

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 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.in. on March 12, 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	
Clarence J. Jortes	
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 March 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


Title Secretary

March 6, 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 March 6, 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 March, 1981.

  
Secretary

Messrs. Ryan and Simotiian attended the meeting.

The Secretary introduced a Certificate of the City Clerk dated March 9, 1981:

"I hereby certify that CLARENCE J. JONES having been duly appointed to be a member of the Boston Redevelopment Authority for the term expiring September 17, 1982, this day appeared and was sworn as such officer.

Attest: Barry T. Hynes, City Clerk"

The Chairman introduced and welcomed Mr. Jones to the Board.

The minutes of the meeting of February 26, 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	\$ 1,356.68
Applied Logic Corporation	1,747.34
John Avault	918.75
Childs, Bertman Tseckares & Casendino, Inc.	2,172.63
D. Cicconi, Inc.	3,887.40
Fay, Spofford & Thorndike, Inc.	6,424.10
Filippone & Son Construction Co., Inc.	1,968.00
Earle R. Flansburgh & Assoc. Inc.	12,465.60
Green International Affiliates, Inc.	5,066.26
Susan E. Jaster	708.75
P. Leone Construction Co., Inc.	93,822.00
CE Maguire, Inc.	18,606.57
Modern Continental Construction Co., Inc.	2,400.51
Modern Continental Construction Co., Inc.	3,712.24
Margaret C. O'Brien	562.50
Robinson Pipe Cleaning Co.	102,075.60
Service Bureau Co.	602.29
Service Bureau Co.	66.30
Access International, Inc.	78,034.30
Excelon Security Services, Inc.	8,433.12
URBANIMAGE Corporation	15,000.00
George White, Robert Brannigan, Ian Calderon, in Association with the Eugene O'Neill Memorial Theater Center	18,600.00

At this point, Mr. Royal Cloyd, President of the Boston Center for the Arts, appeared before the Authority and answered the Members' questions relating to Zoning Petitions Z-5049 - Z-5050; which, if approved, would permit open air parking for a fee at 517-529 Tremont Street and 10-12 Warren Avenue. The Chairman stated that the lease between the Authority and the Boston Center for the Arts does not permit: leasing the space for a fee.

Councillor Albert L. O'Neil addressed the Authority on the Center's lease and the outstanding rent arrearage.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement pending further investigation; and

FURTHER

VOTED: To advise the Board of Appeal that the matter of rental 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 on Petitions Z-5049 - Z-5050 until the matter is resolved.

Copies of a memorandum dated March 12, 1981 were distributed re South End Project, Mass. R-56, Engineering Services Contract No. 23, Contract Amendment No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized, in behalf of the Authority, to execute Contract Amendment No. 1 to the present Engineering Services Contract No. 23, dated October 30, 1980 with CE Maguire, Inc. in the South End Project, Mass. R-56, extending the contract time to April 10, 1981 with no change in the contract amount.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-11D-2, Final Designation of Redevelopers, 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: FINAL DESIGNATION OF KENNETH AND HELEN TIBBETTS AND JOHN AND JUDY TIBBETTS, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-11D-2 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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 Eto. 4047.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-11D-1, Final 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: FINAL DESIGNATION OF WILLIAM F. HALEY, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-11D-1 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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. 4048.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-82, Partial Certificate of Completion, 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 Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver appropriate Certificate of Completion for Units 7 and 8 of Parcel R-82 in the Charlestown Urban Renewal Area to 44 High Street Associates in accordance with the terms of the Land Disposition Agreement.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-10A-1, 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 PAUL J. AND LINDA K. HOWELL, DISPOSITION PARCEL R-10A-1 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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 was filed in the Document Book of the Authority as Document No. 4049.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcels R-31A/B, R-68, R-102, R-103, P-12B, Rescission of Tentative Designation of Redeveloper and Permission to Readvertise, 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 Director be given leave to withdraw the matter.

Copies of a memorandum dated March 12, 1981 were distributed re Charlestown Navy Yard, Demolition Contract No. 5, Permission to Advertise, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary be authorized to advertise Demolition Contract No. 5 in the Charlestown Navy Yard.

Copies of a memorandum dated March 12, 1981 were distributed re North Station Urban Renewal Project: Authorization Requested to Award a Contract to Moshe Safdie and Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a planning and design services contract for the North Station Urban Renewal Project in the amount of \$85,000 for a six (6) month period be awarded to Moshe Safdie and Associates, Inc. and that the Director is hereby authorized to execute said contract on behalf of the Authority.

Councillor Langone, who entered the meeting after the vote, addressed the Authority and expressed his opposition to the award of the contract with Moshe Safdie and Associates, Inc. He suggested that the Authority could take the existing Boston Garden by eminent domain and have it renovated.

