

Mr. Palmieri attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of May 14, 2009, which were previously distributed, were submitted.

Copies of a memorandum dated June 18, 2009 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER: (1) THE SPAULDING REHABILITATION HOSPITAL INSTITUTIONAL MASTER PLAN IN THE CHARLESTOWN NAVY YARD; AND (2) THE SPAULDING REHABILITATION HOSPITAL PROJECT IN THE CHARLESTOWN NAVY YARD AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to the memorandum were three maps indicating the location of the proposed project.

Mr. Geoffrey 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 Assistant Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, July 16, 2009 at 5:30 p.m. to: (i) consider the Spaulding Rehabilitation Hospital Institutional Master Plan ("IMP") pursuant to Section 80D-5 of the Boston Zoning Code; and (ii) consider the Spaulding Rehabilitation Hospital as a Development Impact Project, pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated June 18, 2009 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL RC-7, LOCATED AT 263-265 NORTHAMPTON STREET", which included a proposed vote. Attached to the memorandum were a letter dated April 28, 2009 from David Goldman and Dennis Kanin, New Boston Ventures and a map indicating the location of the property.

Ms. Maria Faria, Assistant Director, Housing, addressed the Authority and answered the Members' questions.

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 Lower Roxbury neighborhood and in the South End Urban Renewal Area, Project No. Mass. R-56 with an expiration date of June 30, 2009, be, and hereby is, extended for an additional six (6) months or until December 30, 2009 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 Such final designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority, if the Project Site has not been conveyed to the Redeveloper by December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, 2009.

Copies of a memorandum dated June 18, 2009 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL X-26B LOCATED AT 34-48 CABOT STREET", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed property.

Mr. Armindo Goncalves, Deputy Director for Economic Development Planning, 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 a temporary License Agreement with the South End/Lower Roxbury Open Space Land Trust ("SERO SLT") for the use and occupancy of Parcel X-26B located at 34-48 Cabot Street in the South End Urban Renewal Area, Project No. Mass. R-56 as open space for community use.

Copies of a memorandum dated June 18, 2009 were distributed entitled "ALPINE VILLAGE HOUSING PROJECT: 25 ALPINE STREET PROJECT IN MATTAPAN, MASSACHUSETTS", which included three proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Armindo Goncalves Deputy Director for Economic Development 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") ratify that Units 2, 5, 23, 27 and 29 in the Alpine Village Condominium located at 25 Alpine Street in Mattapan are the Affordable Units in the Alpine Village Housing Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an amendment to the Amended and Restated Affordable Housing Agreement between the BRA and the Mayo Group Development, LLC dated October 6, 2004 and/or a Unit Identification Certificate to clarify that Units 2, 5, 23, 27 and 29 in the Alpine Village Condominium located at 25 Alpine Street in Mattapan are the Affordable Units in the Alpine Village Housing 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 Alpine Village Housing Project located at 25 Alpine Street in Mattapan, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated June 18, 2009 were distributed entitled "4228 WASHINGTON STREET REDEVELOPMENT, FORMERLY KNOWN AS THE 'MBTA ROSLINDALE SUBSTATION' IN ROSLINDALE SQUARE", included a proposed vote.

Mr. Francis Collins, 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 request from the three (3) respondents to the 4228 Washington Street Roslindale Substation RFP additional information pertaining to financial commitment and feasibility of the proposals, as well as any changes to the proposals that may be required for the financial viability of the proposals that are deemed necessary by the Director.

Copies of a memorandum dated June 18, 2009 were distributed entitled "LICENSE AGREEMENT FOR 132 CHESTNUT HILL AVENUE, BRIGHTON", which included a proposed vote.

Mr. Francis Collins, 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 enter into a temporary License Agreement with Jewish Community Housing for the Elderly Services, Inc., permitting the use of a BRA-owned lot located at 132 Chestnut Hill Avenue in Brighton for the temporary parking of staff and construction vehicles and construction storage.

Mr. Paul D. Foster recused himself from the following vote.

Copies of a memorandum dated June 18, 2009 were distributed entitled "SAIL BOSTON - 2009", which included two proposed votes. Attached to the memorandum were two maps indicating the location of the proposed properties.

Mr. Lawrence Mammoli, Director of Engineering and Facilities Management, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director is hereby authorized to execute any and all documents and take any and all actions, deemed necessary or in the best interests of the Boston Redevelopment Authority, in order to permit the BRA and other City-owned property to be used in connection with the event known as Sail Boston 2009, and to ensure that said event is conducted in accordance with the plan presented at the June 18, 2009 meeting.

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents and take any and all actions, deemed necessary or in the best interests of the Boston Redevelopment Authority, in order to permit the City's Office of Arts, Tourism and Special Events to conduct the sale of food, beverages and merchandise in the Charlestown Navy Yard or other BRA-owned property in connection with the event known as Sail Boston 2009.

