

Messrs. Palmieri and Collings attended the meeting.
The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of July 17, 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 Merano Project "Parcel 1B and 1C" as a Development Impact Project, located in the Bulfinch Triangle and bounded by Causeway Street to the north, Medford Street to the east, North Washington Street to the southeast, Valenti Way to the south and Beverly Street to the west.

This hearing was duly advertised on July 29, 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.

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated August 12, 2008 were distributed entitled "PUBLIC HEARING FOR THE MERANO PROJECT, PARCEL 1B/1C" TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

Mr. Jay Rourke, Senior Project Manager, Mr. Rick Wakeman, developer and Mr. Richard Bartman, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, IBEW

Mr. Paul Lynch, Ironworkers

Mr. George Donahue, Plumbers Union

Mr. Gene Devolli, Painters Union

Mr. Kevin Bennett, Crane Operators Union

Mr. Anthony, Local 22 Union

Mr. Rick, Sheetmetal Union

No one spoke in opposition to 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which finds that the Project Notification Form submitted on June 27, 2008 ("PNF"): (i) adequately describes the potential impacts arising from The Merano Project "Parcel 1B/1C", a mixed-use development totaling approximately 463,000 square feet of new construction that includes approximately 190,000 square feet of hotel uses split between a short-term and an extended stay hotel, approximately 206,000 square feet of office space, approximately 10,000 square feet of retail space on the ground floor, approximately 13,000 square feet of restaurant space on the ground floor and approximately 93 double stacked parking spaces and 17 single parking spaces for a total of 203 vehicles to be located on the second floor of the development and will be served by valet (the "Proposed Project"); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; 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; 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 Boston Redevelopment Authority.

The aforementioned DEVELOPMENT IMPACT PROJECT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6917.

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 350 Boylston Street project as a Development Impact Project, located in the Back Bay and bounded by Boylston Street to the north, Arlington Street to the east, Providence Street to the south and an existing building located at 364 Boylston Street to the west.

This hearing was duly advertised on July 29, 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.

Mr. Rourke will now begin the presentation.

Copies of a memorandum dated August 12, 2008 were distributed entitled "PUBLIC HEARING FOR THE 350 BOYLSTON STREET PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager, Mr. Ron Druker, developer, Mr. Robert Brown, architect, Mr. Mark Shoemaker, architect and Marilyn Stickler, attorney, addressed the Authority and answered the Members' questions.

The following the people spoke in favor of the proposed project:

Mr. George Donahue, plumbers union

Mr. Elliott Laffer, IAG

Mr. David Gibbons, the Taj

P.T. Vinberg, business owner

Ms. Brenda Adams, resident

Mr. Michael Law, Four Seasons

Mr. Herb Gray, the Heritage

Mr. Mike DeMella, real estate company

Ms. Mary Lovely, landscape company

Mr. David LaValley, business owner and the Heritage

Ms. Kelly Downey, Trinity One

Mr. Steve Bollenisi, masonry company

Mr. Gary Walker, IBEW

Mr. Sal Masone, properties owner

Mr. Rick, Sheetmetal union

Mr. Kevin Bennett, crane operators union

Mr. David Flowers, resident

Mr. Gene Devolli, painters

Ms. Meg Mainzer-Cohen, Back Bay Association

Mr. Patrick Sar,

Mr. Sam Hassen, Tannery

Ms. Kathy Connor, IAG and business

Mr. Bob Chappin, motor mart garage

Mr. Ralph Cole, resident

Mr. Scott Henderson

Mr. Roger Snow

The following people spoke in opposition of the proposed project:

