

Messrs. Palmieri and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of June 22, 2010, which were previously distributed, were submitted.

Copies of a memorandum dated July 20, 2010 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR A PLANNED DEVELOPMENT AREA FOR THE 157 BERKELEY STREET PROJECT LOCATED IN BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were three floor plans and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED:

Copies of a memorandum dated July 20, 2010 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE 275 ALBANY STREET PROJECT TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT LOCATED AT 275 ALBANY STREET IN THE SOUTH END NEIGHBORHOOD", 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 Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on August 17, 2010 at 5:45 p.m., or at such a time and date deemed appropriate by the Director, to consider the 275 Albany Street proposal in the South End as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

This is a Public Hearing before the Boston Redevelopment Authority, being conducted in conformance with the applicable provisions of the Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Authority's "Rules and Regulations Governing Chapter 121A Projects in the City of Boston," as amended and applicable, in connection with an application filed with the Authority regarding a new construction of a multifamily building that consists of approximately sixty (60) units of rental housing units, all of which will be affordable to households earning up to 60% of area median income, sixty (60) parking spaces, and related site improvements (the "Project").

On July 1, 2010, an Application was filed with the Authority by Mattapan Heights Five Limited Partnership (the "Applicant"). The Public Hearing was duly advertised in the Boston Herald on July 9, 2010.

In conducting the Authority's hearing, staff will first present a Memorandum for the Authority's consideration and are subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the Application will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition of the Application will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents will be allowed a brief period for response or rebuttal, if they so desire.

Mr. Lim will now begin the presentation.

Copies of a memorandum dated July 20, 2010 were distributed entitled "PROPOSED MATTAPAN HEIGHTS FIVE CHAPTER 121A PROJECT LOCATED AT 249 RIVER STREET IN THE MATTAPAN NEIGHBORHOOD, BOSTON, AT THE FORMER BOSTON SPECIALTY AND REHABILITATION

HOSPITAL SITE”, which included four proposed votes. Attached to the memorandum were a document entitled “BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY MATTAPAN HEIGHTS FIVE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS MATTAPAN HEIGHTS FIVE CHAPTER 121A PROJECT”, one site plan, two renderings three maps indicating the location of the proposed property.

Mr. Tai Lim, Senior Project Manager, Mr. Vincent Droser, Trinity, Attorney Katherine Bachman, Wilmer Hale, and Mr. Fernando Domenich, architect, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Ms. Mary Baker, Co-Chair Advisory Board

Ms. Glenda Mitchell, Advisory Board

Ms. Jessica Consalves, resident

Ms. Tudy Benniott, resident

Mr. Willie Mayfield, Advisory Board

Ms. Azzie Young, PhD, MPA, Mattapan Community Health Center

Ms. Laura Larawood, Foley Senior Center resident

Spokesperson for Councilor Charles Yancey

Ms. Freda Brassfield, Mayor Office’s of Neighborhood Services

Mr. Tom Flynn, carpenters Union

Mr. Gary Walker, IBEW

Mr. Neal Connolly, Ironworkers Union

Mr. Mike Bartash, Sheetmetal Workers Union

Mr. Mark Fortune, Sprinklerfitters Union

Mr. George Donahue, Plumbers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF TRINITY MATTAPAN HEIGHTS FIVE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS MATTAPAN HEIGHTS FIVE CHAPTER 121A PROJECT” be, and hereby is, adopted; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the “Code”), the Director of the Boston Redevelopment Authority (“BRA”) be, and hereby is, authorized to issue a Scoping Determination in connection with a portion of the Mattapan Heights Five project (the “Proposed Project”), waiving the requirements of further review pursuant to Article 80, Section B-5.3 (d) of the Code determining that the PNF and supplemental filings regarding Building 5A adequately address any impacts of the Proposed Project, subject to on-going BRA design review and design approval; and

FURTHER

VOTED: That, pursuant to Article 80, Section 80B-6 of the Code, the Director of the BRA be, and hereby is, authorized to issue, when appropriate, a Certification of Compliance for the Proposed Project upon the successful completion of Article 80 review; and

FURTHER

VOTED: That the Director of the BRA be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other documents that the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interests of the BRA in connection with the Proposed Project.

The aforementioned REPORT AND DECISION is filed in the Document Book at the Authority as Document No. 7011.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider an application filed by Post Office Square Redevelopment Corporation (the "Applicant") with the BRA for approval of the Post Office Square Redevelopment Project (the "Project")

The Project is located on a 1.56 acre parcel in the financial district of downtown Boston bounded by Congress Street, Franklin Street, Pearl Street and Milk Street. The Project consists of an underground seven (7) level parking garage for approximately 1,400 parking spaces and surface level public park in the City of Boston (the "Project Area").

