

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

DECEMBER 17, 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 17, 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	
Joseph J. Walsh	
James K. Flaherty	
Clarence J. Jones	
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 December 17, 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

December 11, 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 December 11, 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 17th day of December, 1981.

  
Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of December 3, 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	\$ 4,464.97
D. Cicconi, Inc.	156,185.09
D. Cicconi, Inc.	36,005.00
John Sherman Cullen	800.00
R. J. Delmonico, Inc.	26,115.12
Thomas J. Donovan	1,200.00
Goudreau Corporation	58,371.23
Modern Continental Construction Co., Inc.	61,292.10
John E. O'Neill	800.00
Park Square Associates, Inc.	2,446.20
Project for Public Spaces, Inc.	5,751.87
Moshe Safdie and Associates, Inc.	1,836.23
Tibbetts Engineering Corp.	5,197.24
Susan E. Jaster	637.50
Access International, Inc.	9,014.15
The Mitre Corporation	77,818.00

Copies of a memorandum dated December 17, 1981 were distributed re Waterfront Project, Mass. R-77, Engineering Services Contract with Schoenfeld Associates, Inc., Amendment No. 2 - Extension of Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized in the name and on behalf of the Boston Redevelopment Authority to execute Amendment No. 2 to the contract between the Authority and Schoenfeld Associates Inc., dated March 6, 1981, respecting engineering services for the Waterfront Project, Mass. R-77, to extend the contract time to June 30-, 1982, with no increase in the contract price.

Copies of a memorandum dated December 17, 1981 were distributed re Faneuil Hall Square Company, Rescission of Authority Approval of the Report and Decision on the Chapter 121A Application, attached to which were copies of a letter dated November 23, 1981 from Attorney Daniel D. Sullivan; the Rescission of the Approval of the Report and Decision; and a proposed vote.

The Chairman announced that he would not participate in any deliberation on this matter and asked the Vice Chairman to preside for this particular vote.

On motion duly made and seconded, it was

VOTED: That the document presented at this meeting entitled, "RESCISSION OF AUTHORITY APPROVAL OF THE REPORT AND DECISION ON THE APPLICATION OF FANEUIL HALL SQUARE COMPANY 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 12U" is approved and adopted.

Mr. Farrell abstained.

The aforementioned Rescission of the Approval of the Report and Decision is filed in the Document Book of the Authority as Document No. 4147.

Copies of a memorandum dated December 17, 1981 were distributed re Charlestown Naval Shipyard Site Preparation Contract "Shipyard Park Phase II" Request Approval of One Sub-contractor, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That John Cannavo Plumbing and Heating Co. of North Weymouth, Mass., be approved as a sub-contractor to D. Cicconi, Inc., the general contractor on Site Preparation Contract "Shipyard Park - Phase II", in the Charlestown Naval Shipyard Project Area.

Copies of a memorandum dated December 17, 1981 were distributed re South End Project, Mass. R-56, Tentative Designation of Redeveloper of Reuse Parcel SE-19, 38 Hammond Street, attached to which were copies of a Resolution; a map indicating the location of the parcel; a letter dated November 10, 1981 from Lower Roxbury Executive Caucus; a Redeveloper's Statement for Public Disclosure; and a Redeveloper's Statement of Qualifications and Financial Responsibility.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL SE-19 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. 4148.

Copies of a memorandum dated December 17, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract H-2E, Change Order No. 5, attached to which were copies of Change Order No. 5 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 5 to Site Preparation Contract H-2E in the South End Project, Mass. R-56, decreasing the contract amount by \$34,828 with no increase in the total contract time, be approved subject to Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Umbro & Sons Construction Company.

Copies of a memorandum dated December 17, 1981 were distributed re South End Project, Mass. R-56, Amendment No. 1 to Final Design and Supplemental Services Agreement, Site Preparation Contracts SD-6 Through SD-18, CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 1 for the Final Design and Supplemental Services Agreement in the South End Project, Mass. R-56, for the use of Somerville Engineering, Inc. as a sub-consultant to the Final Design and Supplemental Services Agreement with CE Maguire, Inc., be approved subject to EPA, Mass. DWPC and BWSC approval; and the Director is hereby authorized by and on behalf of the Authority to execute said Amendment No.1 with CE Maguire, Inc.

