

MINUTES OF A SECULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 15, 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 October 15, 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	William A. McDermott, Jr. (came in later)
Joseph J. Walsh	
James K. Flaherty	
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 October 15, 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

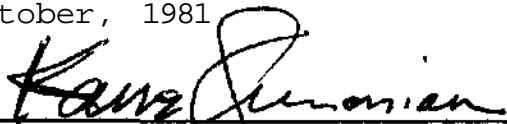
Title Secretary

October 8, 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 October 8, 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 fifteenth day of October, 1981

  
Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the Public Hearing on the 121A Application of Madison Park IV Associates.

Mr. McDermott entered the meeting during the aforementioned Public Hearing.

Following the Public Hearing on the 121A Application of Madison Park IV Associates, on motion duly made and seconded, it was unanimously

VOTED: That the General Counsel be directed to prepare and submit to the Authority at the next meeting, a favorable Report and Decision on the 121A Application of Madison Park IV Associates.

The minutes of the meeting of October 1, 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	\$ 1,853.13
John Avault	51.56
Economic Development & Industrial Corporation of Boston	13,526.28
Susan E. Jaster	775.00
CE Maguire	23,052.01
CE Maguire	15,301.97
CE Maguire	57,583.64
Margaret C. O'Brien	962.64
Tibbetts Engineering Corp.	261.36
Moshe Safdie and Associates, Inc.	2,036.32
Utnbro & Sons Construction Corp.	60,344.42
Universal Engineering Corp.	2,384.55
McDonald and Company, Inc.	1,666.80
John E. O'Neill	800.00
Casey and Dennis	500.00
North End Community Health Committee, Inc.	957,022.65

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Urban Renewal Project, Mass. R-55, Request for Certificate of Completion, Disposition Parcel R-17A-2, 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-17A-2 in the Charlestown Urban Renewal Area, Mass. R-55, to Francesca Gatowski.

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Urban Renewal Project, Mass. R-55, License to Undertake Test Excavations in City Square Area, Parcels P-15B-2, 1-4, 1-1, C-7, C-8, C-9 and R-17, attached to which were copies of a letter dated September 9, 1981 from the Peabody Museum of Archaeology and Ethnology, a map of the area, 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 temporary license to the Institute for Conservation Archaeology for Parcels P-15B-2, 1-4, 1-1, C-7, C-8, C-9, and R-17, for the purpose of performing test excavations. Said license shall be terminable upon written notice by the Authority and shall contain a clause indemnifying the Authority from all claims and damages and shall include additional insurance requirements naming the Authority as additional insured, and such other terms and conditions as the Director shall deem proper and in the best interest of the Authority; and further that the licensee shall submit a report to the Authority of its findings on said excavations.

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Urban Renewal Area, Mass. R-55, Disposition Parcel R-17A-1, Tentative Designation of Redevelopers, attached to which were copies of a Resolution, a map indicating the location of the parcel, two Redevelopers<sup>1</sup> Statements for Public Disclosure, and two Redevelopers' Statements of Qualifications and Financial Responsibility.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF TIMOTHY AND KATHY RYAN AND KATHLEEN REILLY, DISPOSITION PARCEL R-17A-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. 4122.

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Urban Renewal Area, Mass. R-55, Disposition Parcel R-56A, Final Designation of Redevelopers, attached to which were copies of a Resolution and a letter dated September 3, 1981 from Workingmens Cooperative Bank.

A general partner representing Thompson Green Associates, Mr. James Adams, addressed the Authority, displayed renderings of the proposed development, and answered questions asked by the Members. Mr. Adams informed the Authority, as noted in the above-mentioned memorandum, that there had been a substitution of a general partner.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was unanimously

VOTED: To revise the preliminary designation of Thompson Green Associates by approving the substitution of the Workingmens Cooperative Bank in lieu of Eugene R. Eisenberg and Charles S. Eisenberg as general partners.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THOMPSON GREEN ASSOCIATES, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-56A 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. 4123.

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Urban Renewal Area, Mass. R-55, Disposition Parcel R-56A, Confirmatory Order of Taking, 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 15, 1981 relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed together with a plan entitled, 'Boston Redevelopment Authority, Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel R-56A, R-56B1 & R-56E,' dated September 10, 1979, 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. 4124.

Copies of a memorandum dated October 15, 1981 were distributed re Charlestown Project, Mass. R-55, Establishment of Fair Reuse Value for Disposition Parcel No. R56A - Certificate No. 35, attached to which were copies of a Resolution, Certificate No. 35, 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. R-56A IN THE CHARLESTOWN URBAN RENEWAL PROJECT AREA" 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. 35 are filed in the Document Book of the Authority as Document No. 4125.

Copies of a memorandum dated October 15, 1981 were distributed re South End Project, Mass. R-56, Change Order No. 3, Site Preparation Contract 17B U.N., D. Cicconi, 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 17B U.N. in the South End Project, Mass. R-56, extending the contract time to November 13, 1981 from October 1, 1981 be approved, with no change in the contract price; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with D. Cicconi, Inc.

