

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 4, 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 2:00 p.m. on March 4, 1982. 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 (came in later)
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 2:00 p.m. on March' 4, 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 _____

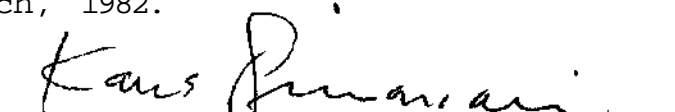
Title Secretary _____

February 26, 1982

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 26, 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 the seal of said Authority this fourth day of March, 1982.


Secretary

Mr. Ryan attended the meeting.

The Chairman opened the Public Hearing on the Chapter 121A Application of East Canton Street Associates.

Mr. Walsh entered the meeting during this public hearing.

Following the Public Hearing on the Chapter 121A Application of East Canton Street Associates, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

The minutes of the meeting of February 18, 1982 and the adjourned meeting of February 19, 1982 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:

John Avault	\$ 1,031.25
Fleming Brothers, Inc.	2,320.00
Grimes Oil Company	13,200.16
Susan E. Jaster	1,937.50
CE Maguire, Inc.	47,260.78
Paul McGowan	2,500.00
Margaret C. O'Brien	275.04
Parsons, Brinkerhoff, Quade & Douglas, Inc.	36,270.31
William J. Sales, Jr.	4,089.00
Tibbetts Engineering Corp.	670.68
Universal Engineering Corp.	2,018.52
Access International, Inc.	1,650.00
Access International, Inc.	7,221.00
Thomas J. Donovan	475.00

Copies of a memorandum dated March 4, 1982 were distributed re Park Plaza Urban Renewal Project - Final Designation of Boston Plaza Hotel Associates as Redeveloper of Hadassah/Charles Sub-Parcel of Parcel 1, attached to which were copies of a Resolution and a map indicating the location of the area.

Mr. Anthony Pangaro of Boston Plaza Hotel Associates, addressed the Authority and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF BOSTON PLAZA HOTEL ASSOCIATES AS REDEVELOPER OF HADASSAH/CHARLES SUB-PARCEL OF PARCEL 1 AND AUTHORIZATION TO SIGN A LAND DISPOSITION AGREEMENT" 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. 4172.

Copies of a memorandum dated March 4, 1982 were distributed re Waterfront Project, Mass. R-77 - Request Authorization to File for a Funding Application with Henderson Foundation for Paving Materials for Historic Scott Alley in the Blackstone Block, attached to which were copies of a map indicating the location of the area; a letter dated January 12, 1982 from Boston Landmarks Commission; an Application for Grant; and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director, acting on behalf of the Boston Landmarks Commission, is authorized to file an application for grant funds with the George B. Henderson Foundation and to receive up to \$12,000 in funds for the purpose of paving Scott Alley with granite materials. Furthermore, the Director, acting on behalf of the Boston Landmarks Commission, be and hereby is authorized to enter into contract with Bostonian Hotel Associates for the provision, installation, and supervision of the granite work at an amount not to exceed \$12,000; such payment to Bostonian will be made only upon receipt of funds from the Henderson Foundation and said contract will be at no cost to the Authority.

Copies of a memorandum dated March 4, 1982 were distributed re Washington Park Project, Mass. R-24, Tentative Designation of Calvin M. Grimes, Jr. as Redeveloper of Disposition Parcel A-5-1, attached to which were copies of a Resolution; two letters dated April 29 and December 29, 1981 from Calvin M. Grimes, Jr.; a letter dated July 3, 1980 from Jack S. Baden and James Ballard; a letter dated November 21, 1980 from Unity Bank; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION CALVIN M. GRIMES, JR., DISPOSITION PARCEL A-5-1 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. 4173.

Copies of a memorandum dated March 4, 1982 were distributed re Washington Park Project, Mass. R-24, Confirmatory Order of Taking, Disposition Parcel F-6, and 461-465 Blue Hill Avenue, attached to which were copies of a Resolution; an Order of Taking including Annex A, Taking Area Description; and a map indicating the location of the area.

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 March 4, 1982 relating to portions of the WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24, be executed together with a Plan entitled, 'Plan of Land in Boston, Delivery Parcel F-6 of Washington Park Urban Renewal Area, Project No. Mass. R-24, dated July 7, 1966', 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. 4174.

Copies of a memorandum dated March 4, 1982 were distributed re Fenway Project, Mass. R-115, Final Designation of Emerald Realty Trust as Redeveloper of Disposition Parcel 12A, attached to which were copies of a Resolution; a memorandum dated December 2, 1981 from Universal Engineering Corporation; a memorandum dated December 8, 1981 from David Baker; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF EMERALD REALTY TRUST, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL 12A IN THE FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. 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. 4175.

Copies of a memorandum dated March 4, 1982 were distributed re Fenway Project, Mass. R-115, Confirmatory Order of Taking, Disposition Parcel 12A, 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 March 4, 1982 relating to portions of the FENWAY URBAN RENEWAL AREA, MASS. R-115, be executed together with a Plan entitled,

'Boston Redevelopment Authority, Fenway Urban Renewal Project, No. Mass. R-115, Parcel 12, Disposition Plan, Boston, Suffolk County, Massachusetts, dated September 13, 1979, Revised October 10, 1979, and March 1, 1982,' 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. 4176.

