

MINUTES OF THE ANNUAL MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 18, 1982

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 February 18, 1982. The meeting was called to order by the Chairman and, upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
Janes K. Flaherty
William A. McDermott, Jr.

Absent

Joseph J. Walsh
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 the 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 the annual meeting of the Boston Redevelopment Authority will be held at 2:30 p.m. on February 18, 1982, 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

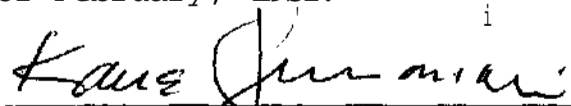
February 12, 1982

Title Secretary

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 February 12, 1982, 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 seal of said Authority this eighteenth day of February, 1982.



Secretary

Messrs. Ryan and Simonian attended the meeting.

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

VOTED: To re-elect Mr. Robert L. Farrell Chairman of the Boston Redevelopment Authority.

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

VOTED: To re-elect Mr. Joseph J. Walsh Vice-Chairman of the Boston Redevelopment Authority.

On motion by Mr. McDermott, seconded by Mr. Farrell, who stepped down, it was unanimously

VOTED: To re-elect Mr. James K. Flaherty Treasurer of the Boston Redevelopment Authority.

On motion by Mr. Flaherty, seconded by Mr. Farrell, who stepped down, it was unanimously

VOTED: To elect Mr. Clarence J. Jones Assistant Treasurer of the Boston Redevelopment Authority.

The minutes of the meeting of February 4, 1982 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On 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.	\$ 8,342.00
John Avault	1,237.50
R. J. Delmonico, Inc.	2,906.99
Thomas J. Donovan	1,350.00
Excelon Security Services, Inc.	17,851.21
Fleming Brothers, Inc.	2,350.00
Goudreau Corporation	4,066.94
Grimes Oil Co., Inc.	26,187.70
CE Maguire, Inc.	8,030.39
CE Maguire, Inc.	124,445.45
Margaret C. O'Brien	257.85
John E. O'Neill	800.00
Coco Raynes Graphic, Inc.	502.61

Copies of a memorandum dated February 18, 1982 were distributed re Downtown Waterfront Project, Mass. R-77, Cooperation Agreement for 390-400 Atlantic Avenue, attached to which were copies of a proposed Cooperation Agreement, two pictures of the property, a Site Plan, a map indicating the location of the property, and a proposed vote.

Addressing the Authority and answering the Members' questions were Attorney Carl Sapers; Mr. Donald Byker of Bain & Co.; and Mr. Yu Sing Jung, architect.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized in the name and on behalf of the Authority to execute and deliver with Bain and Company a Cooperation Agreement substantially in the form attached hereto, and is further authorized to execute appropriate instruments with Bain and Company to transfer the Authority's so called "residual rights" in this area as well as to transfer rights in the 31 foot easement area to the developers in order to effect development of the open land for a public walkway and rest area on the northern and eastern side of 400 Atlantic Avenue and to include any other terms and conditions in said instruments as the Director deems appropriate and in the best interest of the Authority.

The aforementioned Cooperation Agreement is filed in the Document Book of the Authority as Document No. 4168.

Copies of a memorandum dated February 18, 1982 were distributed re Charlestown Project, Mass. R-56, Certificate of Completion for Parcel X-23, which included a proposed vote.

On motion by Mr. Flaherty, it was unanimously

VOTED: To table the matter.

Copies of a -memorandum dated February 18, 1982 were distributed re South End Project, Mass. R-56, Certificate of Completion for Parcel RR-3, which included 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 RR-3 in the South End Urban Renewal Area.

VOTED: That the Director issue the Certificate of Completion for Parcel RR-3 in the South End upon receipt of the \$8,000 escrow account, outlined in the memorandum, which is to be held until satisfactory completion of the remaining items.

Copies of a memorandum dated February 18, 1982 were distributed re South End Project, Mass. R-56, Rescission of Tentative Designation of Tenants' Development Corporation as Redeveloper of Parcel SE-94, attached to which were copies of a map indicating the location of the parcel; a memorandum dated April 28, 1981 from Bob McGilvray; a letter dated May 9, 1981 from Tenants' Development Corporation; a letter dated May 5, 1981 from Stull Associates, Inc.; a letter dated May 6, 1981 from SEPAC; a letter dated May 5, 1981 from John Sharratt Associates, Inc.; a proposed advertisement for Rehabilitation Opportunity; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Tenants' Development Corporation as redeveloper of Parcel SE-94 in the South End Urban Renewal Area, be rescinded and that the Director be and hereby is authorized to advertise said parcel for development interest.

