

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

The Minutes of the meeting of August 12, 2008, which were previously distributed, were submitted.

Copies of a memorandum dated September 9, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING A SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 25, 1241-1255 ADAMS STREET, SOUTH DORCHESTER, BAKER SQUARE PHASE II", 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 Secretary be, and hereby is, authorized, to advertise a public hearing before the Boston Redevelopment Authority on September 25, 2008 at 2:00 p.m. in connection with a Second Amended and Restated Development Plan for Planned Development Area No. 25, 1241-1255 Adams Street, South Dorchester.

Copies of a memorandum dated September 9, 2008 were distributed entitled "SCHEDULING OF A PUBLIC HEARING REGARDING THE APPLICATION FOR SMART GROWTH PLAN APPROVAL FOR OLMSTED GREEN IN THE OLMSTED GREEN SMART GROWTH OVERLAY DISTRICT, AMERICAN LEGION HIGHWAY, MORTON STREET AND HARVARD STREET", 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 Secretary be, and hereby is, authorized, to advertise a public hearing before the Boston Redevelopment Authority on September 25, 2008 at 2:15 p.m. in connection with the Application for Smart Growth Plan Approval for Olmsted Green in the Olmsted Green Smart Growth Overlay District, American Legion Highway, Morton Street and Harvard Street.

Copies of a memorandum dated September 9, 2008 were distributed entitled "PUBLIC HEARING TO CONSIDER BOSTON COLLEGE'S SECOND AMENDMENT TO INSTITUTIONAL MASTER PLAN", which included five

proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 563 Second Amendment to the Boston College Institutional Master Plan, Boston Redevelopment Authority on behalf of Boston College, Map 7A/7C, Allston-Brighton Neighborhood District, a memo dated April 8, 2008 to William Good, Commissioner, Inspectional Services Department and a map indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager, Mr. Joe Herlihy, attorney, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Jean Woods, BC Task Force

Mr. Al Peciaro, Carpenter's Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Section 80D5.4(c)(ii) of the Boston Zoning Code (the "Code"), the Boston Redevelopment Authority (the "Authority") has conducted a public hearing at the offices of the Authority on September 9, 2008 at which the Boston College Master Plan Amendment dated April 7, 2008 ("Second Amendment") was presented and, after consideration of the Second Amendment and all evidence presented at the hearing, the Authority finds that: (a) the Boston College Institutional Master Plan, as amended by the First Amendment, modified by the Institutional Master Plan Notification Form for Second Amendment to the Institutional Master Plan ("Amended Master Plan") conforms to the provisions of Article 80D of the Code; (b) the Amended Master Plan conforms to the general plan for the City as a whole; and (c) on balance, nothing in the Amended Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens, and the Authority hereby approves the Second Amendment; 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 Second Amendment; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to issue Certifications of Consistency pursuant to Article 80D-10 when the Director finds that the renovation and re-use of the existing buildings are consistent with the Amended Master Plan; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the Second Amendment and associated map amendment all in substantial accord with the amendments presented to the Authority at its hearing on September 9, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate in connection with the Amended Master Plan and the renovation and re-use of the existing buildings, including, without limitation, as necessary or appropriate, new or amended project agreements in accordance with Article 80 of the Code.

The aforementioned MAP AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6922.

