

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 10, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated January 31, 2008 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote. Attached to said memorandum was a map indicating the location of proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC ("Developer") dated September 29, 2005, and said time period hereby is extended until August 16, 2008, in order to meet necessary requirements for final designation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Developer by August 16, 2008.

Copies of a memorandum dated January 31, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: LOCATED AT 700 HARRISON AVENUE", which included a proposed vote. Attached to said memorandum were a copy of the Second Amendment to the Master Covenant for Affordable Housing, a memo from Theresa Gallagher, to Sheila Dillon and a map indicating the location of proposed project.

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"): (1) to execute an amendment to the existing Cooperation Agreement executed with 700 Harrison LLC ("Redeveloper") to allow the conversion of four (4) of the fifty (50) affordable housing units available to households earning at or below 120% of the area median income ("AMI") to market rate in connection with the redevelopment of The Residences at 700 Harrison consisting of a new two-level, below-grade parking facility with up to 180 spaces, a mixed-use 107,869 square foot six-story

building including approximately 6,400 square feet of ground-floor commercial space fronting on Harrison Avenue and East Brookline Street, 84 mixed-income condominium units, an improved 8,435 square foot community garden and appropriate landscaped areas including private rooftop terrace (“Project”) located at 700 Harrison Avenue in the South End and provide for twenty-three (23) units to be sold to households earning at or below 80% of the AMI and twenty-three (23) of the units be sold to households earning at or below 110% of the AMI; and (ii) to execute any and all other agreements and documents 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 BRA in connection with the Project.

Copies of a memorandum dated January 31, 2008 were distributed entitled “THE LEVEDO BUILDING PROJECT, 241 TALBOT AVENUE, DORCHESTER”, which included three proposed votes. Attached to the memorandum were a letter dated December 10, 2007 from Daniel Grabauskas, MBTA, a letter dated December 19, 2007 from Benjamin F. Thompson, STRIVE, a letter dated December 20, 2007 from William J. Walczak, The Codman Square Health Center, a letter dated December 14, 2007 from Councilor Charles C. Yancey, two letters dated November 27, 2007 from Representative Martin J. Walsh, two letters dated December 7, 2007 from Senator Jack Hart, two letters dated December 5, 2007 from Councilor Sam Yoon, two letters dated November 30, 2007 from Senator John Kerry, a letter dated August 31, 2007 from Hazel Pankins, Elaine James and Carmen Huerta, a letter dated June 7, 2007 from Paul Malkemes, a letter dated June 7, 2007 from Cynthia K. Loesch, Codman Square Neighborhood Council, a letter dated January 17, 2008 from Cynthia Loesch and two maps indicating the parcel of land.

Mr. Lance Campbell, Senior Project Manager, Attorney Joseph Feaster, McKinsey & Associates, Mr. Mark Dinaberg, Codman Square Community Development Corporation and Mr. Ferninado Dominech, 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 issue a Certification of Approval for the development, proposed by 241 Talbot, LLC, a subsidiary of the Codman Square Neighborhood Development Corporation (“Developer”), for the provision of twenty-four (24) residential units, twelve (12) parking spaces and related site

improvements (“Proposed Project”), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and

FURTHER

VOTED: In reference to Petition BZC-28730, the Proposed Project, for zoning relief necessary in a Three Family Residential Subdistrict, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that the plans be submitted to the Boston Redevelopment Authority for design review approval; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all 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 January 31, 2008 were distributed entitled “PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA (“CANA”) PARCELS – CITY SQUARE)”, which included two proposed votes. Attached to said memorandum was a letter dated January 3, 2008 from Thomas Cunha, Charlestown Neighborhood Council.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$58,000 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square Central Artery North Area parcels as follows:

Girls CYO Softball	\$ 3,533
Charlestown Lacrosse	5,694
Charlestown Little League	5,500
Charlestown Youth Hockey	6,153
Courageous Sailing	2,042
Community Schools	3,106
Kennedy Center	6,108
Special Townies	6,153
Fire Fund	4,792
Charlestown Working Theater	5,733
Gardens for Charlestown	1,875
Monument Halloween Walk	1,250
Historical Society	2,542
Bunker Hill Day Parade	<u>3,519</u>

Total \$58,000; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of funds from the Charlestown Mitigation Fund, as set forth in the prior vote.

