

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JANUARY 8, 1981

The Members of the Boston Redevelopment Authority met in regular session at the office of- the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:30 p.m., January 8, 1981. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
Joseph J. Walsh
James K. Flaherty
William A. McDermott, Jr.

Absent

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:30 p.m. on January 8, 1981, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title Secretary

December 30, 1980

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on December 30, 1980, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this eighth day of January, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of December 18, 1980 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

John Avault	\$ 2,025.00
Applied Logic Corp.	317.63
Bayside Engineering Associates, Inc.	1,939.96
Louis Berger & Associates, Inc. & H, W. Lochner, Inc.	2,941.32
D. Cicconi, Inc.	57,505.73
D. Cicconi, Inc.	67,186.12
Econometric Model Project, Dept. of Economics, Univ. of Mass.	1,250.00
Excelon Security Services, Inc.	9,424.80
Filippone & Son Construction Co., Inc.	10,308.39
Filippone & Son Construction Co., Inc.	2,502.00
Green International Affiliates, Inc.	3,082.48
CE Maguire, Inc.	20,400.40
CE Maguire, Inc.	19,682.12
John Mahoney Construction Co., Inc.	95,399.32
John Mahoney Construction Co., Inc.	135,704.08
Modern Continental Construction Co., Inc.	50,975.48
Modern Continental Construction Co., Inc.	59,270.67
New England Chain Link Fence Co.	5,453.19
Universal Engineering Corp.	1,311.23
Universal Engineering Corp.	3,688.99
James Pickman	4,000.00
Frank B. Rogers	1,500.00
Ann Beha Associates	1,000.00
Real Property Resources Corporation	4,000.00
Paul McGowan	7,500.00
Paul McGowan	2,500.00
Coopers & Lybrand	27,644.55

Copies of a memorandum dated January 8, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel R-11D-1 and R-11D-2, Tentative Designation of Redevelopers, attached to which were copies of a Resolution, a letter from the Charlestown Savings Bank, a Redeveloper's Statement for Public Disclosure and a Redeveloper's Statement of Qualifications and Financial Responsibility for both redevelopers, and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF WILLIAM F. HALEY DISPOSITION PARCEL R-11D-1 AND TENTATIVE DESIGNATION OF KENNETH AND HELEN TIBBETTS DISPOSITION PARCEL R-11D-2 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" was introduced, read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4032.

Copies of a memorandum dated January 8, 1981 were distributed re Downtown Waterfront Project, Mass. R-77, Approval of Payment, Tidelands License Fee, Long Wharf, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to make the statutory license payment to the Commonwealth of Massachusetts for the Long Wharf Tidelands License in an amount not to exceed \$18,360 out of Community Development; Funds.

Copies of a memorandum dated January 8, 1981 were distributed re South Cove Project, Mass. R-92, Site Preparation Contract "PH" Filippone & Son Construction Co., Inc. Reduction in Retainage, attached to which were copies of an invoice dated December 30, 1980; a letter dated December 30, 1980 from Filippone & Son Construction Co., Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 4A₃ a portion of the retainage in the amount of \$1,796.78 by Filippone & Son Construction Co., Inc. for Site Preparation Contract "PH" in the South Cove Project, Mass. R-92, is approved for payment.

Copies of a memorandum dated January 8, 1981 were distributed re Stuart Street Access Road, Permission to Execute a Renewal Contract, Universal Engineering Corp., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a renewal contract for engineering services for the Stuart Street access road with Universal Engineering Corp., in the amount of \$75,000; such contract to take effect January 15, 1981 and to continue through March 15, 1981.

Copies of a memorandum dated January 8, 1981 were distributed re Proposed Contract Amendment with WZMH.Habib, Inc. for Design Services for the South Station Air Rights Project, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract amendment with the architectural firm of WZMH.Habib, Inc. of Boston, to extend the time of its contract to July 1, 1981, with an increase of funds of \$45,000 to be funded from state and federal sources through the MBTA-BRA Design Agreement.

On a motion by Mr. Flaherty, it was

VOTED: To take from the table a memorandum dated December 4, 1980 re Tentative Designation of Redeveloper for The Cox Building in the Campus High Urban Renewal Area, attached to which were copies of a Resolution; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; and Compiled Financial Statements dated October 31, 1979.