Herbert Gleason, attorney, Arlington Street Church

Ms. Sarah Kelly, Boston Properties Alliance

Mr. Ben Olsen, architect

Ms. Jackie Yessian, Park Plaza CAC

Ms. Alison, Mission Hill

Ms. Shirley Kressel, landscape architect

On a motion duly made and seconded, it was unanimously

VOTED: To take under advisement for consideration at a future meeting that the Director be authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c) of the Boston Zoning Code (the "Code"), which finds that the Project Notification Form submitted on December 18, 2007 ("PNF") and the Draft Project Impact Report submitted on June 3, 2008 ("DPIR"): (i) adequately describe the potential impacts arising from the 350 Boylston Street Project, a nine (9) story office building with first floor retail and a height of approximately one hundred and twenty (120) feet, containing a total of approximately 221,230 square feet to be served by approximately one hundred and fifty (150) sub-surface parking spaces (the "Proposed Project"); (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review

of the Proposed Project under Subsection 5 of Section 80B-5 of the Code, subject to continuing and through design review by the Boston Redevelopment Authority that will create a lasting impression at this prominent location; and

FURTHER

VOTED: To take under advisement for consideration at a future meeting that the Authority hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: To take under advisement for consideration at a future meeting that the Director be authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and

FURTHER

VOTED: To take under advisement for consideration at a future meeting that the Director be authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: To take under advisement for consideration at a future meeting that the Director be 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 Boston Redevelopment Authority.

Copies of a memorandum dated August 12, 2008 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: 212-222 STUART STREET PROJECT IN BAY VILLAGE", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director of Housing, Mr. Dennis Quilty, attorney and Mr. Gary Hendren, architect, 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”) rescind the June 29, 2006 votes concerning the proposed redevelopment of the 212 Stuart Street Project by Ceres-MHP Development LLC located at 212 Stuart Street; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination which finds that the Project Notification Form (“PNF”) and Response to Comments on the PNF filed on July 2, 2008 adequately describe the impacts of the 212-222 Stuart Project (“Proposed Project”), and waives further review of the Proposed Project in accordance with the provisions of Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (“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 for the Proposed Project, subject to continuing design review by the BRA; 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 in his sole discretion deems appropriate and upon terms and conditions to be in the best interest of the BRA in connection with the Proposed Project; and

FURTHER
VOTED: In reference to petition BZC-29285, Rena, LLC, 212-222 Stuart Street, Bay Village for three (3) variances, two (2) conditional use permits and one forbidden use to erect a ten-story retail and office building in the MFR/RH Districts, the BRA recommends:
APPROVAL WITH PROVISIO: that the plans be submitted to the BRA for design review approval.

Copies of a memorandum dated August 12, 2008 were distributed entitled “5-10 ST. GEORGE STREET, SOUTH END”, which included three proposed votes. Attached to the memorandum were a letter dated April 16, 2008 from William H. Conroy IV, Boston Transportation Department, an email dated July 30, 2008 from Andrew Partham, Blackstone/Franklin Square Neighborhood Association, a letter dated February 29, 2008 from Boston Groundwater Trust, a letter dated April 24, 2008 from Bryan Glascock, Environmental Department, a

letter dated May 20, 2008 from Ruth Barkley, Cathedral Tenants United Inc., a letter dated June 4, 2008 from Guy D. Busa, Jr., Washington Gateway Main Street, a letter dated May 22, 2008 from Robert T. Kenney, Kenney Development Company Inc., an email dated April 15, 2008 from Shari Goldin, Goldin Sotheby's International Realty, an email dated April 14, 2008 from Jim Lundy, ArtBlock resident, an email dated April 15, 2008 from Ted Pietras, a letter dated April 15, 2008 from Michael Leabman and Theodore W. Vasiliou, The South End Historical Society, Inc., an email dated April 15, 2008 from Eric Starosielski, an email dated April 16, 2008 from Paul Rinkulis, an email dated April 15, 2008 from Bill Hofmockel, Gibson/Sotheby's International Real Estate, an email dated April 5, 2008 from the St. George Condominium Trust, a letter dated April 15, 2008 from Peter Roth, Trustees of the ArtBlock Condominium Trust, a letter dated April 14, 2008 from residents of the ArtBlock Condominium Trust and Joshua Bates Art Center, a letter dated October 15, 2007 from Peter Roth and Jean Detrick, one rendering and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Project Manager, Ms. Tabitha Bennett, Mayor's Office of Neighborhood Services, Mr. Dennis Quilty, attorney and Mr. Peter Zagorianakos, developer, 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 proposed project by N & P Associates, LLC to develop 5-10 St. George Street in the South End (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of four (4) affordable units at 5-10 St. George Street in the South End, and any and 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 Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of APPROVAL WITH PROVISIO: that plans be

submitted to the Authority for design review approval and to the Zoning Board of Appeal on Petition BZC-29164 for zoning relief necessary in connection with the Proposed Project.

