

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of March 24, 2005, which were previously distributed, were submitted.

Copies of a memorandum dated April 7, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: 1143-1149 WASHINGTON STREET AND 83 EAST BERKELEY STREET", which included three proposed votes. Attached to said memorandum were a letter dated April 4, 2005 from Suzanne Kenney, Executive Director to Ms. Maria Faria, Boston Redevelopment Authority, a letter dated February 16, 2005 from Kristin Donovan, Planning to Maria Faria, a letter dated February 22, 2005 from Bryan Glascock, Acting Director of Environment Department to Mark Maloney, Boston Redevelopment Authority, a letter dated February 17, 2005 from Electra Sevier, Friends of Peters Park to Maria Faria, Boston Redevelopment Authority and a map indicating the location of the proposed project.

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

On a motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Project Place ("Redeveloper") as the redeveloper of the 1143-1149 Washington Street and 83 East Berkeley Street in the South End Urban Renewal Area, Project No. Mass. R-56, be extended for an additional six (6) months or until October 15, 2005 to allow time for the Redeveloper to submit the final working drawings and specifications, evidence of availability of equity funds, firm financial commitments and a development schedule for the conveyance specified in the

tentative designation resolution dated July 15, 2004. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by October 15, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER
VOTED:

That the Acting Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Gatehouse Project to be built at 1143-1149 Washington Street and 83 East Berkeley Street in the South End Urban Renewal Area, Project No. Mass. R-56, consisting of a 20,846 square foot, six-story mixed-use building containing ground floor commercial/retail space, office and community room on floors two, three and four, fourteen (14) affordable efficiency rental units on floors five and six of the project, has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER
VOTED:

In reference to the Redeveloper's petition, 1143-1149 Washington Street, to the City of Boston Board of Appeal for four (4) variances and one conditional use permit, as well as approval of the residential unit size, to construct commercial/retail, office, restaurant and fourteen (14) residential dwelling units in a Washington Street Neighborhood Development Area Subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Mr. Mark Maloney entered at this time.

Copies of a memorandum dated April 7, 2005 were distributed entitled "REQUEST TO SCHEDULE PUBLIC HEARING, RE: DEVELOPMENT PLAN FOR BIOSQUARE II GARAGE, PARCEL H WITHIN BIOSQUARE PHASE II – PLANNED DEVELOPMENT AREA NO. 41A, ALBANY STREET, SOUTH END, which included two proposed votes. 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 pursuant to Article 80, Section 80C-5.4 of the Boston Zoning Code, the Boston Redevelopment Authority hereby schedules a public hearing for April 28, 2005 at 2:00 P.M. regarding its consideration of a certain Development Plan for the BioSquare II Garage Parcel H within BioSquare Phase II – Planned Development Area ("PDA") No. 41A; and

FURTHER
VOTED: That the Secretary be, and hereby is, authorized to publish notice of such public hearing pursuant to Section 80A-2 of the Boston Zoning Code.

Copies of a memorandum dated April 7, 2005 were distributed entitled "SCHEDULING OF PUBLIC HEARING ON THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 42, WINGATE AT BRIGHTON", 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 April 28, 2005, at 2:15 p.m. to consider the Amended and Restated Development Plan for Planned

Development Area No. 42, pursuant to Section 80C-5 of the Boston Zoning Code.

Copies of a memorandum dated April 7, 2005 were distributed entitled "TRINITY ASHMONT LIMITED PARTNERSHIP 121A PROJECT: 1950 DORCHESTER AVENUE, DORCHESTER, MA", which included a proposed vote. Attached to said memorandum were two maps 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 publish and provide a Notice regarding a public hearing, to be held on Thursday, May 19, 2005 at 2:00 P.M. in connection with the Application for a proposed Chapter 121A Project, to be known as the Ashmont Trinity Oriented Development, in accordance with the requirements of the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended.