Copies of a memorandum dated March 12, 1981 were distributed re Park Plaza Project, Stuart Street Access Road Phase, Engineering Consulting Services Contract No. 3, Amendment No. 1 - Extension of Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 1 to the contract between the Authority and Universal Engineering Corp., dated January 15, 1981 respecting engineering services for the Stuart Street Access Road Phase of the Park Plaza Project, to extend the contract time for an additional four (A) months to July 15, 1981, without any change in the current contract amount, be approved and the Director is authorized to execute said Amendment No. 1.

Copies of a memorandum dated March 12, 1981 were distributed re Post Office Square Park Architectural Services Contract with Earl R. Flansburgh & Associates, Inc., Proposed Amendment No. 3 for Time Extension, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 3 to the contract between the Authority and Earl R. Flansburgh and Associates, Inc., dated June 4, 1976, and as amended, respecting architectural services for the Post Office Square Park, to extend the contract time of performance to October 15, 1981, without any change in the current contract amount, be approved and the Director is authorized to execute said Amendment No. 3.

Mr. Walsh left the meeting at this point.

Copies of a memorandum dated March 12, 1981 were distributed re Proposed Contract with S. G. Associates for Traffic Engineering in the Downtown Crossing Project, 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 contract with S. G. Associates of Boston to supply traffic engineering services to the BRA<sup>1</sup>s Downtown Crossing Grant Project, for a sum of no more than \$18,000; for a period of no more than one year; from 100% federal funds.

Mr. McDermott voted "Nay".

Copies of a memorandum dated March 12, 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 John S. Cullen 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 March 12, 1981 were distributed re Fee for CARD Project Review, which included a proposed vote.

On motion duly made and seconded, it "was unanimously

VOTED: That the Director be and hereby is authorized to implement a CARD project review fee of one thousand dollars (\$1,000) to review and process CARD applications. Said authorization shall become effective on March 16, 1981.

Copies of a memorandum dated March 12, 1981 were distributed re Approval of Third Amendment to the Contract with Capital for Real Estate, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend further the contract with Capital for Real Estate, Inc. for further services rendered on the Copley Place and Teradyne UDAGs extending the time of the contract to June 30, 1981 and increasing the amount by \$25,000; to be provided from CDBG funds.

Mr. Walsh returned to the meeting at this point.

Copies of a memorandum dated March 12, 1981 were distributed re Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Margaret C. O'Brien to prepare population analyses and projections and a demographic profile for Boston and other large cities to give our planning work a needed perspective. The proposed contract for \$13,200 would be funded from the City of Boston Planning Account budget and would extend for a period of twelve months.



Copies of a memorandum dated March 12, 1981 were distributed re Charge-Off of Several Delinquent Use and Occupancy Accounts, attached to which were copies of a three page list of eleven Vacated Accounts to be Charged Off, and a proposed vote.

On motion by Mr. Flaherty, it was unanimously  
VOTED: To table the matter.

Copies of a memorandum dated March 12, 1981 were distributed re B-10-U Zoning Designation for Parcel C-5, South Station Urban Renewal Project Area, attached to which were copies of a map indicating the location of the area and two proposed votes.

On motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a map amendment which would (1) change land bounded by Atlantic Avenue, Essex Street, South Street and existing B-10 and B-10-U Districts from an M-8 District to a B-10 District, and (2) add the suffix "U", indicating an Urban Renewal Area Subdistrict, to that portion of the B-10 extension which is bounded by Summer Street, Atlantic Avenue, Essex Street, South Street and John F. Fitzgerald Expressway Surface Road. The extension of the B-10 District conforms with the South Station Urban Renewal Plan. Said Plan also authorizes a maximum floor area ratio of 25.0 for this parcel (C-5), which is a higher FAR than the 19.0 proposed by the designated developer, Rose Associates. The "U" designation will allow the developer to seek exceptions to the Zoning Code rather than two variances and a conditional use for excessive floor area ratio, accessory off-street parking in a Restricted Parking District and a shortage of one off-street loading bay; and

FURTHER

VOTED: That in connection with petition Z- brought by Rose Associates, for land bounded by Summer Street, Atlantic Avenue, Essex Street, South Street, and John F. Fitzgerald Expressway Surface Road, Boston, for exceptions under Section Article 6A for excessive floor area ratio, accessory parking in a Restricted Parking District, and insufficient off-street loading bays in a B-10-U District, the Boston Redevelopment Authority recommends approval and certifies that said exceptions are in conformity with the Plan for South Station Urban Renewal Area No. Mass. R-82, which allows a maximum floor area ratio of 25.0 on this site (Parcel C-5 of the Plan). The Developer proposes a floor area ratio of approximately 19.0. In regard to off-street parking in a Restricted Parking District, the number of spaces will be reduced from 188 open-air spaces to 120 spaces in a garage. This vote shall not be valid until or unless the Zoning Commission duly adopts the B-10-U zoning designation for the parcel.

