

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 8, 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 April 8, 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	James K. Flaherty (came in later)
Joseph J. Walsh	
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 April 8, 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

April 2, 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 April 2, 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 eighth day of April, 1982 /

Kane Simonian  
Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of March 18, 1982 were read by the Secretary.

On motion duly made and seconded, it was

VOTED: To approve the minutes as read.

Mr. McDermott voted "Present".

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	\$ 1,938.75
Bernard R. Baldwin	143.00
John S. Cullen	1,000.00
Thomas J. Donovan	900.00
Grimes Oil Co., Inc.	11,212.96
Susan E. Jaster	1,337.50
Hubert J. Kelley, S.R.A.	7,000.00
CE Maguire, Inc.	45,903.07
Chas. T. Main, Inc.	323.28
Chas. T. Main, Inc.	8,203.92
Chas. T. Main, Inc.	6,838.92
Margaret C. O'Brien	825.12
Frank B. Rogers Associates	500.00
Moshe Safdie and Associates, Inc.	152.73
Schoenfeld Associates, Inc.	2,776.43
Umbro & Sons Construction Corp.	7,910.37
Universal Engineering Corporation	2,762.75
Universal Engineering Corporation	1,339.78
Project for Public Spaces, Inc.	7,565.40
SG Associates, Inc.	4,072.36
Umbro & Sons Construction Corp.	18,941.99
John E. O'Neill	16,550.00
Access International, Inc.	12,300.00

Mr. Flaherty entered the meeting at this point.

Copies of a memorandum dated April 8, 1982 were distributed re Charlestown Navy Yard, Mass. R-55, Conveyance of Walkway and Marina Parcels, Authorization for Consolidation of Partnership Interests in Redeveloper Entity, 'attached to which were copies of a Resolution; a letter dated March 24, 1982 to Immobiliare New England; three pages of

Exhibit J, a Development Schedule of Immobiliare New England Activities; and five proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Director's authority to execute and deliver a Deed, Bill of Sale, and Mortgage Credit Notification dated March 24, 1982, with respect to each of Parcels 1B1, 2B, and 2B1 in the Boston Naval Shipyard, title to be held for Immobiliare New England by the Trustee of Shipyard Marina Trust, is hereby ratified and confirmed; and

FURTHER

VOTED: That the Director's authority to execute and deliver a Deed, Bill of Sale, and Mortgage Credit Notification dated March 24, 1982, with respect to Parcel 2C in the Boston Naval Shipyard, title to be held for Immobiliare New England by the Trustee of Shipyard Quarters Trust, is hereby ratified and confirmed; and

FURTHER

VOTED: That the Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER FOR PARCEL 3D AND OTHER MATTERS REGARDING THE BOSTON NAVAL SHIPYARD AT CHARLESTOWN, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55" is hereby adopted, and that the Director's authority to execute and deliver a Deed, Bill of Sale, and Mortgage Credit Notification dated March 24, 1982, with respect to Parcel 3D in the Boston Naval Shipyard, title to be held for Immobiliare New England by the Trustees of Shipyard Quarters Trust, is hereby ratified and confirmed; and

FURTHER

VOTED: That the Director's authority to execute and deliver an amendment to Schedule J of the December 7, 1978 Land Disposition Agreement between the Boston

Redevelopment Authority and Immobiliare New England, dated March 24, 1982, is hereby ratified and confirmed; and

FURTHER

VOTED: That approval is hereby given pursuant to Article 7.02 of the Land Disposition Agreement dated December 7, 1978, between the Boston Redevelopment Authority and Immobiliare New England, for the transfer of ownership of all outstanding shares of Immobiliare Boston, Inc. from Societe Immobiliare Canada, Inc. to ICOS Corporation of America.

The aforementioned Resolution; letter dated March 24, 1982 to Immobiliare New England; and three page Exhibit J are filed in the Document Book of the Authority as Document No. 4184.

