

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

AUGUST 5, 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 August 5, 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	William A. McDermott, Jr. (came in later)
Joseph J. Walsh	
James K. Flaherty	
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 August 5, 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 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 July 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 fifth day of August, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the Proposed Amendment to the Development Plan for Planned Development Areas No. 1 and 2.

Mr. McDermott entered the meeting during the public hearing.

Following the public hearing on the Proposed Amendment to the Development Plan for Planned Development Areas No. 1 and 2, on motion duly made and seconded, it was unanimously

VOTED: That in connection with the "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, and the proposed Amendment to said Plan with respect to Parcel 2 in Planned Development Area No. 1 presented at a public hearing duly held in the Board Room of the Authority on August 5, 1982, said Parcel being bounded generally by St. James Avenue, Clarendon Street, Stuart Street, and a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof, the Boston Redevelopment Authority, after consideration of the evidence presented at that hearing, finds that said Amendment:

- (1) Conforms to the General Plan of the City of Boston as a whole; and
- (2) Contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston as amended, the Boston Redevelopment Authority hereby approves the

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"Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", dated August 5, 1982/Approved August 5, 1982", which Amendment consists of a written document of that title and plans incorporated therein; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", and authorizes the Director to certify in the name of the Authority that plans submitted to the Building Commissioner in connection with said Amendment are in conformity with the Amendment.

The aforementioned Amendment to the Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1 is filed in the Document Book of the Authority as Document No. 4214. The plans by Jung/Brannen Associates, Inc. dated August 5, 1982, incorporated in the Amendment, are on file in the Office of the Director of Development planning and Zoning.

On motion duly made and seconded, it was unanimously

VOTED: As a result of a discussion concerning the need for the physical upgrading and improvements to the present Copley Square Park, the Authority recognizes John Hancock's commitment to participate in discussions with the City of Boston, the Boston Redevelopment Authority, abutters, and all others who have an interest in the improvement and development of Copley Square.

The minutes of the meeting of July 15, 1982 were read by the Secretary.

On motion duly made and seconded, it was

VOTED: To approve the minutes as read.

Mr. Walsh and 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.	\$35,995.00
Access International, Inc.	21,739.00
John Avault	660.00
D. Clancy & Sons Co.	11,214.27
Coopers & Lybrand	21,807.82
Cousins Construction Co., Inc.	12,150.00
Cullen Associates	750.00
DeAngelis Iron Work, Inc.	12,735.00
Folan Waterproofing & Construction Co., Inc.	27,846.93
Goudreau Corporation	49,683.50
Susan E. Jaster	1,150.00
Frank J. Kay	510.00
CE Maguire, Inc.	5,086.84
CE Maguire, Inc.	1,610.41
CE Maguire, Inc.	3,785.00
CE Maguire, Inc.	2,179.25
CE Maguire, Inc.	40,086.57
John Mahoney Construction Co., Inc.	51,508.05
Modern Continental Construction Co., Inc.	25,253.85
John E. O'Neill	1,250.00
Palmer & Dodge	11,207.62
Park Square Associates, Inc.	920.14
Roger A. Richard	360.00
Sasaki Associates, Inc.	1,818.10
Edward F. Smith	800.00
Universal Engineering Corp.	2,933.10
Urban Research Associates	10,584.90
Weidlinger Associates	1,944.00
Melvin F. Levine & Associates, Inc.	12,809.74
Moshe Safdie and Associates, Inc.	216.35

Copies of a memorandum dated August 5, 1982 were distributed re Waterfront Project, Mass. R-77, Adoption of an Order of Taking, Disposition Parcel J-1, attached to which were copies of a sketch of the Jenney Building; a map showing the area of discontinuance; the site plan; a Resolution; an Order of Taking with Annex A, Taking Area Description; and a map showing the location of the area.

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 August 5, 1982 relating to a portion of the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77, be executed together

with a plan entitled, 'City of Boston, Public Works Department, Engineering Division, Discontinuance Plan, India & Central Streets, Boston Proper, dated January 18, 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. 4215.

Copies of a memorandum dated August 5, 1982 were distributed re Charlestown Navy Yard, Change Order No. 4, Site Preparation Contract No. 1, John Mahoney Construction Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 to Site Preparation Contract No. 1 in the Charlestown Navy Yard, increasing the contract amount by \$5,600 with no change in the contract time, be approved; and the Director of Engineering is hereby authorized to execute said Change Order No. 4 with John Mahoney Construction Co., Inc.

Mr. Walsh left the meeting at this point.

Copies of a memorandum dated August 5, 1982 were distributed re Charlestown Naval Shipyard, Permission to Advertise for Bids, attached to which were copies of three pages of specifications and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids for the fencing, including vehicular and pedestrian gates, in a portion of Boston Redevelopment Authority owned property in the Charlestown Naval Shipyard.

Mr. Walsh returned to the meeting at this point.

Copies of a memorandum dated August 5, 1982 were distributed re Central Business District Project, Mass. R-82, Permission to Award Site Preparation Contract "Spring Lane" to P. Leone Construction Company, 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 Site Preparation Contract "Spring Lane" in the Central Business District Project, be awarded to P. Leone Construction Company, the lowest responsible and eligible bidder, based upon the lump sum base bid in the amount of \$83,995; and the Executive Director be authorized to execute said contract on behalf of the Authority; funds to be procured from the Browne Trust appropriation.

