

DRAFT - MAY 10, 2011
BOSTON REDEVELOPMENT AUTHORITY
MAY 12, 2011 BOARD OF DIRECTORS' ANNUAL MEETING
SCHEDULED FOR 5:30 P.M.

1. Election of Officers.

MINUTES/SCHEDULING

2. Approval of the Minutes of the April 14, 2011 meetings.
3. Request authorization to schedule a Public Hearing on June 16, 2011 at 5:30 p.m. regarding the Quincy Heights 1 & 2 Redevelopment Chapter 121A Project consisting of the rehabilitation and construction of 129 residential units to be developed in two phases at Quincy Heights 1 located at the following scattered sites of 4-6, 5-7 and 8-10 Dunkeld Street, 180 Howard Avenue and 34-38 Cunningham Street, 97-99, 100-102 and 104-106 Woodledge Street, 15 Mascoma Street, 89 Fayston Street and 177-185 Magnolia Street; and Quincy Heights 2 located at the following addresses along Quincy Street, North Side 222 Quincy Street and South Side 219-237 Quincy Street both lots are located opposite each other, all in the Dorchester neighborhood, proposed by the Quincy Heights 1 Limited Partnership and Quincy Heights 2 Limited Partnership sponsored by Dorchester Bay Economic Development Corporation and Quincy Geneva Housing Corporation.

PUBLIC HEARINGS

4. Request authorization to issue an Adequacy Determination approving the Berklee College of Music Institutional Master Plan; to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) Large Project Review of the Zoning Code for the 350 bed student housing, dining hall, music technology area and ground floor retail located at 168 Massachusetts Avenue; to issue a Certification of Compliance upon successful completion of the Article 80, Large Project Review; to issue a Certification(s) of Consistency pursuant to Section 80D-10 of the Zoning Code; to petition the Zoning Commission to consider the Berklee IMP and associated map amendment; and, to enter into a Cooperation.

DEVELOPMENT

South Boston

5. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the rehabilitation of the former District 6 Police Station into 24 apartment units for veterans and their families with administrative services and commercial space located at Athens Street; and, to recommend approval to the Board of Appeal for zoning relief necessary to construct the proposed project.
6. Request authorization to expend \$100,000 of Inclusionary Development Funds to the Reserve Channel project for physical improvements and to contribute to long term capital reserves.

Government Center

7. Request authorization to enter into a Limited Joinder to the License Agreement between the city of Boston and Three Sixty Entertainment Ltd. for use of City Hall Plaza for the performance of the play Peter Pan from September 23, 2011 to January 15, 2012.

Back Bay

8. Request authorization to issue an Adequacy Determination in accordance with Section 80A-6 of the Zoning Code in connection with the Notice of Project Changed for 6 residential units on the upper floors of the mixed-use building located at 4-6 Newbury Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; and, to recommend approval to the Board of Appeal for the necessary variances for the proposed project.

Fenway

9. Request authorization to issue a Scoping Determination waiving further review of Article 80, 5.3(d) of the Zone Code for the construction of 48 residential loft-style units located at 41 Westland Avenue; to issue a Certification of Compliance upon successful completion of the Article 80 process; to recommend approval to the Board of Appeal for the necessary variances for the proposed project; and to enter into a Cooperation Agreement, an Affordable Housing Contribution Agreement, and a Boston Residents Construction Employment Plan.

Roxbury

10. Request authorization to enter into a grant with Jackson Square Partners LLC for \$400,000 of Inclusionary Development Program Funds for the Jackson Square Project, Site II, Phase 1 Buildings D & F known as Jackson Commons.

Charlestown

11. Request authorization to adopt an Order of Taking for a portion of Parcel R-18 in the Charlestown Urban Renewal Plan for the completion of the Rutherford Union Playground; and, to execute a deed to the Parks and Recreation Department for said portion of Parcel R-18.

12. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan for Parcel R-2A1; to issue a Determination waiving the requirement of further review pursuant to the Notice of Project Change pursuant to Article 80, Section 80A-6.2 of the Zoning Code for 87 residential rental units, with eleven affordable units for households earning less than or equal to 70% of area median income and 132 parking spaces located at 75 West School Street; and, to enter into an Affordable Rental Housing Agreement and Restriction, a Cooperation Agreement, a Boston Residents Construction Employment Plan and, an Amended and Restated Land Disposition Agreement.

Central Business District

13. Request authorization to adopt an Order of Taking for a temporary taking of all property rights necessary to lease/enter into a management, operation agreements until December 31, 2012 for 115 Winthrop Square; and, to extend the Parking Management Agreement with AMPCO System Parking, the successor in interest to Network Parking, Ltd., for one year.

Citywide

14. Request authorization to advertise a Request for Proposals for Property Management Landscaping Services to provide construction, repair and maintenance of BRA-owned properties.

Chinatown

15. Request authorization to execute a Design Services Contract with Bargmann Hendrie & Archetype, Inc. for the interior building improvements at the China Trade Building located at 2 Boylston Street, in an amount not to exceed \$(\$587,250.00).

PLANNING AND ZONING

16. Board of Appeal

ADMINISTRATION AND FINANCE

17. Request authorization to enter into a License Agreement with Environmental Systems Research Institute, Inc. for GIS software, support and training, in an amount not to exceed \$90,000.
18. Contractual
19. Personnel