

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 20, 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 May 20, 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	William A. McDermott, Jr.
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 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 May 20, 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

May 14, 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 May 14, 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 twentieth day of May, 1982,


Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the 121A Application of Angela Westover Housing Corporation.

Mr. Walsh entered the meeting during the public hearing.

Following the public hearing on the 121A Application of Angela Westover Housing Corporation, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Mr. Walsh left the meeting at this point.

The minutes of the meeting of May 6, 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.	\$ 8,342.00
Access International, Inc.	2,272.00
Access International, Inc.	16,214.00
John Avault	825.00
R. J. Delmonico, Inc.	4,455.50
Thomas J. Donovan	750.00
Downtown Crossing Association	5,897.00
Fleming Bros., Inc.	3,760.00
Green International Affiliates, Inc.	3,782.35
Susan E. Jaster	812.50
CE Maguire, Inc.	13,995.45
John Mahoney Construction Co., Inc.	13,964.00
Paul McGowan	2,500.00
Margaret C. O'Brien	945.45
Park Square Associates, Inc.	2,833.92
Sasaki Associates, Inc.	6,347.00
Universal Engineering Corporation	2,168.71
Universal Engineering Corporation	2,779.06

Copies of a memorandum dated May 20, 1982 were distributed re Waterfront Project, Mass. R-77, Request for Certificate of Completion for Disposition Parcel E-2, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Disposition Parcel E-2 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project, Mass. No. R 77.

Mr. Walsh returned to the meeting at this point.

Copies of a memorandum dated May 20, 1982 were distributed re South End Project, Parcel 4 - South Cove Manor Nursing, Inc., Building Department Permit Application, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to file for a construction permit from the City of Boston's Building Department for construction of a nursing home on Parcel 4 in the South End Urban Renewal Area; and further that the Director be authorized to file for necessary variances and conditional use permit from the Boston Zoning Board of Appeal, as required by the Boston Zoning Code.

Copies of a memorandum dated May 20, 1982 were distributed re South Station Project, Extension of Time for Architectural Design Contract, 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 amendment with the architectural firm of WZMH Group, Inc. of Boston, extending the time of its contract to December 1, 1982, with no increase in the contract amount.

Copies of a memorandum dated May 20, 1982 were distributed re Central Business District Project, Mass. R-82, Site Preparation Contract "Post Office Square" Reduction in Retainage, R. J. Delmonico, Inc., attached to which were copies of Payment Request No. 7A and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 7A, a portion of the retainage in the amount of \$5,954.66 by R. J. Delmonico, Inc., for Site Preparation Contract "Post Office Square" in the Central Business District Project, Mass. R-82, is approved for payment.

Copies of a memorandum dated May 20, 1982 were distributed re Park Plaza Urban Renewal Parcel 4 (31), Chapter 121B Planning Grant Authorization, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute and file an application, in behalf of the Boston Redevelopment Authority, with the Massachusetts Executive Office of Communities and Development, for a planning grant up to \$20,000; and further authorized to accept such grant, in support of refining an action plan for the development of Park Plaza Urban Renewal Parcel 4 (31).

Copies of a memorandum dated May 20, 1982 were distributed re Park Plaza Urban Renewal Project, Authority to Execute Contract with City of Boston Funds for Street Engineering Work, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute a contract with the City of Boston whereby the Authority will be authorized to encumber approximately \$500,000 for necessary street design work for Park Plaza Urban Systems funding.

Copies of a memorandum dated May 20, 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 20, 1982 were distributed re Professional Services Contract, Michael Grill, 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 professional services contract with Michael Grill for the period through January 1, 1983, for a sum not to exceed \$16,725, to be paid by gross disposition income.

Copies of a memorandum dated May 20, 1982 were distributed re Ad/Temp Associates, Certificate of Completion, 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 to Ad/Temp Associates in accordance with Rule 7, Section E of the "Rules and Regulations Governing Chapter 121A Projects in the City of Boston".

Copies of a memorandum dated May 20, 1982 were distributed re Community Development Block Grant Year VII, Authorization to Enter into a Contract with the City of Boston, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute all appropriate documents and contracts with the City of Boston to effectuate the receipt of \$1,000,000 in CDBG Year VII funds.

Copies of a memorandum dated May 20, 1982 were distributed re Typewriter Maintenance and Repairs, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to accept the proposal of Cameron Business Machines of Boston for the maintenance and repair of 55 IBM typewriters in an amount not to exceed \$2,682 for one year.

Copies of a memorandum dated May 20, 1982 were distributed re All Urban Renewal Areas, Securing & Boarding Up Authority-Owned Buildings Contract No. 6, 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 Securing & Boarding Up of Boston Redevelopment Authority-owned buildings in All Urban Renewal Project Areas of the Authority be awarded to the lowest eligible and responsible bidder, D. Clancy & Sons, Inc., in the amount of \$16,000 and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated May 20, 1982 were distributed re Zoning Commission: Special Order Application No. 8 for Paid Visitor Parking at Arnold Arboretum, attached to which were copies of Special Order Application No. 8, a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That in regard to Special Order Application No. 8, by the Parks and Recreation Department of the City of Boston, the Boston Redevelopment Authority recommends approval. No negative impact is expected from the use of existing staff parking spaces for paid visitor parking on weekends and on holidays. The Traffic and Parking Department and the Parks and Recreation Department have approved the plan.

Copies of several memoranda dated May 20, 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-5599, Z-5605, Z-5613, Z-5640, Z-5654, Z-5658.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4201.

Copies of two memoranda dated May 20, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

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

<u>NAME</u>	<u>POSITION CLASSIFICATION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Mildred A. Terrell	Ch. Neigh. Org. Spec.	\$18,692	4/30/82
Loralean Harshaw	Admin. Secretary	\$11,765	5/3/82
Judith E. Glasser	Memb. Mayor's Pol. Plan. Staff	\$28,800	5/4/82
Thomas V. Nutile	Asst. Real Estate Off. I	\$21,545	5/21/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: To retroactively approve and authorize Susan Allen,
Director of Development Policy, 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.

Copies of a memorandum dated May 20, 1982 were distributed re
Authorization to Apply to State Executive Office of Transportation and
Construction for the Public Works Economic Development Program, which
included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to
apply to the State Executive Office of Transportation
and Construction, under the provisions of Section 17C
of Chapter 732, for a one million dollar (\$1,000,000)
grant; and is further authorized to take whatever
administrative steps are required to receive said
grant.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, June 10, 1982 at 2:30 p.m.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn,
The meeting adjourned at 2:55 p.m.


Secretary