

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JULY 1, 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 July 1, 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
William A. McDermott, Jr.

Absent

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 July 1, 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 25, 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 25, 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 first day of July, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of June 10, 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.	\$ 2,272.00
Access International, Inc.	8,342.00
John Avault	1,155.00
D. Cicconi, Inc,	30,471.81
Coco Raynes Graphic, Inc.	4,500.00
R. J. Delmonico, Inc.	6,057.21
Designs & Devices, Inc.	1,500.00
Robert M. Drennan	680.00
Goudreau Corporation	26,178.73
Indiana Gunitite & Construction Company	5,550.86
Green Engineering Affiliates, Inc.	3,776.96
Susan E. Jaster	1,437.50
Frank J. Kay	228.75
CE Maguire, Inc.	41,811.53
CE Maguire, Inc.	10,809.47
Margaret C. O'Brien	825.12
John E. O'Neill	500.00
Fleming Bros., Inc.	14,570.00
Universal Engineering Corporation	3,974.40
Parsons, Brinckerhoff, Quade & Douglas, Inc.	6,982.74
Grimes Oil Co., Inc.	2,770.07
John Mahoney Construction Co., Inc.	57,437.33
Parsons, Brinckerhoff, Quade & Douglas, Inc.	10,449.28
John Mahoney Construction Co., Inc.	315,821.35
Theodora Skover	5,300.00

Copies of a memorandum dated July 1, 1982 were distributed re Waterfront Project, Mass. R 77 - Amendment to Loan & Grant Agreement, North End Community Health Committee, Inc. (NECHC), which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Authority to execute an amendment to the Loan and Grant Agreement with the North End Community Health Committee, Inc., including such terms as are required by HUD and such other terms and conditions as the Director deems appropriate and in the best interests of the Authority; said amendment is for the purpose of constructing sidewalk and street lighting improvements, with the reimbursement costs incurred by the redeveloper limited to the budgeted \$46,000 provided by the HUD UDAG grant.

Copies of a memorandum dated July 1, 1982 were distributed re Charlestown Naval Shipyard, Mass. R-55, Change Order No. 2 to Site Preparation Contract "Shipyard Park-Phase II" with D. Cicconi, Inc., attached to which were copies of a letter dated June 14, 1982 from D. Cicconi, Inc. and a proposed vote.

On motion duly made and seconded, it was

VOTED: That Change Order No. 2 to Site Preparation Contract "Shipyard Park-Phase II" in the Charlestown Naval Shipyard Project, Mass. R 55, extending the contract time until September 15, 1982 is approved, with no change in the contract amount; and the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 2 with D. Cicconi, Inc.

Mr. McDermott voted "Nay".

Copies of a memorandum dated July 1, 1982 were distributed re South End Project, Mass. R-56, Amendment No. 1 to Engineering Services Contract No. 25 with CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 1 to Engineering Services Contract No. 25 dated February 20, 1982, with CE Maguire, Inc. in the South End Project, Mass. R-56, in the amount of \$32,876 and extending the contract time to September 30, 1982, be approved; and the Director is hereby authorized to execute said Amendment No. 1 on behalf of the Authority. Said amendment is to provide that CE Maguire, Inc. acknowledges that they will look for payment for completed services only from the Water and Sewer Commission and that no direct obligation for payment is incurred by the Boston Redevelopment Authority.

Copies of a memorandum dated July 1, 1982 were distributed re South End Project, Mass. R-56, Request for Certificate of Completion for Disposition Parcels 19B-1 through 19B-11, which included 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 Parcels 19B-1, 19B-2, 19B-3, 19B-4, 19B-5, 19B-6, 19B--7, 19B-8, 19B-9, 19B-10, and 19B-11 in the South End Urban Renewal Area, to Victoria Associates.

Copies of a memorandum dated July 1, 1982 were distributed re South End Project Mass. R-56, Final Designation of Peter O. Wilde and Albert R. DePamphilis as Redevelopers of Reuse Parcel SE-73, 772-772A Tremont Street and 176-178 West Springfield Street, attached to which were copies of a Resolution; a letter dated June 16, 1982 from Albert R. DePamphilis and Peter O. Wilde; a letter dated June 1, 1982 from Charlestown Savings Bank with construction specifications and costs attached; 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-73 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. 4207.