Copies of a memorandum dated April 7, 2005 were distributed entitled "RESCHEDULE PUBLIC HEARING FOR THE COMMUNITY HOPE LIMITED PARTNERSHIP PROPOSED CHAPTER 121A PROJECT TO BE LOCATED AT 2 EAST COTTAGE STREET IN THE ROXBURY NEIGHBORHOOD OF BOSTON", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise in the Boston Herald, a public hearing, to be held on Thursday, May 19, 2005 at 2:15 p.m. in connection with the Application for a proposed Chapter 121A Project, to be located at 2 East Cottage Street, in accordance with the

requirements of Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, and the Boston Redevelopment Authority Rules and Regulations Governing Chapter 121A Projects in the City of Boston, all as amended; and

FURTHER

VOTED: That the Applicant be, and hereby is, required to send a Notice of Public Hearing to said abutters to the Proposed Project as authorized by the preceding vote.

Copies of a memorandum dated April 7, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: SO-CALLED PARCEL 34C", which included two proposed votes. Attached to said memorandum were three maps indicating the location of the proposed project.

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 REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO THE CREATION OF PARCEL 34C".

The aforementioned MINOR MODIFICATIONS are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6619.

Copies of a memorandum dated April 7, 2005 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PROPOSED DISBURSEMENT OF THE CONTRIBUTION MADE BY D4 DEVELOPMENT LIMITED PARTNERSHIP TO BENEFIT CERTAIN NON-

PROFIT SOUTH END ORGANIZATIONS”, which included a proposed vote. Attached to said memorandum were a letter dated April 6, 2005 from Libbie Shufron, BCA President and CEO, Boston Center For The Arts to Mr. Harry Collings, Boston Redevelopment Authority; a letter dated August 3, 2004 from Leo J. Delaney, CEO, Ellis Memorial & Eldredge House, Inc. to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority; a letter dated April 1, 2004 from Donovan Walker, Founder & President, Showdown Youth Development, Organization, Inc. to Mr. Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority; a letter dated November 13, 2004 from Sandy Martin, Coordinator, South End/Lower Roxbury Youth Workers’ Alliance to Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority; a letter dated February 3, 2004 from David Lapin, Executive Director, Community Music Center of Boston to Ms. Randi Lathrop, Director, Community Planning, Boston Redevelopment Authority; a letter dated January 6, 2005 from Reverend Cheng Imm Tan, Executive Director, Mayor’s Office of New Bostonians; an invoice dated March 29, 2005 from Paul Rikulis, Executive Director, South End Youth Baseball to Harry Collings, Boston Redevelopment Authority; a letter from Tristram Blake, Executive Director, South End Community Health Center to Harry Collings, Executive Director/Secretary, Boston Redevelopment Authority

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into grant agreements for the disbursement of \$83,000 from the contribution made by D4 Development Limited Partnership to the following organizations: (1) \$10,000 to Ellis Memorial & Eldredge House, (2) \$8,000 to Showdown Youth Development Organization, Inc., (3) \$10,000 to South End/Lower Roxbury Youth Workers’ Alliance, (4) \$10,000 to Community Music Center of Boston, (5) \$10,000 to English

for New Bostonians of the Mayor's Office of New Bostonians, (6) \$10,000 to Boston Center for the Arts, (7) \$10,000 to South End Community Health Center, (8) and \$15,000 to South End Youth Baseball.

Copies of a memorandum dated April 7, 2005 were distributed entitled "NASHUA STREET RESIDENCES PROJECT", which included five proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager, Attorney Martin Healey, Goodwin Procter, Mr. Stephen Hill, architect and Mr. Chris Maher, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Ms. Nicole Leo, Mayor's Office of Neighborhood Services

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized for and on behalf of the Boston Redevelopment Authority, to issue a Preliminary Adequacy Determination waiving further review of the proposed redevelopment of The Nashua Street Residences to consist of approximately 363 residential rental units, consisting of approximately 121 rental units and 242 condominium units, with approximately 244 above-grade parking spaces, subject to continuing design review by the BRA; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Compliance for the Nashua Street Residences

project upon successful completion of the Article 80 review process; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to recommend approval to the Zoning Board of Appeal on Petition BZC-26190 for zoning relief necessary to construct the project; and

FURTHER
VOTED: That the Director be, and hereby is, authorized for and on behalf of the BRA, to execute and deliver and all agreements and documents which the Director in his sole discretion deems appropriate and necessary, upon terms and conditions determined to be in the best interest of the BRA in connection with the Proposed Project, including but not limited to a Cooperation Agreement and a Boston Residents Construction Employment Plan; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement with the Redeveloper in compliance with the BRA policy for inclusionary development.

