

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of May 15, 2008 were submitted.

Copies of a memorandum dated June 3, 2008 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR SIMMONS COLLEGE THIRD AMENDMENT TO THE INSTITUTIONAL MASTER PLAN AND FOR THE FENS DINING RENOVATION AND EXPANSION PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a Public Hearing before the Boston Redevelopment Authority on June 24, 2008, at 2:00 p.m. to consider the Third Amendment to the Institutional Master Plan for the proposed Simmons College Fens Dining Renovation and Expansion Project pursuant to Section 80D-5 of the Boston Zoning Code and to consider the Simmons College Fens Dining Renovation and Expansion Project as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated June 3, 2008 were distributed entitled "REQUEST FOR A PUBLIC HEARING: (I) SUFFOLK UNIVERISTY INSTITUTIONAL MASTER PLAN, AND; (II) DEVELOPMENT IMPACT PROJECT FOR THE MODERN THEATRE", which included a proposed vote.

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 Tuesday, June 24, 2008 at 2:15 p.m. to consider the Suffolk University Institutional Master Plan ("IMP") pursuant to Section 80D-5 of the Boston Zoning Code.

Copies of a memorandum dated June 3, 2008 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: PARCEL P-3", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) extend the Tentative Designation of the Elma Lewis Partners LLC (“Redeveloper”) as the redeveloper of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area, Project No. Mass. R-129 (collectively, referred to as “Parcel P-3”) for an additional three months or until September 21, 2008, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions of Tentative Designation have not been met to the satisfaction of the Director and the final designation has not been granted by September 21, 2008, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated June 3, 2008 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCELS SE-105 AND SE-121”, which included three 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 provide a grant in the amount of \$528,513 from the BRA’s Inclusionary Development Fund and to enter into a Grant Agreement and to execute any and all documents necessary with Nuestra Comunidad Development Corporation or any wholly owned entity thereof (“Redeveloper”) to redevelop a portion of the West Newton Shared Housing Project consisting of system upgrades and improvements of the twenty-seven (27) Single Room Occupancy (“SRO”) units available to elderly and individuals earning at or below 80% of the area median income (“AMI”) and make certain improvements to the two (2) connected four- and one-half story buildings located on Parcel SE-105 at 35-36 West Newton Street and located on Parcel SE-121 at 1565 Washington Street (“Project Site”) in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement with the Redeveloper regarding the proposed West Newton Shared Housing Project consisting of the conversion and renovation of a portion of the first floor into 1,890 square feet of retail/commercial space, systems upgrade of the existing twenty-seven (27) SRO units

and residential common areas for elderly, and individuals earning at or below 80% of the AMI (“Affordable Units”), a management office and one manager unit located on the Project Site in the South End Urban Renewal Area, Project No. Mass. R-56; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver such other agreements, certificates, affidavits and other instruments as he may determine in his sole discretion, are in the best interests of the BRA, in furtherance of the redevelopment of the Project Site in the South End Urban Renewal Area, Project No. Mass R-56.

Copies of a memorandum dated June 3, 2008 were distributed entitled “93 MASSACHUSETTS AVENUE PROJECT, 91-97 MASSACHUSETTS AVENUE IN BACK BAY”, which included two proposed votes. Attached to said memorandum were a letter dated May 22, 2008 from Philip C. Haughey, Harvard Club of Boston, five renderings and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Manager, Mr. Ralph Cole, developer’s consultant and Mr. Richard Bertman, addressed the Authority and answered the Members’ questions.

Councilor Michael Ross spoke in conditional support of the proposed project.

Mr. Will Onuoha, Mayor’s Office of Neighborhood Services spoke in favor 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 Certification of Approval, for the proposed 93 Massachusetts Avenue Project, an approximately 48,862 square foot (“SF”) commercial development that consists of the rehabilitation of an existing 21,500 SF, 4-story building and an approximately 27,362 SF new addition, and related site improvements (“Proposed Project”) on a site located at 91-97 Massachusetts Avenue in Back Bay (“Project Site”) under Section 80E of the Boston Zoning Code (“Code”) subject to continuing design review by the Boston Redevelopment Authority (“BRA”); and

FURTHER

VOTED: In reference to Petition BZC-29144, 93 Massachusetts Avenue Project in Back Bay, for zoning relief necessary in the Retail, Business and Office Subdistrict (“B-8-120b”), including Interim Planning Overlay District (“IPOD”) and Groundwater Conservation Overlay District (“GCOD”) Certifications, the Boston Redevelopment Authority (“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 June 3, 2008 were distributed entitled “CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR PIER 4”, 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 temporary License Agreement with the ALLY Foundation, permitting the use of Pier 4 at the Charlestown Navy Yard for the sixth annual Flip-Flop Regatta on August 8-9, 2008, such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of June 3, 2008, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated June 3, 2008 were distributed entitled “REQUEST FOR INTEREST FOR THE REDEVELOPMENT OF THE CHAIN FORGE BUILDING (BUILDING #105) IN THE CHARLESTOWN NAVY YARD”, 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 Boston Redevelopment Authority authorizes the Director to issue a Request for Interest (“RFI”) for the redevelopment of Building 105, also known as the Chain Forge Building, in the Charlestown Navy Yard

Copies of a memorandum dated June 3, 2008 were distributed entitled “THE WALK TO THE SEA, DOWNTOWN”, which included five proposed votes. Attached to said memorandum were a presentation booklet dated May 27, 2008, seven preliminary plans and a list of general locations.

