

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 1, 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 October 1, 1981. The meeting was called to order by the Vice Chairman, and upon roll call, those present and absent were as follows:

Present

Joseph J. Walsh

James K. Flaherty

Clarence J. Jones

William A. McDermott, Jr.

Absent

Robert L. Farrell

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 October 1, 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 25, 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 25, 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 October 1, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of September 17, 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	\$ 1,419.18
Cousins Construction Co.	2,850.00
Thomas J. Donovan	150.00
Excelon Security Services, Inc.	7,618.81
Filippone & Son Construction Co., Inc.	15,890.00
Fleming Bros., Inc.	5,850.00
Folan Waterproofing Construction Co., Inc.	12,577.24
CE Maguire	34,358.28
New England Chain Link Fence Co.	5,424.30
Park Square Associates, Inc.	2,244.24
Peat, Marwick, Mitchell & Co.	11,000.90
Sherman Disposal Co.	6,314.00
Sherman Disposal Co.	5,546.00
John Avault	680.62
D. Cicconi, Inc.	100,411.34
D. Cicconi, Inc.	28,438.46
Susan E. Jaster	362.50
Margaret C. O'Brien	704.79
Parsons, Brinckerhoff, Quade & Douglas, Inc.	990.00
Schoenfeld Associates, Inc.	3,224.62
Universal Engineering Corp.	7,302.96
Economic Development & Industrial Corp.	5,684.42
IGF, Inc.	33,434.16
Moshe Safdie and Associates, Inc.	9,243.90

Copies of a memorandum dated October 1, 1981 were distributed re Winthrop Square Associates, 7-11 Otis Street, Board of Appeal Petition No. Z-5385, attached to which were copies of a memorandum originally submitted on September 17, 1981; a map showing the location of the area; and a proposed vote.

Ms. Nancy Yost and Mr. Peter Reddick addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5385, brought by Winthrop Square Associates, 7-11 Otis Street, Boston, for two variances for change of occupancy from offices, restaurant, lounge to offices and stores and erect a one-story addition in a general business (B-10) district, the Boston Redevelopment Authority recommends approval, provided exterior plans are submitted to the Authority for design review.

Copies of a memorandum dated October 1, 1981 were distributed re Charlestown Navy Yard Muster House Restoration Contract, Folati Waterproofing & Construction Co., Inc., Change Order No. 1 (Revised), which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 (revised) to the Muster House Restoration Contract in the Charlestown Navy Yard, decreasing the contract amount by \$20,425 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 Folan Waterproofing & Construction Co., Inc.

Copies of a memorandum dated October 1, 1981 were distributed re Charlestown Navy Yard Site Preparation Contract No, 2 (E.D.A. Funded) Permission to Award a Contract to John Mahoney Construction Co., 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 No. 2 in the Charlestown Navy Yard be awarded to John Mahoney Construction Co., Inc., as the lowest qualified and eligible bidder, based on the unit prices bid and the estimated quantities, in the amount of \$352,625; and the Executive Director is authorized to execute said contract in behalf of the Authority. Funding for this contract is from the Navy Yard E.D.A. Title I Grant.

Copies of a memorandum dated October 1, 1981 were distributed re Charlestown Navy Yard Shipyard Park Phase II, Pier 4 Improvements, 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 Shipyard Park - Phase II Contract in the Charlestown Navy Yard be awarded to D. Cicconi, Inc. as the lowest qualified and eligible bidder, based on the unit prices bid and the estimated quantities, in the amount of \$479,380 including Alternate No. 1; and the Executive Director is authorized to execute said contract in behalf of the Authority. The funding source for this contract is U.D.A.G. and B.O.R.

Copies of a memorandum dated October 1, 1981 were distributed re South End Project, Mass. R-56, CE Maguire, Inc., Engineering Services Contract No. 24, 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. 24 dated April 6, 1981 with CE Maguire, Inc. in the South End Project, Mass. R-56, extending the contract time to January 6, 1982 with no change in the contract amount.

Copies of a memorandum dated October 1, 1981 were distributed re Washington Park Urban Renewal Area, Mass. R-24, Parcel F-6 and 461-465 Blue Hill Avenue, Final Designation of Redeveloper, attached to which were copies of a Resolution; a map indicating the location of the area; a copy of a contract between the Neighborhood Economic Development Council and the City of Boston Neighborhood Development Agency; a letter to The Honorable Kevin H. White from John F. Weis dated July 27, 1981; a letter dated September 8, 1981 from the Neighborhood Economic Development Council, Inc.; a letter dated September 29, 1981 from the Rev. Arnold Browne; and a letter dated

dated September 28, 1981 from the Ernest Scott Insurance Agency.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC., APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL F-6 and 461*465 BLUE HILL AVENUE IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO, MASS. R-24" 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 contract are filed in the Document Book of the Authority as Document No. 4118.