Copies of a memorandum dated August 12, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL PB-13A, LOCATED AT 40 WORCESTER STREET", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") rescind the vote, dated April 25, 2006, relative to the execution of an Amended and Restated Land Disposition Agreement to allow the development of two (2) residential condominium units on Parcel PB-13A, located at 40 Worcester Street, ("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 38-40 Worcester Street LLC for the construction of a three-story townhouse structure with three (3) residential condominium units on the 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 construction of three (3) residential condominium units on the Site in the South End Urban Renewal Area, Project No. Mass R-56.

Copies of a memorandum dated August 12, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-56A LOCATED AT 18 SUSSEX STREET", 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 Section 304 of the Land Disposition Agreement dated October 18, 2007 for Parcel SE-56A, located at 18

Sussex Street ("Parcel SE-56A") in the South End Urban Renewal Area, Project No. Mass. R-56, evidencing the successful completion of the improvements on Parcel SE-56A, that is, construction of a fence with a gate, a graveled area for one (1) parking space, and landscaped open space, all in accordance with the approved Final Design Plan.

Copies of a memorandum dated August 12, 2008 were distributed entitled "KASANOF BAKERY PROJECT, 233 BLUE HILL AVENUE, ROXBURY", which included seven proposed votes. Attached to said memorandum were a letter dated August 11, 2008 from David Pucci, Nuestra Comunidad Development Corporation, two renderings 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") approve the conditional grant of \$675,000 from the Inclusionary Development Program Fund to Kasanof Land, LLC, a wholly owned subsidiary of Nuestra Comunidad Development Corporation (the "Developer"), or the owner of the Kasanof Bakery project (the "Project"), located at 233 Blue Hill Avenue in the Roxbury neighborhood of Boston; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents necessary and appropriate by the Director in connection with the conditional grant; and

FURTHER 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 Kasanof Bakery project ("Project"), it is in the public interest of both the Authority and the City of Boston to assist Kasanof Land, LLC, ("Applicant") in the acquisition of certain portions of Blue Hill Avenue; 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 Blue Hill Avenue for the Project and shall convey such portions of Blue Hill Avenue 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 Blue Hill Avenue; 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 August 12, 2008 relating to portions of Blue Hill Avenue 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. 6918.

Copies of a memorandum dated August 12, 2008 were distributed entitled “EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE

PARTNERS, LLC”, which included a proposed vote. Attached to said memorandum were a letter dated August 5, 2008 from Theresa Gallagher, DND, a letter dated July 31, 2008 from Mossik Hacobian, Urban Edge, Claudio Martinez, Hyde Square Task Force and Richard Thal, Jamaica Plain NDC 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 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 February 16, 2009, 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 February 16, 2009.

Copies of a memorandum dated August 12, 2008 were distributed entitled “BRUNSWICK KING URBAN RENEWAL AREA, PROJECT NO. MASS. R-168: PARCEL P-3B(4) LOCATED AT 1 INTERVALE TERRACE”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the final designation set forth in the “Resolution of the Boston Redevelopment Authority dated December 6, 2007, Re: Final Designation of Columbia Wood Two LP as the Redeveloper of Parcel P-3B (4) in the Brunswick King Urban Renewal Area, Project No. Mass. 168” with an expiration date of June 30, 2008, be, and hereby is, extended for an additional six (6) months or until February 12, 2009. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel P-3B(4) has not been conveyed to the Redeveloper by February 12, 2009.

Copies of a memorandum dated August 12, 2008 were distributed entitled “KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL A-2 LOCATED AT 27-33 HIGHLAND STREET”, which included two proposed votes. Attached to said memorandum was a map indicating the location of the project.