Copies of a memorandum dated April 8, 1982 were distributed re Waterfront Project, Mass. R-77, Permission to Execute Engineering Services Contract with Schoenfeld Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a renewal contract through March 31, 1983, for Engineering Services for the Waterfront Urban Renewal Area, in the amount of \$44,000,00, the contract to take effect upon the expiration of the present contract with Schoenfeld Associates, Inc.

Copies of a memorandum dated April 8, 1982 were distributed re South End Project, Mass. R-56, Permission to Advertise Site Preparation Contract 20A U.N., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized in behalf of the Authority to advertise Site Preparation Contract 20A U.N. in the South End Urban Renewal Project Area.

Copies of a memorandum dated April 8, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Mary M. Williams as Redeveloper of Reuse Parcel SE-19, 38 Hammond Street, attached to which were copies of a Resolution and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF 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. 4185.

Copies of a memorandum dated April 8, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Capitol Tire and Rubber Co., Inc. as Redeveloper of Reuse Parcel 37B, 9-11 Thorndike Street, attached to which were copies of a Resolution; a letter dated March 9, 1982 from Miller & Miller; and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously VOTED: To give the Director leave to withdraw the memorandum.

Copies of a memorandum dated April 8, 1982 were distributed re Kittredge Square Project, Mass. R-167, Reduction in Retainage, Geotechnical Consultants, Inc. Engineering Services Contract No. 3, attached to which were copies of Payment Request No. 9, an Affidavit, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 9, a portion of the retainage in the amount of \$4,818.86 by Geotechnical Consultants, Inc., for Engineering Services Contract No. 3 in the Kittredge Square Project, Mass. R-167, is approved for payment.

Copies of a memorandum dated April 8, 1982 were distributed re Campus High Project, Mass. R-129, Contract Amendment No. 3 to Green International Affiliates, Inc. Engineering Services Contract No. 6, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized in behalf of the Authority to execute contract Amendment No. 3 to the present Engineering Services Contract No. 6 dated October 31, 1980 with Green International Affiliates, Inc. in the Campus High Project, Mass. R-129, extending the contract time to October 17, 1982, with no change in the contract amount.

Copies of a memorandum dated April 8, 1982 were distributed re North Station Urban Renewal Project, Consultant Services for Air Quality and Noise Analyses, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated August 6, 1981 with the firm of Bolt Beranek and Newman, Inc. by providing for an increased amount of \$3,081.00, resulting in a revised upset price of \$30,751.00, such additional funds to be provided from the Year VI CDBG entitlement.

Copies of a memorandum dated April 8, 1982 were distributed re North Station Urban Renewal Project Order of Taking, attached to which were copies of a Resolution and an Order of Taking including Annex A, Project Area Description and Annex B, 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 April 8, 1982 relating to portions of the NORTH STATION URBAN RENEWAL AREA 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. 4186.

Copies of a memorandum dated April 8, 1982 were distributed re Central Business District, Spring Lane, Amendment No. 3 to Bayside Engineering Associates, Inc. Engineering Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 3 to the contract between the Authority and Bayside Engineering Associates, Inc. respecting services for Spring Lane in the Central Business District, to extend the time of the contract to September 1, 1982 without increase in the contract price, be approved and the Director is authorized to execute said amendment.

Copies of a memorandum dated April 8, 1982 were distributed re Contract for Design Services, Lower Washington Street and Downtown Crossing, attached to which were copies of an Informational Memorandum dated April 8, 1982; a Schedule for the Economic Revitalization Program for the Downtown Crossing Area; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract for design and planning services with the firm of Skidmore, Owings and Merrill of Boston, for a period of no more than eight months, for a sum of not more than \$145,000 in federal funds.

Copies of a memorandum dated April 8, 1982 were distributed re Contract for Economic Analysis, Downtown Crossing and Lower Washington Street, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a six month contract with Melvin Levine and Associates of Columbia, Maryland, to undertake a series of economic analyses of the Downtown Crossing and Lower Washington Street areas, for a sum not to exceed \$50,000 to be funded with UMTA funds.

