

Mr. Palmieri attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority and announced that this was the Annual Meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously  
VOTED: To re-elect the present officers of the Authority until the  
next Annual Meeting of the Authority:  
Clarence J. Jones, Chairman  
Consuelo Gonzales Thornell, Treasurer  
James M. Coyle, Member  
Paul D. Foster, Vice Chairman  
Christopher J. Supple, Member

The Minutes of the meeting of April 2, 2009, which were previously distributed, were submitted.

Copies of a memorandum dated April 28, 2009 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS R-129: PARCEL P-3 AND A PORTION OF PARCEL P3-H, AS REVISED", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager, addressed the Authority and answered the Members' questions.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority RE: TENTATIVE DESIGNATION OF ELMA LEWIS PARTNERS, LLC AS THE REDEVELOPER OF PARCEL P-3 (CONSISTING OF THE ORIGINAL PARCEL P-3 AND A PORTION OF PARCEL P3-h), AS REVISED, IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. R-129", was introduced, read and considered.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority hereby ("BRA") adopts the resolution entitled "Resolution of the Boston Redevelopment Authority Re: Tentative Designation of Elma Lewis Partners, LLC, as the Redeveloper of Parcel P-3 (consisting of the original Parcel P-3 and a portion of Parcel P3-h), as revised, in the Campus High School Urban Renewal Area, Project No. Mass. R-129"; and

FURTHER

VOTED: That the tentative designation of Elma Lewis Partners, LLC as the Redeveloper of Parcel P-3 (consisting of the original Parcel P-3 and a portion of Parcel P3-h), as revised, shall automatically be rescinded without prejudice and without further action by the BRA Board if final designation has not been granted eighteen (18) months from the date of this designation.

ADDITIONAL

VOTE: That in connection with the tentative designation granted today, an progress report from the development team shall be presented to the Boston Redevelopment Authority Board nine months from the Board action of April 28, 2009.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No.6959.

Copies of a memorandum dated April 28, 2009 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. 4-92: PARCEL P-7A, LOCATED AT 240 TREMONT STREET IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Mr. James McAuliffe, Abbott Real Estate Development LLC, 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") extend the Tentative Designation of the Tremont-Stuart Development LLC ("Redeveloper") as the redevelopers of Parcel P-7A for an additional nine (9) months or until February 4, 2010, 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 February 4, 2010, the Tentative Designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated April 28, 2009 were distributed entitled "CHINA TRADE CENTER - PARK PLAZA URBAN RENEWAL AREA - REQUEST AUTHORIZATION TO ADVERTISE A PROFESSIONAL SERVICES CONTRACT", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Joseph Conran, Senior Real Estate Specialist, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Assistant Secretary be, and hereby is, authorized to advertise a Request for Proposals for qualified professional Property/Asset Management Services to manage the China Trade Center located at 2-22 Boylston Street and 651-657 Washington Street within the Park Plaza Urban Renewal Area.

Copies of a memorandum dated April 28, 2009 were distributed entitled "45 PROVINCE STREET PROJECT, MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum was a letter dated March 10, 2009 from Attorney James H. Greene, Rubin and Rudman.

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 Director be, and hereby is, authorized to execute a First Amendment to the Affordable Housing Contribution Agreement, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the modification of the payment schedule set forth in the Affordable Housing Contribution Agreement so that the second payment to be received upon the issuance of a Certificate of Occupancy for the Project is the full payment to be received for Unit 711 and Unit 1106, and the full payments for the other thirteen (13) Designated Units are made upon the sale of said Designated Units. The terms and conditions of said amendment and any and all other agreements and documents shall be those terms and conditions determined by the Director to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated April 28, 2009 were distributed entitled "SERVICENTER CHAPTER 121A PROJECT, CERTIFICATE OF PROJECT TERMINATION", which included two proposed votes. Attached to said memorandum were a letter dated April 14, 2009 from Mary T. Marshall, Ropes & Gray LLP and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") in accordance with General Laws Chapter 121A, section 18C, hereby determines and finds with regard to the Servicenter Chapter 121A Project (the "Project"), as follows: (1) that BWH Real Estate Holdings Limited Partnership has carried out its obligations and performed the duties as imposed by General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended and applicable (collectively, "Chapter 121A"), to the satisfaction of the Authority; and (2) that the Project is terminated as of February 7, 2009, and thereafter the property which constitutes the Project and BWH Real Estate Holdings Limited Partnership shall no longer be subject to the obligations, except for any outstanding liabilities incurred, nor shall they enjoy the rights, benefits, exemptions and privileges conferred or imposed by Chapter 121A; and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to execute on behalf of the Authority, a Certificate of Project Termination, with regard to the Servicenter Chapter 121A Project. Such Certificate of Project Termination shall be delivered to BWH Real Estate Holdings Limited Partnership, the Department of Revenue of the Commonwealth of Massachusetts and the City of Boston, respectively the City Clerk, the Commissioner of Assessing, Assessing Department and the Collector-Treasurer of the Treasury Department.

The aforementioned 121A TERMINATION is filed in the Document Book at the Authority as Document No. 6960.

Copies of a memorandum dated April 28, 2009 were distributed entitled "PROPOSED LICENSE AGREEMENT WITH CHLN, INC. FOR APPROXIMATELY 2,475 SQUARE FEET LOCATED ON LONG WHARF SOUTH TO SERVE AS ADDITIONAL PATIO SEATING FOR THE ADJACENT CHART HOUSE RESTAURANT", which included a proposed vote. Attached to said memorandum was a Term Sheet and map indicating the location of the patio.

