

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

AUGUST 20, 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 August 20, 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. Jones	
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 2:00 p.m. on August 20, 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

August 14, 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 August 14, 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 20th day of August, 1981.

Kane Simonian
Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the Public Hearing on the 121A Application of Charles H. Farnsworth Housing Corporation.

Following the Public Hearing on the 121A Application of Charles H. Farnsworth Housing Corporation, on motion duly made and seconded, it was unanimously

VOTED: That the General Counsel be directed to prepare a favorable Report and Decision on the 121A Application of Charles H. Farnsworth Housing Corporation.

The minutes of the meeting of August 6, 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:

Paul McGowan	\$ 2,500.00
Edwards & Kelcey, Inc.	24,838.09
Susan E. Jaster	837.50
John Mahoney Construction Co., Inc.	154,345.79
John Mahoney Construction Co., Inc.	53,010.95
Modern Continental Construction Co., Inc.	15,054.98
S. G. Associates, Inc.	1,141.44
John Avault	1,320.00
Bernard R. Baldwin	285.00
Childs, Bertman, Tseckares, and Casendino	5,524.94
D. Cicconi, Inc.	55,635.32
Richard J. Dennis	2,500.00
Downtown Crossing Association	2,882.89

On motion by Mr. Flaherty, it was unanimously

VOTED: To take from the table and distribute a memorandum dated August 20, 1981 re Park Plaza Urban Renewal Area, Hadassah/Charles Parcel, Order of Taking, Authorization to Execute Cooperation Agreement with Boston Plaza Hotel Associates, attached to which were

copies of a Cooperation Agreement; a Resolution; an Order of Taking including Annex A, Certificate of Vote for the meeting of May 12, 1977, Annex B, Taking Area Description, Annex C, Award of Damages; and two proposed votes.

Addressing the Authority and answering the Members' questions concerning the project and related issues were Attorneys Philip Fine and Michael Stone, representing the developer, and Attorney Regina Quinlan, representing various tenants.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute and deliver one Cooperation Agreement substantially in the form attached hereto including provisions for holding the Authority harmless for all expenses incurred as a result of the eminent domain takings made subsequent hereto.

FURTHER

VOTED: That the Authority adopt the Order of Taking for one subparcel within the Hadassah/Charles Parcel in the Park Plaza Urban Renewal Area.

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 August 20, 1981 relating to portions of the PARK PLAZA URBAN RENEWAL AREA,

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 and Cooperation Agreement are filed in the Document Book of the Authority as Document No. 4102.

Copies of a memorandum dated August 20, 1981 were distributed re Waterfront Project, No. Mass. R-77, Authorization to Grant License to Al Shiner Test Borings, Inc. for Work on Long Wharf, 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 is hereby authorized to execute and deliver a license to Al Shiner Test Borings, Inc. of Melrose, Mass, to enter the easterly end and water area at Long Wharf to perform test borings. Said license shall provide that the licensee shall obtain liability insurance naming the Authority as co-insured and licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the licensee's use of the premises. Said license shall also include a provision that the area disturbed by the work be restored to a similar condition as that presently existing and shall include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated August 20, 1981 were distributed re Waterfront Project, Mass. R-77, Taking of Temporary Construction Easement - State Street Between New Atlantic Avenue and Long Wharf, attached to which were copies of a memorandum dated July 9, 1981; two maps 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 August 20, 1981 relating to portions of the DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, MASS. R-77, be executed together with a Plan entitled, 'Boston Redevelopment Authority,

Engineering Division, Easement for Construction State Street & Atlantic Avenue, Boston Proper, dated July 13, 1981,' prepared by Schoenfeld Associates, Inc., Boston, Mass., which Plan is recorded herewith 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. 4103.

Copies of a memorandum dated August 20, 1981 were distributed re Waterfront Project, Mass. R-77, Confirmatory Order of Taking, Disposition Parcel C-2-42A, 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 August 20, 1981 relating to portions of the DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA, MASS. R-77, be executed together with a Plan entitled, 'Boston Redevelopment Authority, Downtown Waterfront Faneuil Hall Project, Mass. R-77, Boston, Suffolk County, Massachusetts, Parcel Plan, Parcel C-2-42A, dated July 22, 1981,' 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. 4104.

Copies of a memorandum dated August 20, 1981 were distributed re Downtown Waterfront Project, Mass. R-77, Request for Certificate of Completion for the Lewis Wharf Granite Building, Pilot House and Disposition Parcel B-3-PH-East, 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 is hereby authorized to execute Certificates of Completion for the Lewis Wharf granite building and the Pilot House at 50 Eastern Avenue and also for the sliver parcel known as Disposition Parcel B-3-PH-East in accordance with a Rehabilitation Agreement for Parcel B-2 and a Land Disposition Agreement for Disposition Parcel B-3-PH-East in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

Copies of a memorandum dated August 20, 1981 were distributed re Charlestown Navy Yard Utility Construction Contract No. 2, D. Cicconi, Inc., Reduction in Retainage, attached to which were copies of a letter dated August 13, 1981 from D. Cicconi, Inc., Payment Request No. 7A, and a proposed vote,

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request 7A, a portion of the retainage in the amount of \$18,035.95 by D. Cicconi, Inc. for Utility Construction Contract No. 2, in the Charlestown Navy Yard, is approved for payment.