Copies of a memorandum dated December 17, 1981 were distributed re South End Project, Mass. R-56, Amendment No. 3 to Full Time Project Representation Services Agreement, Site Preparation Contracts H-1, H-2E, H-3C, H-3T, SD-1A, U-1, SD-1, SD-2, SD-3, SD-4, and SD-1B, CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 3 for the Full Time Project Representation Services Agreement in the South End Project, Mass. R-56, increasing the overall construction inspection and resident engineering upset fee and the total Full Time Project Representation Services Agreement fee by \$214,276 and extending the contract time to February 28, 1984, be approved subject to EPA, Mass. DWPC, and BWSC approval; and the Director is hereby authorized by and on behalf of the Authority to execute said Amendment No. 3 with CE Maguire, Inc.

Copies of a memorandum dated December 17, 1981 were distributed re South End Project, Mass. R-56, Request for Partial Certificate of Completion for Disposition Parcels 19b-2, 19b-3, and 19b-5, 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 A, 24-36 Aquadilla Street, located in Disposition Parcel 19b-2; Building B, 15-21 Aquadilla Street and 130-132 West Brookline Street, located in Parcel 19b-3; and Building C, 38-44 Aquadilla Street, located in Disposition Parcel 19b-5, in the South End Urban Renewal Area.

Copies of a memorandum dated December 17, 1981 were distributed re Fenway Project, Mass. R-115, Amendment No. 1, Engineering Consulting Services Contract, Universal Engineering Corporation, 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 Universal Engineering Corporation dated June 16, 1981 respecting engineering services for the Fenway Project, Mass. R-115, to extend the contract time under Section V-4 for an additional six months to July 16, 1982, without any change in the current contract amount, be approved and the Director is authorized to execute said amendment.

Copies of a memorandum dated December 17, 1981 were distributed re Park Plaza Urban Renewal Project, Tentative Designation of Redeveloper for Hadassah/Charles Sub-parcel of Parcel 1, attached to which were copies of a Resolution; a Project Summary of the Boston Plaza Hotel Associates Four Seasons Hotel/Condominium Project for Hadassah/Charles Sub-parcel of Parcel 1; a map indicating the location of the area; a

Redeveloper's Statement for Public Disclosure; a list of the officers and interests in Four Seasons Hotels Limited; a list of the officers and interests in Galbreath-Ruffin Corporation; a tabulation of condominium units dated October 7, 1981; a Memorandum of Understanding dated October 6, 1981; a Project Cost Budget dated September 24, 1981; an Application for a Mortgage Loan to the Equitable Life Insurance Society of the United States dated October 6, 1981 which included Schedules A, B, and C; a list of Redeveloper Involvement in Urban Renewal Projects Under Title I; a Work Status Report dated November 17, 1981 for the George B. H. Macomber Company; and a list of Representative Projects.

Addressing the Authority and answering the Members' questions were Attorneys Phil David Fine and Christopher Milton, representing the developers; Mr. H. Ross Ford, Jr., Vice President of Galbreath-Ruffin Corporation; Mr. John Johnston, Vice President of Four Seasons Hotels Limited; and Mr. Anthony Pangaro, General Partner of Boston Plaza Hotel Associates. Ms. Joan Wood, Chairperson of Park Plaza Civic Project addressed the Authority in support of the project.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER HADASSAH/CHARLES SUB-PARCEL OF PARCEL 1, PARK PIAZA \3RBALS RENEWAL PROJECT" -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. 4149.

Copies of a memorandum dated December 17, 1981 were distributed re Park Plaza Urban Renewal Area, Hadassah/Charles Parcel, Order of Taking for Sliver Parcels, attached to which were copies of a map indicating the location of the parcels; 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 December 17, 1981 relating to portions of the PARK PLAZA URBAN RENEWAL AREA, MASS. R-77, 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. 4150.