Mr. Paul Foster recused himself.

Copies of a memorandum dated January 31, 2008 were distributed entitled "CHARLESTOWN NAVY YARD - PIER 4 DREDGING PROJECT", which included a proposed vote.

Mr. John O'Brien, Senior Project Manager, addressed the Authority and answered the Members' questions.

Councilor Connolly's office voiced a concern.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to: (i) accept and expend grant funds in the amount of \$300,000 awarded by the Seaport Advisory Council and administered through the Department of Conservation and Recreation ("DCR") in connection with the Pier 4 Dredging Project at the Charlestown Navy Yard; (ii) enter into a contract with DCR to memorialize such award; and (iii) enter into such agreements and contracts with Massport and the U.S. Army Corps of Engineers that are deemed necessary by the Director to effectuate the excavation, removal and disposal of such dredge material in connection with the Pier 4 work.

Copies of a memorandum dated January 31, 2008 were distributed entitled "CHARLESTOWN NAVY YARD, AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR PIER 3 REHABILITATION, PHASE I PROJECT", which included a proposed vote. Attached to said memorandum were a Bid Sheet Tabulation 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 enter into a contract with RDA Construction Corporation in the amount of \$2,084,524.00 to upgrade and improve the existing Pier 3 at the Charlestown Navy Yard and to execute any change orders that may be required to complete the improvements which are deemed necessary and

convenient by the Director in an aggregate amount not to exceed ten percent (10%) of the contract amount, or \$208,452.00.

Copies of a memorandum dated January 31, 2008 were distributed entitled "BATTERY WHARF PROJECT, 379-395 COMMERCIAL STREET", which included five proposed votes. Attached to the memorandum were a letter dated December 18, 2007 from William K. Mihm, RBW, Inc. 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 ("Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the Battery Wharf project ("Project"), it is in the public interest of both the Authority and the City of Boston to assist RBW, LLC ("Applicant") in the acquisition of certain portions of Commercial Street and Battery Street; and
- (b) That in accordance with Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the 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 Project by the Applicant requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the 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 Project: The Authority shall obtain title to portions of Commercial Street and Battery Street for the Project and shall convey such portions of Commercial Street and Battery 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 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 petition the Public Improvement Commission to discontinue certain portions of Commercial Street and Battery Street; and

FURTHER

VOTED: That the Authority hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 31, 2008 relating to portions of Commercial Street and Battery Street in Boston, Suffolk County, 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. 6892.

Copies of a memorandum dated January 31, 2008 were distributed entitled "PARCEL E, 242 NORTHERN AVENUE, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were three maps indicating the location of proposed project.

Mr. Rodney Sinclair, Project Manager, Mr. Ed Nordy, developer, Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Linehan's office

Councilor Flaherty's office

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination Waiving Further Review under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which finds that the Project Notification Form ("PNF") dated October 31, 2007, submitted by Cresset Harborside LLC ("Proponent") for the proposed Parcel E project ("Proposed Project") adequately describes the potential impacts of the Proposed Project and provides sufficient mitigation measures to minimize those impacts; 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 for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, 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 Proposed Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated January 31, 2008 were distributed entitled "AMENDMENT TO MEMORANDUM OF AGREEMENT WITH HARVARD AND REQUEST FOR PROPOSALS (RFP) FOR NORTH ALLSTON NEIGHBORHOOD PLANNING PROJECT", which included three proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to execute an amendment to a certain Memorandum of Agreement between BRA and President and Fellows of Harvard College dated January 6, 2005 regarding Harvard's pre-Institutional Master Plan improvements and economic development commitments under aspects of the North Allston Neighborhood Strategic Plan, under such terms and conditions as the Director deems appropriate and necessary; and

FURTHER

VOTED: That the BRA authorize the Director to execute an amendment to a certain Lease, and any and all other agreements or documents which the Director deems necessary or appropriate in his sole discretion, in connection with the property located at 367 Western Avenue upon terms and conditions the Director deems to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the BRA, authorize the Director to issue a Request For Proposals for consulting services to help prepare planning analysis and documentation for the North Allston Neighborhood area for an amount not to exceed \$100,000, under such terms and conditions as the Director deems appropriate and necessary.