The Applicant requests approval for the refinancing of the Project, changes to the Project Area to include the maintenance and operation of Angell Memorial Plaza, a park parcel located across the street from the Project Area, and to extend the term of ownership of the Project by the Corporation from 2030 to 2050.

Notice of this Public Hearing was duly advertised in the Boston Herald on July 9, 2010 and by sending such notice to abutters in accordance with the Authority's votes on July 2, 2010.

In a Public Hearing before the Authority, staff members and the Applicant's representatives will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire.

Mr. Lewis will now begin the presentation.

Copies of a memorandum dated July 20, 2010 were distributed entitled "POST OFFICE SQUARE CHAPTER 121A PROJECT, PROPOSED REFINANCING AND CHANGES TO PROJECT AREA, ADOPTION OF SIXTH AMENDMENT TO REPORT AND DECISION; AND AUTHORIZATION TO ADOPT AN ORDER OF TAKING", included five proposed votes. Attached to the memorandum was a document entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON THE POST OFFICE SQUARE CHAPTER 121A PROJECT, FOR APPROVAL TO REFINANCE THE PROJECT, CHANGES TO THE PROJECT AREA AND RELATED MATTERS UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE", a letter dated July 15, 2010 from Serge Denis, The Langham Boston, a letter dated July 15, 2010 from Richard A. Dimino, President and CEO of ABC and two maps indicating the location of the proposed property.

Mr. Geoff Lewis, Senior Project Manager, Attorney John Radigan, LDA Piper, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms Janet Knot for Councilor Salvatore Lamattina

Mr. Brian McLaughlin, Parks Department
Mr. Gary Walker, IBEW
Mr. Mark Fortune, Sprinklerfitters Union
Mr. George Donahue, Plumbers Union
Mr. Mike Bartash, Sheetmetal Workers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "SIXTH AMENDMENT TO REPORT AND DECISION ON THE POST OFFICE SQUARE CHAPTER 121A PROJECT, FOR APPROVAL TO REFINANCE THE PROJECT, CHANGES TO THE PROJECT AREA AND RELATED MATTERS UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE" be, and hereby is, adopted; and

FURTHER VOTED: That the document presented at the July 20, 2010 meeting of the Boston Redevelopment Authority (the "Authority") entitled, "Fifth Amendment to Application for Approval to Carry Out a Project in Boston, Massachusetts Under Mass. G.L. c. 121A, as amended, and Stat. 1960, c. 652, and for Consent to the Formation of Post Office Square Redevelopment Corporation" be, and hereby is, accepted as a Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f) for an extension of the term of ownership of the Project; and

FURTHER VOTED: That the Authority, in connection with the extension of the term of ownership for the Post Office Square Chapter 121A Project in the Financial District in the City of Boston, hereby finds and determines as follows:

- (a) In order to eliminate urban blight and increase the amount of open space in the City, it is the public interest for the Authority to acquire by eminent domain an extension of the term of ownership of the Post Office Square Chapter 121A Project (the "Taking") and to convey the Taking as described herein;
- (b) The development and proposed development changes to the Post Office Square Chapter 121A Project cannot be achieved without the assistance of the Authority; and
- (c) Based on (a) and (b) above, the acquisition and conveyance of the extension of the term of ownership of the Post Office Square Chapter 121A Project constitutes a "demonstration project" under General Laws Chapter 121B, Section 46(f), as amended, and (a) and (b) shall collectively constitute the Demonstration Project Plan; and

FURTHER

VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 20, 2010, relating to a temporary taking in certain parcels bounded generally by Congress Street, Milk Street, Pearl Street, and Franklin Street in Boston, Suffolk County, Commonwealth of Massachusetts, such term of years to expire on July 23, 2050, such taking being subject to the current rights of Post Office Square Redevelopment Corporation and its mortgagee, . . ." be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be 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 enter into and execute a Deed, with Post Office Square Redevelopment Corporation and any and all other related instruments, agreements and documents in connection with the Taking, which the Director, in his sole

discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

The aforementioned SIXTH REPORT AND DECISION AMENDMENT AND ORDER OF TAKING are filed in the Document Book at the Authority as Document No. 7012 & 7013.

Copies of a memorandum dated July 20, 2010 were distributed entitled "CASTLE SQUARE REHABILITATION PROJECT, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL 1, LOCATED AT 476 TREMONT STREET", which included four proposed votes. Attached to said memorandum were three maps indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 1", was introduced, read and considered.

