

Messrs. Palmieri and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 24, 2008, which were previously distributed, were submitted.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Third Amendment to the Simmons College Institutional Master Plan, which considers the Fens Dining Hall Renovation and Expansion project as a Development Impact Project, located at 300 The Fenway and bounded by The Fenway, Avenue Louis Pasteur, Palace Road, and Boston Latin School.

This hearing was duly advertised on June 6, 2008 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated June 24, 2008 were distributed entitled "PUBLIC HEARING FOR SIMMONS COLLEGE TO CONSIDER THE THIRD AMENDMENT TO THE INSTITUTIONAL MASTER PLAN AND FENS DINING HALL RENOVATION AND EXPANSION TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included six proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager and Mr. Alex Atkins, architect, addressed the Authority and answered the Member's questions.

The following people spoke in favor of the proposed project:

Councilor Stephen Murphy

Mr. Gary Walker, IBEW

Mr. Russell Bartash, Sheetmetal Workers

Mr. George Donahue, Plumbers' Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Third Amendment to the Simmons College (“Simmons”) Institutional Master Plan (“IMP Third Amendment”) presented at a public hearing held pursuant to Section 80D-5.4 (c)(ii) of the Boston Zoning Code (“Code”) at the offices of the Boston Redevelopment Authority (“BRA”) on June 24, 2008, and after consideration of evidence presented at, and in connection with, the proposed IMP Third Amendment, the BRA finds that: (i) the Simmons Institutional Master Plan, effective December 6, 2000, first amended on May 5, 2004, amended for a second time on February 15, 2006 and as now further amended by the proposed IMP Third Amendment conforms to the provisions of Article 80D of the Code; (ii) the Simmons Institutional Master Plan, effective December 6, 2000, first amended on May 5, 2004, amended for a second time effective on February 15, 2006 and as now further amended by the proposed IMP Third Amendment conforms to the general plan for the City of Boston as a whole; and (iii) on balance, nothing in the Simmons Institutional Master Plan, effective December 6, 2000, first amended on May 5, 2004, amended for a second time effective on February 15, 2006 and as now further amended by the proposed IMP Third Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the IMP Third Amendment; and

FURTHER
VOTED: That pursuant to the provisions of Article 80D of the Code, the BRA authorizes the Director to petition the Boston Zoning Commission to approve the IMP Third Amendment and amend “Map 1, Boston Proper,” all in substantial accord with the amendments presented to the BRA at its hearing on June 24, 2008; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Fens Dining Hall Renovation and Expansion Project (“Proposed Project”) in accordance with Article 80B-7 of the Code; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project when the Director finds that: (i) the Proposed Project is adequately described in the Simmons Institutional Master Plan; (ii) the Proposed Project is consistent with the Simmons Institutional Master Plan; and (iii) the IMP Third Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMP Third Amendment and the Proposed Project.

The aforementioned MASTER PLAN AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6914.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Suffolk University Institutional Mater Plan. The Institutional Master Plan contains two proposed projects and describes a number of long term growth opportunities and goals. The first proposed project is an academic building at 20 Somerset Street in the Beacon Hill neighborhood and the second proposed project is the redevelopment of the Modern Theatre, including a new student residence addition, located at 523-525 Washington Street in the Downtown Crossing neighborhood.

The hearing was duly advertised on June 6, 2008 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Copies of a memorandum dated June 24, 2008 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN AND MODERN THEATRE", which included seven proposed votes. Attached to said memorandum were four maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. John Nucci, Suffolk University and Mr. Alex Kreiger, architect, Mr. Adrian LeBuffe and Mr. John Carlson, addressed the Authority and answered the Member's questions.