Copies of a memorandum dated October 1, 1981 were distributed re Washington Park Urban Renewal Area, Mass. R-24, Confirmatory Order of Taking Disposition Parcel F-6, attached to which were copies of 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 October 1, 1981 relating to portions of the WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24, be executed together with a plan entitled, 'Plan of Land in Boston, Delivery Parcel F-6 of Washington Park Urban Renewal Area, Project No. Mass. R-24¹ dated July 7, 1966, 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 with this Order of Taking."

The aforementioned Order of Taking is filed in the Document Book of the Authority as Document No. 4119.

Copies of a memorandum dated October 1, 1981 were distributed re Campus High Project, Mass. R-56, Engineering Services Contract No. 6, Green International Affiliates, Inc., Contract Amendment No. 2, 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. 2 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 April 17, 1982 with no change in the contract amount.

Copies of a memorandum dated October 1, 1981 were distributed re North Station Urban Renewal Project, Planning and Design Services Contract with Moshe Safdie and 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 North Station Planning and Design Services Contract with Moshe Safdie and Associates, Inc. extending the contract period to March 4, 1982 with no increase in the contract amount.

Copies of a memorandum dated October 1, 1981 were distributed re Contract Authorization, John Avault, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to contract with John Avault to develop the systematization of the monitoring and analyses of the fiscal and economic impact of development. A contract for \$13,750 would extend to March 31, 1982 and be financed from City Planning funds.

Copies of a memorandum dated October 1, 1981 were distributed re Authorization to Enter into a Contract with Ellen Lipsey, attached to which were copies of Potential Work Items, Plan for Restoration and Interpretation of the Blackstone Block and 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 coordinate planning for the interpretation and restoration of the historic Blackstone Block. Such contract will be for a period of six months at a rate of \$12.00 per hour, not to exceed a total of \$8,000.

Copies of a memorandum dated October 1, 1981 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of Madison Park IV Associates, attached to which were copies of a Fact Sheet and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That a public hearing on the 121A Application of Madison Park IV Associates be held at the offices of the Boston Redevelopment Authority on October 15, 1981 at 2:00 p.m.; and

FURTHER

VOTED: That the Secretary is authorized and directed to publish notice of said hearing in accordance with the "Rules and Regulations for Securing Approval of Projects in Boston under Chapter 121A of the General Laws as Amended".

Copies of a memorandum dated October 1, 1981 were distributed re Fenway Artists Studio, Rescission of Authority Approval of the Report and Decision on the Chapter 121A Application, attached to which were copies of a letter dated September 22, 1981 from Attorney Daniel D. Sullivan; the Rescission of the Approval 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, "Rescission of Authority Approval of the Report and Decision on the Application of Fenway Artists Studios 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 Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be hereby approved and adopted.

The aforementioned Rescission of the Approval of the Report and Decision is filed in the Document Book of the Authority as Document No. 4120.

Copies of a memorandum dated October 1, 1981 were distributed re Request Authorization to Execute an Amendment to the Memorandum of Understanding with the Conservation Commission Decreasing the Contract Amount, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Authority hereby authorizes the Director to execute an amendment to the Memorandum of Understanding with the Boston Air Pollution Control Commission and the Boston Conservation Commission reducing the reimbursement amount by \$15,500 to a revised total amount not to exceed \$59,438.

Copies of several memoranda dated October 1, 1981 were distributed re Board of Appeal Referrals.

Mr. Charles Kenney, the proposed developer for the property at 2-14 High Street addressed the Authority and answered the Members' questions relating to Petition No. Z-5363.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to
Petition Nos. Z-5342, Z-5344, Z-5345 and Z-5354, Z-5352,
Z-5363, Z-5374, Z-5380, Z-5382-5383, Z-5386.

The aforementioned Board of Appeal Referrals are filed in the
Document Book of the Authority as Document No. 4121.

Copies of several memoranda dated October 1, 1981 were
distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve twenty days advance sick leave to Roberta
Downey, Word Processing Center Assistant Manager,
effective September 30, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the Director for travel to
Washington, D. C. on October 15-16-17, 1981 to meet
with federal officials concerning funding sources.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That Marcia Myers be authorized to attend the annual
meeting and preservation conference of the National
Trust for Historic Preservation in New Orleans on
October 1-3, 1981.

PERSONNEL MEMORANDUM #4

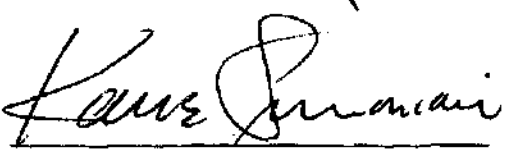
On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Roger C. Erickson and Shirley
M. Muirhead, Landscape Architects in the Urban Design
Department, for attendance at the American Society of
Landscape Architects' Annual Meeting to be held in
Washington, D. C. from November 21 to November 24, 1981,
at an individual registration fee of \$123.00.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, October 15, 1981 at 2:00 p.m.

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

The meeting adjourned at 3:15 p.m.


Secretary