Mr. Dennis Davis, Deputy Director for Industrial Development and Commercial Leasing, 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 on behalf of the Boston Redevelopment Authority to terminate the existing License Agreement and to execute a new License Agreement with CHLN, Inc. for use of approximately 2,475 square feet located in the front of the Chart House Restaurant for the purpose of seasonal outdoor seating to complement the Chart House Restaurant all on terms and conditions substantially consistent with the Board Memorandum and Term Sheet submitted at the Boston Redevelopment Authority Board meeting held April 28, 2009 and determined to be in the best interests of the Boston Redevelopment Authority by the Director in his discretion.

Copies of a memorandum dated April 28, 2009 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT WITH WATER TRANSPORTATION ALTERNATIVES, INC. FOR USE OF A MARITIME OPERATIONS FACILITY AT LONG WHARF NORTH", which included a proposed vote. Attached to said memorandum was a Term Sheet and map indicating the location of the focus.

Mr. Dennis Davis, Deputy Director for Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: To table the proposed vote.

Copies of a memorandum dated April 28, 2009 were distributed entitled "461 PARK DRIVE, AUDUBON CIRCLE", which included a proposed vote. Attached to said memorandum were a letter dated March 10, 2009 from Matthew Fox, 461 Park Drive, LLC and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, 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 Affordable Rental Housing Agreement and Restriction in connection with the 461 Park Drive Condominium project in Audubon Circle, and any and all other agreements and documents which the Director deems appropriate and necessary.

Copies of a memorandum dated April 28, 2009 were distributed entitled "TEXT AMENDMENT TO THE DORCHESTER AVENUE NEIGHBORHOOD DISTRICT (ARTICLE 52)", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 404 Boston Redevelopment Authority -Dorchester Avenue Neighborhood District, Article 52".

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: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to adopt a technical amendment needed to insert dimensional requirements applicable to the 3F-D-2000 zoning subdistrict within the Dorchester Avenue Neighborhood District (Article 52), in substantial accord with the text amendment presented to the Boston Redevelopment Authority at its meeting on April 28, 2009.

The aforementioned TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 6961.

Copies of a memorandum dated April 28, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 24 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-29734-29735, BZC-29737, BZC-29738, BZC-29742, BZC-29743, BZC-29744, BZC-29745, BZC-29746, BZC-29747, BZC-29748-29749, BZC-29752, BZC-29751, BZC-29758, BZC-29765-29766, BZC-29767-29768, BZC-29769; BZC-29770, BZC-29771, BZC-29772, BZC-29773, BZC-29777, BZC-29782, BZC-29727 and BZC-29733.

Copies of a memorandum dated April 28, 2009 were distributed entitled "AUTHORIZED SIGNATURES FOR CHECKS/DISBURSEMENTS", which included a proposed vote.

Mr. James Tierney, Chief and Staff and Special Counsel to the Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That checks/ disbursements of Boston Redevelopment Authority ("BRA") funds shall require two signatures from any of the following: the BRA Chairman, the BRA Treasurer; and any one of the other three BRA Members, the Director, or the Director of Administration and Finance.

Director's Update: That Paul McCann's contract has been terminated; presently looking at current employees receiving with pensions; providing a retirement incentive and recently spoke to employees about hardship with the budget and looking into layoffs, reduction in pay or furloughs.

Copies of a memorandum dated April 28, 2009 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	\$ 49,981.63
Bourne Consulting Eng.	\$ 136,361.67
Weston & Sampson	\$ 51,012.04
UTILE, Inc.	\$ 20,752.95
Consultecon	\$ 3,390.00
Vanasse Hangen (VHB)	\$ 19,597.50
Bowditch & Dewey LLP	\$ 4,420.00

Copies of a memorandum dated April 28, 2009 were distributed entitled, "PERSONNEL ACTIONS".

#### PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: That the Authority hereby offers a Voluntary Incentive/Early Retirement Program to Authority employees who qualify for the maximum pension benefit. In return for an eligible employee's resignation/retirement by June 19, 2009, the Authority will offer an incentive payment equal to 8% of the employee's base salary as of June 19, 2009. In order to participate in this incentive program, an employee must sign the VI/ERP Agreement and return it to the Human Resources Department by June 11, 2009 and resign or retire by June 19, 2009.

A motion was made to remove the matter previously tabled and to reopened for consideration. The motion was made by Member Foster, and seconded was unanimously voted.

Copies of a memorandum dated April 28, 2009 were distributed entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT WITH WATER TRANSPORTATION ALTERNATIVES, INC. FOR USE OF A MARITIME OPERATIONS FACILITY AT LONG WHARF NORTH", which included a proposed vote. Attached to said memorandum was a Term Sheet and map indicating the location of the focus.

Mr. Dennis Davis, Deputy Director for Industrial Development and Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to enter into a Maritime Operations License Agreement with Water Transportation Alternatives, Inc. to include the management and maintenance of Boston Redevelopment Authority ("BRA") owned property located on the downtown waterfront at Long Wharf, North all to be substantially consistent with the Board Memorandum and Term Sheet submitted at the BRA Board meeting held April 28, 2009 and determined to be in the best interests of the BRA by the Director in his discretion; with a proviso: That prior execution of the License Agreement shall be forwarded by staff to Member Foster.

VOTED: That the next meetings of the Authority will be held on Thursday, May 14, 2009 at 5:30 p.m.; Thursday, June 18, 2009 at 5:30 p.m.; Thursday, July 16, 2009 at 5:30 p.m. and Thursday, August 13, 2009 at 5:30 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:40 p.m.

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Assistant Secretary