

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

NOVEMBER 12, 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 November 12, 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	James K. Flaherty
Joseph J. Walsh	Clarence J. Jones (came in later)
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 November 12, 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

November 6, 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 November 6, 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 twelfth day of November, 1981.

  
Secretary

Mr. Ryan attended the meeting.

The minutes of the meeting of October 29, 1981 were read by the Assistant 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:

Access International, Inc.	\$ 10,636.10
John Avault	1,278.75
D. Cicconi, Inc.	30,268.32
D. Cicconi, Inc.	59,898.64
D. Cicconi, Inc.	16,541.02
DeLeuw, Gather & Company	994.20
Envision Corporation	14,062.84
Goudreau Corporation	40,466.82
ICF, Incorporated	11,676.92
Susan E. Jaster	875.00
P. Leone Construction Co., Inc.	233,920.00
Richard J. Dennis (Casey and Dennis)	650.00
John Mahoney Construction Co., Inc.	167,277.99
John Mahoney Construction Co., Inc.	346,846.26
C.T. Main, Inc.	9,411.70
Charles F. Murphy, Inc. Ins.	572.00
John E. O'Neill	800.00
Parsons, Brinckerhoff, Quade & Douglas, Inc.	39,045.05
Frank B. Rogers, Associates	7,000.00
Moshe Safdie and Associates, Inc.	628.76
Tibbetts Engineering Corp.	602.82
Umbro & Sons Construction Corp.	37,701.89
Margaret C. O'Brien	653.22

Copies of a memorandum dated November 12, 1981 were distributed re Charlestown Urban Renewal Area, Mass. R-55, Disposition Parcel R-56A, Final Designation of Redeveloper, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THOMPSON GREEN ASSOCIATES, INC., 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. 4136.

Copies of a memorandum dated November 12, 1981 were distributed re Charlestown Naval Shipyard Bulkhead Restoration Contract, Request Approval of Five Sub-contractors, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Metro-Boston, Inc. of Cambridge, Mass.; Northeast Gunite and Grouting Corp. of Everett, Mass.; Hot-Top Pavements, Inc. of Hyde Park, Mass.; Richard N. Reid Electrical Co., Inc. of Newton, Mass.; and Bay State Brass Rail Co., Inc. of No. Quincy, Mass.; be approved as sub-contractors to Goudreau Corporation, the general contractor on Shipyard Park Bulkhead Restoration Contract in the Charlestown Naval Shipyard.

Copies of a memorandum dated November 12, 1981 were distributed re Charlestown Naval Shipyard Site Preparation Contract "Shipyard Park -- Phase II", Request Approval of Four Sub-contractors, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Gino Ornamental Iron Works of Maiden, Mass.; Vigil Electric Co. of Brighton, Mass.; Trimount Bituminous Co. of Everett, Mass.; and John D. Ahearn Co. of Melrose Mass.; be approved as sub-contractors to D. Cicconi, Inc., the general contractor on Site Preparation Contract "Shipyard Park - Phase II" in the Charlestown Naval Shipyard Project Area.

Mr. Jones entered the meeting at this point.

Copies of a memorandum dated November 12, 1981 were distributed re Charlestown Navy Yard, Tentative Designation of Developer for Building No. 36, attached to which were copies of a Resolution, a map indicating the location of the area, and a picture of Building No. 36.

Mr. Robert Loverud, the architect for the development, addressed the Authority and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER BUILDING NO. 36, CHARLESTOWN NAVY YARD 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. 4137.

Copies of a memorandum dated November 12, 1981 were distributed re Charlestown Navy Yard, Tentative Designation of Developer for Buildings No. 33, 34, 38, and 39, attached to which were copies of a Resolution; a Fact Sheet on The Codman Company, Inc.; a map indicating the location of the area; and four pictures of Buildings No. 33, 34, 38 and 39.

Addressing the Authority and answering the Members' questions were Mr. Joseph T. Flaherty, President of First Charlestown Development Group; Mr. Robert Verrier, the architect for the development; and Messrs. Lawrence Bianchi and Edward Haddad of The Codman Company, Inc.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER BUILDINGS NO. 33, 34, 38 AND 39 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. 4138.

