enter into an Amendment to the original License Agreement with the Massachusetts Bay Transportation Authority concerning passenger water transportation facilities at Long Wharf Central and North and Charlestown Navy Yard on terms substantially consistent with the Board Memorandum submitted at the meeting held October 3, 2007.

Mr. Paul Foster recused himself.

Copies of a memorandum dated October 3, 2007 were distributed entitled "CHARLESTOWN NAVY YARD - PIER 4 DREDGING PROJECT", 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 advance funds in the amount of \$150,000 to the Massachusetts Port Authority for the



excavation and removal of dredge material in connection with the Pier 4 Dredging Project at the Charlestown Navy Yard.

Copies of a memorandum dated October 3, 2007 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS FOR A LICENSE AGREEMENT TO OPERATE WATER TRANSPORTATION SERVICES AT THE LONG WHARF NORTH/T-WHARF" which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed parcel.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise a Request for Proposals to enter into a License Agreement to operate water transportation services at Boston Redevelopment Authority owned property at Long Wharf North and T-Wharf.

Copies of a memorandum dated October 3, 2007 were distributed entitled "PROPOSAL THAT THE BOSTON REDEVELOPMENT AUTHORITY ('BRA') RECEIVE FEE SIMPLE TITLE TO THE PARCEL OF LAND IN WEST ROXBURY FOR THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY ('MBTA')", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed parcel.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute appropriate documentation to result in the Boston Redevelopment Authority accepting title to the parcel on terms substantially consistent with the Board Memorandum submitted at the meeting held October 3, 2007.

Copies of a memorandum dated October 3, 2007 were distributed entitled "SELECTION OF REGIONAL ECONOMIC MODELS, INC. ("REMI") AS THE CHOICE FOR THE ECONOMETRIC MODELING CONSULTANT FOR THE BOSTON REDEVELOPMENT AUTHORITY FOR 2008 AND APPROVAL FOR SUBSEQUENT CONTRACT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Director is authorized to award to Regional Economic Models, Inc. ("REMI") a one-year contract ("The 2008 REMI Contract") extending from November 15, 2007 through November 14, 2008 for the purpose of providing and maintaining an econometric model for Boston at a cost not to exceed \$18,200.

Copies of a memorandum dated October 3, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 59 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, Deputy Director for Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-28463-28464, BZC-28520, BZC-28523, BZC-28524, BZC-28525, BZC-28528, BZC-28530-28531, BZC-28533, BZC-28534, BZC-28535, BZC-28539, BZC-28540, BZC-28541, BZC-28542, BZC-28543, BZC-28544; BZC-28545, BZC-28546, BZC-28547, BZC-28548, BZC-28549, BZC-28550, BZC-28552, BZC-28553, BZC-28554, BZC-28555, BZC-28580-28581, BZC-28602, BZC-28603; BZC-28612; BZC-28613, BZC-28614, BZC-28615, BZC-28616, BZC-28617; BZC-28618-28619; BZC-28620; BZC-28621; BZC-28622; BZC-28623; BZC-28624; BZC-28625; BZC-28626; BZC-28627; BZC-28628; BZC-28629; BZC-28638; BZC-28639; BZC-28640; BZC-28641; BZC-248642; BZC-28643; BZC-28644; BZC-28645; BZC-28646; BZC-28647; BZC-28648; BZC-28649 and BZC-28670.

Copies of a memorandum dated October 3, 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	\$ 7,694.25
RDA Construction Co.	\$ 34,426.21
Jacobs Engineering Group	\$ 53,294.00
First Night Boston	\$ 10,000.00
Bryant Associates, Inc.	\$ 59,920.00
Bourne Consulting Eng.	\$ 1,587.00
Bryant Associates, Inc.	\$ 6,425.00
Childs Engineering Corp.	\$ 6,000.00
Urban Marketing Collaborative	\$ 14,767.04
Applied Geographics, Inc.	\$ 27,111.30
REMI, Inc.	\$ 4,550.00
Rizzo Associates	\$ 14,556.59

Copies of a memorandum dated October 3, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Linda Kowalcky, Deputy Director, Economic Planning, Institutional Development Department, Economic Development Division to travel to Philadelphia, Pennsylvania, October 8-9, 2007 to attend and to participate as a speaker at the Urban Anchors in the 21<sup>st</sup> Century: A Commitment to Place, Growth and Community at no cost to the Authority.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Alvaro Lima, Director, Research Division to travel to Philadelphia, Pennsylvania, October 17-19, 2007 to attend Inner City Economic Forum 2007 Summit: Mobilizing Capital for Inner City Revitalization at a cost of \$600.00 for conference registration plus travel and hotel expenses estimated at \$348.00

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Kairos Shen, Director of Planning for travel to Beijing, Shanghai and Hangzhou, China, October 12-21, 2007 to attend the City to City Leadership Visit at a cost of \$5,650 attendance fee.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Sonal Gandhi, Senior Project Manager, for travel to Washington D.C., September 18, 2006 to attend the National Health Museum Board of Trustee Informational Meeting at a cost of approximately \$450 for travel expenses.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

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

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary adjustment for Kenya Thompson, Urban Design Department, Planning Division effective upon your approval: To: \$47,500 annually.

VOTED: That the next meetings of the Authority will be held on 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 5:10 p.m.

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Secretary