

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

JUNE 10, 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 June 10, 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 June 10, 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

June 4, 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 June 4, 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 tenth day of June, 1982.



Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of May 20, 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:

John Avault	\$ 1,051.87
Grimes Oil Co., Inc.	6,969.29
IGF Incorporated	4,888.92
Susan E. Jaster	687.50
John Mahoney Construction Co., Inc.	45,469.09
Margaret C. O'Brien	378.18
Goudreau Corporation	61,396.99
Fleming Brothers, Inc.	2,840.00
CE Maguire, Inc.	105,437.32
Tibbetts Engineering Corp.	5,957.37
Thomas J. Donovan	875.00
Universal Engineering Corporation	1,983.59
Access International, Inc.	34,997.00
Coopers & Lybrand	60,151.37
Excelon Security Services, Inc.	7,247.52

Copies of a memorandum dated June 10, 1982 were distributed re Charlestown Navy Yard - Shipyard Park-Phase II, Change Order No. 1, D. Cicconi, Inc., attached to which were copies of four letters dated January 13, 1982, January 14, 1982, April 6, 1982, and April 9, 1982 from D. Cicconi, Inc.; a letter dated January 13, 1982 from Gino's Ornamental Iron Works, Inc. which included an attached sketch; and a proposed vote.

On motion duly made and seconded, it was

VOTED: That Change Order No. 1 to Shipyard Park-Phase II with D. Cicconi, Inc., in the Charlestown Navy Yard, increasing the contract amount by \$13,285.09 with no change in the contract time, be approved; and the Director of Engineering is hereby authorized to execute Change Order No. 1.

Mr. McDermott voted "Nay".

Copies of a memorandum dated June 10, 1982 were distributed re Charles town Project, Mass. R-55, Confirmatory Order of Taking, Disposition Parcel R-12D, attached to which were copies of a Resolution; an Order of Taking which included Annex A, Taking Area Description; and a map indicating the location of the parcel.

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 June 10, 1982, relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed together with a Plan entitled, 'Boston Redevelopment Authority, Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan R-12, Parcels R-12A, R-12B, R-12C, R-12D, dated December 1, 1969,' 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. 4202.

Copies of a memorandum dated June 10, 1982 were distributed re South End Project, Mass. R-56, Confirmatory Order of Taking Disposition Parcels 41D and SE-101, attached to which were copies of a Resolution; an Order of Taking which included Annex A, Taking Area Description; and two maps indicating the locations of the parcels.

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 June 10, 1982 relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS.

R-56, be executed together with a Plan entitled, 'Boston Redevelopment Authority, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel 41D, dated April, 1982,' 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. 4203.

Copies of a memorandum dated June 10, 1982 were distributed re South End Project, Mass. R-56, Site Preparation Contract "20A U.N.", 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 the Executive Director is authorized in behalf of the Authority to execute Site Preparation Contract "20A U.N." in the South End Project, Mass. R-56, with the lowest eligible and responsible bidder, D. Cicconi, Inc., in the amount of \$375,225.

Copies of a memorandum dated June 10, 1982 were distributed re South End Project, Mass. R-56, Authorization to Convey Portions 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.

Addressing the Authority and answering the Members' questions were Mr. Thomas Bethoney, Ms. Nancy Wood, and Messrs. Richard Garver and William Mendes of the Authority staff.

On motion duly made and seconded, it was

VOTED: That the Director be, and hereby is, authorized to execute and deliver a deed conveying portions of Reuse Parcels 31A-2 and 31A-3, consisting of approximately 6,332 square feet of land in the South End Urban Renewal Area, to Thomas Bethoney d/b/a Red Fez and to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority; and that a copy of said deed executed by the Director, to which a certificate of this vote is attached, shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

Mr. McDermott voted "Nay".

Copies of a memorandum dated June 10, 1982 were distributed re Kittredge Square Project, Mass. R-167, Tentative Designation of Leon John Saunders as Redeveloper of 25 Highland Street, attached to which were copies of a Resolution; a Letter of Intent from Leon John Saunders; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a letter dated March 22, 1982 from John D. Hawkins; a letter dated March 23, 1982 from Leon John Saunders which had attached to it a Certificate of Completion dated December 7, 1978; and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF LEON JOHN SAUNDERS, 25 HIGHLAND STREET IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167" 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. 4204.

Copies of a memorandum dated June 10, 1982 were distributed re Central Business District Project, Spring Lane, Rejection of Bids for Site Preparation Contract Spring Lane, attached to which were copies of a Tabulation of Bids; a letter dated May 19, 1982 from R. J. Delmonico, Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That all bids for Site Preparation Contract Spring Lane in the Central Business District, be rejected and that the Secretary be, and is, authorized to readvertise Site Preparation Contract - Spring Lane, with a revised scope of basic contract work.