Copies of a memorandum dated November 12, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "17B" U.N. , D. Cicconi, Inc., Reduction in Retainage, attached to which were copies of Payment Request No. 17A, from D. Cicconi, Inc., dated November 5, 1981 and a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: That Payment Request No. 17A, a portion of the retainage in the amount of \$17,618.61 by D. Cicconi, Inc., for Site Preparation Contract "17B" in the South End Project, Mass. R-56, is approved for payment.

Mr. Walsh left the meeting at this point.

Copies of a memorandum dated November 12, 1981 were distributed re South End Project, Mass. R-56, Certificate of Completion for Parcel 41B, attached to which were copies of a map indicating the location of the parcel 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 for Parcel 41B in the South End Project, Mass. R-56, to Demeure Company, the developer of said parcel.

Copies of a memorandum dated November 12, 1981 were distributed re South End Project, No. Mass. R-56, Certificate of Completion, Disposition Parcel SE-97, attached to which were copies of a memorandum dated October 14, 1981 and 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 SE-97, 149-151 East Berkeley Street in the South End Urban Renewal Area, to the Griffin Electric Corp,

Mr. Walsh returned to the meeting at this point.

Copies of a memorandum dated November 12, 1981 were distributed re South End Project, Mass. R-56, Tentative Designation of Peter O. Wilde and Albert R. Depamphilis as Redevelopers of Reuse Parcel SE-73, attached to which were copies of a Resolution, a map indicating the location of the parcel, a Redeveloper's Statement for Public Disclosure, and a Redeveloper's Statement of Qualifications and Financial Responsibility.

Messrs. Peter O. Wilde and Albert R. Depamphilis addressed the Authority and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER, DISPOSITION PARCEL SE-73 IN THE 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. 4139.

Copies of a memorandum dated November 12, 1981 were distributed re South End Project, Mass. R-56, Request for Certificate of Completion for Disposition Parcels 19B-1, 19B-2, and 19B-4, 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 the following units: Building D, 80-90 West Brookline Street; Building E, 25-29 San Juan Street; and Building F, 31-35 San Juan Street; all located in Disposition Parcel 19B-1; Building A(r), 32-44 San Juan Street, located in Disposition Parcel 19B-2;

Building G(r), 57 & 59 West Newton Street and  
Building G, 54 & 56 San Juan Street; both located in  
Disposition Parcel 19B-4; in the South End Urban  
Renewal Area.

Copies of a memorandum dated November 12, 1981 were distributed  
re Kittredge Square Project, Mass. R-167, Rejection of Bid and  
Authorization to Readvertise for Contract for Exterior Architectural  
Restoration Work, 15 Morley Street, attached to which were copies of a  
Tabulation of Bids and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the bid of \$40,500 for Exterior Restoration Work  
at 15 Morley Street in the Kittredge Square Urban  
Renewal Area be rejected; and

FURTHER

VOTED: That the Director be authorized to readvertise for  
bids for Exterior Restoration Work for the property  
at 15 Morley Street in the Kittredge Square Urban  
Renewal Area.

Copies of a memorandum dated November 12, 1981 were distributed  
re North Station Project - Increase in Relocation Payment Limits, which  
included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the increase in  
maximum limits of relocation payments as outlined in  
the above-referenced memorandum, for the year 1982, for  
eligible displaced North Station Project Area site  
occupants who move prior to September, 1982, to be  
paid from approved City of Boston and CDBG funds.

The above-referenced memorandum is filed in the Document Book  
of the Authority as Document No. 4140.

Copies of a memorandum dated November 12, 1981 were distributed re Boylston Building Redevelopment - Parcel 31, Theatre District, attached to which were copies of a memorandum dated October 19, 1981; a Massachusetts Government Land Bank Staff Report dated January 19, 1981; and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Boylston Building is blighted, open, decadent, or substandard; and

FURTHER

VOTED: That the Final Application and Redevelopment Plan prepared by the Chinese Economic Development Council, Inc. and submitted to the Massachusetts Government Land Bank for a two million dollar (\$2,000,000) loan in support of acquisition, relocation, and development activities is approved; and that the Authority hereby approves a minor modification to the Park Plaza Urban Renewal Plan deleting the last paragraph of Section A of said Plan as most recently amended May 1977, so that the development of the Boylston Building will continue to be governed by the controls and restrictions of the Plan,

The aforementioned Staff Report is filed in the Document Book \*"" of the Authority as Document No. 4141.

