

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of October 3, 2007, which were previously distributed, were submitted.

Copies of a memorandum dated October 23, 2007 were distributed entitled "PUBLIC HEARING REQUEST, COMMUNITY DEVELOPMENT ACTION GRANT PROGRAM, JACKSON SQUARE REDEVELOPMENT PROJECT IN THE JAMAICA PLAIN AND ROXBURY NEIGHBORHOODS", 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 schedule a public hearing to be held on November 15, 2007 at 2:00 p.m. before the Boston Redevelopment Authority to consider an application on behalf of Jackson Square Partners LLC to the Department of Housing and Community Development under the Community Development Action grant program for the design and construction of public infrastructure improvements for Phase 1 of the proposed Jackson Square Redevelopment Project; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to schedule a public hearing to be held on November 15, 2007 at 2:00 p.m. before the Boston Redevelopment Authority to consider an application on behalf of Jackson Square Partners LLC in accordance with the requirements of the Commonwealth's Executive Office of Transportation and Construction regulations found at 701 C.M.R. Section 5.08(1) for the design and construction of public infrastructure improvements for Phase 1 of the proposed Jackson Square Redevelopment Project.

This is a Public Hearing before the Boston Redevelopment Authority and is being held to consider the authorization for the filing of an application with the Commonwealth of Massachusetts Executive Office of Transportation and Construction for a Public Works Economic Development ("PWED") grant for the construction of planned public utility and infrastructure improvements needed to support the Greater Boston Food Bank Project. This hearing is being held in accordance with 701 CMR Section 5.08, which provides the regulations for submitting a PWED application.

This hearing was duly advertised in the Boston Herald on October 9, 2007.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, BRA staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, those who wish to speak in favor of the Proposal will be afforded an opportunity to do so under the same rules of questioning. Following this, those who wish to speak in opposition to the Proposal will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant will be allowed a brief period for response or rebuttal, if they so desire.

Ms. Kara will now begin the presentation.

Copies of a memorandum dated October 23, 2007 were distributed entitled "GREATER BOSTON FOOD BANK, NEWMARKET", which included a proposed vote. Attached to the memorandum were four plans, three cost estimates and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Project Manager, Ms. Carol Tankin, Greater Boston Food Bank and Mr. Tom Stokes, engineer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Al Peciaro, Carpenters Union

Mr. Gary Walker, IBEW

Mr. Keith Gordon, Mayor's Office of Neighborhood Services

Ms. Sue Sullivan, New Market Business Association

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 enter into such agreements with the Commonwealth of Massachusetts Executive Office of Transportation and Construction, and other entities that may be necessary in connection with application for and administration of funds related to the Public Works Economic Development grant for the design and construction of such public infrastructure improvements, containing such terms and conditions as deemed appropriate for the furtherance of the Greater Boston Food Bank Project.

Copies of a memorandum dated October 23, 2007 were distributed entitled "DORCHESTER NEIGHBORHOOD DISTRICT, 1-11 LOUIS TERRACE AND 615A-E ADAMS STREET" which included two proposed votes. Attached to said

memorandum were a letter from William McDermott, Jr. Attorney at Law, three plans and two maps indicating the location of the property.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby amends the June 29, 2006 vote authorizing the Director to execute an Affordable Housing Agreement with 615 Adams Street, LLC (“Redeveloper”) for the creation of two (2) affordable condominium units in the 1-11 Louis Terrace and 615A-E Adams Street project (“Proposed Project”), located at 1-11 Louis Terrace and 615A-E Adams Street project (“Project Site”) in the Dorchester, Neighborhood District; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the redevelopment of the Proposed Project by the Redeveloper located on the Project Site that will provide one (1) affordable housing unit to be sold to households earning less than or equal to ninety percent (90%) and one (1) affordable housing unit to be sold to households earning less than or equal to one-hundred and ten percent (110%) of the Area Median Income (“AMI”).

Copies of a memorandum dated October 23, 2007 were distributed entitled “BUILDING 33 IN THE CHARLESTOWN NAVY YARD”, which included three proposed votes. Attached to the memorandum was a map indicating the parcel of land.

