

MINUTES OF THE ANNUAL MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 26, 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. on February 26, 1981. The meeting was called to order by the Vice Chairman, and upon roll call, those present and absent were as follows:

Present

Joseph J. Walsh

James K. Flaherty

William A. McDermott, Jr.

Absent

Robert L. Farrell

A copy of the NOTICE OF MEETING, pursuant to Chapter 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 the annual meeting of the Boston Redevelopment Authority will be held at 2:30 p.m. on February 26, 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

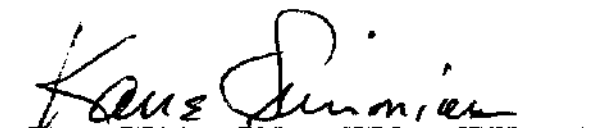
Title Secretary

February 20, 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 February 20, 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 sixth day of February, 1981.

  
Secretary

Messrs. Ryan and Simonian attended the meeting.

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

VOTED: To re-elect the present Officers of the Authority.

Copies of a memorandum dated February 26, 1981 were distributed re Amendment to the Development Plan for Planned Development Area No. 11 - Post Office Square, attached to which were copies of an Amendment to Development Plan for Planned Development Area No. 11 and two proposed votes.

An architect's rendering of the proposed development was displayed. Mr. Mace Wenniger of the Authority's staff and Attorney Charles Speliotis, representing the developer, addressed the Authority and answered the Members<sup>1</sup> questions.

Following the Public Hearing on an Amendment to the Development Plan for PDA No. 11, it was unanimously

VOTED: That in connection with a proposed amendment to the Development Plan for Planned Development Area No. 11 for land bounded by Pearl, Franklin, Oliver and Milk Streets, Boston proper, presented at a public hearing held in the Board Room of the Authority on February 26, 1981, the Boston Redevelopment Authority hereby approves said amendment to Development Plan, originally approved on April 19, 1979. Said amendment (1) increases the maximum height of the building from 510 to 520 feet; (2) reduces the number of off-street parking spaces from "approximately 400" to "approximately 385" spaces; (3) revises plans listed in Exhibit 1, which plans show, on the roof of the office building, the addition of a structure of sloping glass window-wall similar to the new roof of the hotel and which also incorporate design refinements that have occurred since

the schematic drawings were approved and which have been approved through the design review process of the Authority; (4) provides a revised calculation of the floor area ratio; and (5) notes the changes in the names of the development entities from Post Office Square Company to One Post Office Square Associates, and from Pearl Street Company to Oliver Street Associates; and

FURTHER

VOTED: That the Boston Redevelopment Authority finds that said Development Plan, as amended, conforms to the general plan for the city as a whole and that nothing in said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.

The minutes of the meeting of February 12, 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:

Access International, Inc.	\$ 21,136.65
John Avault	1,350.00
Lana Choy	500.00
Coopers & Lybrand	19,664.62
John Sherman Cullen	800.00
Richard J. Dennis, Casey & Dennis	1,250.00
Susan E. Jaster	1,203.75
Steffian-Bradley Associates, Inc.	4,875.00
Tibbetts Engineering Corp.	3,014.50
Umbro & Sons Construction Corp.	101,262.31
Universal Engineering Corp.	12,051.77
Universal Engineering Corp.	4,222.77
W. Walsh Co., Inc.	5,188.38
John Mahoney Construction Co., Inc.	226,451.44
Paul McGowan	2,500.00
Capital for Real Estate, Inc.	8,005.25
James Pickman	3,367.55
Bolt, Beranek and Newman, Inc.	45,098.65

Copies of a memorandum dated February 26, 1981 were distributed re Boston Center for the Arts, attached to which were copies of a letter dated February 11, 1981 from Attorney Elliot M. Surkin and two letters dated January 30, 1981 and February 17, 1981 from Robert J. Ryan to Mr. Royal Cloyd.

On motion duly made and seconded, it was unanimously

VOTED: That the Director send out another invitation requesting Mr. Royal Cloyd, in his capacity as President of the Boston Center for the Arts, personally appear at the next meeting of the Authority, March 12, 1981; and

FURTHER

VOTED: That the Secretary advise the Board of Appeal that the matter of rental arrearages and charges for the Boston Center for the Arts has not yet been resolved and, therefore, the Authority requests that the Board of Appeal defer action until the matter is clarified.

Copies of a memorandum dated February 26, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "K-2" U.N., 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 "K-2" in the South End Project, Mass. R-56 (Urgent Needs Funded) extending the contract time to April 18, 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 P. Caliacco Corp.

Copies of a memorandum dated February 26, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "SD-1B", 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 "SD-1B" in the South End Project, Mass. R-56, in the amount of \$40,875 with no change in the contract time, be approved subject to final approval of the EPA, State DWPC, and BWSC; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Indiana Gunitite and Construction Company.

