

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 28, 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 2:00 p.m. on May 28, 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. (came in later)
Clarence J. Jones	

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 2:00 p.m. on May 28, 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

May 21, 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 May 21, 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 eighth day of May, 1981.

Kane Simonian  
Secretary

LS

Messrs. Ryan and Simonian attended the meeting.

Following a public hearing on the 121A Application of The Atrium on Commonwealth Associates, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Mr. McDermott entered the meeting during the aforementioned hearing.

Following a public hearing on Board of Appeal Petition No. Z-5171 by Patrick J. Ricciardi, for three variances to erect a six-story, 24-unit apartment structure in an Apartment (H-3) District on 25 Battery and 376 Commercial Streets, on motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5171, brought by Patrick J. Ricciardi, 25 Battery and 376 Commercial Streets, Boston, for three variances to erect a six-story, 24-unit apartment structure in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval as submitted.

The minutes of the meeting of May 14, 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:

John Avault	\$ 1,031.25
Bernard R. Baldwin	10,121.00
P. Caliacco Corp.	37,185.99
John J. Duane Co., Inc.	10,701.75
Economic Development & Industrial Corp. of Boston	3,592.94
Edwards & Kelcey, Inc.	11,472.66
Excelon Security Services, Inc.	11,383.45
Halcyon, Ltd.	2,000.00

Susan E. Jaster	\$ 798.75
CE Maguire, Inc.	17,943.34
John Mahoney Construction Co., Inc.	8,664.88
Massachusetts Institute of Technology	6,224.53
Modern Continental Const. Co., Inc.	112,971.28
Margaret C. O'Brien	721.98
Parsons, Brinckerhoff, Quade & Douglas, Inc.	1,893.77
Coco Raynes Graphics, Inc.	2,700.00
Frank B. Rogers	1,000.00
Frank B. Rogers	1,000.00
Tibbetts Engineering Corp.	3,433.00
Umbro & Sons Construction Corp.	130,148.67
Universal Engineering Corp.	9,563.46
Wallace, Floyd, Ellenweig, Moore, Inc.	4,514.08
Economic Development & Industrial Corp. of Boston	13,582.70
John Mahoney Construction Co., Inc.	179,778.67
Moritz Bergmeyer Associates	1,000.00

Copies of a memorandum dated May 28, 1981 were distributed re Waterfront Project, Mass. R-77, Approval of Harbor Towers Landscaping and Public Access Improvements, attached to which were copies of a map of the area and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Authority hereby approves the plans for landscaping and public access improvements in the Harbor Towers and East India Row area, by First City Developments Corporation of Boston, as shown on the attached drawings; and further authorizes the Director to execute an appropriate Cooperation Agreement with First City Developments Corporation of Boston and its successors and assigns, to insure the continued maintenance of the trees and planters on the so-called East India Row Park.

Mr. McDermott voted "Nay".

Copies of a memorandum dated May 28, 1981 were distributed re Waterfront Project, Mass. R-77, Certificate of Completion for Disposition Parcels C-2-34 and C-2-35, 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

Parcels C-2-34 and C-2-35 in the Downtown Waterfront-Faneuil Hall Urban Renewal area to Ferdinand A. Carangelo and Charles Volpe.

Copies of a memorandum dated May 28, 1981 were distributed re Charlestown Project, Mass. R-55, Disposition Parcel R-93, 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 IRENE WALSH, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION PARCEL R-93 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. 4072.

Copies of a memorandum dated May 28, 1981 were distributed re Charlestown Urban Renewal Area, Project Mass. R-55, Certificate of Completion for Disposition Parcel R-8A, 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 R-8A in the Charlestown Urban Renewal Area to Robert Flaherty and Helene Flaherty.

Copies of a memorandum dated May 28, 1981 were distributed re South End Project, Mass. R-56, Extension of Time, Reuse Appraisal Contract, David L. Gary of Leggat, McCall & Werner Appraisal & Consulting Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a Change Order to the contract with David L. Gary of Leggat, McCall & Werner Appraisal & Consulting Co., Inc., extending the time for completion of the contract to November 30, 1981, with no increase in the maximum upset price.

Copies of a memorandum dated May 28, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "SD-1", Request Approval of Two Sub-Contractors, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That N.E. Pipe Cleaning Co. of Wallingford, Connecticut and M.T. Construction Corp. of Allston, Mass., be approved as sub-contractors to Umbro and Sons Construction Corp., the general contractor, on Site Preparation Contract "SD-1" in the South End Project area.