Copies of a memorandum dated August 20, 1981 were distributed re Charlestown Navy Yard, Permission to Advertise Buildings No. 149 and 199 in the Charlestown Navy Yard, attached to which were copies of a map indicating the location of the buildings and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority authorize the Director to advertise or solicit developer interest from the Real Estate Development and Management Community concerning the proposed high intensity uses for buildings No. 149 and 199 in the Charlestown Navy Yard.

Copies of a memorandum dated August 20, 1981 were distributed re Charlestown Navy Yard Shipyard Park Phase II Bulkhead Restoration, Request Permission to Award Contract to Goudreau Corporation, 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 Shipyard Park Phase II - Bulkhead Restoration in the Charlestown Navy Yard be awarded to Goudreau Corporation, as the lowest qualified and eligible bidder, based on the unit prices bid and the estimated quantities in the amount of \$326,482 and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated August 20, 1981 were distributed re South End Project, Mass. R-56 EPA Project Nos. C-250-510-02 and C-250-510-03, Site Preparation Contracts H-1, H-2E, H-3C, H-3T, SD-1A, U-1, SD-1, SD-2, SD-3, SD-4 and SD-1B, CE Maguire, Inc., Full Time Project Representation Services Agreement, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 2 for the Full Time Project Representation Services Agreement in the South End Project, Mass. R-56, extending the contract time to November 30, 1981 with no change in the contract amount, be approved subject to Mass. DWPC and BWSC approval, and the Director is hereby authorized by and on behalf of the Authority to execute the said amendment with CE Maguire, Inc.

Copies of a memorandum dated August 20, 1981 were distributed re South End Project, Mass. R-56, Certificate of Completion Disposition Parcel RR-13, 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 RR-13, 9 Ringgold Street in the South End Urban Renewal Area, to Selby L. and Maureen F. Turner.

Copies of a memorandum dated August 20, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract SD-1B, Change Order No. 4, Indiana Gunite and Construction Company, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 to Site Preparation Contract "SD-1B" In the South End Project, Mass. R-56, extending the contract duration by 30 calendar days to August 30, 1981 from July 31, 1981, with no change in the contract amount, be approved subject to final approval by the State DWPC and the BWSC, and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with Indiana Gunite and Construction Company.

Copies of a memorandum dated August 20, 1981 were distributed re South End Project, Mass. R 56, Proclaimer of Minor Modification of the Urban Renewal Plan, Parcel 3B, attached to which were copies of a Resolution and two maps indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION" 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. 4105.

Copies of a memorandum dated August 20, 1981 were distributed re South End Project, Mass. R-56, Change Order No. 3, Site Preparation Contract No. 17A UN & CDBG, John Mahoney Construction Company, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 to Site Preparation Contract "17A" in the South End Project, Mass. R-56, extending the contract duration 92 calendar days to September 30, 1981, with no change in the contract amount, be approved and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with John Mahoney Construction Company, Inc.

Copies of a memorandum dated August 20, 1981 were distributed re South Station Project, Mass. R-82, Establishment of Fair Reuse Value for Disposition Parcel No. C-5, Certificate No. 1, attached to which were copies of a Resolution, Certificate No. 1, and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NO. C-5 IN THE SOUTH STATION PROJECT - R-82" 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 and Certificate No. 1 are filed in the Document Book of the Authority as Document No. 4106.

Copies of a memorandum dated August 20, 1981 were distributed re Right of Early Entry for Parcel C-5B, South Station Project, C-5B, 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 and deliver a license for early entry to the parcel known as Parcel C-5B of the South Station Urban Renewal Project to the designated redeveloper, Rose Associates, subject to a 30 day notice to vacate the premises. Said license is to be for the consideration of one dollar (\$1.00). Said license is to contain the express provision that no obligation on the part of the Authority, direct or indirect, is to be construed beyond this temporary month-to-month tenancy. Said license shall also contain the express provision that the licensee agrees to assume all maintenance expenses including sewer and water charges, and licensee will have the complete responsibilities for compliance with all municipal codes and ordinances. Said license shall further provide that the licensee shall obtain liability insurance naming the Authority as co-insured; and licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the licensee's use of the premises. Said license is to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated August 20, 1981 were distributed re Central Business District Project, Chinatown Gateway Site Preparation Contract, Change Order No., 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 with Modern Continental Construction Company for the Chinatown Gateway Site Preparation Contract, be approved, in an amount not to exceed \$42,000 and actually determined on a time and material basis.