A Resolution entitled "RE: TENTATIVE DESIGNATION OF EDWARD L. COOPER COMMUNITY GARDENING AND EDUCATION CENTER, INC. AS THE REDEVELOPER OF DISPOSITION PARCEL A-2 LOCATED AT 27-33 HIGHLAND STREET IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the BRA dated August 12, 2008 re: Tentative Designation of Edward L. Cooper Community Gardening and Education Center as the redeveloper of Parcel A-2 located at 27-33 Highland Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167; and

FURTHER

VOTED: That this Tentative Designation of the Redeveloper of Parcel A-2, located at 27-33 Highland Street in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, be automatically rescinded without prejudice and without further action by the BRA Board, if final approval has not been granted within 270 days of this designation.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6919.

Copies of a memorandum dated August 12, 2008 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A NEW MEMORANDUM OF UNDERSTANDING OR AMENDMENT TO THE EXISTING MEMORANDUM OF UNDERSTANDING WITH THE SUFFOLK COUNTY SHERIFF'S 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 enter into and execute a new Memorandum of Understanding ("MOU") or an amendment to the existing MOU with the Suffolk County Sheriff's Department, permitting the continuation of the Suffolk County Sheriff's Department Community Works Program. The total cost of the CWP will be \$47,840.00. The new MOU or amendment to existing MOU shall be substantially in the form attached, subject to such terms and conditions that the Director deems to be appropriate and necessary and in the best interest of the Authority.

Copies of a memorandum dated August 12, 2008 were distributed entitled "BOSTON CONVENTION AND EXHIBITION CENTER ACTIVITY AND USE LIMITATION, PHASE I AREA", which included a proposed vote. Attached to said memorandum was a letter dated July 30, 2008, an Activity & Use Limitation Transmittal Form and a Notice of Activity and Use Limitation.

On a motion duly made and seconded, it was unanimously
VOTED: That the execution of the Activity and Use Limitation (AUL) Documents by the Director on August 6, 2008, as identified in the Memorandum and enclosed herewith, is hereby ratified, confirmed and approved in all respects and the Director be, and he hereby is, further authorized to execute such other documents in connection with such AUL Documents that may be required.

Copies of a memorandum dated August 12, 2008 were distributed entitled "141 WEST SECOND STREET, FORMER DIRIGO SPICE BUILDING, SOUTH BOSTON", which included two proposed votes. Attached to said memorandum were a letter dated July 15, 2008 from Colette A. Dafoe, Nixon Peabody, six renderings and 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 amend the affordable housing for the project to allow one of the two Affordable Units available to households earning less than or equal to 80% of Area Median Income ("AMI") or greater than 80% and less than or equal to 100% of the AMI to be located off-site at 141 B Street in the South Boston neighborhood of Boston in accordance with Article 80E, Small Project Review 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 141 West Second Street in South Boston that will provide two (2) affordable units, one on-site and one off-site at 141 B street in South Boston, where the off-site unit will be made available to households earning less than or equal to 80% of Area Median Income ("AMI") and the on-site unit will be made available to households earning greater than 80% and less than or equal to 100% of the AMI, all upon terms and

conditions to be determined in the best interest of the Boston Redevelopment Authority.

Copies of a memorandum dated August 12, 2008 were distributed entitled "NORFOLK STREET TOWNHOUSES PROJECT, 49-51 NORFOLK STREET, DORCHESTER", which included a proposed vote. Attached to said memorandum were five renderings and 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 Affordable Housing Agreement in connection with the Norfolk Street Townhouses project in Dorchester, and any and all other agreements and documents which the Director deems appropriate and necessary.

Copies of a memorandum dated August 12, 2008 were distributed entitled "HENDRY STREET INITIATIVE, 15, 17, 19 & 21 HENDRY STREET, DORCHESTER", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 12, 2008, RE: TENTATIVE DESIGNATION OF BILT-RITE CONSTRUCTION, INC. AS THE REDEVELOPER OF 15, 17, 19 & 21 HENDRY STREET IN DORCHESTER, MA," was introduced, read and considered.

