

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 30, 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 April 30, 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
Joseph J. Walsh
James K. Flaherty
Clarence J. Jones
William A. McDermott, Jr.

Absent

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 April 30, 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 _____

April 24, 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 April 24, 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 30th day of April, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of April 9, 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:

Bolt, Beranek and Newman, Inc.	\$15,552.00
Edwards & Kelcey, Inc.	8,676.44
Excelon Security Services, Inc.	9,048.12
New England Chain Link Fence Co.	2,814.10
James Pickman	2,374.57
Indiana Gunitite and Construction Co.	74,011.61
Parsons, Brinckerhoff, Quade & Douglas, Inc.	57,442.82
Umbro & Sons Construction Corp.	50,805.05
John Mahoney Construction Co., Inc.	29,962.04
John Mahoney Construction Co., Inc.	85,067.10
Tibbetts Engineering Corp.	5,289.04
Michael Raber, Archeologist	4,155.00
CE Maguire, Inc.	28,037.01
CE Maguire, Inc.	82,958.89
John Avault	1,237.50
Econometric Model Project, Dept. of Economics University of Massachusetts, Prof. Treyz	1,250.00
WZMH Habib, Inc.	23,556.87
Susan E. Jaster	877.50
Modern Continental Construction Corp.	42,531.36
Green International Affiliates, Inc.	601.67
R. J. Delmonico, Inc.	19,000.00
Fay, Spofford & Thorndike, Inc.	22,726.51
Universal Engineering Corp.	1,520.40
Universal Engineering Corp.	14,886.86
Modern Continental Construction Co., Inc.	7,235.00
Able Contractors	3,526.01
Paul McGowan	2,500.00

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Navy Yard Utility Contract No. 1, Change Order No. 2, D. Cicconi, Inc., attached to which were copies of a Breakdown of Costs for Change Order No. 2, Change Order No. 2, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Utility Contract No. 1 in the Charlestown Navy Yard, increasing the contract amount by \$22,833.56 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. 2 with D. Cicconi, Inc.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Navy Yard Utility Construction Phase 1 - Contract No. 1, Reduction in Retainage, D. Cicconi, Inc., attached to which were copies of an invoice in the amount of \$29,223.92 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 11A, a portion of the retainage in the amount of \$29,223.92 by D. Cicconi, Inc. for Site Preparation Utility Construction Contract No. 1 in the Charlestown Navy Yard, is approved for payment.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Navy Yard Phase One Renovation Contract No. 1, Change Order No. 1, P. Leone Construction Co., Inc., 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 Phase One Renovation Contract No. 1, reducing the contract amount by \$74,059 with no change in the contract time, be approved and that the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 1 with P. Leone Construction Co., Inc.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Navy Yard Shipyard Park Phase II Bulkhead Repairs Contract No. 1, Permission to Advertise, attached to which were copies of three maps indicating the location of the area and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise Bulkhead Repair Contract No. 1 in the Charlestown Navy Yard.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Navy Yard Contract Extension with Parsons, Brinckerhoff, Quade & Douglas, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a final renewal consulting engineering contract in the amount of \$266,900 be awarded to Parsons, Brinckerhoff, Quade & Douglas, Inc., for the Boston Naval Shipyard; and the Director is authorized to execute the contract on behalf of the Authority.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel R-10A-1, Final Designation of Redeveloper, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF PAUL J. AND LINDA K. HOWELL APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF 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 is filed in the Document Book of the Authority as Document No. 4061.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel R-10A-1, Confirmatory Order of Taking, attached to which were copies of a map indicating the location of the area; a Resolution; and an Order of Taking including 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 April 30, 1981 relating

to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed, 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. A062.

Copies of a memorandum dated April 30, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel R-11D-1, Confirmatory Order of Taking, attached to which were copies of a map indicating the location of the area; a Resolution; and an Order of Taking including 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 April 30, 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. 4063.

On motion by Mr. Flaherty, it was unanimously

VOTED: To take from the table a memorandum dated April 30, 1981 re Charlestown Project, Mass. R-55 Disposition Parcel X-24, Tentative Designation of Redeveloper - Interplan, Inc., attached to which were copies of a Resolution; a map indicating the location of the area; a letter dated April 16, 1981 from Interplan Development Corporation; a letter dated April 21, 1981 from State Street Bank and Trust Company; a Redeveloper's Statement for Public Disclosure; and a Redeveloper's Statement of Qualifications and Financial Responsibility.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF INTERPLAN, INC. DISPOSITION PARCEL X-24 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. 4064.

Copies of a memorandum dated April 30, 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 parcels and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the tentative designation of Patriot Glen Associates as redeveloper of Parcels R-31A/B, R-68, R-102, R-103 and P-12B in the Charlestown Urban Renewal Area, Mass. R-55, be and hereby is rescinded and the Director be and hereby is authorized to advertise or solicit development interest for each or any combination of said parcels. Any advertisements are to be in the Authority's usual form and are to contain such terms and conditions as the Director deems appropriate and in the best interests of the Authority.

