

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 12, 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., February 12, 1981. The meeting was called to order by the Vice Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph J. Walsh	Robert L. Farrell
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 February 12, 1981, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

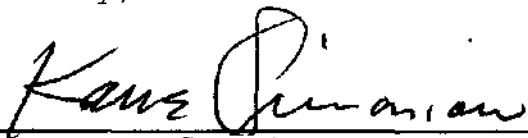
By Kane Simonian,

February 4, 1981 Title Secretary

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 February 4, 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 twelfth day of February, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of January 22, 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:

Able Contractors	\$ 793.63
Applied Logic Corp.	690.47
Economics Research Associates	3,500.00
Green International Affiliates, Inc.	3,236.13
Green International Affiliates, Inc.	1,536.84
Jung/Brannen Associates, Inc.	486.23
James O. McFarland, Inc.	21,256.25
New England Chain Link Fence	10,736.68
Regional Science Research Center	5,385.00
Roger A. Richard	860.00
thnbro & Sons Construction Corp.	85,039.72
'universal Engineering Corp.	3,172.39
Edwards & Kelcey, Inc.	36,430.34
John Avault	1,462.50
Filippone & Son Construction Co., Inc.	1,584.00
P. Caliacco Corp.	49,252.84
D. Cicconi, Inc.	8,265.00
Susan E. Jaster	810.00
John Mahoney Construction Co., Inc.	58,687.78
John McCourt Co.	50,169.97
Margaret C. O'Brien	500.00
Peat, Marwick, Mitchell & Co.	28,214.10
Universal Engineering Corp.	27,086.67
Weidlinger Associates	7,630.20
Regional Science Research Center	3,280.00
Charles F. Murphy, Inc.	360.00
Anthony A. Grugnale	939.00
Herman Langham, Carpentry	2,000.00
CE Maguire, Inc.	35,013.67
CE Maguire, Inc.	78,247.13
John E. O'Neil	800.00
Richard J. Dennis	1,000.00
Halcyon Ltd.	9,301.48
Excelon Security Services, Inc.	6,281.68
Excelon Security Services, Inc.	1,594.88

Copies of a memorandum dated February 12, 1981 were distributed re Waterfront Project, Mass. R-77 Parcel E-8, Dock Square Garage, attached to which were copies of two letters dated January 29, 1981 and February 2, 1981 from Attorney James F, Sullivan; a map indicating the location of the parcel; and a proposed vote.

On motion by Mr. Flaherty, seconded by the Vice Chairman, who stepped down, it was

VOTED: That the Director, in accordance with the provisions of Section 301(a)(1) of the Land Disposition Agreement, is hereby authorized to execute appropriate documents indicating the Authority's approval of the use of approximately 10,000 square feet of commercial space on the first floor of the Parcel E-8 facility by General Foods Corporation, subject to the terms and conditions outlined in the developer's January 29, 1981 request.

Mr. McDermott voted "Nay".

Copies of a memorandum dated February 12, 1981 were distributed re Downtown Waterfront Project, Mass. R-77, Request for Certificate of Completion on Two Additional Condominium Units, attached to which were copies of two Pre-Occupancy Inspection Certificates for Units No. 1-1 and 1-2 at 120 Commercial Street, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized to execute Certificates of Completion for Units 1-1 and 1-2 at 114-124 Commercial Street in accordance with the terms of the Land Disposition Agreement regarding Parcel C-2-41.

Copies of a memorandum dated February 12, 1981 were distributed re Charlestown Project, Mass. R-55, Extension of Time Reuse Appraisal Contract, 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 an amendment to the reuse appraisal contract with John E. O'Neill by extending the time for completion to July 30, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated February 12, 1981 were distributed re Charlestown Project, Mass. R-55 Site Preparation Contract "Z", attached to which were copies of an invoice dated January 29, 1981 from G. Conway, Inc. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 14, a portion of the retainage in the amount of \$59,916,62 by G. Conway, Inc. for Site Preparation Contract "Z" (E.P.A. funded) in the Charlestown Project, Mass. R-55, is approved for payment.

Copies of an informational memorandum dated February 12, 1981 were distributed re Boston Center for the Arts, attached to which were copies of a letter dated January 30, 1981 from the Director to Mr. Royal Cloyd and a letter dated February 11, 1981 from Attorney Elliot M. Surkin.

