

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

DECEMBER 3, 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 December 3, 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  
Joseph J. Walsh  
James K. Flaherty  
Clarence J. Jones  
William A. McDerir.ott, Jr.

Absent

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 December 3, 1981 in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Mary E. Mealey

Title Assistant Secretary

November 24, 1981

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Mary E. Mealey the duly appointed, qualified and acting/Secretary Assistant of the Boston Redevelopment Authority, do hereby certify that on . November 24, 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 third day of December, 1981

s?tlL\*~j, E. Stealey  
Assistant Secretary

LS

Mr, Simonian attended the meeting. Mr. Ryan was not present.

The minutes of the meeting of November 12, 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:

Access International, Inc.	\$ 33,748.30
Childs, Bertman, Tseckares and Gasendino	1,402.40
Coco Raynes Graphic, Inc.	303.74
R. J. Delmonico, Inc.	1,344.24
Thomas J. Donovan	1,650.00
Excelon Security Services, Inc.	13,136.06
Jung/Brannen Associates, Inc.	13,800.00
New England Chain Link Fence Company	5,971.55
Able Contractors	1,416.53
Access International	30,314.70
ETA Engineering, Inc.	17,454.49
Jung/Brannen Associates, Inc.	1,920.83
CE Maguire, Inc.	10,874.13
McDonald and Company, Inc.	498.40
Margaret C. O'Brien	739.17
Schoenfeld Associates, Inc.	571.32
Universal Engineering Corp.	5,065.79
Access International, Inc.	7,953.00
John Mahoney Construction Co., Inc.	90,884.65
Susan E. Jaster	837.50
Modern Continental Construction Co., Inc.	50,816.62
John Avault	866.25
Paul McGowan	5,000.00
Charles F. Murphy, Inc.	12,500.00
John Mahoney Construction Co., Inc.	17,907.50
John Mahoney Construction Co., Inc.	162,298.57
Coopers & Lybrand	60,595.82
Access International, Inc.	8,342.00

Copies of a memorandum dated December 3, 1981 were distributed re South End Project, Mass. R-56, Extension of Time Reuse Appraisal Contract, David L. Gary of Leggat, McCall & Werner Appraisal & Consulting Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue an amendment to the contract with David L. Gary of Leggat, McCall & Werner Appraisal & Consulting Co., Inc.,

extending the time for completion of the contract to December 7, 1982, with no increase in the maximum upset price.

Copies of a memorandum dated December 3, 1981 were distributed re South End Project, No. Mass. R-56, Permission to Rescind Tentative Designation of Parcel SE-79, 213-215 East Berkeley Street, attached to which were copies of a letter dated November 16, 1981 to Mr. Huang; a map indicating the location of the parcel; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Chuang-Hsiung Huang as redeveloper of Parcel SE-79 in the South End Urban Renewal Area be rescinded and that the Director be and hereby is authorized to readvertise the parcel for redevelopment or seek other development interests.

Copies of a memorandum dated December 3, 1981 were distributed re Washington Park Project, Mass. R-24, Tentative Designation of Redeveloper, Pasadena Construction Company, Inc., Disposition Parcel A-5, attached to which were copies of a Resolution; a map indicating the location of the area; a Redeveloper's Statement for Public Disclosure; a Fact Sheet on Richard Cruz; Balance Sheet of July 31, 1981 of Pasadena Construction Co., Inc.; a Balance Sheet of Richard P. and Stella Cruz of August 3, 1981; letters from Pasadena Construction Co., Inc. of July 1, 1981, Solar Resource Center of June 26, 1981; a petition listing community people in support of the units of June 23, 1981; and six letters of support addressed to Mr. Ryan in connection with the construction of housing to be built at Warren and Dale Streets, Roxbury.

Addressing the Authority and answering the Members' questions were John B. Cruz, III and Richard Walwood, architect for the development.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PASADENA CONSTRUCTION CO., INC., DISPOSITION PARCEL A-5 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 is filed in the Document Book of the Authority as Document No. 4143.

