

DRAFT – JUNE 24 2008 AT 10:00 A.M.
BOSTON REDEVELOPMENT AUTHORITY
JUNE 24, 2008 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.

MINUTES

1. Approval of the Minutes of the June 3, 2008 meeting.

PUBLIC HEARINGS

2. 2:00 p.m. to approve the Simmons College Third Amendment to the Institutional Master Plan, which considers the Fens Dining Renovations and Expansion to be considered a Development Impact Project; to issue an Adequacy Determination approving the IMP Third Amendment, to petition the Zoning Commission to approve the IMP Third Amendment; to issue a Certification of Consistency and to amend the Cooperation Agreement.
3. 2:15 p.m. to issue a Determination approving the Suffolk University Institutional Master Plan; to petition the Zoning Commission to approve the IMP and map amendments; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80D-9.1, Section 80D-5.4(c) and Section 80D-5.4 for the Modern Theatre redevelopment project located at 523-525 Washington Street; to issue a Certification of Compliance upon completion of the Article 80 process; to issue a Certification of Consistency; and to execute all necessary documents.

DEVELOPMENT

Midtown

4. Request authorization for a six month extension to the tentative designation of Suffolk University as redeveloper of the Modern Theatre located at 523-525 Washington Street that will become a 200 bed dormitory with theater, art and function space.

South End

5. Request authorization for a six month extension to the final designation of Modern 2.0 LLC as redeveloper of the Modern 2.0 project located at 263 Northampton Street consisting of thirty-seven residential units, of which seven will be artist live/work units, and an art gallery.
6. Request authorization to enter into a temporary license agreement with The Boston Architectural College for use and occupancy for a portion of BRA-owned cobblestone street, for an entertainment area in connection with the Fredrick Douglass Peace Park located at 34 Cabot Street.

Kittredge Square

7. Request authorization for a six month extension to the final designation of Highland Park Phase II Housing LLC as redeveloper of a portion of the project located at 18-24 Dorr Street consisting of eleven residential units, of which eight will be affordable; and, to amend the final designation by amending the housing commitments and to increase the previously approved Inclusionary Development Fund expenditure to \$520,400.

Mission Hill

8. Request authorization to approve the renewal without change of the New England Baptist Hospital Institutional Master Plan.

Roxbury

9. Request authorization to advertise a general construction bid for the building demolition and environmental remediation for the site of the new Area B-2 Police Station with funding for the project provided by the City of Boston.

Jamaica Plain

10. Request authorization to issue a Determination waiving further review of Article 80 pursuant to the Notice of Project Change for the Forward Inc. project located at 409 Walnut Street changing the proposed use from office to thirty-seven low income elder units, subject to continuing BRA design review; said project is being implemented in conjunction with the Rogerson House.
11. Request authorization to amend the Affordable Housing Agreement with Mayo Group Development, Inc. for the project at 319-329 Centre Street clarifying that two of the eighteen units will be affordable, one as a condominium, and the other as a rental unit to households earning no more than 70% of area median income, and to release the previously encumbered \$643,248 of Inclusionary Development Funds and revise documents accordingly.

Dorchester

12. Request authorization to execute an Affordable Rental Housing Agreement for the one affordable unit at 70% of area median income in the twelve unit building located at 5-11 Woodworth Street.
13. Request authorization to execute an Amended and Restated Affordable Housing Agreement for the eight units located at Crescent Court at 942 Dorchester Avenue to make them available to households earning 80%-100% of area median income.
14. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the mixed-use transit oriented development consisting of twenty-four affordable cooperative units located at 157 Washington Street and to execute an Affordable Housing Agreement.

15. Request authorization to issue a Determination waiving further review of Article 80 pursuant to the Notice of Project Change for the 40 River Street Condominium project changing the condominium units to rental units; and, to execute an Affordable Housing Agreement Amendment for the six affordable units to be rented to households earning no more than 70% of area median income.

Charlestown Navy Yard

16. Request authorization to enter into a Fourth Amendment to the Land Disposition Agreement dated November 12, 2004 with Navy Yard Four Associates Limited Partnership for the 224 unit Harborview Project at Parcel 4 acknowledging the change from condominiums to an interim rental project while preserving 22 units as affordable rental units.

South Boston

17. Request authorization to issue a Certification of Approval in accordance with Section 80E, Small Project Review for the development of 17 units of residential condominiums including 2 affordable units located at 394 West Second Street; to enter into an Affordable Rental Housing Agreement and to recommend approval to the Board of Appeal with Proviso for the variances necessary for the proposed project.

West End

18. Request authorization to execute an Amendment and Restated Land Disposition Agreement with Charles River Plaza, Inc. for the transfer of land within Delivery Parcel 1G(a).

PLANNING AND ZONING

19. Request authorization to enter into a consultant services contract with The Cecil Group for developing a community-wide plan for North Allston Brighton, in an amount not to exceed \$250,000 provided in part by an Economic Development Grant from Harvard University.
20. Board of Appeal

ADMINISTRATION AND FINANCE

21. Request authorization for the Director to enter into short-term license agreements for the temporary use of Authority land for periods up to 2 days.
22. Request authorization to lease a Ricoh Color Copier, Model Aficio C4500 SP Digital to replace the one in the Research Division, in an amount not to exceed \$14,600.
23. Request authorization to partner with select organizations to research immigrant organizations in the City, in an amount not to exceed \$20,000.
24. Director's Report including an update by Mark Maloney on the status of Boston World Partnerships.
25. Contractual Payments
26. Personnel