

Mr. Palmieri attended the meeting.
The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 29, 2009, which were previously distributed, were submitted.

Copies of a memorandum dated February 19, 2009 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL SE-45, LOCATED AT 410-412 MASSACHUSETTS AVENUE", 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 issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated July 12, 1984 and as amended on October 2, 1984 ("LDA") and Deed between the Boston Redevelopment Authority ("BRA") and Youth Enrichment Services, Inc. ("Redeveloper") for the successful completion of a two-story brick building into administrative and program services space for the Redeveloper and commercial space located on Parcel SE-45 at 410-412 Massachusetts Avenue in the South End Urban Renewal Area, Project No. Mass. R-56, upon inspection and approval of said improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate.

Copies of a memorandum dated February 19, 2009 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote. Attached to the memorandum were a letter dated January 30, 2009 from Evelyn Friedman, Department of Neighborhood Development, a letter dated January 26, 2009 from Chrystal Kornegay, Urban Edge, a letter dated February 4, 2009 from Jackson Square Partners LLC, a letter dated February 9, 2009 from Jackson Square CAC, a letter dated August 14, 2007 revised February 2009 from Jackson Square CAC and a site plan 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 August 19, 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 Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Developer by August 19, 2009.

Copies of a memorandum dated February 19, 2009 were distributed entitled "333-339 WEST BROADWAY STREET, SOUTH BOSTON", which included three proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager and Mr. Tim Johnson, 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 pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), confirming that the proposed development of fifteen (15) residential condominium units and one

(1) commercial unit at 333-339 West Broadway in South Boston (the "Proposed Project") by 333-339 West Broadway LLC, 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 to provide two (2) affordable units, one at 80% and one at 100% of Area Median Income ("AMI"), as well as 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 Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to Petition BZC-29478, 333-339 West Broadway, South Boston, for required relief, the Boston Redevelopment Authority recommends: Approval with Proviso: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated February 19, 2009 were distributed entitled "AWARD OF CONTRACT TO PAL TO ASSIST THE BOSTON REDEVELOPMENT AUTHORITY AND THE PUBLIC WORKS DEPARTMENT IN DOCUMENTING THE TENDER'S HOUSE ON THE NORTHERN AVENUE BRIDGE", which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to execute a contract with PAL to assist the Boston Redevelopment Authority and the Public Works Department in documenting the tender's house on the Northern Avenue Bridge for an amount not to exceed \$15,000.

Copies of a memorandum dated February 19, 2009 were distributed entitled "DOWNTOWN WATERFRONT, MARITIME OPERATIONS FACILITY AT LONG WHARF NORTH, FINAL DESIGNATION", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Richard 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 provide final designation to Water Transportation Alternatives, Inc. as the manager and operator of Boston Redevelopment Authority-owned property located in the downtown waterfront at Long Wharf, North (the "Licensed Premises"); and

FURTHER

VOTED: That the Director be and hereby is, authorized to enter into a Maritime Operations License Agreement with Water Transportation Alternatives, Inc. for the Licensed Premises, upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

The Director spoke about the dinner cruise.

Copies of a memorandum dated February 19, 2009 were distributed entitled "AWARD OF CONTRACT TO CROSBY/SCHLESSINGER/SMALLRIDGE FOR THE HYDE PARK NEIGHBORHOOD STRATEGIC PLAN", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed strategic plan.

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 Crosby/Schlessinger/Smallridge to prepare a Neighborhood Strategic Plan for the Hyde Park neighborhood in an amount not-to-exceed \$86,000.

Copies of a memorandum dated February 19, 2009 were distributed entitled "AWARD OF CONTRACT TO STULL & LEE, INC. FOR THE HARRISON-ALBANY CORRIDOR IN THE SOUTH END", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed strategic plan.

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 Stull & Lee, Inc. to prepare a Strategic Plan for the Harrison-Albany Corridor in the South End in an amount not-to-exceed \$100,000.

Copies of a memorandum dated February 19, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 40 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Ms. Marybeth Pyles, Senior Land Use Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: BZC-28719; BZC-29616; BZC-29617; BZC-29618 BZC-29620; BZC-29621; BZC-29622; BZC-29623; BZC-29625; BZC-29626; BZC-29627; BZC-29628; BZC-29629; BZC-29630; BZC-29631; BZC-29632; BZC-29633; BZC-29634; BZC-29635-29636; BZC-29637; BZC-29638; BZC-29639-29649; BZC-29640; BZC-29641; BZC-29642; BZC-29643; BZC-29644; BZC-29645; BZC-29647; BZC-29648; BZC-29650; BZC-29651; BZC-29652; BZC-29653; BZC-29654; BZC-29655; BZC-29656; BZC-29657; BZC-29658; BZC-29659; BZC-29660; BZC-29661; BZC-29662; BZC-29663; BZC-29664 and BZC-29619.

Copies of a memorandum dated February 19, 2009 were distributed entitled "AUTHORIZATION VOTE; WAIVER IN CONNECTION WITH FINANCING OF AFFORDABLE HOUSING UNITS", which included a proposed vote.

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 issue waivers of the Covenant for Affordable Housing requirement that the financing obtained by the Affordable Housing unit owner not exceed 95% of the Maximum Resale Price when soft second mortgage products and other affordable housing mortgage products are obtained, and any and all other documents deemed necessary and/or appropriate in connection with such waivers.

Copies of a memorandum dated February 19, 2009 were distributed entitled "PURCHASE OF UNIT AT 22 ½ SIGOURNEY STREET, JAMAICA PLAIN, FOR RESALE AS AN AFFORDABLE UNIT, SIGOURNEY STREET CONDOMINIUM", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed condominium.

Mr. Kevin Morrison, General Counsel, 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 purchase Unit 22 ½ Sigourney Street in the Jamaica Plain neighborhood of Boston for approximately \$200,000.00 and resell it at the purchase price, allowing for appropriate adjustments, to a household earning up to 80% of area median income. The Director is authorized to expend all funds necessary to purchase and resell such unit, including but not limited to the purchase price, and all expenses deemed necessary or appropriate, and to execute any and all documents deemed necessary or appropriate to complete said transaction.

The Director's Update: Status of the Harvard Science Center building and the other properties owned by Harvard University and their continued commitment to the community. That the Greenway District Planning Study has started.

Copies of a memorandum dated February 19, 2009 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

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| RDA Construction Corp. | \$ 59,332.50 |
| NASDI, LLC | \$ 149,263.05 |
| Rosenberg & Schapiro | \$ 28,799.75 |
| The Cecil Group | \$ 3,842.000 |
| ESRI, Inc | \$ 23,000.00 |
| Crosby, Schlessinger, Small | \$ 12,000.00 |
| Weston & Sampson, Inc. | \$ 57,117.45 |
| Jacobs Engineering | \$ 124,563.00 |
| Consultecon, Inc. | \$ 11,035.00 |

VOTED: That the next meetings of the Authority will be held on TUESDAY, March 10, 2009 2008 at 2:00 p.m.; Thursday, April 2, 2009 2008 at 2:00 p.m.; TUESDAY, April 28, 2009 2008 at 2:00 p.m.; Thursday, May 14, 2009 2008 at 2:00 p.m.; Thursday, June 4, 2009 2008 at 2:00 p.m. and Thursday, June 25, 2009 2008 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:50 p.m.

Assistant Secretary