Copies of a memorandum dated February 26, 1981 were distributed re Authorization to Enter into a Contract for the Allen House, Worcester Square in the South End, 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 contract with Moritz Bergmeyer Associates, Inc., in an amount not to exceed \$7,000 to prepare an architectural and marketing feasibility study on the Allen House,

Copies of a memorandum dated February 26, 1981 were distributed re Waterfront Project, Mass, R-77, Certificate of Completion, Disposition Parcel C-2-33, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel C-2-33, located at 53-55 Fulton Street in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

Copies of a memorandum dated February 26, 1981 were distributed re Waterfront Project, Mass. R-77, Permission to Execute a Contract with Schoenfeld Associates, Inc., 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 through August 31, 1981 for Engineering Services for the Waterfront Urban Renewal Area, in the amount of \$67,000; contract to take effect upon the expiration of the present contract with Schoenfeld Associates, Inc.

Copies of a memorandum dated February 26, 1981 were distributed re Request Authorization to Execute Cooperation Agreement with Massachusetts Port Authority, attached to which were copies of a letter dated February 9, 1981 from Mayor Kevin H. White; a letter dated February 11, 1981 from David W. Davis, Executive Director of MassPort; a Cooperation Agreement; a map indicating the location of the property; 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 enter into a Cooperation Agreement with the Massachusetts Port Authority in a form substantially as attached hereto, in order for both agencies to pursue an agreement for the transfer of development control for East Boston Piers 1-5.

Mr. McDermott voted "Nay".

Copies of a memorandum dated February 26, 1981 were distributed re Charlestown Project, Mass. R-55, Site Preparation Contract "X-1", Modern Continental Construction Co., Inc., Change Order No. 1, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That Change Order No. 1 to Site Preparation Contract "X-1" in the Charlestown Project, Mass. R-55 (E.P.A. Grant No. C250-509-01) extending the contract time by 110 days from March 17, 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 Modern Continental Construction Co., Inc.

Mr. Walsh voted "Present".

Copies of a memorandum dated February 26, 1981 were distributed re Kittredge Square Project, Mass. R-167, Disposition Parcel 18, 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 parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF DANIEL G. AND JENNIFER E. DAVIS, DISPOSITION PARCEL 18 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167" 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. 4042.

Copies of a memorandum dated February 26, 1981 were distributed re Columbia-Savin Hill Neighborhood Housing Services, 84 Roseclair Street and 2 Roseclair Street, Authorization to Transfer, which included a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: That in accordance with the Land Disposition Agreement executed by and between the Boston Redevelopment Authority and Columbia-Savin Hill Neighborhood Housing Services, Inc., approval is hereby given for a transfer of the interest Columbia-Savin Hill Neighborhood Housing Services, Inc., has in 84 Roseclair Street to Joseph W. Joyce, and in 2 Roseclair Street to Concepcion Riveras.

Copies of a memorandum dated February 26, 1981 were distributed re Reuse Appraiser for Urban Renewal Areas, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve a reuse appraisal contract for Richard J. Dennis for a period of one year to appraise in all Urban Renewal Project Areas. The contract is to have a maximum amount of \$15,000 for all services to be performed and is to conform to the contracts presently in effect with reuse appraisers.

Copies of a memorandum dated February 26, 1981 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design, Professional Services Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a professional services contract with William Whitman for a period not to exceed seven months for a maximum sum not to exceed \$14,000; to be paid out of the Argonne National Laboratory contract.

Copies of a memorandum dated February 26, 1981 were distributed re Authorization to Execute an Addendum to a Memorandum of Understanding with the Boston Air Pollution Control Commission/Boston Conservation Commission for Air Quality Program, 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 an Addendum to the Memorandum of Understanding with the Boston Air Pollution Control Commission/Boston Conservation Commission, approved September 14, 1979. Amount of this Addendum is \$3,000 for an annual contract not to exceed \$42,000; payment will be made available from funds in the Air Quality Technical Assistance Grant.



Copies of a memorandum dated February 26, 1981 were distributed re Authority to File an Application with the Department of Transportation for a Grant Under the Comprehensive Transportation System Management Program for the South Station/Dewey Square, Leather District Area, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to file an application with, and accept the grant and funds from, the Department of Transportation Comprehensive Transportation System Program.

Copies of a memorandum dated February 26, 1981 were distributed re Chapter 121A Application of Fieldstone Associates, Inc., attached to which were copies of a Fact Sheet, a Commitment for Insurance of Advances from the U. S. Department of Housing and Urban Development, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the General Counsel to prepare a favorable Report and Decision on the Chapter 121A Application of Fieldstone Associates, 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.