Copies of a memorandum dated April 7, 2005 were distributed entitled "MINOR MODIFICATIONS TO THE NORTH STATION URBAN RENEWAL PLAN", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: : MINOR MODIFICATIONS OF THE NORTH STATION URBAN RENEWAL PLAN WITH RESPECT TO PARCEL 2 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THE MINOR

MODIFICATIONS”, was introduced, read and considered.

On a motion duly made and seconded, it was unanimously

VOTED: That the resolution presented at this meeting entitled
“RESOLUTION OF THE BOSTON REDEVELOPMENT
AUTHORITY RE: MINOR MODIFICATIONS OF THE
NORTH STATION URBAN RENEWAL PLAN WITH
RESPECT TO PARCEL 2 AND AUTHORIZATION TO
PROCLAIM BY CERTIFICATE THE MINOR
MODIFICATIONS” is hereby approved and adopted.

The aforementioned MINOR MODIFICATIONS are incorporated in the
Minutes of this meeting and filed in the Document Book of the Authority as
Document No. 6620.

Copies of a memorandum dated April 7, 2005 were distributed entitled
“SUFFOLK UNIVERSITY RELOCATION OF INSTITUTIONAL USE TO 73
TREMONT STREET, MIDTOWN”, which included two proposed votes.
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 Boston Redevelopment Authority (“BRA”) hereby:
(1) authorizes the Director to issue a Determination pursuant
to Section 80A-6 of the Boston Zoning Code (“Code”)
waiving further review under Section 80B of the Code for
the proposed relocation of Suffolk administrative offices,
faculty offices, library facilities, and related institutional uses
to the building known as 73 Tremont in downtown Boston
(the “Proposed Project”); (2) authorizes the Director to issue
a Certification of Compliance pursuant to Section 80B-6 of
the Code for the Proposed Project; (3) authorizes the Director

to issue a Certification of Consistency pursuant to Section 80D-10 of the Code for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby, is authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan and an amendment to the existing Cooperation Agreement dated April 1, 2002 between Suffolk and the BRA.

Copies of a memorandum dated April 7, 2005 were distributed entitled "2004 COMMUNITY ARCADE FOOD SERVICES PROGRAM, CITY HALL PLAZA, REQUEST FOR PROPOSALS", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Maggie Geodecke, Project Assistant, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary of the Boston Redevelopment Authority be, and hereby is, authorized to advertise and solicit proposals for the 2005 Food Services Program, substantially in the form as presented at this meeting; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, without the necessity of any further votes by the Boston Redevelopment Authority, to select one or more food services providers for the 2005 Food Services Program and to enter into management or other agreements with one or more selected

providers on such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated April 7, 2005 were distributed entitled "269 COMMERCIAL STREET, SARGENT'S WHARF", which included two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise Request for Proposals for the parking management and maintenance of the BRA-owned parcel located at 269 Commercial Street at Sargent's Wharf in the Downtown Waterfront Faneuil Hall Urban Renewal Area; and

FURTHER

VOTED: That the Director be, and hereby is, authorized without the need of further action by this Board to enter into a management agreement and/or any other documents for the parking management and maintenance of Sargent's Wharf at 269 Commercial Street on such terms and conditions as the Director deems necessary and appropriate.

Copies of a memorandum dated April 7, 2005 were distributed entitled "PIER 11, CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR BARGE BERTHING, BOSTON FOUR CELEBRATIONS, INC.", which included a proposed vote. Attached to said memorandum were a document entitled "LICENSE AGREEMENT BY AND BETWEEN BOSTON REDEVELOPMENT AUTHORITY AND BOSTON FOUR CELEBRATIONS, INC. and two maps indicating the location of the proposed project.

Mr. Francis Collins, 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 and execute a temporary License Agreement with Boston Four Celebrations, Inc., permitting the use and occupancy of Pier 11 in the Charlestown Navy Yard for the berthing of a barge used for the annual fireworks display for a period of 17 days, from June 22 - July 8, 2005. The License Agreement shall be substantially in the form submitted to the Boston Redevelopment Authority at its meeting of April 7, 2005, subject to such changes that the Director in his sole discretion deems to be in the best interest of the Boston Redevelopment Authority.

