

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 29, 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 29, 1981. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
James K. Flaherty
Clarence J. Jones
William A. McDermott, Jr.

Absent

Joseph J. Walsh (came in later)

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 19, 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 23, 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 23, 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 ninth day of October, 1981. *

Kane Simonian
Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of October 15, 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	\$ 2,021.25
Bernard R. Baldwin	252.00
Bernard R. Baldwin	6,900.00
Bernard R. Baldwin	5,500.00
ETA Engineering, Inc.	27,049.69
Excelon Security Services, Inc.	7,797.13
Indiana Gunitite and Construction Company	4,642.50
Susan E. Jaster	800.00
CE Maguire	11,413.24
John Mahoney Construction Co., Inc.	10,093.99
Charles F. Murphy, Inc.	250.00
New England Chain Link Fence Co.	1,973.66
Margaret C. O'Brien	739.17
John J. Paonessa Company	8,806.03
Park Square Associates, Inc.	2,487.24
Schoenfeld Associates, Inc.	1,332.94
Umbro & Sons Construction Corp.	30,755.69
Universal Engineering Corp.	8,149.17
Universal Engineering Corp.	6,021.29
North Station Project Advisory Corporation	940.00

Mr. Walsh entered the meeting at this point.

Copies of a memorandum dated October 29, 1981 were distributed re Charlestown Project, Mass. R-55, Amendment No. 2 to Engineering Services Contract for E.P.A. Grant, Edwards & Kelcey, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 2 to the E.P.A. Charlestown, Mass. R-55 "Full Time Project Representation Services" contract extending the contract time to October 31, 1982, be approved subject to Environmental Protection Agency, Mass. Water Pollution Control Division, and Boston Water and Sewer Commission approval; and that the Director is authorized by and on behalf of the Authority to execute said amendment with Edwards and Kelcey, Inc.

Copies of a memorandum dated October 29, 1981 were distributed re Central Business District - Chinatown Gateway, Amendment No. 1 to Residency Engineering Services Contract with Park Square Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 1 to the contract between the Authority and Park Square Associates, Inc., dated April 22, 1981 respecting technical and engineering services for the Chinatown Gateway Construction Part B, in the Central Business District Urban Renewal Area, extending the contract time under Section III for an additional six months to April 22, 1982, with no change in the current contract amount, be approved; and the Director is authorized to execute said Amendment No. 1.

Copies of a memorandum dated October 29, 1981 were distributed re Waterfront Project, Mass. R-77, Acquisition Appraiser, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to contract with Richard Dennis for the appraisal of property in the Waterfront Project for a fee of \$7,500 which will include all. services, to be paid out of the HUD Close-out Account.

Copies of a memorandum dated October 29, 1981 were distributed re Chapter 121A Application of Madison Park IV Associates, attached to which were copies of 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 Madison Park IV 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. 4129.

Copies of a memorandum dated October 29, 1981 were distributed re Campus High School and South End Urban Renewal Areas, Disposition Parcels X-31, X-33, X-34 and P-2A, Final Designation of Redeveloper and Approval of Final Working Drawings and Specifications, attached to which were copies of a Resolution and two maps indicating the location of the parcels.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO- MASS. R-129 AND SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56" 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. 4130.

Copies of a memorandum dated October 29, 1981 were distributed re Amendment to the 121A Application of Madison Park III Associates, attached to which were copies of an Amendment to the Report and Decision on the 121A Application of Madison Park III Associates and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Amendment to the Report and Decision on the Application of Madison Park III 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" be and hereby is approved and adopted.

The aforementioned Amendment to the Report and Decision is filed in the Document Book of the Authority as Document No. 4131.

Copies of a memorandum dated October 29, 1981 were distributed re Amendment to the 121A Application of Haynes House Associates, attached to which were copies of an Amendment to the Report and Decision on the 121A Application of Haynes House Associates and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Amendment to the Report and Decision on the Application of Haynes House 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" be and hereby is approved and adopted.

The aforementioned Amendment to the Report and Decision is filed in the Document Book of the Authority as Document No. 4132.

Copies of a memorandum dated October 29, 1981 were distributed re Campus High and South End Urban Renewal Areas, Disposition Parcels X-31, X-33, X-34 and P-2A, 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 29, 1981 relating to portions of the Campus High School Urban Renewal Area, Mass. R-129, and the South End Urban Renewal Area, Mass. R-56, be executed together with two (2) plans entitled, 'Plan of Land in Boston, Delivery Parcels X-31, X-32, X-33 and X-34¹ dated July 14, 1980 and 'Plan of Land in Boston Delivery Parcels P-2A, P-2B' dated July 14, 1980, and made a permanent part of these proceedings, copies 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. 4133.

