

DRAFT MAY 18, 2010

BOSTON REDEVELOPMENT AUTHORITY MAY 18, 2010 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the April 13, 2010 meeting.
2. Request authorization to schedule a Public Hearing on June 22, 2010 at 5:30 p.m. or at a time and date to be determined by the Director to consider the Boston University Medical Center Institutional Master Plan.

PUBLIC HEARING

3. Request authorization to approve the Development Plan for Planned Development Area No. 77 relating to the New Street Development for the construction of two buildings of which one will include up to 165 residential units, with 25 off-site affordable units, and one consisting of up to 59 residential units or a hotel located at 6-26 New Street in East Boston; to petition the Zoning Commission to approve the Development Plan for Planned Development Area No. 77 and the accompanying map amendment; to issue a Preliminary Adequacy Determination waiving further review of the proposed project pursuant to Section 80B-5.4(iv) of the Zoning Code; to issue one or more Certification(s) of Consistency pursuant to Section 80C of the Zoning Code; to issue one or more Certification(s) of Compliance pursuant to Section 80B-6 upon successful completion of Article 80 Large Project review; and, to execute a Cooperation Agreement, an Affordable Housing Agreement, First Source Agreement and a Memorandum of Understanding.

DEVELOPMENT

Chinatown

4. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code for the Notice of Project Change concerning 10 Oxford Street reducing the units from 48 to 38.

South End

5. Request authorization to amend the final designation of Modern 2.0 LLC last voted December 17, 2009 to defer the \$25,000 acquisition price for each of the thirty market rate units totaling \$750,000 to be paid to the BRA upon closing, to allow for the \$25,000 acquisition price to be paid upon the sale of each market rate unit located at 263-265 Northampton Street.
6. Request authorization to issue a Final Certificate of Completion to Dover Lofts LLC for the completion of 16 loft-style, two-bedroom condominiums located at Fay and East Berkeley Streets.
7. Request authorization to issue a Scoping Determination waiving further review of Article 80, Section 80B-5.3(d) of the Zoning Code for the Castle Square Rehabilitation Project for building upgrades and improvements to the interior and exterior and 25 fully accessible units located at 476 Tremont Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; to execute a Cooperation Agreement and a Boston Resident Construction Employment Plan; and, to execute all documents in connection with the proposed refinancing of the BRA loan made in connection with the project.

Mattapan

8. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the Mattapan Community Health Center located at 1575 Blue Hill Avenue; and, to recommend approval to the Board of Appeal for the variances necessary to construct the proposed project.

Hyde Park

9. Request authorization to adopt the Sixth Report and Decision Amendment to the Blake Estates I Chapter 121A Project approving an increase of the rate of return and an equity recalculation.
10. Request authorization to adopt the Fourth Report and Decision Amendment to the Blake Estates II Chapter 121A Project approving an increase of the rate of return and an equity recalculation.

Jamaica Plain

11. Request authorization to amend the Affordable Housing Agreement with the Mayo Group to provide for two affordable condominium units at the project located at 319-329 Centre Street.

South Boston

12. Request authorization to amend the Affordable Housing Agreement with 766-780 East Third Street, LLC to allow for two-bedroom units at the project located at 770-774 East Third Street.
13. Request authorization to expend \$21,000 of Inclusionary Development Program Funds for a capital needs study for the Reserve Channel Project.

PLANNING AND ZONING

14. Board of Appeal

ADMINISTRATION AND FINANCE

15. Request authorization to expend a \$276,000 loan to The Codman Square Neighborhood Development Corporation for the 157 Washington Street Project and \$400,000 to The Mattapan Community Health Center from the Brownfield Cleanup Revolving Loan Fund; and, to enter into Loan Agreements for said funds.
16. Director's Update
17. Contractual
18. Request authorization to execute a contract with KPMG to provide an independent audit for FY10; and, to perform two audit of the Charlestown Navy Yard Historic Monument Area, in an amount not to exceed \$102,000.
19. Personnel