Ms. Sheila Dillion, Deputy Director for Housing, 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 adopts the Resolution of the BRA, dated August 12, 2008, re: Tentative Designation of Bilt-Rite Construction, Inc. ("Redeveloper") as the Redeveloper of 15, 17, 19, and 21 Hendry Street, Dorchester, MA; and

FURTHER VOTED: That this Tentative Designation of Bilt-Rite Construction, Inc., as the Redeveloper of 15, 17, 19 and 21 Hendry Street be automatically rescinded without prejudice and without further action by the BRA Board, if final designation has not been granted within 180 days of this designation.

Copies of a memorandum dated August 12, 2008 were distributed entitled "RUTHERFORD UNION PLAYGROUND IN CHARLESTOWN", 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 License Agreement with the City of Boston, acting by and through the Parks and Recreation Commission for the purpose of providing access onto a Boston Redevelopment Authority-owned parcel located at the corner of Union Street and Old Rutherford Avenue in Charlestown, shown by the City of Boston Assessing Department as parcel ID: 020385000, for construction involved with the improvement and expansion of the existing playground.

Copies of a memorandum dated August 12, 2008 were distributed entitled "PIER 4, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT WITH THE CITY OF BOSTON, ACTING BY AND THROUGH THE PARKS AND RECREATION COMMISSION", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Paul D. Foster recused himself.

Mr. Dick Mulligan, 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 amend a certain License Agreement with the City of Boston, acting by and through the Parks and Recreation Commission, to extend the term for ten (10) years from August 24, 2007, to permit the continued use of a portion of Boston Redevelopment Authority-owned land at Pier 4 in the Charlestown Navy Yard for a youth sailing program known as the Courageous Sailing Center at an annual fee of \$1.00.

Copies of a memorandum dated August 12, 2008 were distributed entitled "BOSTON ZONING CODE MAP & TEXT AMENDMENTS: APPROVAL OF WATERFRONT COMMERCIAL SUBDISTRICTS TO BE ELIGIBLE AS PLANNED DEVELOPMENT AREAS - EAST BOSTON NEIGHBORHOOD DISTRICT (ARTICLE 53) AND MAP 3A/3B, EAST BOSTON NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were a "Text Amendment Application No. 393, Boston Redevelopment Authority, Article 53, East Boston Neighborhood District: Planned Development

Areas” and a “Map Amendment No. , Boston Redevelopment Authority, Map 3A/3B, East Boston Neighborhood District”.

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) the text amendment to the East Boston Neighborhood District, Article 53 in order to allow Planned Development Areas (“PDAs”) within the Waterfront Commercial (“WC”) Subdistricts, in substantial accord with the amendment presented to the Boston Redevelopment Authority (the “BRA”) on August 12, 2008; and (b) to adopt the map amendment to Map 3A/3B, East Boston Neighborhood District which indicates with a distinctive line under the WC Subdistrict designations to show that these subdistricts are a PDA Permitted area, in substantial accord with the amendment presented to the BRA on August 12, 2008.

The aforementioned MAP AND TEXT AMENDMENTS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nso. 6920 and 6920a.

Copies of a memorandum dated August 12, 2008 were distributed entitled “SOUTH BOSTON WATERFRONT INTERIM PLANNING OVERLAY DISTRICT (IPOD) EXTENSION”, which included a proposed vote. Attached to said memorandum was a document entitled “Map Amendment Application No. 561, Boston Redevelopment Authority, South Boston Interim Planning Overlay District: Extension of Time, Maps 4, 4A and 4E” and “Text Amendment Application No. 394, Boston Redevelopment Authority, South Boston Waterfront Interim Planning Overlay District: Extension of Time”.

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 extend the time period for the expiration of the South Boston Waterfront Interim Planning Overlay District, from September 22, 2008 to September 22, 2009, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its hearing on August 12, 2008.

The aforementioned MAP AND TEXT AMENDMENTS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6921 & 6921a.