Copies of a memorandum dated June 18, 2009 were distributed entitled "AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS DESIGN SERVICES FOR THOREAU PATH SITE IMPROVEMENTS BRA PROJECT #5073B, WEST END, BOSTON, MA", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. William Barbato, Chief Project Engineer and Mr. Paul Osborn, Deputy Director for Capital Construction, 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 authorize the Assistant Secretary to advertise for design services for Thoreau Path in accordance with Massachusetts General Laws, Chapter 7.

Copies of a memorandum dated June 18, 2009 were distributed entitled "ACQUISITION OF FORECLOSED PROPERTY FROM PREMIERE PROPERTIES (WELLS FARGO), OCWEN, TAYLOR BEAN, AND FANNIE MAE; AMENDMENT TO DEMONSTRATION PROJECT", which included three proposed votes. Attached to the memorandum were twenty four maps indicating the location of the proposed project.

Ms. Sheila Dillion, Deputy Director of 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 (the "Authority")  
 hereby adopts an amendment to the "Demonstration Project"  
 established on January 29, 2009 allowing the acquisition and  
 disposition of fifteen (15) foreclosed properties.

FURTHER

VOTED: That the Authority hereby adopts the following "Amendment to  
 the Demonstration Project Plan" established on January 29, 2009:  
 the Authority shall, on behalf of the City of Boston, acquire title to  
 foreclosed properties located in Boston with funding received from  
 the City of Boston Department of Neighborhood Development  
 ("DND") in advance and at a purchase price determined by DND  
 and as follows:

<u>Property Address</u>	<u>Property Type</u>	<u>Neighborhood</u>	<u>Price</u>
227 Washington Street	3-family	Dorchester	\$140,000
100 Devon Street	3-family	Dorchester	\$150,000
29 Gibson, #2L, #2R, And #3R, #3L	condominiums	Dorchester	\$189,900
174 Grampian Way #3	condominium	Dorchester	\$119,000
618 Dudley Street	4-family	Dorchester	\$191,000
911 Hyde Park Ave	3-family	Hyde Park	\$250,000
268 Huntington Ave	1-family	Hyde Park	\$160,000
91 Lorna Road	2-family	Mattapan	\$158,000
506 Norfolk Street	3-family	Mattapan	\$170,000
35 Nightingale Street,	3-family	Roxbury	\$150,000
16 Folsom Street	1-family	Roxbury	\$140,000
24 Alpine Street	2-family	Roxbury	\$200,000

and shall either (i) convey such property to the DND, or (ii) dispose  
 of the property in accordance with applicable disposition  
 procedures; and

FURTHER

VOTED: That the Director be, and hereby is, authorized on behalf of the  
 Authority to convey such properties and to execute such  
 documents and agreements with the City of Boston and other  
 entities or individuals as may be necessary to effectuate the  
 foregoing Amendment to Demonstration Project Plan pursuant to  
 Massachusetts General Laws Chapter 121B, Section 46 (f), as  
 amended, and the Authority's therein. The terms and conditions of  
 all documents and agreements shall be at the sole discretion of the  
 Director.

Copies of a memorandum dated June 18, 2009 were distributed entitled  
 "346-354 CONGRESS STREET ALSO KNOWN AS 'PARCEL FP3', SOUTH  
 BOSTON AMENDMENT TO AFFORDABLE HOUSING AGREEMENT", which  
 included a proposed vote.

Ms. Heidi Burbidge, 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 approve the changes to  
 the Affordable Housing Agreement for the 346-354 Congress Street  
 Project (also known as Parcel FP3) to take the Artist designation off  
 of Unit 314 while maintaining an Affordable designation and that  
 the Director be, and hereby is, authorized to execute an amendment  
 to the Affordable Housing Agreement and to execute any other  
 agreement or document that the Director deems necessary or  
 appropriate in connection with such change to the Affordable  
 Housing Agreement.

Copies of a memorandum dated June 18, 2009 were distributed entitled "INFOR/HANSEN APPLICATION AUTOMATED PERMITTING SYSTEM", which included a proposed vote.

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

On a motion duly made and seconded, it was unanimously VOTED: The Director be, and hereby is, authorized to enter into a contract with INFOR to assist the Boston Redevelopment Authority ("BRA") in proceeding with the data conversion change order in connection with the City of Boston's new automated permitting system for an amount not to exceed \$12,414.