Mr. Geoff Lewis, Project Manager and Mr. Doug Dalzel, architect, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend a ground lease dated July 31, 1986 by and between the BRA and Navy Yard Plaza Development Associates-33 Partnership (the “Lease”), as amended, transferred and assigned, to include rental residential uses among the Allowed Uses for the Leased Premises; and.

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the proposed conversion of Building 33 in the Charlestown Navy Yard into rental residential units (the “Proposed Project”) pursuant to Section 80E of the Boston Zoning Code, Small

Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with Building 33 in the Charlestown Navy Yard, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated October 23, 2007 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR BUILDINGS 149 AND FOURTH AVENUE" 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 enter into a License Agreement with NSTAR Electric and Gas Corporation, permitting the installation of one (1) PME-9 switch and two (2) Primary Metering Enclosures on the platform of Building 149 in the Charlestown Navy Yard and the installation of conduit from manhole 25573 located in 4<sup>th</sup> Avenue to Building 149 in the Charlestown Navy Yard, which construction is anticipated to last for a period of no longer than three months, commencing on the date upon which NSTAR Electric obtains a street opening permit, so-called, upon terms and conditions determined to be in the best interest of the Boston Redevelopment Authority and by the Director in his sole discretion.

Copies of a memorandum dated October 23, 2007 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: CERTIFICATE OF COMPLETION FOR PARCEL R-45C, LOCATED AT 33 RUTHERFORD AVENUE ", 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 issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated September 22, 1986 for Parcel R-45C located at 33 Rutherford Avenue in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-45C"), evidencing the successful completion of the improvements, that is, a landscaped sideyard located on Parcel R-45C.

Copies of a memorandum dated October 23, 2007 were distributed entitled "CHARLESTOWN URBAN RENEWAL, PROJECT NO. MASS. R-55: PARCEL R-5A5, LOCATED AT THE REAR OF 415 BUNKER HILL STREET", 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 issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Albert J. Gallarelli and Cynthia M. Gallarelli dated February 12, 1974 ("LDA") and the provisions of the Deed from the BRA to Albert J. Gallarelli and Cynthia M. Gallarelli dated February 12, 1974 and recorded with the Suffolk County Registry of Deeds in Book 8689, Page 700, both for Parcel R-5A5, located at the rear of 415 Bunker Hill Street ("Parcel R-5A5") in the Charlestown Urban Renewal Area, Project No. Mass. R-55, evidencing the successful completion of the improvements on Parcel R-5A5, that is, open space landscaping and fencing.

Copies of a memorandum dated October 23, 2007 were distributed entitled "50 WEST BROADWAY PROJECT, LOCATED AT 50-78 WEST BROADWAY IN SOUTH BOSTON", 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 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 50 West Broadway project, consisting of 139 residential rental units and 152 parking spaces (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 Affordable Rental Housing Agreement and Restriction, an Amended Cooperation Agreement and any and all other agreements and documents which the Acting Director deems appropriate and necessary in connection with the 50 West Broadway project, located at

50-78 West Broadway in South Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated October 23, 2007 were distributed entitled "RESIDENCES AT EMERSON PLACE PROJECT, PARCEL 1A IN THE WEST END URBAN RENEWAL AREA, PROJECT NO. MASS. 23", which included three proposed votes. 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 Director be, and hereby is, authorized to enter into an amendment to the Development Regulatory Agreement for the West End Residences at Emerson Place Project (the "Project") for the purpose of effectuating further zoning under the Urban Renewal Area "U\*" Overlay District for the Project in order for the Project to undergo signage review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Consistency when the Director finds that BRA staff has reviewed and approved the proposed signage for the Project and signage plans are ready to be submitted to the City of Boston Inspectional Services Department; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into any and all agreements or documents that the Director, in his sole discretion, deems necessary and appropriate and in the best interests of the Boston Redevelopment Authority, in connection with design review approval by the BRA for signage at the Project.