Mr. McDermott voted "Nay"¹¹. The Chairman stepped down and voted "Aye".

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF THE JOHN B. CRUZ CONSTRUCTION COMPANY, INC., AS REDEVELOPER OF PARCELS 131A-3, 131A-2, 131A-1, 131A-11 and 131A-10 in NO. MASS. R-129" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: To adopt the Resolution as read and considered.

Mr. McDermott voted "Nay".

The Chairman stepped down and voted "Aye"

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4033.

Copies of a memorandum dated January 8, 1981 were distributed re Application and Contract Authorization, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION AUTHORIZING FILING AN APPLICATION WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR ASSESSMENT OF THE POTENTIAL FOR DISTRICT HEATING AND COOLING SYSTEMS IN BOSTON" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4034.

Copies of a memorandum dated January 8, 1981 were distributed re Authorization to Extend the Personal Services Contract with Ellen J. Lipsey, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Boston Landmarks Commission, a four month extension to the personal services contract with Ellen J. Lipsey in an amount not to exceed \$3,000 for a period ending the first of May, 1981, funding to be out of Landmarks Commission funds.

Copies of a memorandum dated January 8, 1981 were distributed re Recommend Approval of Amendment to the Consultant Contract with James Pickman, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be authorized to execute an amendment to the contract with James Pickman for an additional 90 days commencing January 18, 1981, for a total fee not to exceed an additional \$13,500, said funds to be reimbursed to the Authority out of the HUD-UDAG funds.

Mr. McDertnott voted "Nay".

Copies of several memoranda dated January 8, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously VOTED: To approve, the Director's recommendations relating to Petition Nos. Z-4944, Z-4945, Z-4952-4954, Z-4959, 2-4964, Z-4970, Z-4972, Z-5011, Z-5012-5013, Z-5015, 2-5021, 2-5031, Z-5032, 2-5041, Z-5054-5056.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4035.

Copies of several memoranda dated January 8, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was VOTED: To accept the resignation of Barbara Heudorfer, Coordinator of Residential Development, at \$30,000 per year, effective January 9, 1981.

Mr. McDermott voted "Nay".

The Chairman stepped down and voted "Aye".

On motion duly made and seconded, it was unanimously VOTED: To approve twenty days advance sick leave to {Catherine A. Scalfani, Administrative Secretary in the Community Development Department, Charlestown Navy Yard, effective January 5 through January 30, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Matthew A. Coogan, Coordinator, South Station/Lafayette Place, for travel to Washington, D. C. on January 12 - January 14, 1981.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Vivien Li, Project Manager, Air Quality Technical Assistance Grant; and Eugenie Beal of the Boston Air Pollution Control Commission; for attendance at the U. S. Environmental Protection Agency "Conference for Potential Brokers of Emission Reduction Credits" in Washington, D. C, on January 26, 1981.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the Director; Brian Fallen, Deputy Director for Management; Christopher Carlaw, Coordinator of Commercial Development Analysis; Board Members; and the Secretary to attend the National Council for Urban Economic Development Training Institute in Savannah, Georgia, January 26-29, 1981; at an individual registration fee of \$375.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Carole Mathieson, David Trietsch, Liza Kuznick, Alice Gray, Jason Kelly, Joan Smith and Susan Allen for attendance at the Citizens Housing and Planning Association Seminar "Revitalizing Cities Without Displacement" in Boston on January 7, 1981, at an individual registration fee of \$10.

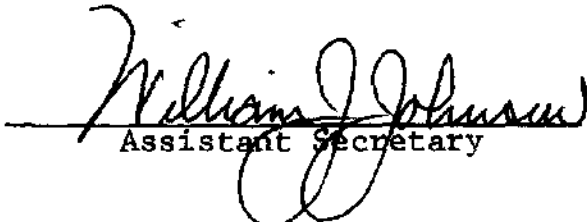
PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it -was unanimously
VOTED: To reimburse consultant Ian Calderon for travel
expenses from New York to Boston and return, on
October 7, 1980.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, January 22, 1981, at 2:30 p.m.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn.

The meeting adjourned at 2:57 p.m.


Assistant Secretary