

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 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 March 26, 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
James K. Flaherty
Clarence J. Jones
William A. McDermott, Jr.

Absent

Joseph J. Walsh (came in later)

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 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

March 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 March 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 26th day of March, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of March 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:

Able Contractors	\$ 891.88
John S. Cullen	3,200.00
Richard J. Dennis	400.00
Edwards & Kelcey, Inc.	11,154.21
Indiana Gunit & Const. Co.	51,798.12
CEMaguire, Inc.	202,522.77
John Mahoney Const. Co., Inc.	38,182.88
John Mahoney Const. Co., Inc.	28,686.19
Chas. T. Main, Inc.	6,680.68
John McCourt Co.	8,428.16
James O. McFarland, Inc.	16,243.75
The Mod. Cont. Const. Co., Inc.	3,823.47
The Mod. Cont. Const. Co., Inc.	26,084.90
John Avault	1,425.00
Susan E. Jaster	798.75
John E. O'Neill	700.00
Parsons,, Brinckerhoff, Quade & Douglas	3,114.44
Mario Susi & Son, Inc.	18,300.86
Universal Engineering Corp.	7,773.97
Bastille-Neiley	1,000.00
Capital for Real Estate, Inc.	8,306.25
Paul McGowan	2,500.00

Mr. Walsh entered the meeting at this point.

Copies of a memorandum dated March 26, 1981 were distributed re Waterfront Project, Mass. R-77, License for Sargent's Wharf Parking Lot, 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 Executive Director is authorized

to execute a License Agreement with Modern Con-

tinental Enterprises for a one-year period

commencing April 16, 1981 at the rate of \$25,107

per month for the parking lot at Sargent's Wharf,

subject to the terms and conditions set forth in

the bid documents.

Copies of a memorandum dated March 26, 1981 were distributed re Charlestown Navy Yard, Site Preparation Contract No. 1, 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 No. 1 in the Charlestown Navy Yard decreasing the contract amount by \$289,662.00, 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 No. 1 with John Mahone}' Construction Co., Inc.

Copies of a memorandum dated March 26, 1981 were distributed re Request for Board Authorization to Seek the Local and State Approvals Necessary to Implement a Charlestown Navy Yard C.A.R.D., attached to which were copies of an Application for Designation of the Charlestown Navy Yard C.A.R.D., and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be and hereby is authorized to secure all Local and State approvals for the Charlestown Navy Yard C.A.R.D. plan, and to submit all supporting documentation that may be required to secure approval of the Charlestown Navy Yard C.A.R.D.

Copies of a memorandum dated March 26, 1981 were distributed re Charlestown Navy Yard, Muster House Renovation Contract, Request Permission to award contract, 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 Muster House Restoration Contract No. 1
in the Charlestown Navy Yard be awarded to
Folan Waterproofing and Construction Co., Inc.
as the lowest, eligible and responsible bidder
in the net amount of \$93,400, including deduct
Alternate No. 1 (\$97,300 - \$3,900), and
John F. Shea and Joseph G. Gazzola, Inc., be
approved as sub-bidders.

Copies of a memorandum dated March 26, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-87, Permission for Use as Community Gardens, attached to which were copies of five letters in support of the proposal, 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 is hereby authorized to lease
to Mrs. Bee's Gardens, Inc., an approximately
10,000 square foot portion of Parcel R-87 in
the Charlestown Urban Renewal Area for a
period of one year, subject to a 30-day notice
to vacate, with the lease being renewable thereafter at the option of both parties. Said lease to be for the consideration of one dollar per year and said lessee's agreement to assume all maintenance expenses and responsibility for compliance with all municipal codes and ordinances; to provide an indemnification clause showing the Authority as co-insured, and other such items and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated March 26, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcels R-11D-1 and R-11D-2, Confirmatory Order of Taking, attached to which were copies of a Resolution, including the Order of Taking, and Annex "A," Taking Area Description.

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
March 26, 1981, relating to portions of
the CHARLESTOWN URBAN RENEWAL AREA, MASS.
R-55, be executed and made a permanent
part of these proceedings, a copy of which
the Secretary shall cause to be recorded
in the Office of the Registry of Deeds
for the County of Suffolk."

The aforementioned Order of Taking is filed in the
Document Book of the Authority as Document No. 4055.