Copies of a memorandum dated January 31, 2008 were distributed entitled "MAP AMENDMENT TO THE HUNTINGTON AVENUE/PRUDENTIAL CENTER DISTRICT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of proposed project.

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: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a map amendment to change the existing zoning of the front portion of the Lord & Taylor site located at 760 Boylston Street in the Back Bay and to make other minor changes to Map 1 and Map 1D, in substantial accord with the map amendment submitted to the Boston Redevelopment Authority at its meeting on January 31, 2008.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6893.

Copies of a memorandum dated January 31, 2008 were distributed entitled "MAP AND TEXT AMENDMENT TO MISSION HILL NEIGHBORHOOD DISTRICT, ARTICLE 59, MAP 6D", which included a proposed vote. Attached to said memorandum were a document entitled "Text Amendment Application No. 548, Boston Redevelopment Authority Mission Hill Neighborhood District Article 59" and a Map Amendment Application No. 385 Boston Redevelopment Authority, Map 6D, Mission Hill Neighborhood District", a letter dated January 29, 2008 from Representative Jeffrey Sanchez, a letter dated January 28, 2008 from Councilor Michael P. Ross, a letter dated January 28, 2008 from Sandra Pascal, Wentworth Institute of Technology, a letter dated January 29, 2008 from Miguel Fuentes, a letter dated January 4, 2008 from Mash Abdirahman, a letter dated January 17, 2008 from Clara Aaron, a letter from Helen Hudson Frank and a letter from Oscar Brookins and Kathryn Brookins.

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: That the Boston Redevelopment Authority authorize the Director to petition the City of Boston Zoning Commission to amend the Mission Hill Neighborhood District, Article 59, and Map 6D to establish the Roxbury Crossing Community Commercial subdistrict in substantial

accord with the text and Map amendments presented to the Boston Redevelopment Authority in its meeting on January 31, 2008.

The aforementioned TEXT AND MAP AMEMDENT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6894.

Copies of a memorandum dated January 31, 2008 were distributed entitled "MAP AMENDMENT TO CHANGE THE EXISTING ZONING AT 211-229 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, Map 1, Boston Proper and Map 1D, Huntington Avenue/Prudential Center District" and two maps indicating the location of proposed project.

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: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Boston Zoning Commission to adopt a map amendment to change the existing zoning at 211-229 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 meeting on January 31, 2008.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6895.

Copies of a memorandum dated January 31, 2008 were distributed entitled "NORTH END, CROSS STREET SITE", which included a proposed vote. Attached to said memorandum were a letter dated January 21, 2008 from City Valet, Inc., a petition signed by the members of the North End Valet Committee, an insurance sheet and a parking lot plan.

Mr. Paul McCann, 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 and deliver a temporary License Agreement with City Valet, Inc., located at 50 North Margin Street, Boston, for use and occupancy of the Cross Street Site in the North End ("License Area") for a period of three (3) months for a license fee of \$2,000.00 a month. The License Agreement will continue to require the Licensee to obtain liability insurance naming the Boston Redevelopment Authority ("BRA") as an additional insured in all policies in accordance with the BRA's usual form and the License shall contain the express provision that no obligation on the part of the BRA, direct or indirect, is to be construed beyond this temporary occupancy. The Licensee shall carry, during the term of this License, a comprehensive public liability insurance insuring the Licensor and Licensee against all claims and demands for personal injury and property damage with respect to the Licensed Area, with One Million Dollars (\$1,000,000) per occurrence combined single limit, Two Million Dollars (\$2,000,000) aggregate. The License Agreement shall also include such other terms and conditions as the Director deems proper and in the best interest of the BRA.

