

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JANUARY 22, 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 22, 1981. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Robert L. Farrell	
Joseph J. Walsh	
James K. Flaherty	
William A. McDermott, Jr.	

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 22, 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 _____

January 16, 1981

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 January 16, 1981, 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 twenty second day of January, 1981. r


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of January 8, 1981 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:

Banfield & Associates, Inc.	\$ 1,520.00
P. Caliacco Corp.	58,365.39
D. Cicconi, Inc.	58,963.37
D. Cicconi, Inc.	35,506.92
Excelon Security Services, Inc.	3,769.92
Halcyon, Ltd.	10,356.92
jet-A-Way, Inc.	5,086.72
James O. McFarland, Inc.	38,175.00
The Modern Continental Construction Co., Inc.	72,759.61
New England Chain Link Fence Co.	3,598.70
Margaret C. O'Brien	406.25
John Avault	1,106.25
D. Clancy & Sons Co.	43,520.00
Edwards & Kelcey, Inc.	16,691.67
Fleming Bros., Inc.	960.00
Susan E. Jaster	720.00
Tibbetts Engineering Corp.	1,321.73
Service Bureau Company	862.27
Access International Inc.	32,010.00
James Pickman	2,011.95

Copies of a memorandum dated January 22, 1981 were distributed re Charlestown Navy Yard Reuse Appraisal Contracts Richard J. Dennis and John E. O'Neill, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a Change Order to contracts with Richard J. Dennis and John E. O'Neill by extending the time for completion of each contract to July 6, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated January 22, 1981 were distributed re Security Guard Services Charlestown Navy Yard, attached to which were copies of a Tabulation of Bids; a letter dated January 16, 1981 from Liberty Security Guard Services, Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority grant leave to Liberty Security Guard, Inc. to withdraw their bid without prejudice because they find that it will not be possible to perform services as required; and that the Director be further authorized to enter into a contract with Excelon Security Services, Inc. of 80 Boylston St., Boston, Mass, for security services at the Charlestown Navy Yard. Such contract shall be at the rate of \$6.23 per hour per man and to contain such terms as the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated January 22, 1981 were distributed re Charlestown Project, Mass. R-55 Site Preparation Contract "B-1", Change Order No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract "B-1" in the Charlestown Project, Mass. R-55 (E.P.A. Grant No. C-250-509-01) extending the contract time to July 1, 1981, be approved with no change in the contract price and the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 1 with Umbro & Sons Construction Corp,

Copies of a memorandum dated January 22, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract 17A UN & CDBG, Change Order No. 1, attached to which were copies of Change

* Order No. 1 and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 1 to Site Preparation Contract
"17A" in the South End Project, Mass. R-56, in the
amount of \$2,304.28, with no change in the contract
time, be approved and the Director of Engineering is
hereby authorized by and on behalf of the Authority
to execute said Change Order with John Mahoney
Construction Company, Inc.

Copies of a memorandum dated January 22, 1981 were distributed
re South End Project, Mass. R-56 Site Preparation Contract "H-3T",
Umbro & Sons, Inc. for Fidelity & Deposit Co. of Maryland (formerly
Coughlan Construction Company), Change Order No. 5, which included a
proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 5 to Site Preparation Contract
"H-3T" in the South End Project, Mass. R-56, extending
the contract time to March 31, 1981 from December 31,
1980, with no change in the contract amount, be
approved subject to EPA and Mass. DWPC approval, and
the Director of Engineering is hereby authorized by and
on behalf of the Authority to execute said Change Order
with Umbro & Sons, Inc.

The Director distributed copies of a memorandum dated
January 22, 1981 entitled "First Amendment to Report and Decision on
the 121A Application of 1000 Washington, Inc.", which included a
proposed vote and a copy of the "First Amendment to the Report and
Decision on the Application of 1000 Washington, Inc. for Authorization
and Approval of a Project Under Massachusetts General Laws (Ter.Ed.)
Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960, to be
Undertaken and Carried Out by a Corporation Organized Pursuant to,
M.G.L, Chapter 156B, and Approval to Act as an Urban Redevelopment
Corporation Under Said Chapter 121A".