Copies of a memorandum dated March 26, 1981 were dis-
tributed re South End Project, Mass. R-56, Disposition Parcel
X-39A, Certificate of Completion, attached to which were copies
of 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 for and in behalf of the
Boston Redevelopment Authority to
execute and deliver appropriate
Certificate of Completion for Parcel
X-39A, which includes X-39A-1 and
X-39A-2, in the South End Urban
Renewal Area to The Stride Rite
Corporation in accordance with the
terms of the Land Disposition
Agreement.

Copies of a memorandum dated March 26, 1981 were distributed re South End Project, Mass. R-56, Order of Taking, Parcel 31, attached to which were copies of a Resolution and an Order of Taking, including Annex "A,"ⁿ Taking Area Description, and Annex "B," Award of Damages, and a map indicating the location of the parcel.

On motion duly made and seconded, it was

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated March 26, 1981, relating to portions of the South End Urban Renewal Area, Mass. R-56, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk."

The aforementioned Order of Taking is filed in the Document Book of the Authority as Document No. 4056.

Mr. McDermott voted "Nay."

Copies of a memorandum dated March 26, 1981 were distributed re Crosstown Industrial Park in the Roxbury/South End Neighborhood by Economic Development and Industrial Corporation of Boston, attached to which were copies of a map indicating the location of the area and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Economic Development and Industrial Corporation of Boston (EDIC) is hereby designated final developer of those sliver portions of Parcel A-1, containing approximately 8,000 square feet of land which is necessary to the Healthco development, and the Director is hereby authorized to accept a deed to the overall Parcel A-1; and the Director is further authorized to execute appropriate deeds and/or agreements with EDIC that may be necessary to effectuate development of the Healthco project, and to include any other terms and conditions in said documents as the Director deems appropriate and in the best interest of the Authority and terms that may be necessary in order to comply with the "Agreement" with the State Department of Public Works, dated January 3, 1979.

Copies of a memorandum dated March 26, 1981 were distributed re Campus High Project, Mass. R-129, Engineering Services Contract No. 6, Green International Affiliates, Inc., 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. 6, dated October 31, 1980, with Green International Affiliates, Inc., in the Campus High Project, Mass. R-129, extending the contract time to October 17, 1981, with no change in the contract amount.

Copies of a memorandum dated March 26, 1981 were distributed re Computer Time, Contract Extension, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be and hereby is authorized to extend the July 2, 1980 contract with Applied Logic Corporation until April 15, 1981, with no increase in cost.

Copies of a memorandum dated March 26, 1981 were distributed re Authorization to Execute a Consulting Contract with ICF, Inc., Washington, D. C., 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 ICF, Incorporated, Washington, D. C., for providing professional services under Phase III of the Air Quality Technical Assistance Demonstration Grant. Amount of this contract will not exceed \$50,000. Payment: will be made available from funds in the federal Air Quality Technical Assistance Grant.

On motion by Mr. Flaherty, it was unanimously
VOTED: To take from the table memorandum of
March 12, 1981 re Charge-Off of Several
Delinquent Use and Occupancy Accounts,
attached to which was a three-page list
of 11 vacated accounts in the total
amount of \$42,808.99, 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. 4057.

Copies of a memorandum dated March 26, 1981 were dis-
tributed re Charge-Off of Seven Additional Vacated Use and
Occupancy Accounts, attached to which were copies of a two-page
list of Seven Vacated Accounts in the Total Amount of \$23,563.35,
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 accord-
ance with Urban Renewal Handbook, RHA 7211.1,
Chapter 3;

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

The aforementioned list of accounts is filed in the Docu-
ment Book of the Authority as Document No. 4058.

Copies of a memorandum dated March 26, 1981 were distributed re Correction to Board Votes of March 12, 1981, Relating to B-10-U Zoning Designation for Parcel C-5, South Station Urban Renewal Plan, attached to which were 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 Sub-district, 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, Pose 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 off-street loading bays; 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 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 Project 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. A BRA survey of recently constructed office buildings indicates that the zoning requirements for off-street loading are unduly high; six bays for the project should be sufficient, assuming reasonably good management practices. 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 26, 1981 were distributed re Cooperation Agreement between the Boston Housing Authority, the Boston Redevelopment Authority and the Columbia Point Community Task Force, attached to which were copies of an Agreement, Enclosure No. 1, Tenant Billing Ledger 28 Feb., 81, Enclosure No. 2, Family Within a Family, and a proposed vote.