

**BOSTON REDEVELOPMENT AUTHORITY
APRIL 29, 2008 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES

1. Approval of the Minutes of the April 1, 2008 meeting.
2. Request authorization for the Director to petition the Boston City Council for approval of a Tax Increment Financing agreement between the City of Boston and JP Morgan Chase Bank; to file an application to the state with JP Chase Morgan for certified project status, and; to execute all other necessary documents.

PUBLIC HEARING

3. **2:00 P.M. Public Hearing:** Request authorization to approve a First Amendment to the Master plan for the Hood Business Park; to approve an Amended and Restated Development Plan for the Rosev Building at 480 Rutherford Avenue for a 37,615 square foot increase to Planned Development Area No. 51; to issue a Scoping Determination waiving further review of the Notice of Project Change; to petition the Zoning Commission for approval of the PDA Master Plan Amendment and to issue a Certification of Compliance and Certification of Consistency for the Rosev Building.
4. **2:15 P.M. Public Hearing:** Request authorization to issue a Preliminary Adequacy Determination in connection with the Children's Hospital Master Plan regarding the Main Building Expansion Project; to issue a Certification of Compliance upon successful completion of the Article 80B review process; to issue an Adequacy Determination; to petition the Boston Zoning Commission for approval of the Plan, and to issue one or more Certifications of Consistency.

5. **2:30 P.M. Public Hearing:** Request authorization to approve the Joslin Diabetes Center Institutional Master Plan Amendment and Renewal; to approve the Longwood Center project as a Development Impact Project; to approve the Development Plan for Planned Development Area No. 71 for the Longwood Center project; to issue an Adequacy Determination for the Joslin IMPA; to issue a Determination regarding the Notice of Project Change for the Longwood Center project; to issue a Certification of Consistency for PDA No. 71; to petition the Zoning Commission for approval of the Joslin IMPA and to amend the associated map and to petition the Zoning Commission for approval of the Development Plan for PDA No. 71.

6. **2:45 P.M. Public Hearing:** Request authorization to issue an Adequacy Determination in connection with the Massachusetts Biological Laboratories Expansion Project; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to enter into a Cooperation Agreement; to approve an Amended and Restated Development Plan for Planned Development Area No. 57; to petition the Zoning Commission for approval of the Amended and Restated Development Plan and associated map amendment, and; to issue a Certification of Consistency.

DEVELOPMENT

South End

7. Request authorization for a 180-day extension to the final designation of South End/Lower Roxbury Open Space Land Trust, Inc. as redevelopers for the open space located at 34 Cabot Street and to adopt a confirmatory Order of Taking for title clearance purposes only.

8. Request authorization to enter into a one-month temporary Use and Occupancy Agreement with New Boston Ventures LLC for use and occupancy of 263 Northampton Street for parking use in connection with the Modern Condominium.

South Cove

9. Request authorization for a one-year extension to the tentative designation of Tremont-Stuart Development LLC as redeveloper of a proposed seventy-two unit residential building including retail and electronic video board at 240 Tremont Street.

Hyde Park

10. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for construction of 38 residential units, of which five will be affordable, located at 875 River Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to execute an Affordable Housing Agreement, and; to recommend approval for the zoning relief necessary to construct the proposed project.

Allston

11. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the Academy of Hair and Skin project located at 1047 Commonwealth Avenue; to issue a Certification of Compliance upon successful completion of the Article 80 review process and to recommend approval for zoning relief necessary to construct the proposed project.

Roxbury

12. Request authorization to issue a Determination waiving further review of Article 80, Large Project Review Notice of Project Change for Boston University's School of Medicine Graduate Student Housing project located at Albany Street for 104 units of housing and 5,000 square feet of ground level retail space subject to continuing design review; to issue a Certification of Compliance and to enter into a Cooperation Agreement.

Government Center

13. Request authorization to enter into a License Agreement with Blue Line, LLC (d/b/a Quizno's Sub) for the use of a portion of 38-66 Cornhill Street (a/k/a 110 City Hall Plaza) for a pushcart and outdoor furniture from April through October, 2008.

Waterfront

14. Request authorization to enter into a License, Maintenance and Indemnification Agreement with Wall Decaux, Inc. permitting the placement of a ticket kiosk on Long Wharf, and; to enter into License Agreement with Island Alliance, Inc. permitting the use of the Wall ticket kiosk as a ticketing booth for the ferry service to the Boston Harbor Islands Park.

Charlestown Navy Yard

15. Request authorization to enter into a License Agreement with Fairview Landscaping, Inc. for the landscape maintenance of BRA property at the Shipyard Park.
16. Request authorization to execute a License Agreement with Super Duck Tours, LLC to eliminate the licensee's use of 5,000 square feet of land on Terry Ring Way; to permit 9 months of use of property on Long Wharf for a ticket booth; to make appropriate date and payment adjustments and to issue a Request for Proposals for the retail structure to be vacated on Terry Ring Way.

Charlestown

17. Request authorization to enter into an Amended and Restated Land Disposition Agreement to allow for residential parking and a deck at 6 Mystic Place; to issue a Certificate of Completion and to execute documents to clear title for the parcel for title insurance purposes.

Dorchester

18. Request authorization to adopt a First Amendment to Report and Decision on the Franklin Hill Phase 2A Chapter 121A project which permits a change to the boundaries of the existing Project area.

PLANNING AND ZONING

19. Request authorization for an amendment to the contract with Rizzo Associates, Inc. for the Roxbury Traffic Modeling to extend the term until December 31, 2008 with no additional cost.
20. Request authorization to submit an Amendment to the 2002 East Boston Waterfront District Municipal Harbor Plan to the Massachusetts Executive Office of Energy and Environmental Affairs pursuant to state regulations for the review and approval of Municipal Harbor Plans.
21. Request authorization to issue a Request for Proposals to assist in the preparation of the Hyde Park Neighborhood Strategic Plan to update the Hyde Park zoning code, and to conduct an economic development study and market analysis for the Cleary and Logan Square business districts, in an amount not to exceed \$165,000.
22. Board of Appeal

ADMINISTRATION AND FINANCE

23. Contractual Payments
24. Personnel
25. Director's Update