Copies of a memorandum dated September 9, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 32C: BOUNDED BY WASHINGTON STREET, SAVOY STREET, HARRISON AVENUE AND A PORTION OF WALTHAM STREET", which included a proposed vote. 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 execute a First Amendment to the Amended and Restated Land Disposition Agreement between Boston Redevelopment Authority ("BRA") and Rollins Square Realty Trust ("Redeveloper") dated October 9, 2001, to reflect a reduction in the remaining balance owed by the Redeveloper to the BRA in the amount of \$111,477 by \$55,738 and that \$5,000 of the said amount will be paid to the BRA upon the execution of the First Amendment to the Amended and Restated Land Disposition Agreement and Promissory Note and to execute any and all documents, agreements or instruments necessary in connection with the Rollins Square Project located on Parcel 32C, generally bounded by Washington Street, Savoy Street, Harrison Avenue and a portion of Waltham Street in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated September 9, 2008 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL X-26B, LOCATED AT 34-48 CABOT 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 14, 2007, of the South End Lower Roxbury Open Space Land Trust, Inc. ("SELROSLT") as redeveloper of Parcel X-26B containing 5,446 square feet located at 34-48 Cabot Street in the South End Urban Renewal Area, Project No. Mass. R-56, be extended for an additional six (6) months or until April 29, 2009 to meet all the necessary requirements set forth in the Resolution for the improvements of Parcel X-26B as permanent open space for community use. Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if Parcel X-26B has not been conveyed to the Redeveloper by April 29, 2009; and

FURTHER  
VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to enter into a temporary License Agreement with SELROSLT for the use and occupancy of the Frederick Douglass Peace Garden on a portion of Parcel X-26B until the earlier of (A) one (1) year from the date of the License Agreement or (B) the time of conveyance of the Frederick Douglass Peace Garden to the SELROSLT for open space for community use.

Copies of a memorandum dated September 9, 2008 were distributed entitled "MISSION HILL SCATTERED SITES, 26-40 PONTIAC STREET, 23-27 & 39-41 CHEROKEE STREET and 62-68 & 82-84 ALLEGHANY STREET, MISSION HILL", 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 enter into an Affordable Rental Housing Agreement for the creation of two (2) affordable units at 26 Pontiac Street and 36 Pontiac Street in Mission Hill and any and all agreements and documents which the Director deems appropriate and necessary, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated September 9, 2008 were distributed entitled "750 DORCHESTER AVENUE CARPENTERS UNION HEADQUARTERS AND TRAINING FACILITY, DORCHESTER", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, Mr. Joe Hanley, attorney, Mr. Mark Erlich, Carpenter's Union, Mr. Jeff Wade, architect and Mr. Morrison, designer, addressed the Authority and answered the Members' questions.

Councilor William Linehan's and Councilor Maureen Feeney's office 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 redevelopment at 750 Dorchester Avenue Carpenters Union Headquarters and Training Facility, proposed by New England Regional Council of Carpenters (the "Developer") in Dorchester, consisting of the redevelopment of and conversion of an existing two (2) story building into a renovated and expanded three (3) story structure with journeymen apprentice training/trade school, an accessory bank and eye care center for union membership, union offices and on-site parking for ninety-three (93) parking spaces, including site improvements and signage on the renovated and expanded structure in excess for forty-five (45) square feet in area ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning code (the "Code") and

FURTHER VOTED: In reference to Petition BZC-29388, 750 Dorchester Avenue Project in Dorchester, for zoning relief necessary in the Local Industrial Subdistrict ("LI"), the Boston Redevelopment Authority ("BRA") recommends to the City of Boston Zoning Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval and that the proposed media façade measuring sixty-two (62) square feet by eighteen (18) square foot stainless steel mesh with intergrated LED illuminated lights should be excluded from the overall Board of Appeal approval.

Copies of a memorandum dated September 9, 2008 were distributed entitled "AMEND THE AFFORDABLE HOUSING AGREEMENT FOR WILLOWBANK ON JAMAICA POND 60-80 POND STREET & 61-79

BURROUGHS STREET, JAMAICA PLAIN”, which included a proposed vote. Attached to said memorandum were three 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 Amended and Restated Affordable Housing Agreement executed on May 31, 2007 to substitute Unit P for Unit L within Phase II of the proposed project, to be located at 74-80 Pond Street and at 61-79 Burroughs Street, within the Willowbank on Jamaica Pond Project in Jamaica Plain.