The following people spoke in favor of the proposed project:

Councilor Stephen Murphy

Councilor William Linehan

Councilor Michael Ross

Councilor Sal LaMattina

Alan from Representative Salvatore DiMasi

Ms. Nikko Mendoza, Mayor's Office of Neighborhood Services

Ms. Jane Forester, task force member and Downtown North Associates

Ms. Marianne Donte, task force member

Ms. Christine Dunn, resident and task force member

Ms. Margaret Carr, task force member and resident

Mr. Gary Walker, IBEW

Mr. John Achattes, Beacon Hill Civic Association

Ms. Evelyn Tobin, Garden of Peace

Mr. Michael Derant, Ironworkers

Mr. Richard Webman, resident (traffic flow)

Ms. Jane Kelly, Beacon Hill resident

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Suffolk University Institutional Master Plan ("Suffolk IMP") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on June 24, 2008, and after consideration of evidence presented at, and in connection with, the proposed Suffolk IMP, the BRA finds that: (a) the Suffolk IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Suffolk IMP conforms to the provisions of Article 80D of the Code; (c) the Suffolk IMP conforms to the general plan for the City of Boston as a whole; and (d) on

balance, nothing in the Suffolk IMP will be injurious to the neighborhoods or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 (c) of the Code approving the Suffolk IMP; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code to approve the Suffolk IMP and amend “Map 1A, Midtown Cultural District” and “Map 1H, Government Center/Markets District” all in substantial accord with the memorandum presented to the BRA at its hearing on June 24, 2008; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized, pursuant to Section 80B-5.4(c)(iv) of the Code, upon completion of continuing Authority design review, and following Boston Civic Design Commission review for the Modern Theatre redevelopment project (“Proposed Project”), to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Proposed Project under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report (i) adequately describe the impacts of the Proposed Project, subject to further BRA urban design review, and (ii) include any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized , pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-8: Disclosure of Beneficial Interests; (ii) Section 80D-10: Institutional Master Plan Review:

Certification of Consistency; and (iii) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Suffolk IMP when the Director finds that: (a) the Proposed Project is adequately described in the Suffolk IMP; (b) the Suffolk IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the Suffolk IMP and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement and Development Impact Project Agreement.

The aforementioned MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6915.

Copies of a memorandum dated June 24, 2008 were distributed entitled "MIDTOWN CULTURAL DISTRICT, THE MODERN THEATRE LOCATED AT 523-525 WASHINGTON STREET, DOWNTOWN, BOSTON", which included a proposed vote. Attached to said memorandum were a letter dated Jun 9, 2008 from James H. Greene, Rubin and Rudman LLP and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Tentative Designation set forth in the Resolution of October 3, 2007 designating Suffolk University as the redeveloper of the Modern Theatre located at 523-525 Washington Street with an expiration date of July 3, 2008 be, and hereby is extended for an additional six (6) months or until January 3, 2009 in order to meet all the necessary requirements set forth in the October 3, 2007 Resolution. 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 Redeveloper by January 3, 2009.

Copies of a memorandum dated June 24, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7 LOCATED AT 263-265 NORTHAMPTON STREET", which included three proposed votes. Attached to the memorandum were a letter dated June 2, 2008 from David L. Goldman, New Boston Ventures and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the final designation set forth in the Resolution of Modern 2.0 LLC as redeveloper ("Redeveloper") of Parcel RC-7, located at 263-265 Northampton Street ("Project Site") in the South End Urban Renewal Area, Project No. Mass. R-56 with an expiration date of June 30, 2008, be, and hereby is, extended for an additional six (6) months or until December 30, 2008 to continue with the proposed Modern 2.0 project on the Project Site and to meet all the necessary requirements set forth in the Resolution. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if the Project Site has not been conveyed to the Redeveloper by December 30, 2008.

Copies of a memorandum dated June 24, 2008 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 22, LOCATED AT 18-24 DORR STREET, AND PARCEL R-4, LOCATED AT 6-12 LAMBERT STREET, AND OTHER PROPERTIES LOCATED AT 14 LAMBERT STREET, 77-81 CEDAR STREET, AND 23-25 DORR STREET", 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 final designation set forth in the Final Designation Resolution dated August 10, 2006 of Highland Park Phase II Housing LLC as redeveloper ("Redeveloper") of Parcel 22 located at 18-24 Dorr Street, and Parcel R-4 located at 6-12 Lambert Street ("BRA Land") in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, with an expiration date of June 30, 2008, be, and hereby is, extended for an additional six (6) months or until December 30, 2008 to continue with the Highland Park Estates Phase II project and to meet all the necessary requirements set forth in the Resolution. Such final designation shall be automatically rescinded without prejudice and without further action by the