Copies of a memorandum dated December 3, 1981 were distributed re Washington Park Project, Mass. R-24 Disposition Parcel F-6 and 461-465 Blue Hill Avenue, Temporary Construction License, attached to which were copies of a map indicating the locations of the properties 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 for early entry for construction to Neighborhood Economic Development Council, Inc. for Disposition Parcel F-6 and 461-465 Blue Hill Avenue in the Washington Park Project, Mass. R-24. Said license shall contain the express provision that the licensee shall provide 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.

Copies of a memorandum dated December 3, 1981 were distributed re Kittredge Square Project, No. Mass. R-167, Permission to Advertise Certain Parcels for Rehabilitation Development, attached to which were copies of a map indicating the locations of the parcels and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to advertise the following buildings for sale and rehabilitation development: 25, 67, 75 and 79 Highland Street in the Kittredge Square Urban Renewal Area.

Copies of a memorandum dated December 3, 1981 were distributed re Post Office Square Park, Architectural Services Contract, Earl R. Flansburgh & Associates, Inc., Proposed Amendment No. 4 for Time Extension, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That Amendment No. 4 to the contract between the Authority and Earl R. Flansburgh & Associates, Inc., dated June 4, 1976 and as amended, respecting architectural services for the Post Office Square Park of the Central Business District Project, extending the contract time and performance to April 1, 1982, without any change in the current contract amount, be approved and the Director is authorized to execute said Amendment No. 4.

Copies of a memorandum dated December 3, 1981 were distributed re Amendment to Report and Decision on 121A Application of Port Development Company, Inc., attached to which were copies of a Fourth Amendment to the Report and Decision; a letter dated November 5, 1981 from George W. Page; and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority hereby approves and adopts the attached Fourth Amendment to the Report and Decision on the Application of Port Development Company, Inc. for Authorization and Approval of a Project Under Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, as amended.

The aforementioned Fourth Amendment to the Report and Decision is filed in the Document Book of the Authority as Document No. 4144.

Copies of a memorandum dated December 3, 1981 were distributed re Approval of Transfers Relating to Engineering Contracts with Universal Engineering Corporation, attached to which were copies of Exhibit A; a letter dated November 17, 1981 from David E. Nassif; a letter dated November 24, 1981 from Davis & Floyd, Inc.; an Outline of Acquisition Agreement between Universal Engineering Corporation and Philem, Inc.; a reprint of the Engineering News-Record of May 22, 1980; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby approves of the assignment of its present contracts listed on Exhibit A attached hereto and incorporated by reference, to Universal Engineering Corporation; and further authorizes the Director to execute appropriate amendments to said contracts indicating approval of said transfers provided all said contracts are to be governed by the same terms and conditions as the Authority's present contracts with Universal Engineering Corporation.

The aforementioned Exhibit A is filed in the Document Book of the Authority as Document No. 4145.

Copies of a memorandum dated December 3, 1981 were distributed re All Urban Renewal Areas Securing & Boarding Up Authority Owned Buildings No. 5, Permission to Award a Contract to D. Clancy & Sons, Inc., attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously

management of the Authority and to extend the contract by eight months, under the same terms and conditions as the present contract. Funding for this endeavor will be provided entirely by CDBG funds.

Copies of a memorandum dated December 3, 1981 were distributed re Map Amendment Application No. 215 by EDIC, attached to which were copies of a map indicating the location of the area and a proposed vote.

On motion by Mr. Flaherty, it was unanimously

VOTED: To table the matter.

Copies of several memoranda dated December 3, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition 2-5444, brought by Harold Brown, 524 East Broadway, South Boston, for a forbidden use and three variances to legalize occupancy for twelve apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided that twelve space parking-landscaping plan is submitted for design review and to the Authority Board for its review. Off-street parking will alleviate congested traffic conditions (double parking). Previous owner and abutters have indicated the building contained twelve apartments for at least ten years. Occupancy is compatible with immediate neighborhood (residential, doctors and lawyers offices, district courthouse).