Copies of a memorandum dated August 12, 2008 were distributed entitled "MARKET DISTRICT FEASIBILITY STUDY CONSULTANT SELECTION", 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 negotiate and enter into a contract with Project for Public Spaces, of New York City, New York, for a feasibility study for a public market district in the vicinity of Hanover Street, Blackstone Street, the North End Parks and the Rose Kennedy Greenway.

Copies of a memorandum dated August 12, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 50 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-29293; BZC-29294; BZC-29295; BZC-28296; BZC-29297-29298; BZC-29299; BZC-29300; BZC-29301; BZC-29302; BZC-29303; BZC-29304; BZC-29305; BZC-29306; BZC-29307; BZC-29308; BZC-29309; BZC-29310; BZC-29311; BZC-29312; BZC-29313; BZC-29314; BZC-29315; BZC-29316; BZC-29317; BZC-29318; BZC-29319; BZC-29321; BZC-29323; BZC-29324-29325; BZC-29326; BZC-29327; BZC-29328; BZC-29329; BZC-29330; BZC-29331; BZC-29332; BZC-29333; BZC-29334; BZC-29335; BZC-29337; BZC-29338; BZC-29339; BZC-29340; BZC-29341; BZC-29342; BZC-29343; BZC-29344; BZC-29345; BZC-29272-29277 and BZC-29364.

Director John Palmieri provided a verbal update to the Board Members regarding the presentation of the annual report for the Boston World Partnership at the October 18, 2008 meeting after the audit retirement of Harry R. Collings, Executive Director/Secretary.

Copies of a memorandum dated August 12, 2008 were distributed entitled "SPONSORSHIP OF MASSIMPACT SYMPOSIUM ON CITIES AND CLIMATE CHANGE", 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 \$10,000 to sponsor two (2) MassImpact symposiums to examine the role of cities on fighting climate change.

Copies of a memorandum dated August 12, 2008 were distributed entitled "CLEANING SERVICES FOR THE BOSTON REDEVELOPMENT AUTHORITY CITY HALL OFFICES", which included a proposed vote.

Mr. Tom Materazzo, Deputy Director for Administrative Services, 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 a contract for the provision of housekeeping and cleaning services with Done Right Building Services not to exceed \$100,512.00.

Copies of a memorandum dated August 12, 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	\$ 87,735.00
Applied Geographics	\$ 1,722.50
UTILE, Inc.	\$ 24,622.80
Testa Corporation	\$ 96,156.34
Crosby, Schlessinger, Small	\$ 14,430.16
Urban Marketing Collaborative	\$ 47,062.78
Weston & Sampson, Inc.	\$ 54,386.53

Copies of a memorandum dated August 12, 2008 were distributed entitled "OPERATING BUDGET FOR FISCAL YEAR 2009", which included a proposed vote. Attached to said memorandum was a Budget Summary.

On a motion duly made and seconded, it was unanimously

VOTED: That the BRA Fiscal Year 2009 Operating Budget, be approved in the amount of \$17,022,839.

Copies of a memorandum dated August 12, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To retroactively approve and authorize Andrew Grace, Senior Planner III and Jonathan Greeley, Planner I, both of the Planning Division to travel to New York, New York, August 11, 2008 to attend a meeting with the Downtown Crossing Partnership and the Business Improvement Districts, introduced by Ed Goldberg of Macy's, New York at a cost of approximately \$315.00 for travel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Marie Mercurio, Planner I, Zoning Department, Planning Division to travel to Providence, RI, September 4-5, 2008 to attend the 2008 Southern New England Planning Conference at a cost of approximately \$150.00 for conference registration 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 changes of status for listed staff members effective July 21, 2008 as follows:
Kevin Hurley: To Grade 19, 71,725.71 annually; Richard LeBlanc: To Grade 17, \$57,249.02 annually and Robert Lusi: Acting Director, A&F, Grade 25, \$119,000 annually.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously
VOTED: To accept the resignation of Harry Collings, Executive Director/Secretary, Grade 27, effective September 12, 2008.

VOTED: That the next meetings of the Authority will be held on 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 4:17 p.m.

Secretary