

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 21, 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 21, 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

Joseph J. Walsh

James K. Flaherty

Clarence J. Jones

Absent

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 21, 1982, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Mary Mealey

Title Assistant Secretary

April 15, 1982

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Mary E. Mealey, the duly appointed, qualified and acting/Secretary of the Boston Redevelopment Authority, do hereby certify that on April 15, 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 twenty first day of April, 1982.


Assistant Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of April 21, 1982 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.	\$ 6,582.00
Access International, Inc.	5,680.00
Thomas J. Donovan, Esquire	2,250.00
Robert M. Dretman	485.00
Excelon Security Services, Inc.	10,526.16
Susan E. Jaster	662.50
CE Maguire, Inc.	73,295.25
Paul McGowan	5,000.00
Margaret C. O'Brien	653.22
William J. Sales, Jr.	10,549.25
Edward F. Smith	400.00
Tibbetts Engineering Corp.	237.60
Thomas J. Donovan, Esquire	600.00
William J. Sales, Jr.	2,857.50

Copies of a memorandum dated April 21, 1982 were distributed re Charlestown Project, Mass. R-55, Final Designation of Gilbert Eatherton as Redeveloper of Disposition Parcel R-12D, 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 GILBERT EATHERTON, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-12D IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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. 4190.

Copies of a memorandum dated April 21, 1982 were distributed re Charlestown Navy Yard, Mass. R.-55, Amendment No. 1 to Engineering Services Contract with Tibbetts Engineering Corporation, 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. 1 to the contract between the Authority and Tibbetts Engineering Corporation dated October 28, 1980, respecting engineering services for the Charlestown Navy Yard, to extend the contract time to August 1, 1982, with no increase in the contract price.

Copies of a memorandum dated April 21, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Lebanon Baking Corp., Inc. as Redeveloper of Parcel SE-101, 1383 Washington Street, attached to which were copies of a Resolution; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a Shearson/American Express, Inc. Client Statement for Joseph G. Kalil dated February 26, 1982; a letter from Joseph Kalil, President of Lebanon Baking Corp., Inc.; Page 1 of a Proposal from James S. Silipo Construction Corp. dated March 15, 1982; and a map indicating the location of the area.

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-101 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. 4191.

Copies of a memorandum dated April 21, 1982 were distributed re North Station Project, Demolition & Site Clearance Contract No. 1, attached to which were copies of a list of parcels and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for bids for Demolition and Site Clearance Contract No. 1 in the North Station Project.

Copies of a memorandum dated April 21, 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 21, 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. 4192.

Copies of a memorandum dated April 21, 1982 were distributed re Park Plaza Urban Renewal Project, Inclusion of Additional General Partner in Four Seasons Hotel/Condominium Project, attached to which were copies of a letter dated April 20, 1982 from Macomber Development Associates and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby approves the inclusion of Meridian Properties G.N.V., a Netherland Antilles corporation, as an additional general partner in the development of the Four Seasons hotel/condominium project, and further authorizes a change in the name of the overall entity to Garden Plaza Associates, with all the other terms of the March 4, 1982 final designation resolution remaining in full force and effect.

Copies of a memorandum dated April 21, 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. This memorandum was tabled at the April 8, 1982 meeting.

On motion by Mr. Flaherty, it was unanimously

VOTED: To continue the matter on the table.

Copies of a memorandum dated April 21, 1982 were distributed re Authorization to Enter into Contract with Designs & Devices, Inc., attached to which were copies of a list of eight consultants who received Requests for Proposals; five page Request for Proposals dated March 19, 1982; a letter dated April 2, 1982 from Designs & Devices, Inc., attached to which were their two page proposal, three resumes of staff members, three pages of a project list and seven pages of pictures of projects; and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Designs & Devices, Inc. to prepare comprehensive graphic design standards plus plans, specifications, and cost estimates for fabrication and installation of the historic interpretive program including markers and a central kiosk for the Blacksone Block. Such contract will have a completion date of June 30, 1982. The amount will not exceed \$3,000 for design services.

Copies of a memorandum dated April 21, 1982 were distributed re Approval of a Contract Amendment with Anthony Grugnale for Consulting Services in All Urban Renewal Areas, 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 between the Boston Redevelopment Authority and Anthony Grugnale to provide for an extension in the contract performance time through December 31, 1982, with no increase in the contract amount.

Copies of a memorandum dated April 21, 1982 were distributed re Amendment to Consulting Services Contract with William J. Sales, Jr., 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 dated December 7, 1981, with William J. Sales, Jr. to provide for an increase of \$12,000 to the contract price and an extension of six months to the contract performance time. Federal CDBG funds are available for this amendment.

