

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 6, 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 May 6, 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	
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 May 6, 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 30, 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 30, 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 sixth day of May, 1982.


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

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:

Access International, Inc.	\$16,684.00
Access International, Inc.	2,272.00
John Avault	1,196.25
Bayside Engineering Associates, Inc.	2,003.39
Childs, Bertman, Tseckares, and Casendino	2,296.60
D. Cicconi, Inc.	8,000.00
Cullen Associates	17,900.00
Fleming Brothers, Inc.	2,585.00
Fleming Brothers, Inc.	1,880.00
Goudreau Corporation	19,704.03
Grimes Oil Co., Inc.	10,433.15
Susan E. Jaster	575.00
Modern Continental Construction Co., Inc.	5,523.29
Parsons, Brinckerhoff, Quade & Douglas, Inc.	10,226.07
Project for Public Spaces, Inc.	389.21
Schoenfeld Associates, Inc.	599.62

Copies of a memorandum dated May 6, 1982 were distributed re Waterfront Project, Mass. R-77, Temporary License for Use of Sliver Parcel of Land for Outdoor Patio Use, attached to which were copies of a letter dated March 10, 1982 from the Boston Waterfront Neighborhood Association; a map indicating the location of the area; and a proposed vote.

Ms. Lori Lilly, owner of Tia's at Long Wharf, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: The Authority hereby authorizes the Director to execute a license with Tia's at Long Wharf for the temporary use of a seven-foot wide sliver parcel of land of approximately 686 square feet adjacent to Tia's

for outdoor patio use, at an annual license rental of three thousand dollars (\$3,000-00); said license to incorporate the Authority's usual terms and conditions and such other terms and conditions as the Director deems appropriate and in the best interests of the Authority; and said license to incorporate Tia's agreement to maintain the park's above-grade flower planters and to provide a full-time maintenance person for clean up of the park's litter and trash.

Copies of a memorandum dated May 6, 1982 were distributed re South End Project, Mass. R-56, Tentative Designation of Ping Sum Chan as Redeveloper of Reuse Parcel SE-79, 213-215 East Berkeley 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, and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL SE-79 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. 4195.

Copies of a memorandum dated May 6, 1982 were distributed re South End Project, Mass. R-56, Authorization to Convey Portion of Parcels 31A-2 and 31A-3, 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: To give the Director leave to withdraw the matter.

Copies of a memorandum dated May 6, 1982 were distributed re Campus High Project, Mass. R-129, Permission to Advertise Site Preparation Contract No. 2-B, 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 2-B in the Campus High Project, Area.

Copies of a memorandum dated May 6, 1982 were distributed re South Station Urban Renewal Project: Proclaimer of Minor Modification to Loading Dock Requirements in the Urban Renewal Plan, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE; MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH STATION URBAN RENEWAL AREA, PROJECT NO. MASS. R 82C AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION¹¹ 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. 4196.

Copies of a memorandum dated May 6, 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; Annex B, Taking Area Description; and Annex C, Award of Damages.

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 May 6, 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. 4197.

Copies of a memorandum dated May 6, 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 had been tabled previously.

On motion by Mr. Flaherty, it was unanimously

VOTED: To continue the matter on the table.

Copies of a memorandum dated May 6, 1982 were distributed re Personal Services Contract for Work on Dewey Square Project, 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 Barry Abramson of Boston to conduct planning and development studies of the Dewey Square/Essex Street area for six months at a rate of \$13.74 per hour, for a total sum not to exceed \$13,000 utilizing federal funds.

Copies of a memorandum dated May 6, 1982 were distributed re Authorization to Extend a Contract with City of Boston Police Department for Services in the Downtown Crossing, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director is hereby authorized to extend the contract with the Boston Police Department for an additional eight months with no increase in the contract amount, to be paid out of UMTA funds.

Mr. McDermott voted "Nay".