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Royal Cloyd, of the Boston Center for the Arts, be invited to attend the next meeting of the Authority.

Copies of a memorandum dated February 12, 1981 were distributed re South End Project, Mass. R-56, Emergency Repairs Contract, Allen House, 1682 Washington Street, attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Emergency Repairs Contract for the Allen House, 1682 Washington Street, in the South End Project Area, Mass. R-56, be awarded to the lowest responsible and eligible bidder, Cousins Construction Company, Inc., in the amount of \$28,500; and the Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated February 12, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract "Q-2A^M", John McCourt Company Reduction in Retainage, attached to which were copies of an invoice from John McCourt Co. in the amount of \$11,668.74 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 6, a portion of the retainage in the amount of \$11,668.74 by the John McCourt Company for Site Preparation Contract "Q-2A" City Capital funded, in the South End Project, Mass. R-56, is approved for payment.

Copies of a memorandum dated February 12, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract "SD-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 "SD-1" in the South End Project, Mass. R-56, extending the contract time to September 15, 1981 from August 2, 1981 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.

Copies of a memorandum dated February 12, 1981 were distributed re South Cove Project, Mass. R-92, Disposition Parcel P-3, Grant of Extension of License of Authority-Owned Building Located at 34 Oak Street: for Use as Day Care Center, attached to which were copies of a letter dated November 17, 1980 from the Boston Safe Deposit and Trust Company; a proposal by the Quincy School Community Council; a map indicating the location of the area; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute and deliver a license to the Quincy School Community Council, Inc. for use of the Authority-owned building at 34 Oak Street, Boston, for a term of five years, subject to a 30 day notice to vacate. Said license extension will continue under the same rental terms and conditions as presently exist and shall also contain the express provision that the licensee agrees to assume all maintenance expenses, including sewer and water charges, and licensee will have the complete responsibilities for compliance with all state and municipal codes and ordinances including applicable provisions with laws and ordinances concerning the operation of day care centers and/or schools. The use of the space for a day care center is limited to the first floor only. Said license shall further provide that the licensee shall obtain liability insurance, naming the Authority as co-insured and licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the licensee's use of the premises. Said license is to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated February 12, 1981 were distributed re Fenway Project, Mass. R-115, Extension of Time Frank B. Rogers 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 contract with Frank B. Rogers, extending the time for completion to July 15, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated February 12, 1981 were distributed re Kittredge Square Project, Mass. R-167, Disposition Parcel 15, Tentative Designation of Redeveloper, attached to which were copies of a Resolution; a Redeveloper's Statement for Public Disclosure; a Redeveloper¹'s Statement of Qualifications and Financial Responsibility; a letter dated October 10, 1980 from Unity Bank; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF DONALD W. HARRISON DISPOSITION PARCEL 15 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167" was introduced, read and considered.

On motion by Mr. Flaherty, seconded by the Vice Chairman, who stepped down, it was

VOTED: To adopt the Resolution as read and considered.

Mr. McDermott voted "Present".

The aforementioned. Resolution is filed in the Document Book of the Authority as Document No. 4039.

Copies of a memorandum dated February 12, 1981 were distributed re Kittredge Square Project, Mass. R-167, Disposition Parcel 16, Tentative Designation of Redeveloper, 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 a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF JOHN C. JONES DISPOSITION PARCEL 16 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167" was introduced, read and considered.

On motion by Mr. Flaherty, seconded by the Vice Chairman, who stepped down, it was

VOTED: To adopt the Resolution as read and considered.

Mr. McDermott voted "Present".

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4040.

Copies of a memorandum dated February 12, 1981 were distributed re Contract Amendment with Roger A. Richard, 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 Roger A. Richard to provide for an extension in the contract performance time through December 31, 1981 with no increase in the contract amount.

Copies of a memorandum dated February 12, 1981 were distributed re Scheduling of Public Hearing for Amendment to the Development Plan for Planned Development Area No. 11 - Post Office Square, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary to the Authority is hereby authorized and directed to advertise a public hearing on an amendment to the Development Plan for Planned Development Area No. 11, initially approved by the Authority on April 19, 1979, for land bounded by Pearl, Franklin, Oliver and Milk Streets, Boston proper. Said hearing is to be held on Thursday, February 26, 1981 at 2:30 p.m. in the Board Room of the Authority.