Copies of a memorandum dated July 1, 1982 were distributed re South Cove/Theater District Urban Renewal Area, Request for Authorization to Solicit Developer Interest of Parcel P-7A, 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 advertise and/or seek development interest concerning the development of Parcel P-7A in the South Cove/Theater District Urban Renewal Area.

Copies of a memorandum dated July 1, 1982 were distributed re Fenway Project, Mass. R-115, Site Preparation Contract 34, attached to which were copies of a letter dated May 12, 1982; Payment Request No. 4A; and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Payment Request 4A, a portion of the retainage in the amount of \$1,609.50, by R. J. Delmonico, Inc. for Site Preparation Contract 34 in the Fenway Project, Mass. R-115, is approved for payment.

Copies of a memorandum dated July 1, 1982 were distributed re Board of Appeal Matter Concerning Relocation of Avis, Inc. to the 57 Garage, attached to which were copies of a letter dated June 16, 1982 from Bay Village Neighborhood Association, Inc.; a letter dated June 28, 1982 from Craig and Macauley; and a proposed vote.

Attorney Donald W. Suchma, representing Avis, Inc., addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority recommends that the Board of Appeal allow a new hearing on the matter of conditional use for Avis, Inc.; and further indicates to the Board of Appeal that BRA experience and research have shown that rental cars offer a multiple resource to the area being served: for hotel guests, businessmen, and residents, and that the need for car ownership in a locality like this is reduced where rental cars are available.

Copies of a memorandum dated July 1, 1982 were distributed re Park Plaza Project, Amendment No. 4 to Universal Engineering Corporation Consultant Services Contract, Stuart Street Access Road Phase of Park Plaza, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 4 to the contract between the Authority and Universal Engineering Corporation dated January 15, 1981, and as amended, respecting engineering services for the Stuart Street Access Road Phase of the Park Plaza Project, to extend the contract time for an additional six months to January 15, 1983, without any change in the current contract amount, be approved and the Director is authorized to execute said Amendment No. 4.

Copies of a memorandum dated July 1, 1982 were distributed re North Station Project, Planning and Design Services Contract with Moshe Safdie and Associates, Inc., Amendment No. 2 - Extension of Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the subject contract with Moshe Safdie and Associates, Inc., to extend the contract period to December 4, 1982, with no increase in the contract amount.

Copies of a memorandum dated July 1, 1982 were distributed re North Station Project, Amendment No. 1 to Engineering Services Contract with CE Maguire, Inc. and Approval of Controlled Demolition, Inc. as Sub-Contractor, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 1 to the Engineering Services Contract with CE Maguire, Inc. dated January 8, 1982 to extend the contract time to January 8, 1983 with no increase in the contract amount; and that Controlled Demolition, Inc. be approved as a sub-contractor for CE Maguire, Inc. for demolition evaluation and advice.

Copies of a memorandum dated July 1, 1982 were distributed re Extension of Fleming Brothers Equipment Contract #1 for Front End Loaders, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the Director to execute an amendment to Equipment Contract No. 1 with Fleming Bros., Inc., extending the contract time to September 30, 1982, with all other terms and conditions of the original contract remaining in full force and effect.

Copies of a memorandum dated July 1, 1982 were distributed re Extension of Reuse Appraisal Contract for All Urban Renewal Areas with John E, O'Neill - Reuse Appraiser, which included a proposed vote.

On motion duly made and seconded, it was unanimously

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

Copies of a memorandum dated July 1, 1982 were distributed re Extension of Reuse Appraisal Contract for All Urban Renewal Areas with Frank B. Rogers - Reuse Appraiser, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve an amendment to the reuse appraisal contract for Frank B. Rogers 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 July 1, 1982 were distributed re Amendment to Contract for Legal Consulting Services with Palmer and Dodge for Lease Transactions on Parcels D-10 and 7, Government Center Project, Mass, R-35 and Waterfront Project, Mass. R-77, 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 consultant services contract with Palmer and Dodge for lease negotiations on Parcels D-10 and 7 in the Government Center and Waterfront Projects, by increasing the contract amount by \$10,000 and extending the contract time to September 30, 1982.

