

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JULY 15, 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 1:00 p.m. on July 15, 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	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 1:00 p.m. on July 15, 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

July 9, 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 July 9, 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 fifteenth day of July, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the 121A Application of Rogerson Beacon Associates.

Following the public hearing on the 121A Application of Rogerson Beacon Associates, on motion duly made and seconded, it was unanimously

VOTED: To refer the matter to the Chief General Counsel for a favorable Report and Decision.

The Chairman opened the public hearing on the 121A Application of Mt. Pleasant Associates-I.

Following the public hearing on the 121A Application of Mt. Pleasant Associates-I, on motion duly made and seconded, it was unanimously

VOTED: To refer the matter to the Chief General Counsel for a favorable Report and Decision.

The Chairman opened the public hearing on the 121A Application of Oxford Place Associates.

Following the public hearing on the 121A Application of Oxford Place Associates, on motion duly made and seconded, it was unanimously

VOTED: To refer the matter to the Chief General Counsel for a favorable Report and Decision.

The Chairman opened the public hearing on the 121A Application of Dimock-Bragdon Associates.

Following the public hearing on the 121A Application of Dimock Bragdon Associates, on motion by Mr. Flaherty, seconded by the Chairman, who stepped down, it was

VOTED: To take the matter under advisement.

Mr. Jones voted "Nay".

At this point, the Chairman recognized Attorney Ronald Wysocki, representing Tia's at Long Wharf concerning the matter of a take-out counter on this site. Since the proposed take-out counter is not an allowed use under the Zoning Code and is located within a property regulated by a Chapter 121A Agreement, Attorney Wysocki was advised that the recipient of the 121A Agreement, Downtown Boston Properties Trust, is the only one that: can petition the Authority for an Amendment to the 121A Agreement.

The Chairman called a recess at 5:01 p.m. The meeting resumed at 5:11 p.m.

The minutes of the meeting of July 1, 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	\$ 990.00
Excelon Security Services, Inc.	7,247.52
Fay, Spofford & Thorndike, Inc.	3,204.16
Green International Affiliates, Inc.	2,985.09
Susan E. Jaster	462.50
Frank J. Kay	427.50
Melvin Levine & Associates, Inc.	13,000.90
CE Maguire, Inc.	116,858.23
John Mahoney Construction Co., Inc.	105,916.73
SG Associates, Inc.	5,035.97
William J. Sales, Jr.	8,488.50
Tibbetts Engineering Corp.	5,122.60
Warren Butler	23,083.42
Palmer & Dodge	9,187.55

Copies of a memorandum dated July 15, 1982 were distributed re Waterfront Project, Mass. R-77, Request Approval of First Amendment to the LDA with Bostonian Hotel Concerning Paving Materials for Historic Creek Square, 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 the Director be, and hereby is, authorized to execute a First Amendment to the Land Disposition Agreement dated September 30, 1980 between the Authority and the Bostonian Hotel concerning Parcel E-9B, providing that the redeveloper will be responsible to complete a portion of historic Creek Square, as shown on the attached drawing, in granite materials, in accordance with specifications to be approved by the Authority. In consideration of said work, the redeveloper will receive a maximum credit of \$10,000 on the land disposition price as outlined in said Land Disposition Agreement. Such Amendment shall include such other terms and conditions as the Director deems appropriate and in the best interest of the Authority.

Copies of a memorandum dated July 15, 1982 were distributed re Charlestown Navy Yard, Change Order No. 2, Phase 1 Renovation with P. Leone Construction Co., attached to which were copies of Breakdown of Change Order No. 2 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Phase 1 Renovation Contract No. 1, reducing the contract amount by \$655.50 with no change in the contract time, is approved; and that the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 2 with P. Leone Construction Co., Inc.

Copies of a memorandum dated July 15, 1982 were distributed re Charlestown Navy Yard, Change Order No. 3, Site Preparation Contract No. 1, John Mahoney Construction Co., Inc., attached to which were copies of a Construction Cost Estimate, a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 to Site Preparation Contract No. 1 in the Charlestown Navy Yard with John Mahoney Construction Co., Inc., increasing the contract amount by \$6,287.50 with no change in the contract time, is approved; and the Director of Engineering is hereby authorized to execute said Change Order No. 3.

Copies of a memorandum dated July 15, 1982 were distributed re Charlestown Urban Renewal Area, Mass. R-55, Tentative Designation of Edward and Carol Daly as Redeveloper of Disposition Parcel R-7C-2, 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 letter dated June 29, 1982 from Mr. & Mrs. Edward T. Daly; and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF EDWARD AND CAROL DALY, DISPOSITION PARCEL R-7C-2 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. 4209.