Copies of a memorandum dated April 30, 1981 were distributed re South End Project, Mass. R-56, Permission to Rescind Tentative Designation Parcel R-1, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

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

Copies of a memorandum dated April 30, 1981 were distributed re Informational Memorandum Concerning Boston Center for the Arts - Disposition Parcels 8, 9, PB-1; the contents of which were noted and placed on file.

Copies of a memorandum dated April 30, 1981 were distributed re Washington Park Urban Renewal Area, Mass. R-24 and Blue Hill Avenue Area; Rescission of Tentative Developer of Various Buildings; Tentative Designation of Four Developers of Various Buildings; attached to which were copies of a Resolution; a map indicating the location of the area; a letter dated April 14, 1981 from David Roundtree; a Letter of Intent dated April 10, 1981 from Beulah Pilgrim Holiness Church; a letter dated April 23, 1981 with an attached Revised Letter of Intent dated April 23, 1981 from Neighborhood Economic Development Council, Inc.; a Letter of Intent dated April 10, 1981 from Neighborhood Economic Development Council, Inc.; a letter of Intent from Del-Mar Cleaners, Inc. dated April 10, 1981; a letter dated March 12, 1981 from The Most Worshipful Prince Hall Grand Lodge; eight (8) Property Profiles; Redeveloper's Statements for Public Disclosure for Beulah Pilgrim Holiness Church, Neighborhood Economic Development Council, Inc., Del-Mar Cleaners, Inc. and Prince Hall Development Corporation; Redeveloper's Statements of Qualifications and Financial Responsibility from Beulah Pilgrim Holiness Church, Neighborhood Economic Development Council, Inc., Del-Mar Cleaners, Inc. and Prince Hall Development Corporation; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Prince Hall Development Corporation as redevelopers of 457-465, 470-476, 483-493 Blue Hill Avenue; 8-10 Geneva Ave.; 651-663 Warren Street; 2-4 and 3-11 Washington Street in the Washington Park Urban Renewal Area and Blue Hill Avenue Area, be and hereby is rescinded.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF: A. BEULAH PILGRIM HOLINESS

CHURCH FOR 457-459 BLUE HILL AVENUE: B. NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL INC. FOR 461-465, 483-485, 470-476 BLUE HILL AVENUE, 8-12 GENEVA AVENUE, 651-663 WARREN ST.; C. DEL-MAR CLEANSERS, INC. 487-493 BLUE HILL AVENUE; D. PRINCE HALL DEVELOPMENT CORP. FOR 3-11 WASHINGTON STREET IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24 AND THE BLUE HILL AVENUE AREA" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the aforementioned Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4065.

Copies of a memorandum dated April 30, 1981 were distributed re Reuse Appraiser for Urban Renewal Areas, Frank B. Rogers, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve a reuse appraisal contract for Frank B. Rogers for a period of one year to appraise in all urban renewal project areas. The contract is to have a maximum amount of \$10,000 for all services to be performed and is to conform to the contracts presently in effect with reuse appraisers.

Copies of a memorandum dated April 30, 1981 were distributed re Survey & Planning Grant, FY 1980, from the Massachusetts Historical Commission, 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 Ellen Lipsey to provide editorial services in connection with a FY 1980 Survey & Planning Grant from the Massachusetts Historical Commission, at a rate of \$10 per hour for a period of six months, the contract limit not to exceed \$6,000.

4/30/81

Copies of a memorandum dated April 30, 1981 were distributed re Zoning Text Amendment: Clarification of Use Item No. 72 - Accessory Parking, attached to which were copies of the Text Amendment and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Advisor to the Zoning Commission to petition said Commission for an amendment to the Boston Zoning Code which would clarify Use Item No. 72 of Table A of Section 8-7, by adding at the end of said use item the following phrase: "provided such parking is accessory to a use that is lawful in the district in which such parking is located." The proposed amendment conforms with an interpretation rendered in a recent Board of Appeal when it found that a business use could not lawfully use abutting land in a residential district for an accessory parking lot without seeking a variance..

Copies of a memorandum dated April 30, 1981 were distributed re Park Plaza Project - Authorization to Initiate Appraisal Services Contracts at No Cost to the Authority, with John S. Cullen and Richard J. Dennis, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to contract with John S. Cullen and Richard J. Dennis for the appraisal of the property at 218-222 Boylston Street, Boston, Mass, for a fee of \$2,500 for an appraisal report, \$250 per diem for court testimony and \$25 per hour for pre-trial conferences. The developer has advanced all funds necessary to pay for these contracts.