Boston Redevelopment Authority, if Parcels 22 and R-4 have not been conveyed to the Redeveloper by December 30, 2008; and

FURTHER

VOTED: That the Boston Redevelopment Authority amend the December 20, 2007 vote regarding the housing commitment on a portion of the Highland Park Estates Phase II project, located on Parcels 22 and R-4 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167 as follows: the three-bedroom affordable homeownership units located at 18 Dorr Street, 20 Dorr Street, 6 Lambert Street, 8 Lambert Street, 10 Lambert Street and 12 Lambert Street shall be sold at sales prices of \$207,400 to households earning less than or equal to 80% of the Area Median Income; and the three-bedroom single family house located at 22-24 Dorr Street shall be a market rate unit; and

FURTHER

VOTED: That the Boston Redevelopment Authority increase the previously approved BRA Inclusionary Development Fund commitment to \$520,400 to assist with the creation of affordable housing units for households earning at or below 80% of the area median income in the Highland Park Estates Phase II project located at 18 and 20 Dorr Street, and 6-12 Lambert Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167.

Copies of a memorandum dated June 24, 2008 were distributed entitled "INSTITUTIONAL MASTER PLAN RENEWAL FOR NEW ENGLAND BAPTIST HOSPITAL", which included a proposed vote. Attached to said memorandum was a letter dated May 30, 2008 from Lawrence E. Kaplan, Goodwin Procter.

Mr. Jay Rourke, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority ("BRA") hereby determines that the Institutional Master Plan renewal request received by the BRA on May 30, 2008 ("Renewal Request") in connection with the New England Baptist Hospital Institutional Master Plan approved by the BRA on July 26, 1994, as amended by the First Amendment to the IMP approved by the BRA on March 14, 1996 and the Second Amendment to the IMP approved by the BRA on September 10, 1998 ("IMP") proposes: (i) no new

institutional projects; (ii) no changes that would constitute a change in the use, dimensional, parking or loading elements of the Institutional Master Plan (other than de minimus dimensional changes); and (iii) no significantly greater impacts from continued implementation of the IMP than were originally projected; and

FURTHER

VOTED: That the BRA waives further review of the Renewal Request and approves the IMP as the renewed Institutional Master Plan until April 26, 2010; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to execute any and all documents deemed necessary and appropriate by the Director and containing terms and conditions deemed in the best interest of the BRA in connection with the renewal of the IMP.

Copies of a memorandum dated June 24, 2008 were distributed entitled "AUTHORIZATION TO ADVERTISE AND TO BID THE BUILDING DEMOLITION AND ENVIRONMENTAL REMEDIATION CONTRACT FOR 2406 AND 2430 WASHINGTON STREET IN ROXBURY", 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 Secretary of the Boston Redevelopment Authority be authorized on behalf of the Authority, to advertise for Bid a contract for the Building Demolition and Environmental Remediation for 2406 and 2430 Washington Street in Roxbury, Boston Redevelopment Authority Project No. 5086A.

Copies of a memorandum dated June 24, 2008 were distributed entitled "BADGER BUILDING LOCATED AT 409-419 WALNUT STREET WITHIN THE FORWARD INC. PROJECT IN JAMAICA PLAIN", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager, Jamie Seagle, Rogerson Communities and Mr. Chia-Ming Sze, 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 Determination under Section 80A-6.2 of the Boston Zoning Code,

which (i) finds that the Notice of Project Change (“NPC”) adequately describes the potential impacts arising from the development of the Badger Building located at 409-419 Walnut Street within the Forward Inc. Project, consisting of 37 elderly residential rental units (the “NPC Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the NPC Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amendment to the Cooperation Agreement, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Notice of Project Change.