Mr. Christopher J. Supple rescused himself from Board Appeal No. 29883. Copies of a memorandum dated June 18, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 48 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-29775; BZC-29784; BZC-29817; BZC-29820; BZC-29822; BZC-29825; BZC-29827; BZC-29828; BZC-29829; BZC-29830; BZC-29831; BZC-29832; BZC-29833; BZC-29834; BZC-29835; BZC-29837; BZC-29838; BZC-29839; BZC-29840; BZC-29841; BZC-29842; BZC-29843; BZC-29844; BZC-29845; BZC-29848; BZC-29849; BZC-29850; BZC-29851; BZC-29852; BZC-298053; BZC-29854; BZV-29855; BZC-29856; BZC-29857; BZC-29858; BZC-29859; BZC-29860; BZC-29861; BZC-29869; BZC-29870-29871; BZC-29883; BZC-298887-29888; BZC-29889; BZC-29890; BZC-29891; BZC-29893; BZC-29894 and BZC-29866.

Copies of a memorandum dated June 18, 2009 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS FROM THE HARVARD ALLSTON PARTNERSHIP FUND", which included a proposed vote.

Ms. Linda Kowalcky, 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 authorizes the disbursement of \$100,000 from the Harvard Allston Partnership Fund as maintained by the BRA from contributions made by the President and Fellows of Harvard College as follows:

Allston Brighton Arts Bridge (sponsored by Tied to the Tracks Films, inc.)	\$ 20,000
Charles River Watershed Association	20,000
Joseph M. Smith Community Health Center	20,000
Massachusetts Poetry Outreach Project (sponsored by the Commonwealth Foundation)	15,000
St. Luke's/St. Margaret's Church	5,000
The Fishing Academy	20,000
Total	\$100,000

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of funds from the Harvard Allston Partnership Fund, as set forth in the prior vote.

Copies of a memorandum dated June 18, 2009 were distributed entitled "AGENCY REORGANIZATION DUE TO LACK OF FUNDS", which included four proposed votes.

Mr. James Tierney, Chief of 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 the Director be, and hereby is in his discretion, authorized to implement position eliminations as a direct result of lack of funds;

VOTED: That the Director be, and hereby is, authorized to implement salary reductions as set forth in the memorandum presented;

VOTED: That Gerard J. Hayes be, and hereby is, designated as the hearing officer for all hearings conducted related to the elimination of Boston Redevelopment Authority positions;

VOTED: That the Statements set forth in the memorandum presented at this meeting are hereby adopted as constituting just cause, i.e. lack of funds, under Massachusetts General Laws Chapter 121B, Section 52, as amended, and other applicable statutes, to implement position eliminations.

Copies of a memorandum dated June 18, 2009 were distributed entitled "ADOPTION OF NEW POLICY REGARDING EMPLOYMENT OF AND CONTRACTS WITH INDIVIDUALS RECEIVING PENSIONS FROM MASSACHUSETTS PUBLIC PENSION SYSTEMS", which included a proposed vote. Attached to the memorandum was a document entitled "ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION POLICY TO ENSURE COMPLIANCE WITH GM.G.L. c. 32 91 REGARDING THE EMPLOYMENT OF PERSONS RECEIVING PENSIONS FROM THE MASSACHUSETTS PUBLIC PENSION SYSTEM".

Mr. James Tierney, Chief of 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 the Boston Redevelopment Authority hereby adopt the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY, POLICY TO ENSURE COMPLIANCE WITH M.G.L. c. 32 §91 REGARDING THE EMPLOYMENT OF PERSONS RECEIVING PENSIONS FROM THE MASSACHUSETTS PUBLIC PENSION SYSTEM".

The aforementioned PUBLIC PENSION SYSTEMS POLICY is filed in the Document Book at the Authority as Document No. 6964.

The Director spoke of a recap of the FY10 budget.

Copies of a memorandum dated June 18, 2009 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously  
VOTED: To approve payment of the following bills:

The Cecil Group	\$ 900.00
Stull & Lee	\$ 25,119.97
Weston & Sampson	\$ 24,411.75
UTILE, INC	\$ 2,662.67
Rosenberg & Schapiro	\$ 95,725.20
NASDI, LLC	\$ 128,579.38
REMI, Inc.	\$ 4,550.00
Behnisch Studio East, Inc.	\$ 24,500.00
UTILE, INC.	\$ 28,773.00

Copies of a memorandum dated June 18, 2009 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the resignation of Dominic Modicamore, Jr. Research Associate/Economist, Grade 19 effective June 12, 2009.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the retirement of Mary Hamilton, Senior Receptionist, Grade 13 effective June 30, 2009.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the retirement of Robert Kroin, Chief Architect, Senior Receptionist, Grade 24 effective June 30, 2009.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously  
VOTED: To accept the retirement of Richard Garver, Deputy Director Planning and Zoning, Grade 24 effective June 30, 2009.

VOTED: That the next meetings of the Authority will be held on 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