

**DRAFT – APRIL 13, 2011**  
**BOSTON REDEVELOPMENT AUTHORITY**  
**APRIL 14, 2011 BOARD OF DIRECTORS’ MEETING**  
**SCHEDULED FOR 5:30 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the Minutes of the March 10, 2011 meeting.
2. Request authorization to schedule a Public Hearing on May 12, 2011 at 5:30 p.m. to consider the Berklee College of Music Institutional Master Plan.

**PUBLIC HEARINGS**

3. Request authorization to issue an Adequacy Determination approving the Fifth Institutional Master Plan Amendment to the Northeastern University Institutional Master Plan; to petition the Zoning Commission to consider the IMP First Amendment and associated map amendment; to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for the Grandmarc at Northeastern Residence Hall consisting of a new 720 bed dormitory, common areas and classrooms located at St. Botolph Street; to issue a Certification of Compliance pursuant to Section 80D-6 of the Zoning Code; to issue a Certification of Consistency pursuant to Section 80D-10 of the Zoning Code; and, to enter into Development Impact Project Agreement Amendments, a Cooperation Agreement and associated amendments.

4. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the 49/51/63 Melcher Street project located within the Fort Point Channel neighborhood, which finds that the Notice of Project Change does not significantly increase the impacts to said proposed project; to approve the First Amended and Restated Planned Development Area Development Plan for the 49/51/63 Melcher Street Project within Planned Development Area No. 69, South Boston/The 100 Acres; to petition the Zoning Commission to approve the Amended and Restated PDA Plan; to issue Certification(s) of Consistency upon successful completion of the review process; to issue Certificates(s) of Compliance upon successful completion of the Article 80B Large Project Review process; to execute an amendment to the Development Impact Project Agreement; and, to enter into a Cooperation Agreement, First Source Agreement, a Memorandum of Understanding and Affordable Housing Agreement(s) and Restriction(s).

## **DEVELOPMENT**

### Downtown Waterfront/Faneuil Hall

5. Request authorization to execute a Third Amended and Restated Land Disposition Agreement for Parcels A-6 and A-7, The Marriott Long Wharf Hotel, for renovations including an expanded entrance, common area and storage spaces.
6. Request authorization to enter into License Agreements with Trolley Tour Operators for the 2011 Trolley Tour Vendor Services Program with kiosks located at Long and Central Wharves.

### Mission Hill

7. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the development of 800 Huntington Avenue Project; adopt a “Demonstration Project Plan” which grants the Authority authorization to acquire the air rights by Order by Taking; and, to execute a deed any other documents necessary and appropriate for the proposed project.
- 8 Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the Mission Hill Neighborhood Housing Services: Roxbury Crossing Senior Building consisting of 40 units located along Gurney Street.

### Government Center

9. Request authorization to assign the existing License Agreement establishing the terms and conditions of operation and maintenance of the New England Holocaust Memorial from the New England Holocaust Memorial Committee to Combined Jewish Philanthropies of Greater Boston Inc. and Affiliates.

### Chinatown

10. Request authorization to execute a general construction contract with Fleming Brothers, Inc. for the Mary Soo Hoo Park Site Improvements Project in Chinatown, in an amount not to exceed \$532,374.50.

## Charlestown Navy Yard

11. Request authorization to issue a Scoping Determination waiving further review of Article 80B, Section 80B-5.3(d) and Article 80A-6.2 of the Zoning Code determining the Notice of Project Change adequately addresses any impacts of the proposed project consisting of 49 rental housing units, with 7 affordable units located at Parcel 39A in the Historic Monument Area; to issue a Certificate of Compliance upon successful completion of the Article 80 process, subject to continuing design review; to enter into a Cooperation Agreement and an Affordable Rental Housing Agreement; to enter into a Lease with Kenney Development Company, Inc. as redeveloper; and, to adopt a Final Designation Resolution for said proposed project.

## Charlestown

12. Request authorization to issue a Determination waiving further review of Article 80 of the Zoning Code determining the Notice of Project Change adequately addresses any impact of the proposed project consisting of 87 residential units, with 11 affordable units located at 75 West School Street (Parcel R-2A1); to enter into an Affordable Rental Housing Agreement, a Cooperation Agreement; and a Boston Residents Construction Employment Plan; and, to adopt a Minor Modification to the Charlestown Urban Renewal Plan for the said Parcel.

## South Boston

13. Request authorization to enter into an Amended and Restated Affordable Housing Agreement and Restriction in connection with 154 West Second Street Project to substitute an “Artist Preference” for the four (4) artist units within the Project.

14. Request authorization to recommend the designation of Vertex Pharmaceutical's for the construction of office, research laboratory and ground floor retail/restaurant located at 50 Northern Avenue and office, research laboratory and ground floor retail/restaurant and day care located at 11 Fan Pier Boulevard as a Certified Project to the Massachusetts Economic Assistance Coordinating Council; to petition the City Council for approval of a Tax Increment Financing Agreement; and to approve the Tax Increment Financing Plan.

### Brighton

15. Request authorization to execute a determination and finding that Jewish Community Housing for the Elderly, Inc. has carried out its obligations and performed its duties imposed by Chapter 121A; and, to execute a Certificate of Termination with a termination date of December 31, 2009.

## **PLANNING AND ZONING**

16. Board of Appeal
17. Request authorization to advertise a Request for Proposals for planning, design and engineering services to assist the City of Boston and the Boston Redevelopment Authority to advance conceptual plans for a redesign of portions of City Hall Plaza, in an amount not to exceed \$100,000.

## **ADMINISTRATION AND FINANCE**

18. Request authorization to award from the Inclusionary Development Program Funds to the On Luck Housing Chapter 121A Project, the affordable mitigation from the Kensington Project to be used for the creation of affordable housing and to enter into all documents for such funds including a mortgage, note and an IDP loan agreement.

19. Request authorization to enter into a lease for three Toshiba copiers and a lease for one Ricoh copier for the City Hall Staff for three years, in an amount not to exceed \$103,000.00.
20. Director's Update
21. Contractual
22. Personnel