Copies of a memorandum dated December 17, 1981 were distributed re Authorization to Amend the Agreement with the Downtown Crossing Association, 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 contract with the Downtown Crossing Association to continue liaison services, extend the contract time by 12 months, and increase total cost by \$15,000 to be paid from UMTA funds.

Copies of a memorandum dated December 17, 1981 were distributed re Payment of Legal Services, attached to which were copies of an invoice dated November 2, 1981 from Segal, Weyland, Moran & McMahon and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the payment of legal fees to the law firm of Segal, Weyland, Moran & McMahon in relation to the Grand Jury appearance of its Director, in a total amount not to exceed \$3,250 to be paid out of City of Boston funds.



Copies of a memorandum dated December 17, 1981 were distributed re Contract Amendment - Susan E. Jaster, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract with Susan E. Jaster, extending the completion date to March 31, 1982 with no change in the contract price.

Copies of a memorandum dated December 17, 1981 were distributed re Amendment to the Personal Services Contract with Dennis M. O'Brien, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be authorized to amend the contract with Dennis M. O'Brien of Boston for personal services in relation to EPA Section 175 transportation/air quality studies and the Downtown Crossing Project for an extended period of up to 26 weeks at an additional contract price of \$9,100 subject to other terms and conditions as the Director deems appropriate.

Mr. McDermott vote "Nay".

Copies of a memorandum dated December 17, 1981 were distributed re Personal Services Contract with Barry Abramson, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to enter into a personal services contract with Barry Abramson of Boston for a three month period at a rate of \$13.74 an hour, at a contract price not to exceed \$6,500 to become effective upon the expiration of his present contract, to be funded with UMTA funds.

Mr. McDermott voted "Nay".

Copies of a memorandum dated December 17, 1981 were distributed re Extension of Personal Services Contract with Karla H. Karash of Boston for Work on the Downtown Crossing and Central Boston Policy Project, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to amend the Personal Services Contract with Karla H. Karash of Boston to extend the period of time by six months with no change in the rate of compensation, at an additional cost not to exceed \$15,000 to be paid from UMTA funds.

Mr. McDermott voted "Nay".

Copies of a memorandum dated December 17, 1981 were distributed re Authorization to Advertise a Public Hearing on a Proposed Amendment to the Development Plan for Planned Development Area No. 10 - Brigham and Women's Hospital, Francis Street in the Fenway, attached to which were copies of a Fact Sheet, a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized and directed to advertise a public hearing on an application by Brigham and Women's Hospital, Inc. for an amendment of a PDA Development Plan for land on the north side of Francis Street, between Brigham Circle and Binney Street in the Fenway Section of the City of Boston, to be held on January 7, 1982 at 2:00 p.m.

On motion by Mr. Flaherty, it was unanimously

VOTED: To take from the table a memorandum dated December 3, 1981 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 duly made and seconded, it was unanimously

VOTED: That in connection with Text Amendment Application No. 215, the Economic Development and Industrial Corporation (EDIC) of the City of Boston, which would change a portion of its Boston Marine Industrial Park in South Boston from a W-2 District to an 1-2 District while leaving land leased to Massport for a container terminal and most of the land leased to the General Ship Corporation (excluding Building 53) in the W-2 District, the Boston Redevelopment Authority recommends approval. The W-2 zoning district is designed to reserve waterfront access for activities requiring such access. Industrial uses not requiring waterfront access and non-industrial uses such as retail business, offices, service establishments and vehicular storage and service uses are conditional, even though they might be suitable in the Industrial Park. The proposed change will not preclude water-oriented business from location in the park. The site is remote from residential areas and is suitable for a wider range of activities than are allowed in a W-2 District.

Copies of a memorandum dated December 17, 1981 were distributed, attached to which were copies of a Resolution including Schedule A.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: APPROVAL OF DALTON HOTEL AND PARKING GARAGE PROJECT, FENWAY URBAN RENEWAL AREA, MASS. No. R-115" 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. 4151.

Mr. Walsh left the meeting at this point.