Copies of a memorandum dated November 12, 1981 were distributed re Property Management's Snow Removal Contract #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 Snow Removal Contract #1 be awarded to Fleming Bros., Inc. of 71 Paulos Road, Braintree, Massachusetts, as the lowest responsible and eligible bidder, based upon unit prices bid and the estimated quantities, in the amount of \$10,750; with the contract duration until April 30, 1982. The Executive Director is hereby authorized to execute said contract on behalf of the Authority.



Copies of a memorandum dated November 12, 1981 were distributed re Authorization to Enter into a Contract for the Implementation of National Register Programs in Boston during 1981-1982, 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 contract with the Boston Landmarks Commission and Rosalind Pollan to provide professional architectural historical services at the rate of eleven dollars (\$11.00) per hour for a nine month contract, with a total cost not to exceed six thousand dollars (\$6,000.00) out of Massachusetts Historical Commission funds.

Copies of a memorandum dated November 12, 1981 were distributed re Permission to Advertise for Bids for Securing and Boarding Up Authority-owned Vacant Properties, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids for a one year contract for the securing and boarding up of all vacant Authority-owned properties within urban renewal projects of the City of Boston.

Copies of a memorandum dated November 12, 1981 were distributed re Special Legal Services Contract with Paul McGowan, Esquire, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a six month contract between the Boston Redevelopment Authority and Paul McGowan, Esquire for providing special counsel services to the Authority on transportation related funding applications. The agreement would provide for a maximum fee of \$15,000 for all services and be subject to such terms and conditions as the Director deems proper and in the best interests of the Authority.

Copies of a memorandum dated November 12, 1981 were distributed re Property Management's Equipment Contract #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 Property Management's Equipment Leasing Contract #1 be awarded to Fleming Bros., Inc. of 71 Paulos Road, Braintree, Massachusetts, as the lowest responsible and eligible bidder, based upon unit prices bid and the estimated quantities, in the amount of \$28,200.00; with the contract duration until June 30, 1982. The Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated November 12, 1981 were distributed re Amendment #1, Coopers & Lybrand Contract, for \$48,800; which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend the current Coopers & Lybrand contract by increasing the upset amount by \$48,800. This will provide accounting services to prepare fiscal year 1981 trial balances and to provide necessary training in implementation of account systems and procedures to meet generally accepted accounting principles. Funds for this amendment will be provided from City of Boston and CDBG funds.

Copies of several memoranda dated November 12, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5406, brought by Thomas Hewitt, 7-9 Centre Street, Roxbury for a forbidden use to use premises for outdoor sale and display of used cars in a local business (L-1) district, the Boston

Redevelopment Authority recommends denial without prejudice. Proposal is contrary to City Planning Policy for revitalization of the Highland Park Area and objectives of the Eliot Square Commercial Area Revitalization District. Automotive use would seriously impact adjacent residential neighborhood.

On motion duly made and seconded, it was

VOTED: To approve the Director's recommendation relating to Petition No., Z-5436.

Mr. McDermott voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5389-5390, Z-5393, Z-5396, Z-5405, Z-5408, Z-5411, Z-5412, Z-5413, Z-5414, Z-5417-5418, Z-5430-5431, Z-5432.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4142.

Copies of several memoranda dated November 12, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: That the Director is authorized to extend Alexander Randall as a professional part-time employee for a period of six months at \$10.00 per hour, effective November 16, 1981 with funding from Community Development Block Grant funds.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to re-establish the retirement bonus plan for eligible Boston Redevelopment Authority employees who retire on

or before December 31, 1981. Such notice is to include such other terms and conditions as the Director deems appropriate and in the best interest of the Authority.

At this point, the Chairman stated that the appearance of Mr. Richard M. Egbert, attorney for Mr. George N. Collates, concerning the suspension of Mr. Collates has been rescheduled to December 3, 1981, at Mr. Egbert's request and the Director is to notify Mr. Egbert accordingly.

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Thursday, December 3, 1981 at 2:30 p.m.

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

The meeting adjourned at 3:41 p.m.

  
Assistant Secretary