Copies of a memorandum dated April 8, 1982 were distributed re Consultant Services Contract with Urban Research Associates, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Urban Research Associates of Boston to undertake a survey of regional economic expenditure patterns, for a period not to exceed four months, in a sum not to exceed \$19,000, to be funded by UMTA grant funds.



Copies of a memorandum dated April 8, 1982 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 April 8, 1982 were distributed re Authorization to Enter into Consultant and Staff Services Contracts with the Public Facilities Department for the Design of Hynes Auditorium Expansion, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into joint contracts with the Public Facilities Department and Kallman, McKinnell and Wood, Inc., at a cost not to exceed \$318,000; Perez Associates, at a cost not to exceed \$85,000; and the Greater Boston Convention and Tourist Bureau, at a cost not to exceed \$25,000; all at no cost to the Authority; and

FURTHER

VOTED: That the Director be and hereby is authorized to enter into a reimbursement contract with the Public Facilities Department for staff services required by the coordination and implementation of these design contracts at a cost not to exceed \$85,000 out of city and state grant funds.

Copies of a memorandum dated April 8, 1982 were distributed re Authorization to Amend Personal Service Contract with Ellen J. Lipsey, attached to which were copies of a resume and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, an amendment to the personal services contract with Ellen J. Lipsey, in an amount not to exceed \$4,000 additional funds for a period ending the 30th of June, 1982.

Copies of a memorandum dated April 8, 1982 were distributed re Extension of Time, Reuse Appraisal Contract for all Urban Renewal Areas - Reuse Appraiser Richard J. Dennis, which included a proposed vote.

On motion by Mr. Flaherty, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 8, 1982 were distributed re Contract Amendment, Margaret C. O'Brien, 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 Margaret C. O'Brien, extending the completion date to September 30, 1982, with no change in the contract price.

Copies of a memorandum dated April 8, 1982 were distributed re Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to contract with John Avault to extend the computer file and related analyses of development projects and their fiscal and economic impact. A contract for \$6,875 would extend to July 15, 1982 and be financed with City Planning funds.

Copies of a memorandum dated April 8, 1982 were distributed re Chapter 121A Application of East Canton Street Associates, attached to which were copies of a proposed vote and a Report and Decision.

On motion duly made and seconded, it was

VOTED: That the document presented at this meeting entitled, "Boston Redevelopment Authority Report and Decision on the Application of East Canton Street Associates 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 Organized Pursuant to Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

Mr. Flaherty voted "Nay".

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4187.

Copies of a memorandum dated April 8, 1982 were distributed re Request Authorization to File Request for Additional Planning Funds from Economic Development Administration, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to file a request for \$37,020 in additional funds from the Economic Development Administration for a Section 302(a) Planning Grant and to execute documents extending the current grant contract to September 30, 1982.

Copies of a memorandum dated April 8, 1982 were distributed re Authorization to Accept a \$500,000 Grant from the United States Department of Transportation for the Planning of Dewey Square, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be and hereby is authorized to enter into a contract with the Commonwealth's Executive Office of Transportation and Construction to receive \$500,000 of Federal Highway Administration funds to support the BRA's activities in the planning, design and construction of roadway improvements in the Dewey Square area.

Copies of several memoranda dated April 8, 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-5536, Z-5542, Z-5545, Z-5565, Z-5575, Z-5576, Z-5577, Z-5578, Z-5586, Z-5590-5592, Z-5593, Z-5595, Z-5598.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4188.