Copies of a memorandum dated September 9, 2008 were distributed entitled “CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: PARCEL P-3, AND A PORTION OF PARCEL P3-H”, which included a proposed vote. 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”) extend the tentative designation of the Elma Lewis Partners LLC (“Redeveloper”) as the redevelopers 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 one (1) month or until October 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 October 21, 2008, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated September 9, 2008 were distributed entitled “45 PROVINCE STREET PROJECT MIDTOWN CULTURAL DISTRICT, REQUEST TO AMEND A DEMONSTRATION PROJECT AND EFFECT A TAKING OF A PORTION OF THE SUBSURFACE IN BOSWORTH STREET”, which included five proposed votes. Attached to said memorandum was a map indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows:

- (a) In order to overcome urban blight by undertaking of the 45 Province Street Project (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the Province Development Partnership (the "Applicant") in the acquisition of certain portions of Bosworth 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 Applicant 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 Authority hereby adopts the following "Amendment to the Demonstration Project Plan" in connection with the Proposed Project: the Authority shall obtain title to an additional portion of Bosworth Street for the Proposed Project and shall convey such portion of Bosworth Street to the Applicant. The Director is hereby authorized on behalf of the Authority to execute such documents or agreements with the Applicant, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan, as amended, pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority'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 Bosworth Street necessary for the Proposed Project; 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 September 9, 2008, relating to a portion of Bosworth Street in 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

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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 the portion of Bosworth Street necessary for the Proposed Project.

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. 6923.

Copies of a memorandum dated September 9, 2008 were distributed entitled "AUTHORIZATION TO ADVERTISE A PROPERTY MANAGEMENT, REPAIR AND MAINTENANCE, AND GENERAL CONSTRUCTION BASIC SERVICE CONTRACT FOR BOSTON REDEVELOPMENT AUTHORITY OWNED PROPERTIES", 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 Property Management, Repair and Maintenance and General Construction Services Contract for BRA owned properties.

Copies of a memorandum dated September 9, 2008 were distributed entitled "AUTHORIZATION TO ADVERTISE A LANDSCAPING SERVICE CONTRACT FOR BRA-OWNED PROPERTY", which included a proposed vote. Attached to said memorandum was a letter dated July 30, 2008.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Secretary be, and hereby is, authorized to advertise a Landscaping Services Contract for BRA owned properties.

Copies of a memorandum dated September 9, 2008 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR YARD'S END", which included two proposed votes. Attached to said memorandum were a letter 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 enter into a temporary License Agreement with Basilica Leasehold Condominium Trust, permitting the use of a portion of Parcel #5 at the Charlestown Navy Yard for the parking of contractor vehicles,



such License Agreement to be substantially in the form of the License Agreement submitted to the Board at its meeting of September 9, 2008, subject to such changes as the Director deems necessary and appropriate.

Copies of a memorandum dated September 9, 2008 were distributed entitled "RENEWABLE ENERGY AND SUSTAINABLE DEVELOPMENT", which included a proposed vote.

Mr. Richard McGuinness, Deputy Director of Waterfront Planning, 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") authorizes the Director to enter into a consultant contract with Vanasse Hangen Brustlin, Inc. in an amount not to exceed \$24,000 for renewable energy and sustainable development consulting services in relation to the Columbia Point Master Plan.

Copies of a memorandum dated September 9, 2008 were distributed entitled "TEXT AND MAP AMENDMENT TO THE HARBORPARK DISTRICT (ARTICLE 42A AND MAP 5H)", which included a proposed vote. Attached to said memorandum were a "Map Amendment Application No. 562 Boston Redevelopment Authority, Map 5H, Harborpark District: Dorchester Bay/Neponset River Waterfront" and "Text Amendment Application No. 395, Boston Redevelopment Authority, Article 53, East Boston Neighborhood District: Planned Development Area".