On motion by Mr. Flaherty, seconded by Mr. McDennott, it was
unanimously

VOTED: To table the matter until further information is
presented concerning parking.

The Director informed the Authority of the importance of the
first three variances requested because it would delay the construction
of the building.

Mr. Flaherty moved to reconsider the matter. The Chairman
stepped down to second it. It was unanimously

VOTED: To take the matter off the table and reconsider.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was
unanimously

VOTED: To grant leave to the applicant to withdraw the request
for the parking variance; and

FURTHER

VOTED: That the applicant appear before the Authority at the
next meeting to discuss this matter more completely.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was
unanimously

VOTED: That the Boston Redevelopment Authority hereby approves
and adopts the attached "First Amendment to the Report
and Decision on the Application of 1000 Washington,
Inc., for Authorization and Approval of a Project
Under Mass. General Laws (Ter.Ed.) Chapter 121A and
Chapter 652 of the Acts of 1960, to be Undertaken and
Carried Out by a Corporation Organized Pursuant to
Mass. General Laws Chapter 156B, and Approval to Act
as an Urban Redevelopment Corporation Under Said
Chapter 121A".

The aforementioned First Amendment to the Report and Decision
is filed in the Document Book of the Authority as Document No. 4036.

Copies of a memorandum dated January 22, 1981 were distributed re South Cove Project, Mass. R-92, Extension of Time Reuse Appraisal Contracts, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a Change Order to the contracts with Richard Dennis and Frank Rogers by extending the time for completion of each contract to July 19, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated January 22, 1981 were distributed re Washington Park Project, Mass. R-24, Extension of Time Reuse Appraisal Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue an amendment to the reuse appraisal contract with Frank B. Rogers extending the time for completion to July 30, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated January 22, 1981 were distributed re Washington Park Project, Mass. R-24 Disposition Parcel C-1B, Rescission of Redeveloper, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Montessori Family Centre, Inc. as redeveloper of Parcel C-1B in the Washington Park Urban Renewal Area, be and hereby is rescinded; and further authorizes the Director to advertise or seek development interest for the parcel.

Copies of a memorandum dated January 22, 1981 were distributed re Proposed Amendment to Contract with FenPAC, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the agreement dated June 30, 1980 with FenPAC to provide for an increase of \$25,000 to the upset price and an extension of contract performance until June 30, 1981, subject to HUD approval of FenPAC funds in the Authority's Urgent Needs Budget.

Copies of a memorandum dated January 22, 1981 were distributed re Fenway Project, Mass. R-115 Disposition Parcel 12GHI, Tentative Designation of Redeveloper, attached to which were copies of a Resolution and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF DAVID SCONDRAS DISPOSITION PARCEL 12GHI IN THE FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. R-115" 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. 4037.

Copies of a memorandum dated January 22, 1981 were distributed re Open Space Management Program Permission to Advertise Equipment Rental Contracts, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized, in accordance with the Authority's contracts with the City of Boston for the Open Space Management Program to advertise for bids for the rental of one (1) Rear Loading Refuse Compaction Unit with Operator and Removal of 60-80 Tons of Refuse Per Month and one (1) Shovel Loader with Operator. All contract bids are¹to be submitted to the Authority for its review, approval and/or rejection.

Copies of a memorandum dated January 22, 1981 were distributed re Approval of Contract with Robert Drennan for Appraisal Services for Business Relocation Section, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Robert M. Drennan for appraisal services for a one year period for a maximum contract price of \$5,000 at an hourly rate of \$20.00. This agreement to be effective November 1, 1980.

Copies of a memorandum dated January 22, 1981 were distributed re Approval of Contract Amendment with Anthony Grugnale for Consulting Services in All Urban Renewal Areas, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to amend the contract between the Boston Redevelopment Authority and Anthony Grugnale to provide for an extension in the contract performance time through December 31, 1981, with no increase in the contract price.