Copies of a memorandum dated May 6, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of Angela Westover Housing Corporation, 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 121A Application of Angela Westover Housing Corporation be held at the offices of the Boston Redevelopment Authority on May 20, 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 May 6, 1982 were distributed re Zoning Text Amendment Application No. 89 to Prohibit the Outdoor Storage of Damaged Motor Vehicles for Periods Exceeding Thirty Days, attached to which were copies of Text Amendment Application No. 89 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Text Amendment Application No. 89 by Anthony Pepicelli, Building Commissioner of the City of Boston, the Boston Redevelopment Authority recommends approval. The amendment is intended to facilitate the Department's control over the outdoor storage and dismantling of disabled or damaged motor vehicles and the sale of used parts, which tend to be unsightly and blighting activities.

Copies of several memoranda dated May 6, 1982 were distributed re Board of Appeal referrals.

On motion duly made and seconded, it was unanimously VOTED: In reference to Petition No. Z-5635 brought by John Queally, 715 East Seventh St., South Boston, for eight variances to erect a three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice.

On motion duly made and seconded, it was unanimously VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5585, Z-5588, Z-5606, Z-5607, Z-5610, Z-5614, Z-5615, Z-5618, Z-5619, Z-5620, Z-5624, Z-5630, Z-5631, Z-5633, Z-5636, Z-5637, Z-5638-5639.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4198.

Copies of several memoranda dated May 6, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To grant twenty (20) days advance sick leave to Gabriel Taylor, Property Management, Open Space Program, effective May 3, 1982.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was VOTED: To extend the temporary appointments through May 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 individual's compensation.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To approve Robert J. Ryan, Director, for travel to
Japan, May 7 - May 14, 1982 and William Costa, Director
of Graphic Design, for travel to Hong Kong, China, and
Japan, May 1 - May 14, 1982, to meet with real estate
developers and electronic companies concerning development
opportunities in Boston.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Robert J. Ryan, Director, for
attendance at the Boston Workshop Series entitled
"Future Boston: Sharpening the Outlook" on May 19,
1982 at the Copley Plaza Hotel, for an individual
registration fee of \$35.00.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Alice Gray, Development
Analyst, for attendance at the Conference on New
Living and Housing Options for the Elderly to be held
at St. Luke's School in Belmont, Massachusetts on
May 11, 1982, at an individual attendance cost of
\$20.00.

The Chairman recommended that the Members enter into Executive
Session to consider determination of land acquisition prices 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, Jones and McDermott; and the following voted "Nay":
None.

The Members entered Into Executive Session at 3:32 p.m.

The Members came out: of Executive Session and resumed the Regular Session at 3:40 p.m.

The Director distributed copies of a proposed vote concerning those employees who might be adversely affected by a proposed cut back in staff.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority, as an incentive for resignation and/or retirement, hereby authorizes the Director to make available to employees who may be adversely affected by a cut back in force due to lack of funds, the 1570 bonus that has been offered in the past year to other Authority employees.

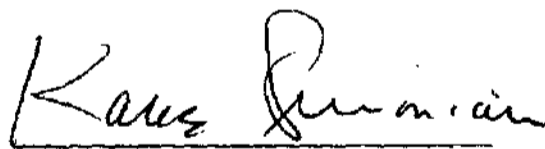
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, May 20, 1982 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:45 p.m.


Secretary

MINUTES OF EXECUTIVE SESSION
REGULAR MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

 MAY 6, 1982

Copies of a memorandum dated May 6, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Parcel No. 168A-9, 66-72 Causeway St. - 12-14 Nashua and 14 Billerica Sts., Certificate No. 16 (Rev.), attached to which were copies of a Resolution and Certificate No. 16 (Rev.).

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

The aforementioned Resolution and Certificate No. 16 (Rev.) are filed in the Document Book of the Authority as Document No. 4199.

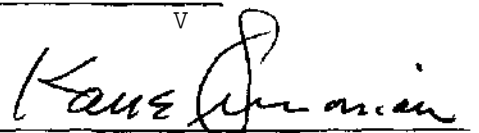
Copies of a memorandum dated May 6, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Parcel No. 168-3, 48-50 Billerica Street, Certificate No. 18, attached to which were copies of a Resolution and Certificate No. 18.

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

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

The aforementioned Resolution and Certificate No. 18 are filed in the Document Book of the Authority as Document No. 4200.


Secretary