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petitions No. Z-5416, Z-5423, Z-5424, Z-5425, Z-5426-5427, Z-5428, Z-5433, Z-5434-5435, Z-5439, Z-5440, Z-5442, Z-5443, Z-5445.

VOTED: That Securing & Boarding Up of Boston Redevelopment Authority owned buildings in the Urban Renewal Project Areas of the Authority be awarded to the lowest responsible and eligible bidder, D. Clancy & Sons, Inc., in the amount of \$12,500 and the Executive Director is authorized to execute said contract No. 5 in behalf of the Authority. All costs are to be paid out of Property Management funds.

Copies of a memorandum dated December 3, 1981 were distributed re Application and Grant Authorization - Parcel 31, Theater District, attached to which were copies of a letter dated November 27, 1981 from Douglas S. Brodie 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 file an application on behalf of the Boston Redevelopment Authority to the National Endowment for the Arts and is further authorized to accept grant funds to support an architectural and financial study of the proposed Communications and Technology Center to be located on Parcel 31 in the Theater District.

Copies of a memorandum dated December 3, 1981 were distributed re Contract with Peter J. Stam, Amendment No. 2 to Expand Time by Eight Months and Increase Funding by \$22,600, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to increase the amount of the contract with Peter J. Stam by increasing the upset price by \$22,600 in return for his providing continued professional services in the area of financial management and data processing



The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4146.

Copies of several memoranda dated December 3, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: To extend the temporary appointment through December 11, 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. McDennott voted "Nay"<sup>11</sup>.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Ellen Collins, Transportation Planning Officer, for attendance at the Tenth Annual Conference of the Connecticut Association of Parking Agencies in Darien Connecticut on October 28, 1981, at an individual cost of attendance of \$40.00.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Alexander Ganz, Director of Research for attendance at the Economic Outlook Forum held at the Sheraton Boston Hotel on November 24, 1981, at an individual registration fee of \$25.00.

The Chairman recommended that the Members enter into Executive Session to consider the suspension of Mr. George N. Collates.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

On roll call, the following voted "Aye": Messrs. Farrell, Walsh, Flaherty, Jones, and McDermott; and the following voted "Nay": None.

The Members entered into Executive Session at 3:45 p.m.

The Members came out of Executive Session at 3:54 p.m. The Chairman announced that they had formalized their vote to suspend Mr. Collates without pay from his position as Senior Administrative Assistant, Grade 15, Step 6, in accordance with the provisions of Massachusetts General Laws Chapter 26A, Section 25.


On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, December 17, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:55 p.m.

  
Secretary

MINUTES OF EXECUTIVE SESSION

REGULAR MEETING pf. TJjg

BOSTON REDEVELOPMENT AUTHORITY


DECEMBER 3, 1981

Copies of a memorandum dated December 3, 1981 were distributed re Suspension of Employee, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That in order to formalize the above matter, the Authority hereby votes, in accordance with the provisions of Massachusetts General Laws Chapter 268A, Section 25, to suspend George N. Collates of 428 Dover Road, Westwood, Massachusetts, without pay, from his position as Senior Administrative Assistant, Grade 15, Step 6, annual salary \$27,491.00, for the period that the indictment in Criminal Case No. 81 00365K is pending against him in the United States District Court, and that this formal action supersedes its prior action in this matter, and further voted that the Chief General Counsel is directed to give notice in writing of the suspension in accordance with said statute, and that the said George N. Collates may request a hearing before the Board in accordance with the policy of the Authority.

On roll call, the following answered "Aye": Messrs. Farrell, Walsh, Flaherty, Jones and McDermott; and the following answered "Nay": None.

  
Secretary