Mr. Erico Lopez, Project Assistant, Attorney Matthew Keifer, Goulston & Storrs, Ms. Ann Moy, Tenants Association, Ms. Carol Reid, Tenants Association, Mr. Terrance, resident and Ms. Deborah Backers, Tenants Association, 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 amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority (the "Authority") and City Redevelopment Corporation dated March 12, 1965 and the Supplementary Land Disposition Agreement by and between the Authority and Trebbershaw Limited Partnership dated as of June 29, 1992 in connection with the Castle Square Rehabilitation Project; and

FURTHER

VOTED: That the Boston Redevelopment Authority adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 1"; and

FURTHER

VOTED: That the Director be, and hereby is, authorized (1) to subordinate the BRA Loan evidenced by the BRA Promissory Note dated June 29, 1992 in the original principal amount of \$2,000,000 ("BRA Promissory Note") to the HUD loan to be received from the HUD Green Retrofit Program, (2) consent to the transfer of the property to CSTO Winn Owner LLC, and in connection therewith restructure the BRA Promissory Note by accepting a \$990,000 partial payment, executing an Allonge to the BRA Promissory Note or an Amended and Restated BRA Promissory Note and subordinating the BRA Loan, as amended, to CSTO Winn Owner LLC's new first mortgage financing, all upon terms and conditions deemed necessary and appropriate by the Director, and (3) to enter into any and all documents in connection with the refinancing of the Castle Square Rehabilitation Project that the Director deems necessary and appropriate and upon terms and conditions determined by the Director to be in the best interest of the Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized (1) to execute petitions for specific repairs to Village Court, Castle Court, Emerald

Court, and Millicent Way by the City of Boston Public Improvement Commission (PIC), and (2) to execute any and all documents deemed necessary and appropriate by the Director in connection with the specific repairs to Village Court, Castle Court, Emerald Court, and Millicent Way; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute documents to allow the expansion of Building 28 to extend within the "Public Travel Easement" along Village Court; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into temporary construction easements for the construction of improvements within Open Space Parcels A through F as set forth on the Plot and Easement Plan of Land, Boston (South End) Mass. Prepared for Castle Square Associates; 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 the Castle Square Rehabilitation Project, all upon terms and conditions determined by the Director to be in the best interests of the Authority.

The aforementioned MINOR MODIFICATION is filed in the Document Book at the Authority as Document No. 7014.

Copies of a memorandum dated July 20, 2010 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCEL P-3 WHITTIER STREET HEALTH CENTER: NEW FACILITY PROJECT, ROXBURY", which included proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant, Ms. Frederica Williams, Whittier Street Health Center and Mr. Frenado Domenich, 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 Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Whittier Street Health Center: New Facility Project, located at the southwest corner of Parcel P-3 in the Campus High School Urban Renewal Area ("Parcel P-3"), in Roxbury (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other 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 Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue the following recommendation to the Zoning Board of Appeal on Petitions BZC-30701 for zoning relief necessary in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated July 20, 2010 were distributed entitled "CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129: PARCEL P-3 AND P-3i", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO THE CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129, WITH RESEPECT TO PARCELS P-3 AND P-3i", was introduced, read and considered.

Mr. Armino 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 adopt the attached Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO THE CAMPUS HIGH SCHOOL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-129, WITH RESEPECT TO PARCELS P-3 AND P-3i".

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7015.

Copies of a memorandum dated July 20, 2010 were distributed entitled "RIDGECREST VILLAGE APARTMENTS, WEST ROXBURY", which included a proposed vote. Attached to said memorandum were twenty landscaping renderings, four parking lot renderings and two maps indicating the location of the proposed project.

Mr. Jay Rourke, Senior Project Manager and Mr. Marc Levin, Chestnut Hill Realty, addressed 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, confirming that the proposed project by Chestnut Hill Realty to develop Ridgcrest Village Apartments in West Roxbury (the "Proposed Project") has complied with the requirements of Small Project Review, under Section 80E-6, of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated July 20, 2010 were distributed entitled "THE SIGNAL BUILDING AT 154 WEST SECOND STREET IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON - NOTICE OF PROJECT CHANGE", which included four proposed votes. Attached to said memorandum were a letter dated June 18, 2010 from Peter Zagorianakos, 184 West Second Street, LLC and a map indicating the location of the project.

Mr. Jay Rourke, Senior Project Manager, Attorney Dennis Quilty, McDermott, Quilty & Miller, Ms. Heidi Burbidge, Senior Project Manger and Mr. Jeff Stuart, addressed the Authority and answered the Members' questions.