Copies of a memorandum dated May 28, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "Q-2", Permission to Award a Contract to D. Cicconi, Inc., 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 Site Preparation Contract "Q-2" in the South End Project area, Mass. R-56, be awarded to the lowest eligible and responsible bidder, D. Cicconi, Inc., based upon the unit prices bid on the estimated quantities contained in the contract, in the amount of \$599,495 and the Executive Director is authorized to execute said contract on behalf of the Authority, conditioned upon receipt from D. Cicconi, Inc. of a letter in which the firm is committed to adhere to the Engineer's estimated unit prices for excess quantities.

Copies of a memorandum dated May 28, 1981 were distributed re Authorization to Advertise for Bids for Trash Receptacles Under the Downtown Crossing Grant, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids for firms to supply and install no more than thirty trash receptacles in the Downtown Crossing area, according to specifications provided by the Authority, to be paid out of UMTA funds.

Copies of a memorandum dated May 28, 1981 were distributed re Coastal Zone Management Contract to Develop Planning Policies for Marinas, attached to which were copies of a letter dated May 22, 1981 from Russell Davenport & Associates; a proposal for Boston Marina Study; and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director is hereby authorized to enter into a consultant services contract with Russell Davenport & Associates for a period not to exceed three months for a maximum sum not to exceed \$3,135 to be paid out of the Coastal Zone Management Grant. No BRA or City funds are required.

Mr. McDermott voted "Nay".

Copies of a memorandum dated May 28, 1981 were distributed re Amendment to Consultant Services Contract with Pamela Fox for Architectural Historical Studies in the Central Business District, No Change in Contract Price, 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 amendment to the consultant services contract with Pamela Fox and the Boston Landmarks Commission, extending the contract time for six months, with no increase in the contract price.

Copies of an Informational Memorandum dated May 28, 1981 were distributed re Request for Professional Services Contract between BRA and Coopers & Lybrand; and Request for Professional Services Contract between BRA and Access International, the contents of which were noted and placed on file.

Copies of a memorandum dated May 28, 1981 were distributed re Request: for Professional Services Contract between Boston Redevelopment Authority and Access International, Inc. for Design and Programming of Automated Financial Systems for 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 enter into a contract with Access International, Inc. to provide automated system design and programming services in an amount not to exceed \$202,000 and for a period not to exceed one year from signing of the contract. The Authority will be the only client of this transaction. Payment will be from federal CDBG funds and from City of Boston funds.

Copies of a memorandum dated May 28, 1981 were distributed re Request, for Professional Services Contract between Boston Redevelopment Authority and Coopers & Lybrand for Financial Management Systems Development and Implementation, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Coopers & Lybrand for accounting services including funds reconciliation and new systems design, in an amount not to exceed \$220,000 and for a period not to exceed one year from signing of the contract. The Authority will be the only client of this transaction. Payment will be from federal CDBG and City of Boston funds.

Copies of a memorandum dated May 28, 1981 were distributed re Model City Area Infill Parcels MC-7 and MC-8, Change of Plans and Specifications and Amendment to Land Disposition Agreement, attached to which were copies of a letter dated April 21, 1981 from Hipark Development Corporation, Inc. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby approves an amendment to the final working drawings and specifications and further votes that the Director be and hereby is authorized for and in behalf of the Authority to amend Section 302 of the Land Disposition Agreement dated October 28, 1980 by and between the Authority and Hipark Development: Corporation, Inc. by striking out the phrase, "The property, MC-7 and MC-8, shall be used for the construction of four two-family units and three single-family units to be built by Hipark Development Corporation, Inc., in accordance with final plans and specifications approved by the Authority on March 7, 1980"; and substituting in place thereof the phrase, "The property, MC-7 and MC-8, shall be used for the construction of seven two-family units, to be built by Hipark Development Corporation, Inc., in accordance with final plans and specifications approved by the Authority on May 28, 1981".

The Director distributed copies of a memorandum dated May 28, 1981 entitled, "Lafayette Place Parking Garage Documents: Request to Ratify and Confirm", attached to which were six (6) documents as follows:

1. Escrow Agreement between the City, the developer, the Authority, and the law firm of McCortnack and Zimble, acting as escrow agent, to hold certain executed



documents until the finalization of a CARD designation, the UDAG funding, and necessary building permits.