Copies of a memorandum dated February 12, 1981 were distributed re Authorization to Execute a Memorandum of Understanding with the Copley Place Design Advisory Group, attached to which were copies of a Memorandum of Understanding and a proposed vote.

On motion by Mr. Flaherty, seconded by the Vice Chairman, who stepped down, it was

VOTED: That the Director be authorized to execute a Memorandum of Understanding with the Copley Place Design Advisory Group in order to provide for continuing citizen participation in the resolution of current and future design issues. No funds are requested for the activities of the group.

Mr. McDermott voted "Nay".

Copies of a memorandum dated February 12, 1981 were distributed re 121A Application of 1000 Washington, Inc.; Informational Memorandum on Developer's Parking Program, attached to which were copies of a memorandum from Attorney Donald G. Leka and Extracts of the minutes of the Massachusetts Public Works Commission Right of Way Bureau meetings of September 3, 1980 and December 10, 1980.

Attorney Donald Leka addressed the Authority and answered the Members' questions.

The contents of the aforementioned memorandum were noted and placed on file.

Copies of a memorandum dated February 12, 1981 were distributed re Extension of Community Development Block Grant Contracts with the City of Boston for Reimbursement to the Authority, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be and hereby is authorized to execute extensions of the individual Community Development Block Grant and Urgent Needs contracts between the Boston Redevelopment Authority and the City of Boston; all said contracts may be extended for periods of time up to December 31, 1981 and may include such other terms and conditions as the Director deems appropriate and in the best interest of the Authority.

Copies of several memoranda dated February 12, 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-5051, Z-5052, Z-5053, Z-5058, Z-5060, Z-5063, Z-5069, Z-5071-5073, Z-5074, Z-5076, Z-5077, Z-5080.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4041.

Copies of several memoranda dated February 12, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion by Mr. Flaherty, seconded by the Vice Chairman, who stepped down, it was

VOTED: To accept the resignation of David M. Menyo, Foreman, Open Space Management Program at \$6.37 per hour, effective January 23, 1981.

Mr. McDennott voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: To approve twenty (20) days additional advance sick leave to Katherine A. Scalfani, Administrative Secretary in the Community Development Department, Charlestown Navy Yard, effective February 2 through February 27, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the reappointment of Bess Gurman of Brighton as a Development Analyst in the Development Department: for a 35 hour work week at \$12.07 per hour, effective February 18, 1981 on a six-month basis.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Marc Older, Assistant Director of Planning and Linda Bourque, Environmental Planner, for attendance at the Massachusetts Public Health Association, Inc. Workshop "Energy Policy: Impact on the Public's Health" on February 4, 1981 at M.I.T., at an individual registration fee of \$10.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Susan Allen, Director of Development Policy, for attendance at the Massachusetts Municipal Association Legislative Conference in Boston on March 7, 1981, at an individual registration fee of \$26.00.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Eileen Goldberg of the Boston Air Pollution Commission for attendance at the Harvard Extension School Course "Introduction to Automatic Computing" February 2 - April 8, 1981, at an individual fee of \$160.00, funding from the Air Quality Technical Assistance Grant.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Margaret Brown, Assistant General Counsel, for attendance at the Massachusetts Continuing Education - New England Law Institute, Inc. seminar "Construction Contracts" on February 12, 1981 at New England Life Hall, at an individual registration fee of \$50.00.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Harry Stoddard, General Counsel and Margaret Brown, Assistant General Counsel, for attendance at the Massachusetts Continuing Legal Education - New England Law Institute, Inc. seminar "Proposition 2% - Issues, Analysis and Implementation" on February 27, 1981, at an individual registration fee of \$60.00.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Vivien Li, Project Manager Air Quality Technical Assistance, for attendance at the National Clean Air Colloquim in Washington, D. C, March 6 - 8 , 1980, travel expenses to be funded from the Air Quality Technical Assistance Grant.

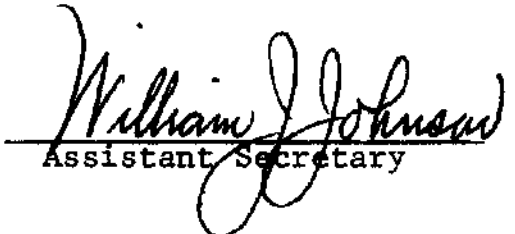
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, February 26, 1981 at 2:30 p.m. and that it be designated as the Annual Meeting of the Authority,

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:09 p.m.


Assistant Secretary