Councilor William Linehan is in support for 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 Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code"), which finds that the Notice of Project Change submitted on June 18, 2010 for the 154 West Second Street project, which proposes a seventy-five (75) rental units and one hundred (100) parking spaces (the "NPC Project") does not significantly increase the impacts and no further review of the NPC project is required; (ii) provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the NPC Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to release the Artist Housing Agreement and Affordable Housing Agreement; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated July 20, 2010 were distributed entitled "FIRST REPORT AND DECISION AMENDMENT ON THE OLD COLONY PHASE ONE CHAPTER 121A PROJECT IN THE SOUTH BOSTON NEIGHBORHOOD OF BOSTON", which included a proposed vote. Attached to the memorandum were a document entitled "FIRST REPORT AND DECISION AMENDMENT ON THE OLD COLONY PHASE ONE CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE PROJECT ZONING, AND RELATED MATTERS", a letter dated Jul 12, 2010 from Ruth H. Silman, Nixon Peabody and a map indicating the location of the proposed zoning.

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 document presented at this meeting entitled, "FIRST REPORT AND DECISION AMENDMENT ON THE OLD COLONY PHASE ONE CHAPTER 121A PROJECT FOR THE APPROVAL, UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE PROJECT ZONING, AND RELATED MATTERS," be and hereby is, approved and adopted in all respects.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is filed in the Document Book at the Authority as Document No. 7016.

Copies of a memorandum dated July 20, 2010 were distributed entitled "EXTENSION OF INTERIM DEVELOPER DESIGNATION OF BUILDING 105, ALSO KNOWN AS THE CHAIN FORGE BUILDING, LOCATED AT 105 FIRST STREET IN THE CHARLESTOWN NAVY YARD", which included three

proposed votes.

A Resolution entitled: "RE: AMENDED AND RESTATED INTERUIM DEVELOPER DESIGNATION OF KAVANAGH ADVISORY GROUP , LLC FOR THE CHAIN FORGE BUILDING, ALSO KNOWN AS BUILDING 105, IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55", was introduced, read and considered.

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 Boston Redevelopment Authority hereby adopts the Amended and Restated Resolution of the Boston Redevelopment Authority dated July 20, 2010 re: Interim Developer Designation of Kavanagh Advisory Group, LLC for the Chain Forge Building, also known as Building 105, in the Charlestown Urban Renewal Area Project No. Mass. R-55; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with Kavanagh Advisory Group, LLC or a related entity created and controlled by Kavanagh Advisory Group, LLC for the purpose of providing the Interim Developer with access onto the Chain Forge Building for stabilization work, soil conditions investigation, survey and geotechnical investigation, site preparation, and all related pre-development activities associated with the analysis and feasibility for redevelopment of the Chain Forge Building for a proposed approximately 80,000 to 100,000 square feet of clinical and research space; and

FURTHER

VOTED: That this designation of Kavanagh Advisory Group, LLC as the Interim Developer of the Chain Forge Building, is automatically rescinded without prejudice and without further action by the BRA Board, if the Interim Developer has not completed its analysis and feasibility of its proposed redevelopment for the Chain Forge Building and submitted to the Authority written cost estimates for all work to be performed and a development pro-forma within one year of this designation, both to the satisfaction of the Authority's Director in his sole discretion.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7017.

Copies of a memorandum dated July 20, 2010 were distributed entitled "AUTHORIZATION TO REQUEST BIDS FOR LAMP RERPLACEMENTS FOR SHIPYARD PARK, CHARLESTOWN NAVY YARD", which included a proposed vote.

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 Director be, and hereby is, authorized to request bids for the purchase and installation of 54 replacement lamps within Shipyard Park in the Charlestown Navy Yard at a cost not to exceed \$275,000.00 phased in over a three year period.

Copies of a memorandum dated July 20, 2010 were distributed entitled "AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT FOR VENDING SERVICES FOR PIER 3, CHARLESTOWN NAVY YARD", which included a proposed votes.

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 Director be, and hereby is, authorized to enter into a License Agreement for Vending Services for BRA-owned property at Pier 3, Charlestown Navy Yard for the 2010 summer season (July 1, 2010 through September 30, 2010) with Lunch Box Trolley for a monthly fee of \$650.00 retroactive to July 1, 2010.

Copies of a memorandum dated July 20, 2010 were distributed entitled "AFFORDABLE HOUSING AGREEMENT -16 MINER STREET, FENWAY", which included a proposed vote.

Mr. John Fitzgerald, 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 Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Chairman Jones called for a recess at 7:26 p.m.