Copies of a memorandum dated February 18, 1982 were distributed re South End Project, Mass. R-56, Permission for a New Engineering Services Contract No. 25 with CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a new Engineering Services Contract in the South End Project, Mass. R-56 in the amount of \$68,500 for a time period to expire on August 30, 1982, be awarded to CE Maguire, Inc. and that the Director is hereby authorized to execute said contract in behalf of the Authority, such contract to take effect upon the expiration of time or funds in the present contract.

Copies of a memorandum dated February 18, 1982 were distributed re Central Business District, Post Office Square, Change Order No. 2 to Site Preparation Contract Post Office Square, R. J. Delmonico Co., attached to which were copies of a letter dated February 1, 1982 from Earl R. Flansburgh and Associates, Inc.; a letter dated January 27, 1982 from R. J. Delmonico, Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Site Preparation Contract "Post Office Square", in the Central Business District Project, Mass. R-82, extending the contract duration until June 1, 1982 with no change in the contract amount, be approved and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order No. 2 with R. J. Delmonico, Inc.

Copies of a memorandum dated February 18, 1982 were distributed re Lafayette Place Parking Garage Documents, attached to which were copies of a Supplemental Agreement and Amendment, a Second Supplemental Agreement and Amendment, a Deposit Agreement, a Statement and Agreement, and a proposed vote.

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

VOTED: To hold an adjourned meeting at 2:00 p.m. on Friday, February 19, 1982, to consider the matter.

Copies of a memorandum dated February 18, 1982 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design - Consulting Services Contract, attached to which were copies of a memorandum dated February 18, 1982 from Marc Older; Request for Proposals; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a consulting contract with Energy Systems Research Group of Boston for a period not to exceed six months for a maximum amount not to exceed \$16,000 all of which sum shall be paid out of federal funds designated for this purpose.

Copies of a memorandum dated February 18, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of East Canton Street Associates, attached to which were copies of a Fact Sheet and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That a public hearing on the Chapter 121A Application of East Canton Street Associates be held at the office of the Boston Redevelopment Authority on March 4, 1982 at 2:00 p.m.; and

FURTHER

VOTED: That the Secretary is authorized and directed to publish notice of said hearing in accordance with the "Rules and Regulations for Securing Approval of Projects in Boston Under Chapter 121A of the General Laws, as Amended".

Copies of a memorandum dated February 18, 1982 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design - Professional Services Contract, attached to which were copies of a resume; two memoranda dated February 11 and February 18, 1982 from Marc Older; and 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 Mr. David Corrsin for a period not to exceed five months, for a maximum sum not to exceed \$7,000 to be paid out of the Argonne National Laboratory contract.

Copies of a memorandum dated February 18, 1982 were distributed re Personal Services Contract with Barry Abramson of Boston, to Provide Planning and Research Services 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 extend the period of time for the personal services contract with Mr. Barry Abramson of Boston, for a three month period 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.

Copies of a memorandum dated February 18, 1982 were distributed re Zoning Map Amendment Application No. 214: Change Audubon Circle Area from H-2 to H-2-65*, 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 Map Amendment Application No. 214, by James L. Buechl and others, to change that portion of an existing H-2 district in the Audubon Circle area that lies south of an alley between Beacon Street and Buswell Street to an H-2-65* district, the Boston Redevelopment Authority recommends denial. It is felt that the problem of dormitory expansion is citywide in scope and should be addressed by a redefinition of "dormitory" in the zoning code.

Copies of several memoranda dated February 18, 1982 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-5490, Z-5505, Z-5506, Z-5507, Z-5509,
Z-5513, Z-5517, Z-5521, Z-5522, Z-5523, Z-5524-5525,
Z-5528, Z-5530, Z-5531, Z-5544.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4169.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, March 4, 1982, at 2:00 p.m.

The Chairman recommended that the Members enter into Executive Session to consider the determination of a real estate acquisition price.

On motion duly made and seconded, it was unanimously
VOTED: To enter into Executive Session.

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

The Members entered into Executive Session at 3:50 p.m.
The Members came out of Executive Session at 4:10 p.m.

*On motion duly made and seconded, it was unanimously
VOTED: To adjourn the meeting to Friday, February 19, 1982 at
2:00 p.m., at which time the matter of Lafayette Place
Parking Garage Documents will be considered.*

At 4:10 p.m., the meeting adjourned to February 1st 1982 at
2:00 p.m.

*LS**
ES#^<^ 
Secretary

MINUTES OF EXECUTIVE SESSION
ANNUAL MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 18. 1982

Copies of a memorandum dated February 18, 1982 were distributed re North Station Project, Establishment of Fair Market Value - Parcel No. 168A-8, 16 Nashua St., 16 Billerica St., Certificate No. 10, attached to which were copies of a Resolution and Certificate No. 10.


A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN NORTH STATION 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.

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

The aforementioned Resolution and Certificate No. 10 are filed in the Document Book of the Authority as Document No. 4170.


Secretary