

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 17, 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 September 17, 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 2:30 p.m. on September 17, 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

September 11, 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 September 11, 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 seventeenth day of September, 1981JK.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of September 3, 1981 were read by the Secretary.

On motion duly made and seconded, it was

VOTED: To approve the minutes as read.

Mr. McDermott voted "Present".

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:

JohnAvault	\$ 969.37
Casey and Dennis	2,500.00
R. J. Delmonico, Inc.	31,230.80
P. Leone Construction Co.	97,603.00
Susan E. Jaster	450.00
CE Maguire	110,348.57
John Mahoney Construction Co., Inc.	70,830.10
John Mahoney Construction Co., Inc.	40,232.50
McDonald and Company, Inc.	2,828.80
John Mahoney Construction Co., Inc.	201,153.11
Margaret C. O'Brien	412.56
John J. Paonessa Co.	2,508.85
Society for the Preservation of N.E. Antiquities	440.00
Umbro & Sons Construction Corp.	75,668.54
Paul McGowan	2,500.00
Margaret C. O'Brien	378.18
Coopers and Lybrand	111,122.50
Access International, Inc.	9,959.10

Copies of a memorandum dated September 17, 1981 were distributed re Waterfront Project, Mass. R-77, Request for Certificate of Completion for Unit #1-4, Disposition Parcel C-2-39, C-2-40, 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 Unit No. 1-4 at 81-101 Fulton Street, Disposition Parcel C-2-39, C-2-40 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

Copies of a memorandum dated September 17, 1981 were distributed re Waterfront Project, Mass. R-77, Engineering Services Contract with Schoenfeld Associates, Inc., Amendment No. 1 - Extension of Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 1 to the Engineering Services Contract with Schoenfeld Associates, Inc. to extend the contract time to December 31, 1981, with no increase in the contract price.

Copies of a memorandum dated September 17, 1981 were distributed re Downtown Waterfront Project, Mass. R-77, Authorization for Early Entry to Disposition Parcel C-2-42A, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to grant to North End Community Health Committee, Inc. a temporary license to enter Parcel C-2-42A for the purpose of starting construction of an elderly nursing home facility. Such license shall require the submission of evidence of adequate insurance coverage with the Authority named as co-insured and such additional requirements as may be established by the Director.

Copies of a memorandum dated September 17, 1981 were distributed re Charlestown Urban Renewal Project, Mass. R^55, Certificate of Completion for Parcel X-40, attached to which were copies of a staff Certificate of Completion dated September 14, 1971 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to issue a Certificate of Completion in accordance with the terms of the LDA and deed to Dale and Mary Newbanks for Parcel X-40 in the Charlestown Urban Renewal Project.

Copies of a memorandum dated September 17, 1981 were distributed re South End Project, Mass. R-56, EPA Project No. C-250-510-03, Mass. DWPC No. C-25-510-3, Site Preparation Contract SD-1, Umbro and Sons, Inc., Change Order No. 5, attached to which were copies of Change Order No. 5 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 5 to Site Preparation Contract "SD-1" in the South End Project, Mass. R.56, in the amount of \$11,637.50, with no increase in the contract time, be approved subject to BWSC and Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with Umbro and Sons, Inc. Funding for this work is provided by the Water and Sewer Commission.

Copies of a memorandum dated September 17, 1981 were distributed re South End Project, Mass. R-56, EPA Project No. C-250-510-03, Mass. DWPC Project No. C-25-510-3, Site Preparation Contract SD-4, Modern Continental Construction Company, Change Order No. 7, East Concord Street Pavement Upgrading, attached to which were copies of Change Order No. 7 and a proposed vote.

On motion duly made and seconded, it was

VOTED: That Change Order No. 7 to Site Preparation Contract "SD-4" in the South End Project, Mass. R-56, in the amount of \$28,000, with no increase to the contract time be approved, subject to EPA and Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with Modern Continental Construction Company.

Mr. Walsh voted "Present".