Copies of a memorandum dated April 30, 1981 were distributed
r*. North Station Urban Renewal Project, Approved List of Appraisers, as
follows: Richard J. Dennis, John S. Cullen, John E. O'Neill, Frank B. Rogers, Hubert
Kelley, J. Jeffrey Sullivan; which also included two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to
execute individual appraisal contracts with the
appraisers from the above list of approved appraisers;
the total of all said contracts not to exceed \$80,000
to be funded out of Community Development Block Grant
funds.

VOTED: That the Director be and hereby is authorized to
execute a contract with the City of Boston in order to
receive the necessary Community Development Block Grant
Year 6 funds to implement the North Station Urban
Renewal Project.

Copies of a memorandum dated April 30, 1981 were distributed
re Request Approval of Boston University's Development Plan, attached
to which were copies of Exhibit A: Boston University Development Plan,
Proposed Development Plan for Boston University Theatre District, six
maps indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: The Boston Redevelopment Authority, acting as the
City's Planning Agency, hereby accepts the Development
Plan of Boston University, dated November 14, 1980,
with an undated section on the Huntington Avenue
Theatre Area as representing the intention of the
University during the coming years within its Charles
River Campus and Theatre areas. This Plan will now
become Exhibit A of the Cooperation Agreement dated
July 15, 1980 between the Trustees of Boston University
and the City of Boston

The aforementioned Boston University's Development Plan is filed
in the Document Book of the Authority as Document No. 4066.

Copies of a memorandum dated April 30, 1980 were distributed a Recommendation to Massachusetts Outdoor Advertising Board, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Application Nos. 48747-48748 by TDI Winston Network, Inc., for a new two-faced billboard at 841 Massachusetts Avenue, Boston, the Boston Redevelopment Authority recommends that the Massachusetts Outdoor Advertising Board not grant a permit. The sign abuts the South End Urban Renewal Area and Crosstown Industrial Park and would be visible from the landscaped park corridor paralleling Melnea Cass Boulevard.

Copies of a memorandum dated April 30, 1980 were distributed re Special Legal Services Contract with Paul McGowan, Esquire, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a six month contract between the Boston Redevelopment Authority and Paul McGowan, Esquire, for providing special counsel services to the Authority on transportation related funding applications. The agreement would provide for a maximum fee of \$15,000 for all services and be subject to such terms and conditions as the Director deems proper and in the best interests of the Authority.

Copies of a memorandum dated April 30, 1981 were distributed re Authorization to Apply for Federal Grant to Support Planning Efforts Concerning Lower Washington Street, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to file an application for a grant from the Urban Mass Transportation Administration for a planning grant tentatively entitled, "The Essex St. Station Area Development Study¹", and to take administrative actions as needed to obtain said grant.

Copies of a memorandum dated April 30, 1981 were distributed re Amendment to Contract for the Authority's Film: "Boston: Looking Toward the Year 2000", which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the Phase III contract with Urbanimage Corporation in an amount not to exceed \$6,500 to print additional copies of the film for the purpose of effectively distributing the completed economic development film, "Boston: Looking Toward the Year 2000". Funds will be provided through CDBG.

Copies of several memoranda dated April 30, 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-5139, Z-5141, Z-5149, Z-5150-5152, Z-5156, Z-.5157-5158, Z-5159, Z-5160, Z-5161-5163, Z-5164, Z-5166, Z-5168, Z-5169.

On motion duly made and seconded, it was

VOTED: To approve the Director's recommendation relating to Petition No. 5142-5144.

Mr. McDermott voted "Nay".

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4067.

Copies of two memoranda dated April 30, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To approve and authorize the Director; the Executive Director; any Board Member who wishes to attend; and Brian Fallen, Deputy Director for Management; to the Second Annual National Conference of the Institute for Professional and Executive Development, Inc. in Washington, D.C. on May 4-5, 1981, at registration fees of \$365 and \$325 respectively.

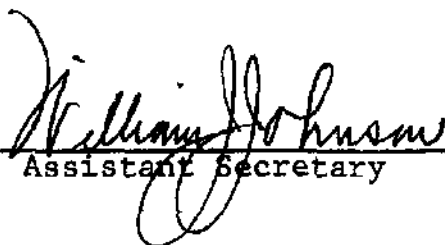
PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To approve and authorize the Director; the Executive Director; any Board Member who wishes to attend; Brian Fallen, Deputy Director for Management; and Susan Allen, Director of Development Policy; for attendance at the National Council for Urban Economic Development Conference in Vashington D. C. on May 17-20, 1981, at individual registration fees of \$225.

On motion duly made and seconded, it was unanimously VOTED: That the next meeting of the Authority be held on Thursday, May 14, 1981 at 2:30 p.m.

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

The meeting adjourned at 3:09 p.m.


Assistant Secretary