

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of February 26, 2008 were submitted.

Copies of a memorandum dated March 13, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE 316-322 SUMMER STREET PROJECT IN THE FORT POINT SECTION OF SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on April 1, 2008 at 2:15 p.m. to consider the 316-322 Summer Street project in Fort Point section of South Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated March 13, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE 368 CONGRESS STREET PROJECT IN THE FORT POINT SECTION OF SOUTH BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on April 1, 2008 at 2:45 p.m. to consider the 368 Congress Street project in Fort Point section of South Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated March 13, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE ROSEV BUILDING, 480 RUTHERFORD AVENUE, HOOD BUSINESS PARK, PLANNED DEVELOPMENT AREA NO. 51, CHARLESTOWN", which included a proposed vote. Attached to the memorandum was a map indicating the parcel of land.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized, to advertise a public hearing before the Boston Redevelopment Authority on April 29, 2008 at 2:00 p.m. in connection with First Amendment to Master Plan for Planned Development Area No. 51, Hood Business Park; and an Amended and Restated Development Plan for Rosev Building-480 Rutherford Avenue within Planned Development Area No. 51.

Copies of a memorandum dated March 13, 2008 were distributed entitled "ROSLINDALE SHOPPING CENTER RENOVATION, LOCATED AT 940-980 AMERICAN LEGION HIGHWAY IN ROSLINDALE", which included four proposed votes. Attached to said memorandum were three renderings and a map indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, Ms. Cherie Clancy, developer and Mr. Tom Scott, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code ("Code"), which (i) finds that the Project Notification Form and Additional Materials received by the Boston Redevelopment Authority ("BRA"), adequately describes the potential impacts arising from the proposed Roslindale Shopping Center Renovation, an approximately 89,000 square foot retail development, which includes: a new construction of Stop&Shop retail store; a renovation and re-tenanting of the existing retail stores; enhancement of the existing storefronts; landscaping; 563 parking spaces; and a new construction of drive-through bank and Stop&Shop fuel facility ("Proposed Project") on a site located at 940-980 American Legion Highway in Roslindale ("Project Site" or "Shopping Center"); 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 BRA; 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 the Article 80 process of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, a Memorandum of Understanding, a First Source Agreement, 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 BRA; and

FURTHER

VOTED: In reference to the Zoning deviations required for the Roslindale Shopping Center Renovation located at 940-980 American Legion Highway in Roslindale, within the Local Retail Subdistrict ("L-.5"), the BRA recommends to the City of Boston Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

Copies of a memorandum dated March 13, 2008 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: A PORTION OF PARCEL R3A-2, ALSO KNOWN AS PARCEL A", which included a proposed vote. Attached to the memorandum were a letter dated March 6, 2008 from Gerard Fong, Attorney and two maps indicating the location of the land swap.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the tentative designation of Boston Chinese Evangelical Church ("BCEC" or "Church") as the Redeveloper of a portion of Parcel R3A-2, also known as a portion of Parcel A consisting of approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area, Project No. Mass. R-92 for an additional 365 days, or until March 13, 2009, to allow BCEC time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 13, 2009, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated March 13, 2008 were distributed entitled "ON LUCK HOUSING CHAPTER 121A PROJECT, ALSO KNOWN AS THE 'NEW HONG LOK HOUSE' 11-31 ESSEX STREET IN DOWNTOWN BOSTON", which included three proposed votes. Attached to the memorandum were an affordable units sheet, two renderings and two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Mr. David Carlson, BRA, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code ("Code"), which (i) finds that the Project Notification Form and additional materials received by the Boston Redevelopment Authority ("Authority"), adequately describes the potential impacts arising from the proposed On Luck Housing Chapter 121A Project (also known as Hong Lok Housing) (the "Proposed Project"), a mixed-use residential development, which includes: seventy-four (74) elderly units, one (1) management staff unit, a senior center, an adult daycare, and related site improvements (the "New Hong Lok House") on a site located at 11-31 Essex Street in Downtown Boston ("Project Site"); 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 Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the On Luck Housing Chapter 121A Project upon the successful completion of the Article 80 process of the Code; 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 Article 80 approvals for the On Luck Housing Chapter 121A Project, all upon terms and conditions determined to be in the best interests of the Authority.

Copies of a memorandum dated March 13, 2008 were distributed entitled "MEZZO DESIGN LOFTS (F.K.A. LITTLE NECK LOFTS AND CITY LOFTS) 48 - 52 BRIGHTON STREET, CHARLESTOWN, APPROVAL OF DEMONSTRATION PROJECT ORDER OF TAKING", which included five proposed votes. Attached to said memorandum were a letter dated November 28, 2008 and a map indicating the location of proposed taking.

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 Mezzo Design Lofts residential development project ("Proposed Project"), it is in the public interest of both the BRA and the City of Boston to assist Cathartes Investment ("Proponent") in the acquisition of a certain portion of Brighton Street; 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 a portion of Brighton Street for the Proposed Project and shall convey such portion of Brighton Street 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 a certain portion of Brighton Street; 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 MARCH 13, 2008 relating to a portion of Brighton Street in Charlestown, 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, an Indemnification Agreement and any and all other documents deemed necessary and appropriate by the Director in connection with the area 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. 6901.