Copies of several memoranda dated April 8, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To accept the following resignations submitted to the Authority:

<u>NAME</u>	<u>POSITION CLASSIFICATION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Paul Kelly	Sr.Proj.Coord./Chas. N.Y.	\$32,240	2/26/82
Cynthia Strom	Payroll Clk./Jr. Acctnt.	\$13,130	3/19/82
Johnnie Craig	Admin. Clerk III	\$12,961	3/26/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To extend the temporary appointments through April 30, 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.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize David Nick, Budget Director and Joseph Noonan, Comptroller, for attendance at the Accounting for Federal Grants and Contracts Seminar sponsored by the Center for Public Management, to be held in Boston on May 3-5, 1982, at an individual registration fee of approximately \$295.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Pauline Harrell, Chairman of the Boston Landmarks Commission, for attendance at the first annual meeting of the National Alliance of Preservation Commissions, held in Charleston, South Carolina on March 7-10, 1982, to be paid by the Boston Landmarks Commission account.

In attendance at the meeting were the following employees:

Mildred A. Terrell, who had received notice of termination; and Charles A. Cotter, who had received notice of proposed termination.

The Chairman advised the above-named employees of their rights to waive a hearing in public session and to be heard in Executive Session. Each of the above-named employees were individually polled and agreed to waive the applicable notice and thereby consent to individual hearings in Executive Session.

The Chairman recommended that the Members enter into Executive Session to consider approval of a settlement of a real estate matter and to consider the hearings individually for employees Mildred A. Terrell and Charles A. Cotter.

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 3:17 p.m.  
The Members came out of Executive Session at 4:15 p.m.

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Wednesday, April 21, 1982 at 2:30 p.m.

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

The meeting adjourned at 4:17 p.m.

  
Secretary

MINUTES OF EXECUTIVE SESSION  
REGULAR MEETING OF THE  
BOSTON REDEVELOPMENT AUTHORITY

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Copies of a memorandum dated April 8, 1982 were distributed re Fenway Urban Renewal Area, Mass. R-115, Mason vs. BRA: Settlement, Rehabilitation of 161 and 167 Massachusetts Avenue, attached to which were copies of a Resolution; a five page Stipulation and Agreement, Trial Court, Superior Court Department, C.A. 17954; Exhibit "A", Property Profile for 169 Massachusetts Avenue; Exhibit "B", Proposed Rehabilitation of 167-9 Massachusetts Avenue; Exhibit "C", a list of tenants and monthly rental; a three page letter dated August 19, 1981 from Arnold Z. Mason with an attached Exhibit A; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; and a proposed vote.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF 167 MASSACHUSETTS AVENUE ASSOCIATES AS REDEVELOPER OF 161 and 167 MASSACHUSETTS AVENUE IN THE FENWAY URBAN RENEWAL AREA MASS. PROJECT NO. R-115; AUTHORIZATION TO EXECUTE LAND DISPOSITION AGREEMENT AND DEED" 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, Walsh, Flaherty, Jones and McDermott; and the following answered "Nay": None.

On motion duly made and seconded, it was unanimously  
VOTED: That the Director be and hereby is authorized to execute the attached "Stipulation and Agreement" between the Authority and Arnold Z. Mason.

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

MINUTES OF EXECUTIVE SESSION  
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The aforementioned Resolution; Stipulation and Agreement with Exhibits "A", "B", and "C"; and letter dated August 19, 1981 with Exhibit A; are filed in the Document Book of the Authority as Document No. 4189.

Ms. Mildred A. Terrell and Attorney Thomas Simmons, representing Ms. Terrell, addressed the Authority and gave their reasons why they felt the Authority should reconsider her termination of employment.

On motion duly made and seconded, it was unanimously

VOTED: To extend the termination date of Mildred A. Terrell from April 16, 1982 to April 30, 1982 and to take under advisement her request for reconsideration of her termination.

On roll call, the following answered "Aye"<sup>11</sup>: Messrs. Farrell, Walsh, Flaherty, Jones and McDermott; and the following answered "Nay": None.

Mr. Charles A. Cotter indicated he did not have Counsel and was advised the Authority would give him additional time to seek Counsel.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority will continue the hearing on the proposed termination of Charles A. Cotter to the meeting of April 21, 1982 at 2:30 p.m.; and to extend the proposed termination date from April 16, 1982 to April 30, 1982.

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

  
Secretary