Copies of a memorandum dated June 24, 2008 were distributed entitled “319-329 CENTRE STREET PROJECT, JAMAICA PLAIN”, which included five proposed votes. Attached to said memorandum were a letter dated June 16, 2008 from Edward C. O’Donnell, The Mayo Group 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 (“BRA”) amend the Affordable Housing Agreement between the BRA and the Mayo Group Development, LLC dated September 4, 2007 by reducing the number of affordable residential condominium units from eight (8) to one (1) in the 319-329 Centre Street Project; and

FURTHER

VOTED: That the BRA allow the unsold residential condominium units in the 319-329 Centre Street Project to be rented; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental Housing Agreement and Restriction in connection with the 319-329 Centre Street Project for one (1) affordable rental unit to be rented to households earning less than or equal to seventy percent (70%) of area median income; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Termination Agreement terminating the Inclusionary Development Fund Conditional Grant Agreement by and between the BRA and Mayo Group Development, LLC dated September 4, 2007 releasing the previously encumbered Inclusionary Development Funds in the

amount of \$643,248 that are no longer needed in connection with the 319-329 Centre Street Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other agreements and documents which the Director deems appropriate and necessary in connection with foregoing votes for the 319-329 Centre Street project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 24, 2008 were distributed entitled "5-11 WOODWORTH STREET PROJECT, DORCHESTER", which included a proposed vote. Attached to said memorandum were a letter dated June 13, 2008 from Denis F. Keohane, Keohane Company, an email dated June 6, 2008 from Denis Keohane and a map indicating the location of the project.

, 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 an Affordable Rental Housing Agreement and Restriction in connection with the 5-11 Woodworth Street residential rental project in Dorchester.

Copies of a memorandum dated June 24, 2008 were distributed entitled "CRESCENT COURT PROJECT, 942-946 DORCHESTER AVENUE, DORCHESTER", which included a proposed vote. 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 Director be, and hereby is, authorized to execute an Amended and Restated Affordable Housing Agreement, an Amendment to the Restated Cooperation Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the revised affordable units in the Crescent Court project located at 942-944 Dorchester Avenue in Dorchester, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 24, 2008 were distributed entitled "157 WASHINGTON STREET, DORCHESTER", which included two proposed

votes. Attached to said memorandum were a letter dated June 10, 2008 from Gaenslie Lamour, Four Corners Main Street, a letter dated June 3, 2008 from Ropert Moore, Greater Four Corners Action Coalition, five plans and two maps indicating the location of proposed project.

Mr. Rodney Sinclair, Project Manager, Ms. Gail Latimore, Codman Square Neighborhood Development Corporation and Mr. Nick Elton, 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, confirming that the construction of an approximately 25,427 square foot ("SF") mixed-use, transit oriented development with 2,771 SF of retail space, 341 SF of community space, twenty-four (24) units of affordable cooperative housing units, twenty-five (25) parking spaces and a children's outdoor play area (the "Proposed Project") located at 157 Washington Street in the Dorchester neighborhood to be developed by Codman Square Neighborhood Development Corporation ("Developer"), has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Proposed Project.

Copies of a memorandum dated June 24, 2008 were distributed entitled "THE SCHOOLHOUSE AT LOWER MILLS CONDOMINIUM PROJECT, 40 RIVER STREET, DORCHESTER", which included two proposed votes. Attached to said memorandum were a letter dated June 10, 2008 from Vincent G. Norton, Jr. Schoolhouse Ventures, LLC 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 issue a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the Schoolhouse at Lower Mills Project, located at 40 River Street in the Lower Mills section of Dorchester, consisting of 62 residential

rental units and 79 parking spaces (the “NPC Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction, an Amendment to the Cooperation Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Schoolhouse at Lower Mills Project located at 40 River Street in the Lower Mills section of Dorchester, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 24, 2008 were distributed entitled “HARBORVIEW PROJECT, PARCEL 4 IN THE CHARLESTOWN NAVY YARD”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager, 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 an amendment to the Land Disposition Agreement (“LDA”) dated November 12, 2004, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the change of use at the Harborview Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 24, 2008 were distributed entitled “394-404 WEST SECOND STREET, SOUTH BOSTON”, which included three proposed votes. Attached to said memorandum were two maps indicating location of the proposed project.

Mr. Geoff Lewis, Senior Project Manager and Mr. Jack French, 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 proposed development of

seventeen (17) condominium residential units and thirty-one (31) parking spaces located at 394-404 West Second Street in South Boston (the "Proposed Project") pursuant to Section 80E of the Boston Zoning Code, Small Project Review subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with 394-404 West Second Street in South Boston, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-28863, Bennett Development LLC, for three variances for usable open space, height, and FAR, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated June 24, 2008 were distributed entitled "CHARLES RIVER PLAZA, DELIVERY PARCEL 1G(a), WEST END ASSEMBLY AND REDEVELOPMENT PROJECT, PROJECT NO. UR MASS. 2-3", which included a proposed vote. Attached to said memorandum was a subdivision plan .