Copies of a memorandum dated October 29, 1981 were distributed re Campus High and South End Urban Renewal Areas Property Management License of Authority-Owned Vacant Land Reuse Parcel X-32, attached to which were copies of two maps 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 hereby is authorized to execute and deliver a license to Madison Park IV Associates for the purpose of entering and maintaining the Authority-owned Parcel X-32 for a period of one year, automatically renewable from year to year, but subject to a 30 day cancellation; said license to be for the consideration of one dollar (\$1.00) per year. Said license shall also contain the express provisions that the licensee agrees to assume all maintenance expenses and licensee will have the complete responsibility 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 October 29, 1981 were distributed re Campus High School Project, Mass. R-129, Establishment of Fair Reuse Value, Disposition Parcels No. X-31, X-33, X-34, P-2A, Certificate No. 1, attached, to which were copies of a Resolution, Certificate No. 1, and a map indicating the location of the parcels.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NOS. X-31, X-33, X-34, P-2A IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL PROJECT, MASS. R-129" 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. 4134.

Copies of a memorandum dated October 29, 1981 were distributed re Property Management Fuel Oil Delivery and Heating Equipment Service Contract No. 1, 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 BRA's Property Management Fuel Oil Delivery and Heating Equipment Service Contract #1 be awarded to the Grimes Oil Co., Inc. of 165 Norfolk Street, Boston, the lowest responsible and eligible bidder, based upon unit prices bid and the estimated quantities in the

amount of \$93,950. The duration of this contract will be from November 1, 1981 to October 31, 1982. The Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated October 29, 1981 were distributed re Amendment and Extension of Community Development Block Grant Contract with the City of Boston for Reimbursement to 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 execute budget revisions and time extensions of the individual Community Development Block Grant and Urgent Needs contracts between the Boston Redevelopment Authority and the City of Boston. All said contracts may be extended for periods of time up to December 31, 1982, and may include such other items and conditions as the Director deems appropriate and in the best interest of the Authority.

Copies of a memorandum dated October 29, 1981 were distributed re Urgent Needs Year III Funds, 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 concerning the \$7,640,919.25 of Urgent Needs Funds.

Copies of a memorandum dated October 29, 1981 were distributed re Approval of Contract Amendment with Robert M. Drennan 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 Robert M. Drennan to provide for an extension in the contract performance time to November 1, 1982 with no increase in the contract amount.

Copies of a memorandum dated October 29, 1981 were distributed re Consulting Services Contract with William Sales> Jr.; 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 consulting services contract with William J. Sales, Jr., to assist in the ground lease negotiations for Parcels 7 and D-10 in the Waterfront Project, Mass. R.-77, for a nine month period, at a maximum contract price of \$18,000 out of federal CDBG funds.

Copies of several memoranda dated October 29, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5395 brought by Robert P. Rahwan, 5204-5206 Washington Street, West Roxbury, for a conditional use and variance to use premises for sale of fruit and vegetables from portable produce stand in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5381, Z-5387, Z-5388, Z-5392, Z-5398, Z-5401, Z-5404, Z-5410, Z-5419-5422.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4135.

Copies of several memoranda dated October 29, 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 Mary Beth Danenbarger of Boston as Director of Personnel, at \$35,000 per annum, effective November 2, 1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To extend the temporary appointment through November 30, 1981 of James Leitner, Denise Parisi, Delcine Palmer, Alex Taft, Bruce Desmond, Joseph T. Kowalik, Martha Goldsmith, Nina Primm, 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 #3

On motion duly made, and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend the personal services contract for word processing services for Marion O'Sullivan for an additional six week period, at a total additional cost not to exceed \$1,900 with funding from the EDA Section 302(a) Grant.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize William S. Huang of Cambridge to work as a volunteer student intern in the Research Department for ten hours a week through the Fall of 1981 and the Spring of 1982 semesters, at no cost to the Authority.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Jeffrey Brown, Economic
Analyst for attendance at a conference entitled
"Developing Strategies for Energy Management in the
Eighties" to be held in Boston on October 28, 1981,
at an individual cost of \$10.00.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Matthew Coogan, Project
Coordinator for Fort Point Channel and South Station,
for travel to Washington D. C. on October 20, 1981
to testify before a Senate Committee concerning the
City's legislation for construction of Northern
Avenue Bridge.

Copies of a memorandum dated October 29, 1981 were distributed
re Suspension of Employee, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That George N. Collates of 428 Dover Road, Westwood,
Mass, shall be notified of his suspension indefinitely
without pay for cause from his position as Senior
Administrative Assistant, Grade 15, Step 6, annual
salary \$27,491.00, pending the resolution of legal
proceedings resulting from the criminal complaint
filed against him in Federal District Court on October
21, 1981.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, November 12, 1981 at 2:30 p.m.

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

The meeting adjourned at 3:20 p.m.


* " " "Secretary