Copies of a memorandum dated March 12, 1981 were distributed re Chapter 121A Application of Fieldstone Associates, attached to which were copies of a Report and Decision and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Boston Redevelopment Authority Report and Decision on the Application of Fieldstone Associates 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, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4050.

Copies of a memorandum dated March 12, 1981 were distributed re Chapter 121A Application of Sarah Baker Manor Associates, attached to which were copies of a Report and Decision and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Boston Redevelopment Authority Report and Decision on the Application of Sarah Baker Manor Associates 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, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4051.

Copies of a memorandum dated March 12, 1981 were distributed re Authorization to Execute a Consulting Contract with ETA Engineering Inc., Westmont, Illinois, Under the Air Quality Technical Assistance Grant - Phase III, 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 a contract with ETA Engineering, Inc., Westmont, Illinois, for providing professional services under Phase III of the Air Quality Technical Assistance Demonstration Grant. Amount of this contract will not exceed \$87,500. Payment will be made available from funds in the federal Air Quality Technical Assistance Grant.

Copies of several memoranda dated March 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. 2-5062, Z-509Q, Z-5093, Z-5094, Z-5098-5099, Z-510Q, Z-51Q4, Z-5109, Z-5119.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4052.

Copies of a memorandum dated March 12, 1981 were distributed re Contracts with the City of Boston, attached to which were copies of a seven (7) page Attachment I; Attachment II, three (3) pages of Temporary Hourly Professional Part-Time Employees; and two proposed votes.

The Chairman asked Mr. Harry Stoddard, Chief General Counsel for the Authority, if in his opinion, the proposed contracts between the Authority and the city departments were in violation of the court order barring budgetary transfers between city agencies without City Council approval. Mr. Stoddard stated that the Authority has statutory authority to contract with city agencies; that he had carefully read the court order which was narrowly worded and he had further discussed the matter with the City of Boston Corporation Counsel and in his legal opinion, the proposed contracts were not in violation of the terms of the court order.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to execute appropriate agreements by and between the Authority and the City of Boston acting by and through the Public Facilities Commission and/or the individual departments of Health and Hospitals for one hundred twenty five thousand dollars (\$125,000); Public Works for one hundred ninety five thousand dollars (\$195,000); Police for one hundred eight thousand dollars (\$108,000); and Fire for one hundred seventy thousand dollars (\$170,000); whereby the Authority will receive in aggregate five hundred ninety eight thousand dollars (\$598,000) in

return for rendering services to these departments. Such services are to be substantially as outlined in Attachment I. It is acknowledged that Public Facilities Commission has delegated to the Authority the responsibility to carry out these tasks and the Authority hereby accepts such delegations. All such contracts are to be in the Authority's usual form and to include such other terms and conditions as the Director deems appropriate and in the best interests of the Authority. All such contracts are to expire on June 30, 1981; and

FURTHER

VOTED: That the Director be and hereby is authorized to retain as additional members of the Mayor's Policy Planning Staff the individuals listed in Attachment II, to be compensated as temporary professional part-time employees at the hourly rates indicated. All such employees are to receive the same benefits as other professional part-time employees of the Authority; and all such appointments are to be effective March 18, 1981 and to terminate on June 30, 1981.

Mr. McDermott voted "Nay".

The aforementioned Attachment I and Attachment II are filed in the Document Book of the Authority as Document No. 4053.

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

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: To accept the following resignations submitted to the Authority:

<u>NAME</u>	<u>POSITION CLASSIFICATION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Carol J. Corcoran	Director of Personnel	\$36,000	Feb. 10, 1981
Carin R. Cosel	Landscape Architect II	\$18,692	Mar. 17, 1981
Richard McAllister	Trans. Planning Officer	\$19,597	Mar. 20, 1981
Karen N. Buglass	Economic Research Analyst	\$17,829	Mar. 27, 1981

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To approve the temporary appointment on a three month basis of Candace Jane Chick of Boston as Graphic Designer I in the Graphic Design Department, in Grade 12 - Step 1, at \$16,076 per annum, effective March 16, 1981.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and is hereby authorized to implement the attached retirement bonus plan for eligible Redevelopment Authority employees, such offer to include the pertinent provisions of the city policy and to include such other terms as the Director deems appropriate and in the best interest of the Authority.

The aforementioned Retirement Bonus Plan is filed in the Document Book of the Authority as Document No. 4054.

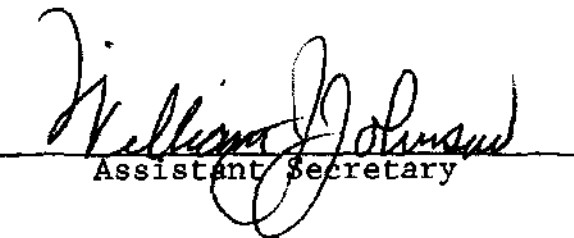
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, March 26, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:55 p.m.

  
Assistant Secretary