Copies of a memorandum dated September 17, 1981 were distributed re Request Adoption of a Resolution Relative to Receipt of Planning Grant from the Urban Mass Transportation Administration for the Essex Street Station Area Development Study, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, FOR A GRANT UNDER THE MASS TRANSPORTATION ACT OF 1964, AS AMENDED" 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. 4115.

Copies of a memorandum dated September 17, 1981 were distributed re Authority's Appointment of Assistant Secretaries, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Authority hereby approves the appointment to the office of Assistant Secretary of Bernice C. McLennan and Mary E. Mealy, to carry out the duties of that office in accordance with the By Laws of the Authority as amended. No additional compensation is involved in these appointments.

Copies of a memorandum dated September 17, 1981 were distributed re Chapter 121A Application of Charles H. Farnsworth Corporation, which included 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 CHARLES H. FARNSWORTH CORPORATION 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 CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION 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. 4116.

Copies of several memoranda dated September 17, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously VOTED: To consider the Board of Appeal Referrals at the end of the agenda.

Copies of several memoranda dated September 17, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To grant twenty days advance sick leave to Muriel Monteiro, Family Relocation Supervisor, effective September 15, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To approve the temporary appointment on a three-month basis of Ginny M. Yee of Boston as Administrative Secretary in the Personnel Department, Grade 8 - Step 1, at \$10,854 per annum, effective September 21, 1981.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was VOTED: To extend the temporary appointment through October 30, 1981 of James Leitner, Denise Parisi, Delcine Palmer,

Alex Taft, Bruce Desmond, Joseph T. Kowalid, Martha Goldsmith, Nina Primm, Mary Beth Danenbarger, Lisa Savereid, and Kerry Dacey as members of the Mayor's Policy Planning Staff, at no increase in the individuals' compensation.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Daniel Moon, Graphic Designer IV, for attendance at the Introduction to Computer Graphics Course at Harvard University beginning October 1, 1981, at: an individual registration fee including materials and computer time of \$150.00.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was

VOTED: To approve the purchase of a round trip airline ticket to Chicago and return for Vivien Li to attend the Chicago Air Quality Technical Assistance Demonstration Program Conference, out of the Air Quality Technical Assistance Grant.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve an extension of Educational Leave of Absence Without Pay to Sheila R. Craven, Senior Staff Photographer in the Finance and Administration Department, Technical Services Section, commencing on September 15, 1981 and ending on December 15, 1981.

At this point, the Members considered the Board of Appeal Referrals which had been deferred to the end of the agenda.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5327, Z-5334, Z-5336, 2-5338, 2-5339, Z-5341, 2-5348, 2-5349, 2-5350-5351, Z-5353, Z-5355-5362, Z-5372, Z-5385.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition 2-5343, brought by Louis Morales, Trustee, 534A-534 Dudley Street, Roxbury, for a conditional use for change of occupancy from retail store to social club in a local business (L-1) district, the Boston Redevelopment Authority recommends denial.

During consideration of Petition Z-5364, brought by Boston Gas Company, a representative of the Boston Gas Company stated that the engineer for the company was on his way to the meeting. The Chairman called a recess pending the arrival of the engineer for the Boston Gas Company.

Mr. Walsh left the meeting at this point.

Following the recess, Messrs. Edwin Ericson and Herbert Zepp, engineers for the Boston Gas Company, and Mr. Thomas Nutley, Public Relations Officer for the Boston Gas Company, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5364, brought by Boston Gas Company, 220-238 Victory Road, Dorchester, for a conditional use to erect two above-ground compressed natural gas storage tanks in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval, conditioned upon:

1. A favorable report from the Fire Department; and
2. A community meeting prior to the Board of Appeal hearing on September 29, 1981.

Fueling station will contain a total of approximately 20,400 cubic feet of natural gas in two tubes/tanks which measure 22 feet by 20 inches in diameter and

will be enclosed on three sides by three-foot thick concrete walls which vary in height from 5 feet to 14 feet. It will allow use of the gas as an alternative fuel to gasoline in company vehicles operating from this location.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4117.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, October 1, 1981 at 2:30 p.m.

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

The meeting adjourned at 4:25 p.m.


Secretary