Copies of a memorandum dated July 1, 1982 were distributed re Authorization to Enter into Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a personal services contract with Ellen Lipsey to prepare follow-up work on Landmarks Commission survey and restoration projects. Such contract will be for a period of twenty weeks, at a rate of \$12.00 per hour, not to exceed a total of \$6,300.

Copies of a memorandum dated July 1, 1982 were distributed re Approval of a Contract Amendment with Edward F. Smith for Personal Property Appraisal Services, which included a proposed vote.

On motion duly made, and seconded, it was unanimously

VOTED: That the Director is authorized to amend the contract between the Boston Redevelopment Authority and Edward F. Smith to provide for an extension in the contract performance time to June 23, 1983, and an increase in the contract amount of \$3,000.

Copies of a memorandum dated July 1, 1982 were distributed re Access International, Inc. Contract for Support Services and System Enhancements, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be, and hereby is, authorized to enter into a contract with Access International, Inc., a Boston based firm, to provide data processing services for the Authority to continue the process of improving its financial management capacity. The amount is not to exceed \$90,000 for the period of July 1, 1982 through June 30, 1983. Payment will be from City and Federal CDBG funding sources.

Mr. McDermott voted "Nay".

Copies of a memorandum dated July 1, 1982 were distributed re Amendment to Professional Services Contract with Peter Stam, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director be, and hereby is, authorized to increase the upset amount of the contract with Peter Stam by \$17,250 and extend the time by six months.

Copies of a memorandum dated July 1, 1982 were distributed re Prudential Center - Annual Determination of the Fair Rental Value of Space Occupied by the Prudential Insurance Co. of America, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the fair rental value for space in the Prudential Center occupied by the Prudential Insurance Company of America is determined to be \$14.50 per square foot.

Copies of a memorandum dated July 1, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of Rogerson Beacon Associates, 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 Chapter 121A Application of Rogerson Beacon Associates be held at the offices of the Boston Redevelopment Authority on July 15, 1982 at 1:00 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 July 1, 1982 were distributed re Request for Public Hearing on Chapter 121A Application of Mt. Pleasant Associates-I, attached to which were copies of a Fact Sheet; a letter dated June 29, 1982 from the U. S. Department of Housing and Urban Development; and two proposed votes.

On motion duly made, and seconded, it was unanimously

VOTED: That a public hearing on the Chapter 121A Application of Mt. Pleasant Associates-I be held at the offices of the Boston Redevelopment Authority on July 15, 1982 at 1:30 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 July 1, 1982 were distributed re Request for Public Hearing on Chapter 121A Application of Oxford Place Associates, 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 Chapter 121A Application of Oxford Place Associates be held at the offices of the Boston Redevelopment Authority on July 15, 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 July 1, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of Dimock-Bragdon Associates, 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 Chapter 121A Application of Dimock-Bragdon Associates be held at the offices of the Boston Redevelopment Authority on July 15, 1982 at 2:30 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 several memoranda dated July 1, 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-5664, Z-5665, Z-5666, Z-5692, Z-5693, Z-5694, Z-5695, Z-5696, Z-5697, Z-5703, Z-5719, Z-5720, Z-5730, Z-5737-5749.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4208.

Copies of several memoranda dated July 1, 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>
Marcia Myers	Chief of Environmental Planning	\$28,432	7/1/82
Judith McDonough	Preservation Planning Officer I	\$21,547	7/1/82
Jeffrey Cronin	Administrative Asst. Ill	\$8.00/hr. (35 hr. wk.)	7/1/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To extend the temporary appointments through July 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: To approve and authorize Phyllis R. Zaren of Belmont to work as a volunteer intern in the Research Department during the summer months, effective June 15, 1982, at no cost to the Authority.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Julie Campbell of Cambridge to work as a volunteer intern in the Research and Development Departments during the summer months effective July 6, 1982, at no cost to the Authority.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, July 15, 1982 at 1:00 p.m.

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

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Secretary