Copies of a memorandum dated August 20, 1981 were distributed re Report and Decision on the Chapter 121A Application of Dorchester Housing Associates, attached to which were copies of the 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, "Report and Decision on the Application of Dorchester Housing 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. 4107.

Copies of a memorandum dated August 20, 1981 were distributed re Approval of a Contract Amendment with Edward F. Smith for Personal Property Appraisal Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to amend the contract between the Boston Redevelopment Authority and Edward F. Smith to provide for an extension in the contract performance time to June 23, 1982 with no increase in the contract amount.

Copies of a memorandum dated August 20, 1981 were distributed re Authorization to Execute a Contract with Grasshopper Restaurant, Inc., Boston, Massachusetts, under the Air Quality Technical Assistance Grant, 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 Grasshopper Restaurant, Inc., Boston, Massachusetts, for meeting expenses for the Controlled Trading Workshop to be held at the Great Hall, Faneuil Hall Marketplace, on September 16, 1981. Amount of this contract with not exceed \$1,500. Payment will be made available from funds in the Air Quality Technical Assistance Grant.

Copies of a memorandum dated August 20, 1981 were distributed re Authorization to Execute an Addendum to a Memorandum of Understanding with the Economic Development and Industrial Corporation of Boston Under the Air Quality Technical Assistance Grant, 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 Economic Development and Industrial Corporation approved June 5, 1980 and amended August 21, 1980. Amount of this addendum is not to exceed \$2,000 for a total two year contract not to exceed \$14,000. Payment will be made available from funds in the Air Quality Technical Assistance Grant.

Copies of a memorandum dated August 20, 1981 were distributed re Authorization to Execute a Consulting Contract with Regional Science Research Center, Cambridge, Massachusetts, under the Air Quality Technical Assistance Grant, 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 Regional Science Research Center, Cambridge, Massachusetts, to provide professional services under the Air Quality Technical

Assistance Grant. Amount of this contract will not exceed \$20,000. Payment will be made available from funds in the federal Air Quality Technical Assistance Grant.

Copies of a memorandum dated August 20, 1981 were distributed re Professional Services Contract, Michael Grill, 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 Professional Services Contract with Michael Grill for the period through June 1, 1982 for a sum not to exceed \$19,150 to be paid by Community Development Funds.

Copies of several memoranda dated August 20, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5328, brought by FPC Properties, Inc., 24 Northern Ave., Boston, for a conditional use for use of premises for parking of 773 vehicles for fee in a Manufacturing (M-4) Restricted Parking District, the Boston Redevelopment Authority recommends approval with the following provisos:

- 1) That the use terminate September 30, 1982 and petitioner prepare permanent development plans during this period;
- 2) That the lot be limited to 700 spaces and design/circulation plans be submitted to the Authority for design review;
- 3) All of the contiguous CC&F land not part of the lot, be fenced or otherwise buffered to prevent access by those wishing to park without cost;

- 4) Spaces closest to Sleeper Street shall be reserved, in relation to the parking demand, for the convenience of area businesses and institutions;
- 5) That space be made available for temporary storage of tour and charter buses at a rate similar to that applied to an equivalent number of regular parking spaces;
- 6) All day parking rates are to be at least \$2.00 and monthly leases at least \$35 per space;
- 7) That petitioner be subject to additional City of Boston real estate taxes in relation to the parking income;
- 8) That the proposed lot and conditions of operation be reviewed annually by the Board of Appeal for acceptability.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5331, brought by James R. Powers, 220 Dorchester Ave., South Boston, for a variance for change of occupancy from doughnut shop to doughnut shop and delicatessen and erect one-story addition in a Manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval on condition that the rear parking area behind the premises be used for off-street parking.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5279-5280, Z-5281, Z-5295, Z-5304, Z-5308, Z-5309-5310, Z-5312, Z-5315, Z-5316, Z-5317-5318, Z-5321, Z-5332, Z-5335.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4108.

Copies of several memoranda dated August 20, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Robert Kroin, Senior Architect, for attendance at the National Conference of Architects in Government, November 5, 1981 in Washington, D. C., at an individual registration fee of \$40.00.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Vivien Li, Project Manager, Air Quality Technical Assistance Program, for travel to Princeton, New Jersey and return during the period of September 14 - 30, 1981, to attend a course on environmental planning policy at Princeton University; travel expenses to be paid by Air Quality Technical Assistance Grant.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Jasenka Diminic, Senior Landscape Architect, for travel to Washington, D. C. on September 14 - 15, 1981, to receive a Landscape Award for Shipyard Park, Charlestown, at the White House.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Robert J. Ryan, Director and Brian Fallen, Deputy Director for Development and Management, for travel to Washington, D. C. on August 25, 1981 to meet with HUD officials to discuss UDAG for Lafayette Place.