

**DRAFT - SUBJECT TO REVISION**  
**BOSTON REDEVELOPMENT AUTHORITY**  
**AUGUST 13, 2009 BOARD OF DIRECTORS' MEETING**  
**SCHEDULED FOR 5:30 P.M.**

---

**MINUTES**

1. Approval of the Minutes of the July 16, 2009 meeting.

**DEVELOPMENT**

South End

2. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the rehabilitation of the existing Concord Baptist Church into nine residential units located at 199 West Brookline Street; and, to recommend approval to the Board of Appeal for necessary variances for the proposed project.
3. Request authorization to enter into a temporary License Agreement with South End/Lower Roxbury Open Space Land Trust for use and occupancy of a cobblestone street located at what was formerly Cabot Street for the Frederick Douglass Square Market.

Longwood Medical

4. Request authorization to waive further review of the Beth Israel Deaconess Medical Center Institutional Master Plan Notification Form for Renewal and to approve the Institutional Master Plan Renewal for five years; to waive the requirement of the Scoping Determination and to issue an Adequacy Determination approving the Institutional Master Plan Renewal.

## Roxbury

5. Request authorization to convey 2406 Washington Street, formerly known as Boston Children's Service Center, to the City of Boston Property & Construction Management Department for the construction of the new Area B-2 Police Station; to release the Land Disposition Agreement covenants and restrictions that apply to the site; and, to execute a deed and all documents necessary for the conveyance in connection with the Dudley Vision Project.
6. Request authorization for a one-year extension to the tentative designation of Jackson Square Partners, LLC as redeveloper for the proposed project to consisting of 429 mixed-income residential units, retail and office spaces ad a recreational/community center space at Jackson Square.

## Washington Park

7. Request authorization to issue a Certificate of Completion to Meetinghouse Cooperative Bank for a two-family home, including one affordable unit located at 76 Munroe Street.

## Midtown Cultural

8. Request authorization to petition the Public Improvements Commission to discontinue portions of 523-525 Washington Street (Modern Theatre); to adopt an Order of Taking; and, to execute a deed regarding a conveyance to Suffolk University to enable the development of a 200-bed student residence, a 185-seat studio theater, art gallery/pre-function space and supportive space at 523-525 Washington Street

## Citywide

9. Request authorization to enter into and execute a MOU with the Suffolk County Sheriff's Department, permitting the implementation of the Suffolk County Sheriff's Department Community Works Program, in an amount not to exceed \$47,840.00.

### Charlestown Navy Yard

10. Request authorization to enter into a License Agreement with Cold Stone Creamery and Lunch Box Trolley for vending services at Pier 3 for the 2009 summer season.
11. Request authorization for the tentative designation of Kavanagh Advisory Group as redeveloper of the Chain Forge Building, a/k/a Building 105, located at 105 First Street in the Charlestown Navy Yard for 100,000 square feet of clinical and research space with 175 parking spaces.

### South Boston

12. Request authorization to amend the Cooperation Agreement with A Street Properties I LLC, A Street Properties II LLC, A Street Properties III LLC and A Street Properties IV LLC, collectively in connection with the Channel Center Project to defer receipt of the Mitigation Funds.

### Dorchester

13. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of forty affordable elderly rental units and 5,800 feet of commercial space located at 278 Blue Hill Avenue by Nuestra Comunidad Development Corporation; to enter into an Affordable Housing Agreement for all of the units to be sold to households earning 80% Area Median Income; and, to recommend approval to the Board of Appeal for the necessary various for the proposed project.
14. Requests authorization that the Director execute and deliver a Second Amendment to the Affordable Housing Agreement in connection with the Crescent Court project at 946 Dorchester Avenue in Dorchester.

15. Request authorization to approve the “Demonstration Project” established on January 29, 2009 under Massachusetts General Laws Chapter 121B, Section 46(f) in connection with the acquisition and disposition of foreclosed properties at part of the Mayor’s Foreclosure Intervention Initiative; to adopt an Amendment to the Demonstration Project Plan to authorize the acquisition of foreclosed properties located at 38 Hawthorne Street, Roxbury; and, to execute all documents necessary for the acquisition and disposition of said foreclosed properties.

### North Station

16. Request authorization to execute the First Amendment to the Affordable Housing Agreement for the Strada 234 project located at 226 Causeway Street to eliminate the minimum income restriction for the rental units.

## **PLANNING AND ZONING**

17. Request authorization to petition the Zoning Commission to extend the South Boston Waterfront Interim Planning Overlay District for one year.
18. Request authorization to approve the proposed text amendment to the Flood Hazard District (Article 25) to adopt the current Flood Insurance Study report and Flood Insurance Rate Map resulting from the re-evaluation of flood hazards in Boston by the Federal Emergency Management Agency
19. Request authorization to petition the Zoning Commission to adopt a map amendment to change the existing zoning at 20 Eustis Street Roxbury from open Space Cemetery to Economic Development Area.
20. Board of Appeal

## ADMINISTRATION AND FINANCE

21. Director's Update
22. Contractual
23. Request authorization for approval of the Boston Redevelopment Authority's Fiscal-Year 2010 Operating Budget.
24. Personnel