Copies of a memorandum dated February 26, 1981 were distributed re Charge-Off of Several Delinquent Use and Occupancy Accounts, attached to which were copies of a list of seven accounts totalling \$4,591.00 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: The attached accounts be charged off under HUD Property Management Guidelines in accordance with Urban Renewal Handbook RHA 7211.1, Chapter 3:

- (1) There is no reasonable prospect of collection; and
- (2) The probable cost of further efforts to collect would not be warranted.

The aforementioned list of accounts is filed in the Document Book of the Authority as Document No. 4043.

Copies of a memorandum dated February 26, 1981 were distributed re Chapter 121A Application of Sarah Baker Manor Associates, Inc., attached to which were copies of a Fact Sheet, a Commitment for Insurance of Advances from the U. S. Department of Housing and Urban Development, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the General Counsel to prepare a favorable Report and Decision on the Chapter 121A Application of Sarah Baker Associates, Inc., for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960.

Copies of a memorandum dated February 26, 1981 were distributed re Contract with Access International, Inc., Amendment No. 2, to Expand Funding by \$58,000 which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to increase the amount of the contract with Access International, Inc. with an increase in the upset price by \$58,000 for their providing computer equipment and additional professional services to the Boston Redevelopment Authority and the City of Boston's Property Equalization Office. This endeavor will be provided, as before, by City of Boston resources and CDBG funds.

Copies of a memorandum dated February 26, 1981 were distributed re Confirmatory Order of Taking of a Portion of Parcel C-5, South Station Project, Mass. R-82, attached to which were copies of a Resolution; an Order of Taking including Annex A, Taking Area Description; and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated February 26, 1981, relating to a portion of the Central Business District/South Station Urban Renewal Plan Area, Mass. R-82C, be executed together with a plan entitled, "Boston Redevelopment Authority, Central Business District Urban Renewal Area, Project No. Mass. R-82C, Boston, Suffolk County, Massachusetts, Taking Plan, Parcels B1, B2, and B3, dated January 1, 1981," and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk with this Order of Taking."

The aforementioned Order of Taking is filed in the Document Book of the Authority as Document No. 4044.

Copies of a memorandum dated February 26, 1981 were distributed re Previously Tabled Agenda. Items, attached to which were copies of a list of eleven (11) agenda items and two proposed votes.

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

VOTED: That each of the agenda items listed on the attachment be removed from the table; and

FURTHER

VOTED: That the Director be given leave to withdraw each of the agenda items listed on the attachment.

Mr. McDermott voted "Present".

The aforementioned list of previously tabled agenda items is filed in the Document Book of the Authority as Document No. 4045.

Copies of several memoranda dated February 26, 1981 were distributed re Board of Appeal Referrals.

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

VOTED: To approve the Director's recommendations relating to  
Petition Nos. 2-5078, Z-5084, Z-5087.

Mr. Flaherty voted "Nay".

In relation to Petition No. Z-5101-5103, Ms. Susan Stuebing  
and Ms, Frances Kemp of FENPAC spoke in opposition to 252-254 Huntington  
Ave. and read a letter from FENPAC, which was placed on file.

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

VOTED: To approve the Director's recommendations relating  
to Petition Nos. Z-5101-5103.

Mr. McDermott voted "Nay".

Mr. McDermott requested that the record show he was opposed  
only to the portion of the petition which included 252-254 Huntington  
Ave.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to  
Petition Nos. Z-5061, Z-5064, Z-5075, Z-5079, Z-5081,  
Z-5083, Z-5085, Z-5089, Z-5092, Z-5096, Z-5097, Z-5106,  
Z-4973-5009, Z-5023-5024.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be instructed to send a letter to  
the petitioner of Z-5092, Matthew J. Strazzula, 800  
Wm. T. Morrissey Blvd., Dorchester, requesting him to  
give consideration to the needs of the locality.

The aforementioned Board of Appeal Referrals are filed in the  
Document Book of the Authority as Document No. 4046.

Copies of two memoranda dated February 26, 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 Louisa Mattei; Graphic  
Designer III; salary of \$16,850; effective March 6,  
1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Lucas DiLeo, Financial Analyst, Development Department, for travel to Washington, D. C. on February 27, 1981, to attend meetings with HUD regarding Teradyne and Westland Avenue UDAG grants.

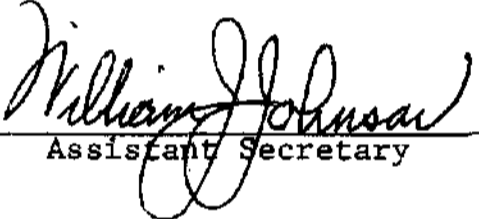
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, March 12, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:10 p.m.

  
Assistant Secretary