2. A letter agreement by the Boston Redevelopment Authority not to sponsor other new public parking facilities in competition in the immediate area of the Lafayette Place garage (but excluding facilities already existing).
3. A consent by the Authority to allow the Boston Real Property Board to lease the garage location to the developer.
4. A Deposit Agreement among the City, the Authority, the developer, and the Shawmut Bank, under which \$5.9 million obtained through issuance of general obligation bonds of the City shall be deposited with the depository bank and released to the developer in reimbursement of approved project costs.
5. A letter agreement by the Authority that the interest accruing in the depository fund described above may likewise be used in reimbursement of eligible project costs.
6. An agreement by the City and the Authority acknowledging that the developer shall not be held responsible for past project delays for reasons beyond its control (in return for reciprocal waivers by the developer).

On motion duly made and seconded, it was unanimously

VOTED: That the six (6) documents attached hereto and executed by the Director of the Authority on its behalf are hereby ratified and confirmed as of the effective date(s) provided therein.

The aforementioned six (6) documents are filed in the Document Book of the Authority as Document No. 4073.

Copies of a memorandum dated May 28, 1981 were distributed re First .Amendment to Report and Decision on Chapter 121A Application of Fieldstone Associates, attached to which were copies of a First Amendment to 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, "First Amendment to the 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 Formed Under MGL Chapter 109 and Approval to Act as an Urban Redevelopment Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned First Amendment to Report and Decision is filed In the Document Book of the Authority as Document No. 4074.

Copies of several memoranda dated May 28, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously  
VOTED: In reference to Petition Z-5205, brought by Leonard F. Conway, Jr. and John V. Cunney, Trustees, 53 North Margin and 6-12 Thacher Streets, Boston, for a conditional use and four variances for change of occupancy from manufacturing of clothes and shoes to 58 apartments and offices and erect a one-story addition in an Apartment (H-3) District, the Boston Redevelopment Authority recommends that the matter be taken under advisement by the Board of Appeal until such time as the Director receives adequate information from the community.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5165, Z-5189, Z-5195, Z-5198, Z-5199, Z-5201, Z-5202, Z-5203, Z-5206-5207, Z-5212, Z-5222, Z-5224.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4075.

Copies of several memoranda dated May 28, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: To approve the temporary appointment on a three-month basis of Josephine C. Riddick of Dorchester, as Administrative Clerk II in the Engineering Department, in Grade 8 - Step 1, at \$10,854 per annum, effective June 1, 1981.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To approve the temporary appointment on a three-month basis of Maureen Kelley of Boston, as Administrative Secretary in the Community Development Department in Grade 10, Step 4, at \$14,996 per annum, effective June 1, 1981.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was

VOTED: To approve the upgrading and promotion of Sharon J. Smith, from Word Processing Technician III, Grade 9 - Step 2 at \$12,406 per annum to Acting Word Processing Center Manager, Grade 12 - Step 1 at \$16,076 per annum, effective June 1, 1981.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Harry Stoddard, Chief General Counsel and Margaret Brown, Assistant General Counsel, to attend the Massachusetts Continuing Education - New England Law Institute, Inc. program, "Changing Economics in Commercial Leasing" at New England Life Hall, Boston, on June 9, 1981; individual registration fee of \$40.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to enter into a personal services contract for legal consultant services with Alexander A. Randall in the Authority's usual form, for a period not to exceed three months, at a rate of compensation not to exceed \$350 per week, funding from Community Development Block Grant funds.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend the professional service contract with Vivian Li, Project Manager of the Air Quality Technical Assistance grant. This amendment would provide for a time extension until September 30, 1981 and an increase of \$7,660 to the contract price effective June 1, 1981. Funding for this contract will be from the Air Quality Technical Assistance Grant.

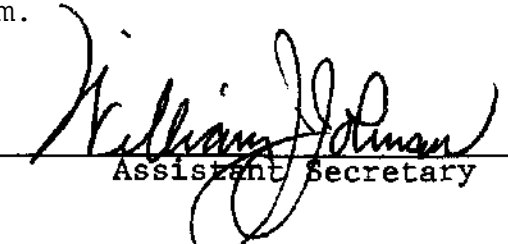
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, June 11, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:46 p.m.

  
Assistant Secretary