Copies of several memoranda dated December 17, 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 Petitions No. Z-5437, Z-5438, Z-5441, Z-5446, Z-5452, Z-5456, Z-5457, Z-5459, Z-5463-5464, Z-5478-5480, Z-5489.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4152.

Mr. Walsh returned to the meeting at this point.

Copies of several memoranda dated December 17, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve the following retirements and resignations submitted to the Authority:

Retirements

<u>Name</u>	<u>Position Classification</u>	<u>Salary</u>	<u>Effective Date</u>
Harry E. Marlowe	Chief Rehab. Officer	\$26,357	12/31/81
Lawrence A. Bennett	Sr. Admin. Asst. I	\$21,547	11/20/81
Lawrence E. Sheridan	Relocation Officer II	\$21,547	11/13/81
Ethel Frieser	Administrative Clerk III	\$13,546	12/31/81

Resignations

Jeffrey A. Chmura	Sr. Project Coord/Copley Sq.	\$32,240	1/1/82
Charlotte Harris	Sr. Relocation Spec.	\$19,413	11/6/81
Ursula Volosevich	Administrative Clerk II	\$13,378	11/18/81

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To approve the upgrading and promotion of Christopher Carlaw to Coordinator of Development Analysis at an annual salary of \$34,000 effective July 1, 1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was

VOTED: To approve the upgrading and promotion of Jasenka I. Diminic from Senior Landscape Architect, Grade 14, Step 4, at \$22,745 per annum to Chief Senior Architect, Grade 16, Step 4, at \$27,601 per annum effective May 15, 1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was

VOTED: To approve the salary increase for Shirley M. Muirhead, Landscape Designer in the Urban Design Department from \$8.00 per hour to \$10.30 per hour effective December 21, 1981.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve the upgrading of Cheryl A. Williams, Administrative Secretary in the Contract Compliance Division, Chief General Counsel's Office from Grade 8, Step 1, at \$10,854 per annum to Grade 9, Step 3, at \$12,961 per annum effective December 21, 1981.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was

VOTED: To extend the temporary appointments through January 29, 1982 for 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 individual's compensation.

Mr. McDermott voted "Nay".

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Thursday, January 7, 1982 at 2:00 p.m.

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

The meeting adjourned at 4:00 p.m.

A handwritten signature in cursive script, appearing to read "Kaus J. ...".  

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Secretary

Messrs. Ryan and Simonian attended the meeting.

The Vice Chairman opened the Public Hearing on a Proposed Amendment to the Development Plan for Planned Development Area No. 10 - The Brigham and Women's Hospital, Francis Street in the Fenway.

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

Following the Public Hearing on the Proposed Amendment to PDA No. 10 - The Brigham and Women's Hospital, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

The minutes of the meeting of December 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:

Access International, Inc.	\$ 8,439.30
John Avault	2,475.00
Paul K.Y. Chen, Architect	7,908.73
Thomas J. Donovan	600.00
Envision Corporation	2,830.17
Earl R. Flansburgh & Associates, Inc.	3,505.50
John Mahoney Construction Co., Inc.	103,307.75
John Mahoney Construction Co., Inc.	85,354.42
Modern Continental Construction Co., Inc.	10,842.71
North Station Project Advisory Corporation	1,560.00
Margaret C. O'Brien	481.32
Margaret C. O'Brien	446.94
SG Associates, Inc.	5,260.91
Universal Engineering Corporation	7,365.20
D. Cicconi, Inc.	87,831.39
D. Cicconi, Inc.	14,265.32
Modern Continental Construction Co., Inc.	455.20
Modern Continental Construction Co., Inc.	49,554.60
John Mahoney Construction Co., Inc.	209,539.48
Modern Continental Construction Co., Inc.	13,646.71
Gary E. Stout	10,000.00
Capital for Real Estate, Inc.	1,312.50
William J. Sales, Jr.	7,511.00
Downtown Crossing Association	5,836.89
Museum of Afro American History	12,000.00
Access International, Inc.	9,759.34
Access International, Inc.	19,464.00
Capital for Real Estate, Inc.	6,562.50