Copies of a memorandum dated July 15, 1982 were distributed re South End Project, Mass. R-56, Change Order No. 6 to Site Preparation Contract SD-1 with Umbro and Sons, Inc., attached to which were copies of a Cost Breakdown for Change Order No. 6; a five page summary of extra work; a Certificate of Vote dated September 26, 1980 for the September 24, 1980 meeting of the Boston Water and Sewer Commission; and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 6 to Site Preparation Contract
"SD-1" in the South End Project, Mass. R-56, in the
amount of \$4,651.92, with no increase in the contract
time, is approved subject to B.W.S.C. and Mass. D.W.P.C.
approval; and the Director of Engineering is hereby
authorized by and on behalf of the Authority to
execute said change order with Umbro and Sons, Inc.;
funding for this work is provided by the Water and
Sewer Commission.

Copies of a memorandum dated July 15, 1982 were distributed re
South End Project, Mass. R-56, Confirmatory Order of Taking, Disposition
Parcel SE-73, attached to which were copies of a Resolution; an Order
of Taking including Annex A, Taking Area Description; and a map indicat-
ing 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 July 15, 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 SE-73, dated
May, 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. 4210.

Copies of a memorandum dated July 15, 1982 were distributed re South End Project, No. Mass. R-56, Final Designation of Capitol Tire and Rubber Co., Inc. as Redeveloper of Reuse Parcel 37B, 9-11 Thorndike Street, attached to which were copies of a Resolution; a letter dated June 24, 1982 from Capitol Tire & Rubber Co., Inc.; 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 37B 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. 4211.

Copies of a memorandum dated July 15, 1982 were distributed re Central Business District Project, Mass. R-82, Change Order No. 2 to Site Preparation Contract "Chinatown Gateway", Modern Continental Construction Co., Inc., attached to which were copies of a letter dated April 20, 1982 from Modern Continental Construction Co., Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 2 to Site Preparation Contract "Chinatown Gateway", in the Central Business District, Mass. R-82, extending the contract time 150 calendar days from May 17, 1982, is approved with no change in the contract amount; and the Director of Engineering is authorized on behalf of the Authority to execute Change Order No. 2 with Modern Continental Construction Co., Inc.

Copies of a memorandum dated July 15, 1982 were distributed re Fenway Project, Mass. R-115, Amendment No. 2 to Engineering Services Contract with Universal Engineering Corp., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 2 to the contract between the Authority and Universal Engineering Corp., dated June 16, 1981 and as amended for time, respecting engineering services for the Fenway Project, Mass. R-115, to extend the contract time under Section V-4, for an additional six months to January 15, 1983, without any change in the correct contract amount, is approved and Director is authorized to execute said Amendment No. 2.

Copies of a memorandum dated July 15, 1982 were distributed re Kittredge Square Project, Rescission of Harold Roberts as Redeveloper of Disposition Parcel 8, 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 the tentative designation of Harold Roberts as redeveloper of Disposition Parcel 8, 8 Alvah Kittredge Park, in the Kittredge Square Urban Renewal Area be, and hereby is, rescinded and that the Director be, and hereby is, authorized to readvertise 8 Alvah Kittredge Park for rehabilitation proposals for residential use.

Copies of a memorandum dated July 15, 1982 were distributed re North Station Project, Request Permission to Advertise for Bids for Traffic Control Equipment Contract No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for bids for Traffic Control Equipment Contract No. 1 for the North Station Project.

Copies of a memorandum dated July 15, 1982 were distributed re North Station Project, Authorization to Execute a License on a Portion of Former City Streets Needed by the MBTA for a Relocated Transformer, attached to which were copies of a memorandum dated May 26, 1982 from Bernard F. Shadrawy, Jr., Commissioner of the Real Property Department; a map indicating the location of the area; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority, on behalf of the City of Boston, hereby authorizes its Director to execute a license agreement with the Massachusetts Transportation Authority, subject to all the usual terms and conditions for temporary licenses issued by the Authority, concerning a sliver parcel of land on the former Haverhill Street in the North Station area, for detailed engineering work, with final transfer of the land to the MBTA to await the Authority's approval of final plans and specifications and the receipt of clear title from the City of Boston.