Copies of a memorandum dated March 4, 1982 were distributed re North Station Urban Renewal Project, Request Approval of Lin Associates, Inc. as a Sub-Contractor for Structural Investigations, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Lin Associates, Inc., be approved as sub-contractor to C.E. Maguire, Inc. on the North Station Renewal Project.

Copies of a memorandum dated March 4, 1982 were distributed re Downtown Crossing Area, Permission to Award a Contract to DeAngelis Iron Works, Inc., 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 a contract for thirty (30) Iron Trash Receptacles and Metal Liners for the Downtown Crossing Area be awarded to the lowest eligible and responsible bidder, DeAngelis Iron Works, Inc., based upon the unit price bid in the amount of \$12,735 and the Executive Director is authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated March 4, 1982 were distributed re Agreement between BRA and Massachusetts Institute of Technology (MIT) for Research and Calculations on Adapting Ice Thermal Storage to Boston, attached to which were copies of an illustration and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a research contract with the Massachusetts Institute of Technology for research, analysis, and calculations for adapting ice thermal storage to the infrastructure and industry of Boston, at a total cost not to exceed \$1,000 to be paid entirely from the DOE Grant #DE-FG41-80R-110417.

Copies of a memorandum dated March 4, 1982 were distributed re Minor Correction to Development Plan for Planned Development Area No. 15 - Massachusetts General Hospital, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby ratifies its February 4, 1982 approval of the Development Plan for Planned Development Area No. 15 - The General Hospital Corporation (Massachusetts General Hospital) - but with the following insertion into the list of zoning exceptions required for new construction (Item 11):
Article 21. Setback of Parapet: required for Research Building, 8 inches; provided, none.

Copies of a memorandum dated March 4, 1982 were distributed re Authorization to Petition Zoning Commission to Adopt Federal Flood Insurance Rate Maps and Flood Boundary and Floodway Maps and to Amend Zoning Code to Conform to Federal Requirements, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority hereby
authorizes the Advisor to the Zoning Commission to
petition said Commission for changes to the Boston
Zoning Code to conform to Federal Emergency Management
Agency requirements for flood plain management and to
adopt by reference the Flood Insurance Rate Maps and
one Flood Boundary and Floodway Map.

Copies of several memoranda dated March 4, 1982 were
distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was
VOTED: To approve the Director's recommendation relating to
Petition No. Z-5539.

Mr. McDermott voted "Present".

On motion duly made and seconded, it was unanimously
VOTED: To approve the Director's recommendations relating to
Petition Nos. Z-5516, Z-5518, Z-5527, Z-5529, Z-5532,
Z-5533, Z-5535, Z-5537-5538, Z-5540, Z-5547 and Z-5562,
Z-5554.

The aforementioned Board of Appeal Referrals are filed in the
Document Book of the Authority as Document No. 4177.

Copies of several memoranda dated March 4, 1982 were
distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was
VOTED: To approve the appointment on a three-month basis of
Stephen K. Channell of Boston as Accountant II (Sr.
Accountant), in the Office of the Deputy Director for
Finance and Administration-Accounting Department, in
Grade 13 - Step 1, at \$17,829 per annum, effective
March 8, 1982.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To approve the appointment on a three-month basis of Cynthia G. Strom of Oxbridge, Massachusetts as Payroll Clerk, Jr. Accountant/Accounts Payable, in the Office of the Deputy Director for Finance and Administration - Accounting Department, in Grade 10 - Step 1, at \$13,130 per annum, effective March 8, 1982.

Mr. McDermott voted "Present".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was

VOTED: To extend the temporary appointments through March 31, 1982 for Delcine Palmer, Alex Taft, Martha Goldsmith, Nina Primm, 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 #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Harry Stoddard, Chief General Counsel and Margaret Brown, Assistant General Counsel for attendance at the Massachusetts Continuing Education - New England Law Institute, Inc. Program - "Commercial Real Estate Financing Techniques" at New England Life Hall on March 25, 1982, at an individual registration fee of \$60.00.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve Jill Smith, Word Processing Center Manager and Roberta Downey, Assistant Manager, for attendance at the Word Processing Supervisors' Seminar in Newton, Massachusetts on February 25, 1982, for a total of \$65.00 in fees.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Thomas Saravelas, Senior Technician in the Urban Design Department, for attendance at "A Beginner's Guide to Landscape Design"- Harvard Graduate School of Design on February 23, 1982, at an individual cost of tuition of \$175.00.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Robert J. Ryan, Director and Brian Fallen, Deputy Director for Development and Management, for attendance at the "Development Strategies for a Turbulent Market Seminar" in New York City on March 23, 1982, at an individual registration fee of \$250.00.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Robert J. Ryan, Director for travel to Montreal, Canada on March 6 - 7, 1982 to meet with development officials to resolve the design issues relating to 53 State Street.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Innocent Obi to work as a volunteer intern in the Transportation Planning Department beginning on March 5, 1982, at no cost to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, March 18, 1982 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:15 p.m.

Bernice McLennan
Assistant Secretary