Mr. Erico Lopez, Project Assistant, Mr. Doug Mitchell, developer and Mr. Alex Kreiger, 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 enter into a Memorandum of Understanding with Walk to the Sea, Inc. (the "MOU"), and take all actions necessary to effectuate the MOU. The MOU shall contain such terms and conditions deemed necessary and appropriate by the Director in his discretion; and

FURTHER VOTED: That the Authority approve, subject to the ongoing design review process described in the MOU, plans and specifications for the design of the Panels which are substantially in accordance with the proposal and preliminary plans attached hereto as Exhibit A and incorporated herein by reference with such changes as may be determined by the Director in his discretion; and

FURTHER VOTED: That the Director be, and upon approval of final plans and specifications for the Proposed Project is, authorized to enter into a License, Maintenance and Oversight Agreement ("LMO Agreement") with the Non-Profit for some or all of the Sites, granting to the Non-Profit such licenses and temporary easements as are required for installation and maintenance of the Panels on the Sites. Notwithstanding the foregoing, the LMO Agreement may be between the Public Works Department or the Public Improvement Commission of the City of Boston and the Non-Profit; and

FURTHER VOTED: That the Director be, and hereby is, authorized to establish a "demonstration project" for the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all petitions, easements, agreements and other documents which the Director deems necessary and appropriate in connection with the installation and maintenance of the Proposed Project by the Non-Profit, all upon terms and conditions determined by the Director to be in the best interest of the Authority.

Copies of a memorandum dated June 3, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 31 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-29009; BZC-29146; BZC-29147; BZC-29148; BZC-29149; BZC-29150; BZC-29151; BZC-29152-29153; BZC-29154; BZC-29155; BZC-29156; BZC-29157; BZC-29158; BZC-29159; BZC-29160; BZC-29161; BZC-29162; BZC-29163; BZC-29165; BZC-29166; BZC-29167; BZC-29168; BZC-29169; BZC-29170; BZC-29171; BZC-29172; BZC-29173; BZC-29174; BZC-29175; BZC-29176 and BZC-29188.

Copies of a memorandum dated June 3, 2008 were distributed entitled "REQUEST AUTHORIZATION TO COMMIT UP TO FIVE HUNDRED THOUSAND DOLLARS (\$500,000) OF INCLUSIONARY DEVELOPMENT POLICY ('IDP') FUNDS TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO ASSIST MIDDLE-INCOME HOMEBUYERS THROUGH THE BOSTON HOME CERTIFICATE INITIATIVE", which included two proposed votes.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority ("BRA") is, authorized to commit and expend five hundred thousand dollars (\$500,000) of Boston Redevelopment Authority funds collected pursuant to the Inclusionary Development Policy to assist middle-income homebuyers through the Department of Neighborhood Development's Boston Home Certificate Initiative; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to execute an agreement with the City of Boston Department of Neighborhood Development and any and all other documents in connection with the prior vote.

Director John Palmieri provided a verbal update to the Board Members.

Copies of a memorandum dated June 3, 2008 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	\$ 16,917.41
Urban Marketing Collaborative	\$ 12,349.79
Bryant Associates	\$ 995.43
Bryant Associates	\$ 5,130.00
RDA Construction Corp.	\$ 311,155.40
ESRI, Inc.	\$ 19,154.08
UTILE, Inc.	\$ 12,475.88

Copies of a memorandum dated June 3, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Galen Nelson, Green Tech Business Manager, Economic Initiatives Department, Economic Development Division for travel to Charlotte, North Carolina, June 7-10, 2008 to attend the *Building Cutting Edge Public-Private Partnerships Conference* at a cost of \$725 for conference registration plus travel and hotel expenses.

VOTED: That the next meetings of the Authority will be held on TUESDAY, June 24, 2008 at 2:00 p.m.; Thursday, July 17, 2008 at 2:00 p.m.; TUESDAY, August 12, 2008 at 2:00 p.m.; TUESDAY, September 9, 2008 at 2:00 p.m.; Thursday, September 25, 2008 at 2:00 p.m.; Thursday, October 16, 2008 at 2:00 p.m.; Thursday, November 13, 2008 at 2:00 p.m.; Thursday, December 4, 2008 at 2:00 p.m. and Thursday, December 18, 2008 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:55 p.m.

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CLERK