Copies of a memorandum dated July 15, 1982 were distributed re Extension of Time Reuse Appraisal Contract for All Urban Renewal Areas, Richard J. Dennis, Reuse Appraiser. 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 July 15, 1982 were distributed re Permission to Advertise for Bids for Securing and Boarding Up Authority-Owned Vacant Properties, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids for a one year contract for the securing and boarding up of all vacant Authority-owned properties within Urban Renewal Projects of the City of Boston.

Copies of a memorandum dated July 15, 1982 were distributed re Contract Amendment, John Avault, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract with John Avault, extending the completion date to August 15, 1982, with no change in the contract price.

Copies of a memorandum dated July 15, 1982 were distributed re Request: for a Public Hearing for a Proposed Amendment to the Development Plan for PDA No. 1 - John Hancock, attached to which were copies of a letter dated July 13, 1982 from Paul T. Rennie; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized and directed to advertise a public hearing on a proposed amendment to the development plan for Parcel 2 for Planned Development: Area No. 1, initially approved by the Authority on July 11, 1968, for land generally bounded by St. James Avenue and Clarendon and Stuart Streets, and numbered 197 Stuart Street, Boston Proper; said hearing to be held on Thursday, August 5, 1982 at 2:00 p.m. in the Board Room of the Authority.

Copies of a memorandum dated July 15, 1982 were distributed re First Amendment to Report and Decision on Chapter 121A Application of Robert L. Fortes House, Inc., attached to which were copies of the First Amendment to the Report and Decision on the Application of Robert

L. Fortes House, Inc.; a letter dated June 29, 1982 from Rachel M. Dorr; a letter dated June 30, 1982 from Rachel M. Dorr; a fourteen page U. S. Department of Housing and Urban Development Commitment for Direct Loan Financing dated May 21, 1982; and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the document presented at this meeting entitled,
"First Amendment to the Report and Decision on the
Application of Robert L. Fortes House, Inc. for the
Authorization and Approval of a Project under
Massachusetts General Laws (Ter.Ed.) Chapter 121A as
Amended, and Chapter 652 of the Acts of 1960, to be
Undertaken and Carried Out by a Charitable Corporation
Formed Under M.G.L. Chapter 180, and Approval to Act
as an Urban Redevelopment Charitable Corporation Under
Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned First Amendment to the Report and Decision is
filed in the Document Book of the Authority as Document No. 4212.

Copies of a memorandum dated July 15, 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 \$15,000 to
the contract price and a time extension of nine months.
Federal CDBG funds are available for this amendment.

Copies of a memorandum dated July 15, 1982 were distributed re
Argonne National Laboratory Contract to Promote Energy Conserving
Design - Professional Services Contract, 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 David Corrsin for a period not to exceed six months for a maximum sum not to exceed \$2,500 to be paid out of the Argonne National Laboratory contract.

Copies of a memorandum dated July 15, 1982 were distributed re Consulting Services Contract with Richard 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 enter into a consulting services contract with Richard Hall in an amount not to exceed \$2,500. The contract would be for a three month period. The source of funds for the contract is disposition funds.

Copies of a memorandum dated July 15, 1982 were distributed re Informational Memorandum Concerning the Opportunity to Consolidate BRA Checking Accounts, the contents of which were noted and place on file.

Copies of several memoranda dated July 15, 1982 were distributed re Board of Appeal Referrals.

Mr. James Buechl addressed the Authority in opposition to Petition No. Z-5667-5680.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5667-5680, Z-5681, Z-5684, Z 5685, Z-5700, Z-5701-5702, Z-5705, Z-5706, Z-5707, Z-5708, Z-5709, Z-5715, Z-5723, Z-5726, Z-5728, Z-5753, Z-5754.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4213.

Copies of several memoranda dated July 15, 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>
Melvin A. Kardon	Member of the Mayor's Policy Planning Staff	\$26,266	July 1, 1982
Sheila Billings	Administrative Secretary	\$10,854	July 1, 1982

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Martha Bailey, Senior Project Coordinator for Park Plaza; and Richard Carver, Deputy Director for Community Development, for travel to Washington, D. C. on July 8, 1982 to meet with HUD UDAG Officials to discuss submission of Columbia Point UDAG on July 31, 1982.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to spend \$30,000 of Planning Account funds to establish a small force of temporary employees to work a 35 hour week for a ten week period.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Pamela O. Schooley of Hingham and Ann Berrizbeitia of Jamaica Plain to work as summer interns in the Urban Design Department, 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, August 5, 1982 at 2:00 p.m.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn.

The meeting adjourned at 5:50 p.m.


Secretary