Copies of a memorandum dated January 31, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 52 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-28527; BZC-28777; BZC-28796; BZC-28800-28801; BZC-28826; BZC-28827; BZC-28828; BZC-28829; BZC-28830; BZC-28831; BZC-28832; BZC-28833; BZC-28834; BZC-28836; BZC-28837; BZC-28838; BZC-28839; BZC-28841; BZC-28842; BZC-28844; BZC-28845; BZC-28846; BZC-28847; BZC-28848; BZC-28849; BZC-28851; BZC-28852; BZC-28853; BZC-28855; BZC-28856; BZC-28857; BZC-28858; BZC-28859; BZC-28861; BZC-28864; BZC-28865; BZC-28866; BZC-28867; BZC-28868; BZC-28869-28870; BZC-28871; BZC-28872; BZC-28873; BZC-28874; BZC-28875; BZC-28878; BZC-28879; BZC-28880; BZC-28881; BZC-28894; BZC-28897 and BZC-28898.

Copies of a memorandum dated January 31, 2008 were distributed entitled "NUESTRA CULINARY VENTURES IN JAMAICA PLAIN: PROPOSED GRANT TO NUESTRA COMUNIDAD DEVELOPMENT CORPORATION FOR NUESTRA

CULINARY VENTURES, LOCATED AT 31 GERMANIA STREET”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) approve a grant in the amount of Thirty-Seven Thousand Five-Hundred Dollars (\$37,500.00) from the BRA Deferred Revenue Fund to Nuestra Comunidad Development Corporation to assist with short-term gap funding for Nuestra Culinary Ventures located in Jamaica Plain; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to execute any and all documents, including but not limited to a grant agreement with Nuestra Comunidad Development Corporation in connection with the provision of Thirty-Seven Thousand Five-Hundred Dollars (\$37,500.00) from the BRA Deferred Revenue Fund to assist with short-term gap funding for Nuestra Culinary Ventures located in Jamaica Plain.

Mr. Christopher Supple recused himself and left the room at this time.

Copies of a memorandum dated January 31, 2008 were distributed entitled “HESS PROPERTY, 146-172 CONDOR STREET, EAST BOSTON ABATEMENT OF REAL ESTATE TAXES FOR THE RESIDENTIAL PARCELS”, which included two proposed votes. Attached to said memorandum were two maps indicating the location of proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute abatement applications to be filed with the City of Boston regarding real estate taxes for the residential parcels on Condor Street in East Boston, and to execute and deliver any and all other related agreements and documents in connection with the abatement of such real estate taxes, 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 Boston Redevelopment Authority; and

FURTHER

VOTED: That the General Counsel be, and hereby is, authorized to represent the BRA regarding the proceedings for the filing of the abatement of real estate taxes for the residential parcels on Condor Street in East Boston.

Mr. Christopher Supple re-entered the room at this time.

Copies of a memorandum dated January 31, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Jacobs Engineering Group, Inc.	\$	19,213.00
Bryant Associates	\$	3,102.41
BSC Group	\$	332.23
Byrant Associates	\$	1,340.00
Rosenberg & Schapiro	\$	1,667.50

Copies of a memorandum dated January 31, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: That Michael Glavin, in his capacity as Deputy Director for Institutional Development for the Boston Redevelopment Authority, is hereby authorized to serve as a board member of Boston Connects, Inc., the administrative entity charged with implementation of the Strategic Plan for Boston's Empowerment Zone.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a four-month academic internship for John F. Tierney in the Research Division, for up to fourteen hours per week February 4, 2008 - May 30, 2008.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Sonal Gandhi, Senior Project Manager and the Biotech Life Science Sector Manager (to be named) to travel to San Diego, California, June 16-20, 2008 to attend the 2008 BIO International Convention at a cost for registration of \$1,695 each plus travel and hotel expenses.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the aforementioned change of status requests for listed employees of the Planning Division effective February 4, 2008.

VOTED: That the next meetings of the Authority will be held on TUESDAY, February 26, 2008 at 2:00 P.M.; Thursday, March 13, 2008 at 2:00 P.M.; TUESDAY, April 1, 2008 at 2:00 P.M.; TUESDAY, April 29, 2008 at 2:00 P.M.; Thursday, May 15, 2008 at 2:00 P.M.; TUESDAY, June 3, 2008 at 2:00 P.M. and Thursday, June 26, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:20 p.m.

Secretary