Copies of a memorandum dated June 10, 1982 were distributed re Park Plaza Project, Final Payment Request for Retainage, Sewer & Drain Condition Monitoring Contract No. "TV-1" with Robinson Pipe Cleaning Co., attached to which were copies of a letter dated January 12, 1982 from Robinson Pipe Cleaning Co. which had attached to it the final payment: request; a letter dated May 11, 1982 from the Boston Water and Sewer Commission; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Final Payment Request (Retainage) \$5,372 by Robinson Pipe Cleaning Company for Contract TV-1 in the Park Plaza Project is approved, and the contract be closed out at the \$107,448 amount.

Copies of a memorandum dated June 10, 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 June 10, 1982 were distributed re Contract Authorization for Frank J. Kay, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Frank J. Kay to carry out comparative analysis studies for Boston and the nation's large cities. The contract, for \$3,600 would extend for three months, beginning June 15, 1982, and would be funded by City Planning appropriations.

Copies of a memorandum dated June 10, 1982 were distributed re Amendment to the Coopers & Lybrand Contract, which included two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract with Coopers & Lybrand increasing the contract amount by \$62,000 and extending the contract time through September, 1982. Funds for this amendment will be provided by City and Federal sources with the City paying for half of the contract cost; and

FURTHER

VOTED: That the Director report back to the Board at the first meeting in October, 1982, on the results of this audit.

Copies of a memorandum dated June 10, 1982 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design - Professional Services Contract with Vivien Li, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a professional services contract with Vivien Li for a period not to exceed three months, for a maximum sum not to exceed \$5,000 to be paid out of the Argonne National Laboratory contract.

Copies of a memorandum dated June 10, 1982 were distributed re Minor Amendment to Professional Services Contract with 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 amend the professional services contract with Michael Grill by correcting the maximum upset price by \$364 to a revised total contract amount not to exceed \$17,089, with no change in the contract time.

Copies of a memorandum dated June 10, 1982 were distributed re Extension of Time - Reuse Appraisal Contract, All Urban Renewal Areas, John S. Cullen, Reuse Appraiser, which included a proposed vote.

On motion by Mr. Flaherty, seconded by Mr. Jones, it was unanimously

VOTED: To amend the vote by changing the contract period from two years to one year.

On motion duly made, and seconded, it was unanimously

VOTED: That the Authority approve an amendment to the reuse appraisal contract for John S. Cullen for a period of one year to appraise in all Urban Renewal Areas with no increase in the maximum upset price.



Copies of a memorandum dated June 10, 1982 were distributed re North Station Urban Renewal Project, Order of Taking, Parcel 168A-9, attached to which were copies of a Resolution and an Order of Taking which included 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 June 10, 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. 4205.

Copies of a memorandum dated June 10, 1982 were distributed re South Cove Project, Mass. R-92, Certificate of Completion - Music Hall, 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 for Parcel P-7B in the South Cove Urban Renewal Area.

Copies of several memoranda dated June 10, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition 2-5648, John Philopoulos Associates, 196-210 Stuart Street, Boston, for a conditional use for change of occupancy from motel, theatre, restaurant, retail stores, and garage to motel, theatre, restaurant, retail stores, garage and

storage of rental motor vehicles in a general business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends the Board of Appeal withhold a decision until the Authority has had a chance to review the proposed change in light of the Land Disposition Agreement which governs the parcel.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5628, Z 5629, Z-5634, Z-5645, Z-5646, Z-5647, Z-5649, Z-5651, Z-5652, Z-5655, Z-5656, Z-5657, Z-5659, Z-5660, Z-5661, Z-5663, Z-5682-5683, Z-5686, Z-5688, Z-5689, Z-5698-5699.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4206.

Copies of several memoranda dated June 10, 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>
Charles A. Cotter	Relocation Officer II	\$22,594	6/4/82
Harry Collings	Chief Rehabilitation Finance Officer	\$27,601	6/11/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To extend the temporary appointments through June 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.

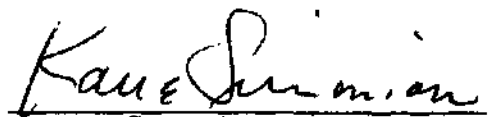
Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously  
VOTED: That Alfred Howard, Chief Transportation Planning  
Officer and Ellen Collins, Transportation Planning  
Officer, be approved and authorized to attend the  
"Woonerf" Seminar at Long Wharf Hotel in Boston  
On June 18, 1982, at an individual attendance cost  
of \$15.00.

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Thursday, July 1, 1982, at 2:30 p.m.

On motion duly made and seconded, it was unanimously  
VOTED: To adjourn.  
The meeting adjourned at 3:30 p.m.

  
Secretary