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver a deed, and an amendment to that certain Land Disposition Agreement dated as of May 17, 2002 and recorded with the Suffolk Registry of Deeds in Book 30640, Page 101, as affected by the First Amendment to Land Disposition Agreement dated as of April 27, 2005 and recorded with the Suffolk Registry of Deeds in Book 37013, Page 106, and the Second Amendment to Land Disposition Agreement dated as of September 1, 2007 and recorded with the Suffolk Registry of Deeds in Book 43551, Page 340 ("LDA"), and any and all other agreements and documents in connection with the transfer of Lot A set forth on Certificate of Title No. 67556 and shown on Land Court Plan 1599-C to DIV Charles River Limited Partnership.

Copies of a memorandum dated June 24, 2008 were distributed entitled "AWARD OF CONTRACT TO THE CECIL GROUP, INC. FOR THE NORTH ALLSTON BRIGHTON COMMUNITY WIDE PLAN", which included a proposed vote. Attached to said memorandum was a map indicating the location of the project area.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with The Cecil Group, Inc. to develop the North Allston Brighton Community Wide Plan in an amount not-to-exceed \$250,000.

Copies of a memorandum dated June 24, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 46 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-29126; BZC-29145; BZC-29164; BZC-28324-29179; BZC-29180; BZC-29181; BZC-29182; BZC-29183; BZC-29184; BZC-29185-29186; BZC-29187; BZC-29189; BZC-29190; BZC-29191; BZC-29192; BZC-29193; BZC-29194; BZC-29195; BZC-29196; BZC-29197; BZC-29198; BZC-29199-29200; BZC-29201; BZC-29202; BZC-29203; BZC-29204; BZC-29205; BZC-29206; BZC-29207; BZC-29209; BZC-29210; BZC-29211; BZC-29212; BZC-29213; BZC-29214; BZC-29215; BZC-29216; BZC-29217; BZC-29218; BZC-29219; BZC-29220; BZC-29221-29222; BZC-29223; BZC-29224; BZC-29225 and BZC-29226.

Copies of a memorandum dated June 24, 2008 were distributed entitled "STANDING AUTHORIZATION REGARDING LICENSE AGREEMENTS FOR SHORT TERM EVENTS", 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 License Agreements for the use of Boston Redevelopment Authority owned properties for an intended use duration of 2 or less days, for temporary promotions and events only, excluding set-up and breakdown, without necessitating board action, but subject to the existing gray sheet process. All License Agreements will remain subject to the existing gray sheet process. Further, such License

Agreement shall contain standard terms and conditions, including but not limited to, insurance and indemnification provisions.

Copies of a memorandum dated June 24, 2008 were distributed entitled "REQUEST FOR AUTHORIZATION TO LEASE A NEW RICOH AFICIO COLOR COPIER FOR THE RESEARCH DEPARTMENT", 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 procure a Ricoh Aficio MP C4500 SP Digital Color Copier at a cost not to exceed \$14,600.00

Copies of a memorandum dated June 24, 2008 were distributed entitled "REQUEST FOR AUTHORIZATION ON RESEARCH ON IMMIGRANT ORGANIZATIONS IN BOSTON", 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 expend to a team led by Professor Alejandro Cortes of Princeton University an amount not to exceed \$20,000 in BRA funds to sponsor research on immigrant organizations in Boston in June 2008.

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

Copies of a memorandum dated June 24, 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	\$ 2,196.95
The Cecil Group	\$ 4,320.00
Bryant Associates	\$ 1,313.31
Crosby, Schlessinger	\$ 26,135.69
RDA Construction Corp.	\$ 408,500.00
Applied Geographics	\$ 6,333.50
Fleming Bros.	\$ 7,681.90
Testa Group	\$ 91,295.55

Copies of a memorandum dated June 24, 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 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 4:40 p.m.

SECRETARY