Copies of a memorandum dated October 15, 1981 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Permission to Rescind Tentative Designation of Parcel SE-81, attached to which were copies of a map indicating the location of the parcel; a letter dated January 13, 1981 from Richard Quan; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Richard Quan as redeveloper of Parcel SE-81 in the South End Urban Renewal Area be rescinded and that the Director be and hereby is authorized to seek other development interest.

Copies of a memorandum dated October 15, 1981 were distributed re Fenway Project, Mass. R-115, Permission to Award Site Preparation Contract 34, Symphony Road Temporary Gardens), 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 34 CDBG (Symphony Road Temporary Garden) in the Fenway Project, be awarded to R. J. Delmonico, Inc. as the lowest responsible and eligible bidder, based upon unit prices bid and the estimated quantities, in the amount of \$51,255.50; and that the Executive Director be authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated October 15, 1981 were distributed re Fenway Project, Mass. R-115, Proposed License Agreement for Maintenance of Symphony Road Park, 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 Boston Redevelopment Authority hereby authorizes the Director to enter into a maintenance and administrative agreement with the Symphony Road Renaissance, Inc. for the Symphony Road Park, subject to an annual inspection of the maintenance of the park by the staff and the submission of a report to the Authority.

Copies of a memorandum dated October 15, 1981 were distributed re Fenway Urban Renewal Area, Project No. Mass. R-115, Acquisition/Order of Taking, Parcel 1, attached to which were copies of a map indicating the location of the parcel; 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 15, 1981 relating to portions of the Fenway Urban Renewal Area, Mass. R-115, 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. 4126.

Copies of a memorandum dated October 15, 1981 were distributed re North Station Urban Renewal Project, Authorization to Enter into a Contract with the City of Boston, 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 all appropriate documents and contracts with the City of Boston and federal agencies concerning the \$6,250,400 of CDBG Section 108 funds to implement the North Station Urban Renewal Project.

Copies of a memorandum dated October 15, 1981 were distributed re All Urban Renewal Areas, Change Order No. 4, Securing & Boarding Up Contract No. 4, Able Contractors, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 to Securing & Boarding Up Contract No. 4 in All Urban Renewal Areas, extending the contract time six months ending April 23, 1982,



with no change in the contract price, he approved; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with Able Contractors.

Copies of a memorandum dated October 15, 1981 were distributed re Site and Neighborhood Design, Amendment to Planning Contract with the Mitre Corporation, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be given leave to withdraw the memorandum.

Copies of a memorandum dated October 15, 1981 were distributed re Proposed Zoning Text Amendment Relating to Medical Institutions Zoning Change, attached to which were copies of Text Amendment Application No. 85 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to co-sponsor, with the Chinese Consolidated Benevolent Association, Text Amendment Application No. 85 (which is attached hereto). The purpose is to give the city some control over possible negative impacts of institutional expansion on the housing stock, traffic and parking, community facilities, and the tax base of the city. The Authority recommends that the Zoning Commission adopt the proposed amendment.

The aforementioned Text Amendment Application No. 85 is filed in the Document Book of the Authority as Document No. 4127.

Copies of a memorandum dated October 15, 1981 were distributed re Approval of Contract with Joseph R. Fitzsimmons for Accounting Services, 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 for accounting services with Joseph R. Fitzsimmons. Said contract is to be for a three month period ending December 31, 1981 and a maximum contract price not to exceed \$5,363 for services at a daily rate of \$82.50.

Copies of a memorandum dated October 15, 1981 were distributed re Continuation of Professional Services Contract with William Whitman on Energy Conservation Design, out of Argonne Funds, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a professional services contract with William Whitman for a period of an additional six months, for a maximum sum not to exceed \$14,000 to be paid out of Argonne National Laboratory contract.

Mr. Walsh left the meeting at this point.

Copies of several memoranda dated October 15, 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-5346, Z-5347, Z-5373, Z-5375, Z-5376, Z-5377, Z-5378, Z-5379, Z-5384, Z-5394, Z-5297, Z-5399-5400, Z-5402, Z-5403, Z-5407.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4128.

Copies of several memoranda dated October 15, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously  
VOTED: To approve the granting of twenty days advance sick  
leave to James Squires, Technician, Xerox Room,  
effective October 15, 1981.

Mr. Walsh returned to the meeting at this point.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously  
VOTED: To approve the temporary appointment, on a three  
month basis, of Joseph J. Noonan of West Roxbury,  
as Comptroller in the Office of the Deputy Director  
for Finance and Administration, at \$36,000 per annum,  
effective October 19, 1981.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Richard Carver, Deputy  
Director of Community Development and Martha Bailey,  
Project Coordinator, Community Development, for  
travel to Washington, D. C. on October 16, 1981 to  
review Columbia Point funding with HUD officials.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Bess Gurman, Development  
Analyst, for attendance at the National Conference  
on Revised CDBG, Action Grant Programs in Washington,  
D. C., October 19-20, 1981.

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Thursday, October 29, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:24 p.m.

  
Secretary