Chairman Jones re-adjourned the meeting at 7:36 p.m.

Copies of a memorandum dated July 20, 2010 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 53 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffery Hampton, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: BZC 30503; BZC 30504; BZC 30505; BZC 30506; BZC 30507; BZC 30508; BZC 30510; BZC 30511; BZC 30512; BZC 30513; BZC 30514; BZC 30515; BZC 30516; BZC 30517; BZC 30518; BZC 30519; BZC 30520; BZC 30521; BZC 30522-30523; BZC 30524; BZC 30525; BZC 30526; BZC 30527; BZC 30529; BZC 30530; BZC 30531; BZC 30532; BZC 30533; BZC 30534; BZC 30535; BZC 30536; BZC 30537; BZC 30538; BZC 30539; BZC 30541; BZC 30542; BZC 30543; BZC 30544; BZC 30545; BZC 30546; BZC 30547-30548; BZC 30549; BZC 30550; BZC 30551; BZC 30556; BZC 30565; BZC 30572; BZC 30578; BZC 30579

Copies of a memorandum dated July 20, 2010 were distributed entitled "CHELSEA CREEK SALT WATER WETLANDS RESTORATION", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Valerie Gingrich, Planner II, 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 contract with Durand & Anastas Environmental Strategies and any other documents or agreements that the Director deems appropriate and necessary to assist the Boston Redevelopment Authority with the development of a salt water wetlands restoration proposal for the Chelsea Creek and the completion of a North American Wetlands Conservation Act United States Standard Grant Proposal for a contract amount not to exceed \$15,000.

Copies of a memorandum dated July 20, 2010 were distributed entitled "JAMAICA PLAIN NEIGHBORHOOD DISTRICT (ARTICLE 55)", which included two proposed votes. Attached to said memorandum was a document entitled "MAP AMENDMENT APPLICATION NO. 585, BOSTON REDEVELOPMENT AUTHORITY, JAMAICA HILLS NDOD, MAP 9A AND 9C" AND A DOCUMENT ENTITLED "TEXT AMENDMENT APPLICATION NO. 410, BOSTON REDEVELOPMENT AUTHORITY, JAMAICA PLAIN NEIGHBORHOOD DISTRICT, ARTICLE 55" and a map indicating the location of the project.

Ms. Ines Soto Palmarin, Senior Planner II and Mr. Michael Cannizzo, Senior Architect/Urban Designer, 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 extends the Tentative Designation of Kenney Development Company, Inc., as Redeveloper of Parcel 39A in the Charlestown Navy Yard, for a period not to exceed 180 days, or until December 20, 2010; and

FURTHER

VOTED: That this Tentative Designation be automatically rescinded without prejudice and without any further authorization or approvals by the Boston Redevelopment Authority if Final Designation has not been granted to the Redeveloper within 180 days, or by December 20, 2010.

The aforementioned MAP AMENDMENT AND TEXT AMENDMENT is filed in the Document Book at the Authority as Document No. 7018 A&B.

Copies of a memorandum dated July 20, 2010 were distributed entitled "GREENWAY DISTRICT PLANNING STUDY USE AND DEVELOPMENT GUIDELINES", which included two proposed votes. Attached to said memorandum was a map indicating the location of the project.

Mr. Peter Gori, Senior Manager, Public Realm Projects and Mr. Kairos Shen, Chief City Planner, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously
VOTED: To take the matter under advisement and return to the next meeting.

Copies of a memorandum dated July 20, 2010 were distributed entitled "EXTENSION RENEWAL OF CONTRACT FOR CONSTITUENT RELATIONSHIP MANAGER TECHNOLOGY", which included a proposed vote. Attached to said memorandum was an Order Form from salesforce.com.

Ms. Lisa Hammerle, Deputy Director of Economic Initiatives, 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 three (3) year extension of the contract with Salesforce.com to assist the Economic Development department with the tracking and evaluation of project data related to the department's efforts for an amount not to exceed \$15,600.

Copies of a memorandum dated July 20, 2010 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 et al	\$ 28,743.23
Crosby, Schlessinger, Smallridge	\$ 4,802.51
STOSS Inc	\$ 20,838.00
Crosby, Schlessinger, Smallridge	\$ 7,500.00

Copies of a memorandum dated July 20, 2010 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorization for out of state travel to Toronto, Canada from 9/22/10-9/24/10 for Prataap Patrose to speak at and participate in a conference panel discussion Social Responsibility: "the New Garden".

On a motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be held on Tuesday, August 17, 2010 at 5:30 p.m. and Tuesday, September 14, 2010 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:16 p.m.

Secretary