The aforementioned LICENSE AGREEMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6621.

Copies of a memorandum dated April 7, 2005 were distributed entitled "PIER 3 CHARLESTOWN NAVY YARD, BRYANT ASSOCIATES, INC. EXTENSION OF CONTRACT TIME", 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 Director be, and hereby is, authorized to execute an extension of Contract time to the Engineering and Design Services Contract with Bryant Associates, Inc. extending the time of performance from April 29, 2005 to April 28, 2006 for the continuation of engineering and design services related to the Reconstruction of Pier 3 in the Charlestown Navy Yard, with no change to the contract amount.

Copies of a memorandum dated April 7, 2005 were distributed entitled "INTERNATIONAL CARGO CENTER OF NEW ENGLAND 329 & 333 NORTHERN AVENUE, 6 & 10 DRYDOCK AVENUE PARCELS D, E, T AND T1 IN THE BOSTON MARINE INDUSTRIAL PARK", which included three proposed votes. Attached to said memorandum were a letter dated February 28, 2005 from Stephen F. Lynch, Congressman 9th District, Massachusetts to Mr. Nick Haney, Project Manager, Boston Redevelopment Authority, a letter dated March 24, 2005 from James E. Kelly, Boston City Council to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a letter dated March 2, 2005 from Michael F. Flaherty, President Boston City Council to Mr. Mark Maloney, Director, Boston Redevelopment Authority, a letter dated February 28, 2005 from Jack Hart, Massachusetts State Senator to Mr. Nick Haney, Project Manager, Boston Redevelopment Authority, a letter from Brian P. Wallace, Massachusetts State Representative, 4th Suffolk District to Mr. Nick Haney, Project Manager, Boston Redevelopment Authority and two maps indicating the location of the proposed project.

Mr. Nick Haney, Project Manager and Mr. Neil Fitzpatrick, Geo-Trans International, Inc., 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 waiving further review under Section 80B-5.4(c)(iv) of the Boston Zoning Code, which (i) finds that the Project Notification Form and the additional materials adequately describe the potential impacts arising from the International Cargo Center of New England project, and provides sufficient mitigation measures to minimize those impacts, and (ii) waives further review of the International Cargo Center of New England project, under

subsections 5 of Section 80B-5 of the Boston Zoning Code,
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 International Cargo
Center of New England project, upon the successful
completion of all Article 80 processes; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to execute
any and all other documents which the Director deems
appropriate and necessary in connection with the
International Cargo Center of New England project, all upon
terms and conditions determined to be in the best interests
of the Boston Redevelopment Authority.

Copies of a memorandum dated April 7, 2005 were distributed entitled
"BOARD OF APPEAL REFERRALS", attached to which were 47 zoning petitions
prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, addressed the Authority and answered the
Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-26052; BCZ-26053; BZC-26054; BCA-26056; BZC-26057;
BZC-26061; BZC-26062; BZC-26063; BZC-26064; BZC-26065;
BZC-26066/26067; BZC-26070&26074; BZC-26075/26076;
BZC-26077; BZC-26079; BZC-26080; BCZ-26081; BZC-26083;
BZC-26084; BZC-26085; BZC-26086; BZC-26087; BZC-26088;
BZC-26089; BZC-26090/26092; BZC-26093; BZC-26094; BZC-
26097; BZC-26098; BZC-26099/26100; BZC-26109; BZC-
26110/26111; BZC-26112; BZC-26113; BZC-26114; BZC-

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Mark Maloney, Director, Jill Griffin, Assistant Director for Economic Initiatives, Economic Development Division and Kristen Keefe, Retail Sector Manager, Economic Development Division, to travel to Las Vegas, Nevada, May 22-25, 2005 to attend the 2005 International Conference of Shopping Centers, *ISCS Spring Convention* at a cost of \$1335 (\$445 for each attendee) for conference registration plus travel expenses.

VOTED: That the next meetings of the Authority will be held on Thursday, April 28, 2005 at 2:00 P.M.; Thursday, May 19, 2005 at 2:00 P.M.; Thursday, June 9, 2005 at 2:00 P.M.; and Thursday, June 30, 2005 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:56 p.m.

Secretary