Copies of a memorandum dated March 13, 2008 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-11C-3, LOCATED AT 6 MYSTIC PLACE", 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 issue a Certificate of Completion pursuant to the provisions of the deed dated June 21, 2000 and the Land Disposition Agreement dated May 3, 2000, conveying Parcel R-11C-3 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-11C-3"), evidencing the successful completion of an extended back yard/open space on Parcel R-11C-3.

Copies of a memorandum dated March 13, 2008 were distributed entitled "DOWNTOWN WATERFRONT, AMENDMENT TO MAINTENANCE SERVICES CONTRACT", 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 an amendment to the Maintenance Services Contract with American Building Maintenance Co. of New York ("ABM") for the management and maintenance of Boston Redevelopment Authority-owned property located on the downtown waterfront on

or about Long and Central Wharves through June 30, 2010 to increase the amount to be paid to ABM to Eighty-Five Thousand Dollars (\$85,000.00) per year.

Copies of a memorandum dated March 13, 2008 were distributed entitled "FIRST AMENDMENT TO THE CONTRACT WITH THE CECIL GROUP FOR THE EAST BOSTON MUNICIPAL HARBOR PLAN AMENDMENT", which included a proposed vote. Attached to said memorandum was a letter dated February 8, 2008 from Steven Cecil, The Cecil Group.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to execute a First Amendment to the Contract with The Cecil Group for the provision of additional services in assisting the BRA in developing the East Boston Municipal Harbor Plan Amendment, and to increase the total contract amount from Fifty Thousand Dollars (\$50,000.00) to a total amount not-to-exceed Sixty Five Thousand Dollars (\$65,000.00).

Copies of a memorandum dated March 13, 2008 were distributed entitled "BUY-IN CONTRIBUTION TO THE CITY OF BOSTON'S 3 YEAR ENTERPRISE LICENSE AGREEMENT (ELA) WITH ESRI FOR GIS SOFTWARE SUPPORT AND TRAINING", which included two proposed votes. Attached to said memorandum was a copy of the Eligible Agencies letter.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to expend an amount not to exceed \$70,000.00 to pay Environmental Systems Research Institute (ESRI), for the BRA's buy-in portion of the City of Boston's Enterprise License Agreement for GIS Software, support and training; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Eligible Agency Acknowledgement, or such other document deemed necessary and appropriate, to have the BRA added to the City of Boston's 3 year Enterprise License Agreement with ESRI.

Copies of a memorandum dated March 13, 2008 were distributed entitled "INNER HARBOR WATER TRANSPORTATION DEMAND", 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 contract with Cambridge Systematics, Inc. to assist the Boston Redevelopment Authority in reviewing and assessing passenger demand forecasts for proposed water transportation services from the Fort Point Channel to the Charlestown Navy Yard and North Station for an amount not to exceed \$20,000.

Copies of a memorandum dated March 13, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 34 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-28899; BZC-28910; BZC-28916; BZC-28917; BZC-28918-28919; BZC-28920; BZC-28921; BZC-28922; BZC-28923; BZC-28924; BZC-28925; BZC-28926; BZC-28927; BZC-28928; BZC-28929; BZC-28930; BZC-28931; BZC-28932; BZC-28933; BZC-28934; BZC-28935; BZC-28936; BZC-28937; BZC-28938; BZC-28939; BZC-28940-28942; BZC-28944; BZC-28950; BZC-28952; BZC-28955; BZC-28973; BZC-29011-29013; BZC-29040 and BZC-28974.

Copies of a memorandum dated March 13, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

RDA Construction Corp.	\$ 249,245.69
Fleming Brothers, Inc.	\$ 147,856.10

Copies of a memorandum dated March 13, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Alvaro Lima, Director, Research Division to travel to New York City, New York, September 23-24, 2008 to attend the World Business Forum at a cost of \$2,800 for conference registration plus travel and hotel expenses.



PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Sheila Dillion, Director of Housing, Economic Development Division to travel to New York City, New York, March 20-21, 2008 to attend the Peer to Peer Policy Forum at a cost of travel and hotel expenses estimated at \$555.50.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status requests for the Planning Division effective March 17, 2008:  
Jeremy Rosenberger, Planner I, Grade 17, \$46,125 to \$47,970; Carlos Montanez, Senior Planner I, Grade 19, \$61,736.89 to Senior Planner II, Grade 21, \$66,058.47; David Carlson, Executive Director BCDC& Sr. Architect, Grade 23, \$95,823.99 to \$99,656.95; Te-Ming Chang, UD Tech Group Manager, Grade 23, \$85,561.09 to \$88,983.53 and Jeffrey Curtis, Cartographer, Grade 16, \$47,150.25 to \$49,979.27.

VOTED: That the next meetings of the Authority will be held on 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 TUESDAY, June 24, 2008 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:15 p.m.

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Secretary