Copies of a memorandum dated April 21, 1982 were distributed re Survey and Planning Grant from the Massachusetts Historical Commission, which included three proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to increase the contract amount with the Boston Landmarks Commission and Rosalind Pollan at the same rate of eleven dollars (\$11.00) per hour, providing for an increase of one thousand dollars (\$1,000) of non-Authority funds, for a new contract limit not to exceed seven thousand dollars (\$7,000) out of Massachusetts Historical Commission funds, and providing for a new performance term of eleven months; and

FURTHER

VOTED: That the Director be authorized, in accordance with the contract with the Boston Landmarks Commission and the Massachusetts Historical Commission, to enter into a contract with Carol Kennedy and the Boston Landmarks Commission, at the rate of ten dollars (\$10.00) per hour for a total not to exceed three thousand dollars (\$3,000), to be paid out of Massachusetts Historical Commission funds; and

FURTHER

VOTED: That the Director be authorized, in accordance with the contract with the Boston Landmarks Commission and the Massachusetts Historical Commission, to enter into a contract with Edward Gordon and the Boston Landmarks Commission at the rate of ten dollars (\$10.00) per hour, for a total not to exceed three thousand dollars (\$3,000), to be paid out of Massachusetts Historical Commission funds.

Mr. Flaherty left the meeting at this point.

Copies of a memorandum dated April 21, 1982 were distributed re Upgrade of Word Processing Equipment, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Board authorize the Director to enter into an agreement, in an amount not to exceed \$3,100 per month, to upgrade and replace existing word processing equipment.

Copies of a memorandum dated April 21, 1982 were distributed re Zoning Text Amendment Application No. 87, Map Amendment Application No. 216: Height Limit District for St. Botolph Street Area, 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. 87 and Map Amendment Application No. 216 by Terrence and Patricia Geoghegan for the St. Botolph Citizen's Committee, the Boston Redevelopment Authority recommends approval. A height limit of 45 feet is compatible with the buildings in the neighborhood and would preserve the modest scale of the area which abuts the Copley Place high rise development. Residents fear development pressures may spill over from that development, starting at the easterly end of the district where there is one fairly large parcel of vacant land and some late nineteenth century commercial and institutional buildings.

Mr. Flaherty returned to the meeting at this point.

Copies of several memoranda dated April 21, 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-5548, Z-5563, Z-5568, Z-5569, Z-5571, Z-5573, Z-5574, Z-5579, Z-5589, Z-5594, Z-5596, Z-5597, Z-5603, Z-5600-5602, Z-5608-5609, Z-5611, Z-5612, Z-5616-5617, Z-5622.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4193.

On April 8, 1982, the Authority held a hearing on Mildred A. Terrell's request for reconsideration of her termination. At the conclusion of the hearing, the Authority took her request under advisement.

On motion duly made and seconded, it was unanimously

VOTED: To notify Mildred A. Terrell that, as she has been an employee of the Authority for nearly fifteen years, if she retires by April 30, 1982, the Authority hereby votes to make available the same 15% retirement bonus that was offered in the past year to other Authority employees who retired. A resignation or retirement before April 30, 1982 would supersede the Authority's prior actions in this matter.

The Chairman recommended that the Members enter into Executive Session to consider a determination of a land acquisition price in the North Station Project.

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 and Jones; and the following voted "Nay": None.

The Members entered into Executive Session at 3:21 p.m.

The Members came out of Executive Session at 3:35 p.m.

Copies of a letter of resignation to the Authority from George N. Collates, dated March 2, 1982, were distributed.

On motion duly made and seconded, it was unanimously

VOTED: The Authority hereby accepts the resignation of George N. Collates dated March 2, 1982, to be effective March 15, 1982; said acceptance supersedes the Authority's prior actions in this matter.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, May 6, 1982 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:36 p.m.


Secretary

MINUTES OF EXECUTIVE SESSION
REGULAR MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

APRIL 21, 1982

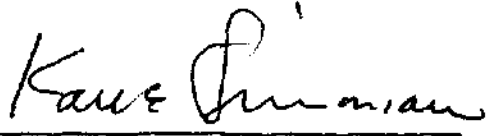
Copies of a memorandum dated April 21, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Block 167A, Parcel 16, 12 Lomasney Way, Certificate No. 15 (Rev.), attached to which were copies of a Resolution and Certificate No. 15 (Rev.).

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT AREA¹" 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, and Jones; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 15 (Rev.) are filed in the Document Book of the Authority as Document No. 4194.


Secretary