Copies of a memorandum dated October 23, 2007 were distributed entitled "121-127 PORTLAND STREET "THE FORECASTER BUILDING" - AFFORDABLE HOUSING ALTERNATIVE - BULFINCH TRIANGLE", which included two proposed votes. 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 execute three (3) Affordable Housing Agreements and any and all other agreements, amendments, and documents which the Director deems appropriate and necessary in connection with changes to the affordable housing commitments for the Project, all upon terms and conditions

determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 121-127 Portland Street Project upon successful completion of all Article 80 processes.

Copies of a memorandum dated October 23, 2007 were distributed entitled "LICENSE AGREEMENT WITH BOSTON GROUNDWATER TRUST, NORTH END", 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 enter into a License Agreement with the Boston Groundwater Trust, permitting drilling and installation of an injection well on Boston Redevelopment Authority ("Authority") property located at the corner of Fulton Street and Cross Street in the North End, upon terms and conditions determined to be in the best interest of the Authority as determined by the Director in his sole discretion.

Copies of a memorandum dated October 23, 2007 were distributed entitled "ROSLINDALE NEIGHBORHOOD STRATEGIC PLAN", which included a proposed vote. Attached to said memorandum was a map of the neighborhood plan.

Councilor Robert Consalvo and Mr. David McNulty, Mayor's Office of Neighborhood Services spoke in favor of the proposed plan

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt the Roslindale Neighborhood Strategic Plan as the plan, which will be the framework for the BRA and the community to guide future improvements and development in the Roslindale neighborhood.

Copies of a memorandum dated October 23, 2007 were distributed entitled "BIRMINGHAM PARKWAY MAP AMENDMENT", which included a proposed vote. Attached to said memorandum was a document entitled "Map Amendment Application No. 544, Boston Redevelopment Authority, Leo M. Birmingham Parkway, Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District", a letter dated August 3, 2006 from James L. Rudolph, Counselor at Law and two maps of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District, by changing the existing zoning of a certain parcel of land on Leo M. Birmingham Parkway, identified by the City of Boston Assessing Department Parcel ID #22-02762-004, from OS-P, indicating an "Open Space, Parkland Subdistrict" to CC-1, indicating a "Community Commercial Subdistrict" in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its hearing on October 23, 2007.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6876.

Copies of a memorandum dated October 23, 2007 were distributed entitled "MAP AMENDMENT TO CHANGE THE EXISTING ZONING AT 213-231 EUSTIS STREET LOCATED ON ZONING MAP 6A/6B/6C, ROXBURY NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a document entitled "Map amendment Application No. 545, Boston Redevelopment Authority, Eustis Street, Roxbury, Map 6A/6B/6C, Roxbury Neighborhood District" and a map of the parcel.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to adopt a map amendment to change the existing zoning at 213-231 Eustis Street in Roxbury and the private way known as Campbell Place, Roxbury, from OS-RC, indicating an "Open Space/Recreational Subdistrict" to MFR, indicating a "Multi-Family Residential Subdistrict", in substantial accord with the map amendment submitted to the Boston Redevelopment Authority at its hearing on October 23, 2007.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6877.

Copies of a memorandum dated October 23, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 56 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-28360, BZC-28491, BZC-28556, BZC-28557, BZC-28558, 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 23, 2007 were distributed entitled  
“HANSEN INFORMATION TECHNOLOGIES, INC.”, which included a proposed  
vote.

On a motion duly made and seconded, it was unanimously  
VOTED: The Director is authorized to enter into a contract with Hansen  
Information Technologies, Inc. to assist the Boston Redevelopment  
Authority (“BRA”) with the data conversion relating to the City of  
Boston’s new automated permitting system for an amount not to  
exceed \$26,880.