On a motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend Article 42A and Map 5H, Harborpark District, by changing the existing zoning of Neponset Park II, consisting of parcels of land located at 0 Hallet Street, 0 Railroad Street, 62 R Hilltop Street and 138, 170, 172 R, and 174 R Granite Avenue, in the Harborpark District: Dorchester Bay/Neponset River Waterfront, from manufacturing, residential, and business subdistricts to an "Open Space, Shoreland Subdistrict", in substantial accord with the text and map amendment presented to the Boston Redevelopment Authority at its meeting on September 9, 2008.

The aforementioned MAP AMENDMENT AND TEXT AMENDMENT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6924a and 6924b.

Copies of a memorandum dated September 9, 2008 were distributed entitled "THIS MEMORANDUM REQUESTS AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO AN API DEVELOPER AGREEMENT WITH FAT SPANIEL TECHNOLOGIES, INC. FOR AN ACCOUNT TO BE SETUP FOR ACCESS TO A DEMO SITE THAT CONTAINS DATA THAT WILL FEED INTO THE SOLAR BOSTON WEBSITE", which included a proposed vote. Attached to said memorandum was a document entitled "

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to enter into a contract with Fat Spaniel Technologies, Inc. for an account whereby data can be fed into the Solar Boston website.

Copies of a memorandum dated September 9, 2008 were distributed entitled "PARK PLAZA URBAN RENEWAL AREA, CIVIC ADVISORY COMMITTEE", which included a proposed vote.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to disburse \$13,000.00 to the Park Plaza Urban Renewal Area Civic Advisory Committee in final settlement of all outstanding financial obligations of the BRA under the Contract To Insure Citizen Participation By and Between the Boston Redevelopment Authority and Park Plaza Civic Advisory Committee dated August 12, 1991, as amended, and for the Director to execute any and all agreements or letters in connection with settlement of such financial obligations.

Copies of a memorandum dated September 9, 2008 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 20 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-29261-29263; BZC-29336; BZC-29346; BZC-29347; BZC-29348; BZC-29349; BZC-29350; BZC-29351; BZC-29352; BZC-29353; BZC-29354; BZC-29355; BZC-29356; BZC-29357; BZC-29358; BZC-29359; BZC-29360; BZC-29361; BZC-29387 and BZC-29390.

The Director had nothing new to report this week.

Copies of a memorandum dated September 9, 2008 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

REMI, Inc.	\$ 4,550.00
Rosenberg & Schapiro	\$ 10,056.75
The Cecil Group	\$ 15,077.29
Testa Corporation	\$ 167,079.92
Crosby, Schlessinger, Small	\$ 20,409.96
Bryant Associates	\$ 729.62
RDA Corporation	\$ 13,151.00
Fleming Brothers	\$ 15,649.00
The Cecil Group	\$ 2,116.40
BSC Group	\$ 380.44
RDA Corporation	\$ 698,196.71
Bryant Associates	\$ 8,977.50

Copies of a memorandum dated September 9, 2008 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Mary O. Murphy, Archivist, Grade 16 effective August 22, 2008.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the promotion of Jeremy Thompson to the position of Research Associate at Grade 17, at an annual salary of \$54, 520.85 effective September 15, 2008.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Carole Walton, Industry Business Manager Economic Initiatives Department, Economic Development Division to Austin, Texas, September 15-17, 2008 to attend the Austin Game Developer's Conference at a cost of \$495 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Brenda McKenzie, Director, Economic Development and Lisa Thompson, Deputy Director Economic Initiatives, Economic Development Division, to travel to Atlanta, Georgia, October 19-22, 2008 to attend the 2008 International Economic Development Council Conference at a cost of \$5,685 for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Lauren Shurtleff, Planner II, Community Planning Department, Planning Division to travel to New York, New York, September 19, 2008 to attend the Edward Tufte Presenting Data and Information Seminar at a cost of \$380.00 for seminar registration.

VOTED: That the next meetings of the Authority will be held on 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 2:57 p.m.

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Assistant Secretary