Copies of a memorandum dated January 22, 1981 were distributed re Consultant Services Contract - Barry Abramson, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to enter into a consultant services contract with Barry Abramson for a period of nine (9) months effective February 2, 1981 for a sum not to exceed \$16,500 to be paid from the UMTA Downtown Crossing Grant.

Mr. McDermott voted "Nay".

Copies of a memorandum dated January 22, 1981 were distributed re Consultant Services Contract - Lana Choy, attached to which were copies of a Resume and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to enter into a consultant services contract with Lana Choy for a period of one month effective January 23, 1981, for a sum not to exceed \$500 to be paid from the UKTA Downtown Crossing Grant.

Mr. McDermott voted "Nay".

Copies of several memoranda dated January 22, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petitions Z-5049-5050, brought by Boston Center for the Arts, 517-529 Tremont Street, and 10-12 Warren Ave., Boston, for a conditional use to combine lots and use premises for open air parking for fee in a General Business (B-4) District, the Boston Redevelopment Authority recommends action be deferred pending a meeting between the Authority and the applicant to discuss rental charges.

Mr. McDermott moved to approve Petition Z-5057. The motion failed to carry for want of a second.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5057, brought by Thomas Hammond, 490 Dudley Street, Roxbury, for a forbidden use and a variance for change of occupancy from one family dwelling and beauty parlor to three family dwelling in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial as submitted. Proposed three family conversion is inappropriate. Neighbors indicate support of two family occupancy.

On motion duly made and seconded, it was unanimously
VOTED: To approve the Director's recommendations relating to
Petition Nos. Z-5027, Z-5028, Z-5029, Z-5030, Z-5034,
Z-5036-5037, Z-5038, Z-5039, Z-5040, Z-5042, Z-5043,
Z-5044, Z-5048, Z-5059, Z-5068, Z-5070.

The aforementioned Board of Appeal Referrals are filed in the
Document Book of the Authority as Document No. 4038.

Copies of several memoranda dated January 22, 1981 were
distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was
VOTED: To accept the resignation of Robert J. Gaudette,
Technician IV, at \$16,440 per year, effective
January 23, 1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: To deny the Director's request with respect to the
attendance of Peter Stam, Consultant, at the
Strategic Planning for Information Systems Seminar
at Harvard University on March 4-5, 1981, at an
individual cost of attendance of \$595.00.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Steve Vega of the Air
Pollution Control Commission for attendance at the
Environmental Law and Enforcement Course at Tufts
University in Medford, Massachusetts February 10 -
May 12, 1981, at an individual attendance fee of \$100.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize the Director, Robert J. Ryan, for travel to New York City on January 14-16, 1981, to meet with the financial community and the Wall Street Journal to discuss development in Boston and the impact of Proposition 2%.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Richard Carver, Deputy Director for Community Development, for attendance at NAHRO's Third Annual Legislative Conference, February 8-10, 1981, in Washington, D. C., at an individual registration fee of \$115.00.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Karen S. Freeman of Dorchester, to work as a volunteer intern in the Research Department for approximately ten hours per week for the period January to May, 1981, at no cost to the Authority.

The Chairman stated that action should be taken by the Authority on the appeal by Robert E. McGovern from the decision of the Grievance Council of the Affirmative Action Advisory Council on which matter the Authority held a hearing in Executive Session on December 4, 1980.

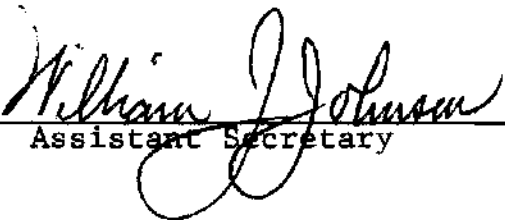
On motion by Mr. Walsh, seconded by Mr. Flaherty, it was unanimously

VOTED: On the basis of the evidence presented to the Board at the hearing and the report of the Grievance Council, the request for reconsideration by Mr. McGovern be rejected.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, February 12, 1981 at 2:30 p.m.

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

The meeting adjourned at 3:49 p.m.


Assistant Secretary