Copies of a memorandum dated October 23, 2007 were distributed entitled  
“DUDLEY VISION PROJECT (ROXBURY)”, which included five proposed votes.  
Attached to said memorandum was a copy of the Dudley Square Vision 2007 plan.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Authority by and through its Director and Staff be, and  
hereby is authorized to begin environmental due diligence and site  
preparation work relative to the Dudley Vision Project, namely in  
support of work to be undertaken by the City of Boston’s Property  
and Construction Management Department to build an Area B-2  
(Dudley Square) Police Station; and

FURTHER  
VOTED: That the Director on behalf of the BRA be, and hereby is authorized to  
enter into a contract with Weston & Sampson, Environmental/  
Infrastructure Consultants for an amount not to exceed Five Hundred  
Thousand Dollars (\$500,000); and

FURTHER

VOTED: That the Director on behalf of the BRA be, and hereby is authorized to enter into a contract with Goulston & Storrs for an amount not to exceed One Hundred Thousand Dollars (\$100,000); and

FURTHER

VOTED: That the Director on behalf of the BRA be, and hereby is authorized to acquire, by negotiation or eminent domain all parcels of land necessary for implementation of the Dudley Vision Project; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is authorized to execute any other documents and license agreements deemed necessary and appropriate in connection with work and activity related to the Dudley Vision Project.

Copies of a memorandum dated October 23, 2007 were distributed entitled "GREENING OF BOSTON BUSINESS GRANT", 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 execute a planning contract effective January 2008, on behalf of the Boston Redevelopment Authority with Manufacturing Advancement Center for \$20,000.00 for the implementation of a comprehensive two year program to convene technical assistance to the growing clean energy sector and to reduce energy consumption in the City of Boston.

Copies of a memorandum dated October 23, 2007 were distributed entitled "REQUEST AUTHORIZATION TO ENTER INTO A GRANT AGREEMENT WITH CHARLES RIVER CONSERVANCY FOR A \$100,000 GRANT TO BE MADE FOR CONSTRUCTION OF THE CHARLES RIVER SKATEPARK", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Mr. Peter Gori, Crossroads Initiative Manager, 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 execute a grant agreement with the Charles River Conservancy for the grant of \$100,000 to be used for the creation of the Charles River Skatepark.

Copies of a memorandum dated October 23, 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          | \$ | 7,953.75   |
| Bowditch & Dewey LLP          | \$ | 260.00     |
| Crosby, Schlessinger, Small   | \$ | 1,841.84   |
| P.J. Spillane Company         | \$ | 245,543.20 |
| Bryant Associates, Inc.       | \$ | 44,500.00  |
| Rizzo Associates              | \$ | 323.66     |
| Childs Engineering Corp.      | \$ | 5,000.00   |
| Bryant Associates, Inc.       | \$ | 635.00     |
| Urban Marketing Collaborative | \$ | 50,711.15  |
| Applied Geographics, Inc.     | \$ | 14,614.20  |
| The Cecil Group               | \$ | 390.00     |
| GIS Planning                  | \$ | 21,400.00  |

Copies of a memorandum dated October 23, 2007 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Galen Nelson as a temporary development program employee in the position of Green Tech Business Manager, Economic Development Division, Grade 20, at an annual salary of \$68,000, effective upon your approval.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Armindo Goncalves, Deputy Director of Economic Planning, Administration and Management Department, Economic Development Division to travel to City of Praia, Cape Verde, October 15-19, 2007, to attend a micro-enterprise forum sponsored by the Municipality Association of Santiago, Republic of Cape Verde at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Andrea Der Boghosian, Director, Human Services, Grade 25, effective November 2, 2007.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Thomas Miller, Director, Economic Development, Grade 26, effective November 2, 2007.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following grade change and salary adjustment for Harry Collings, Division of the Secretary's Office upon your approval: To: Grade 27; \$158,470.88 annually

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary adjustment for Maura Hayes-Hendricks, Division of the Secretary's Office effective with the new fiscal year upon your approval: To: \$45,501.26 annually

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of title, grade and salary for James M. Tierney, Director's Office, upon your approval: To: Special Counsel/Interim Director, Economic Development/ Grade 23/\$96,969.80 annually

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (BRA) employee residency policy require, that BRA employees be residents of the City of Boston for the first ten (10) years of services with the BRA.

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 3:05 p.m.

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Secretary