Copies of a memorandum dated August 5, 1982 were distributed re Charlestown Project, Mass. R-55, Final Designation of Edward and Carol Daly as Redevelopers of Disposition Parcel R-7C-2, attached to which were copies of a Resolution and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF EDWARD AND CAROL DALY, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF 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. 4216.

Copies of a memorandum dated August 5, 1982 were distributed re Charlestown Project, Mass. R-55, Confirmatory Order of Taking Disposition Parcel R-7C-2, attached to which were copies of a Resolution; an Order of Taking which included Annex A, Taking Area Description; and a map showing 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 August 5, 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, Parcel R-7A, R-7B, R-7C1, R-7C2, R-7D, R-7E, dated July 22, 1970', 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 District for the County of Suffolk."

The aforementioned Order of Taking is filed in the Document Book of the Authority as Document No. 4216A.

Copies of a memorandum dated August 5, 1982 were distributed re Charlestown Project, Mass. R-55, Certificate of Completion Disposition Parcel R-9A, 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 Parcel R-9A in the Charlestown Urban Renewal Area to Mr. and Mrs. Gerard Flaherty.

On motion by Mr. Flaherty, it was unanimously

VOTED: To take from the table a memorandum dated August 5, 1982, which was tabled on February 18, 1982, re Charlestown Project, Mass. R-55, Certificate of Completion for Parcel X-23, 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 X-23 in the Charlestown Project, Mass. R-55 to Richard A. Murray, the developer of said parcel.

Copies of a memorandum dated August 5, 1982 were distributed re South End Project, Mass. R-56, Site Preparation Contract SD-1, Umbro & Sons, Inc., attached to which were copies of a payment request and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 8, a portion of the retainage in the amount of \$17,465.30 by Umbro & Sons Construction Corp. for Site Preparation Contract SD-1 (E.P.A. and State funded) in the South End Project, Mass. R-56, is approved for payment, subject to ErP.A. and state approval.

Copies of a memorandum dated August 5, 1982 were distributed re South End Project, Mass. R-56, Authorization to Transfer 41 Cunard Street, 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 for and on behalf of the Authority to execute any and all documents, agreements or instruments necessary to approve of the transfer of 41 Cunard Street from Low Cost Housing Corporation to Open Door Housing, Inc.; said documentation to include the Authority's standard Land Disposition Agreements and any clauses the Director deems in the best interest of the Authority to insure a timely commencement and completion of improvements.

Copies of a memorandum dated August 5, 1982 were distributed re South End Project, Mass. R-56, Tentative Designation of Redeveloper of Reuse Parcel 51B/Rear of 486 Albany Street, attached to which were copies of a Resolution; a letter dated July 6, 1982 from The Thompson & Lichtner Co., Inc., with two attached drawings; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a nine-page Financial Statement for the Year Ended 12/31/80 for B.L.S., Inc. d/b/a Castle Junk Co.; a six-page Financial Statement for the Year Ended 9/30/80 for Castle Metal Co. International Corp.; and two maps showing the location of the property.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL 51B 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. 4217.

Copies of a memorandum dated August 5, 1982 were distributed re South End Project, Mass. R-56, Acquisition Order of Taking, City Parcel 8-1053, Rear 486 Albany Street, attached to which were copies of a Resolution; an Order of Taking which included Annex A, Taking Area Description and Annex B, Award of Damages; and two maps indicating the location of the property.

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 August 5, 1982 relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS R-56, 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. 4218.

Copies of a memorandum dated August 5, 1982 were distributed re Washington Park Project, Mass. R-24, Rescission of Harold Gardens Associates as Redeveloper of Disposition Parcels A-2, A-3, and J-5C and Tentative Designation of Conkling Development Corporation as Redeveloper, attached to which were copies of a Resolution; a six-page memorandum dated August 2, 1982 from Simmons & Savage; a three-page Marketing Plan dated July 28, 1982 from Simmons & Savage; a two-page Construction Plan dated July 28, 1982 from Simmons & Savage; a Redeveloper*s Statement for Public Disclosure; a Redeveloper's Statement

of Qualifications and Financial Responsibility; a five-page "Articles of Organization" from The Commonwealth of Massachusetts Office of the Massachusetts Secretary of State for the Conkling Development Corporation; a letter dated August 3, 1982 from State Street Bank and Trust Company; a letter dated August 2, 1982 from The Eliot Savings Bank; and a map indicating the location of the area.

Addressing the Authority and answering the Members' questions were Attorney Thomas Simmons; architect Paul Donnelly; and Sandra Sanford, president of the Garrison Trotter Neighborhood Association.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCELS A-2, A-3 AND J-5C IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24" 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[^]. 4219.

Copies of a memorandum dated August 5, 1982 were distributed re Campus High Project, Mass. R-129, Permission to Award Site Preparation Contract to Umbro and Sons Construction Corp., 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 2B in the Campus High Project Area, Mass. R-129, to the lowest eligible and responsible bidder, Umbro & Sons Construction Corp., in the amount of \$98,240.50 based upon the estimated quantities and the unit prices bid.

Copies of a memorandum dated August 5, 1982 were distributed re Campus High Project, Mass. R-129, Permission to Advertise Site Preparation Contract 2-C, Madison Park Court-Street Construction, 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-C in the Campus High Project area.

Copies of a memorandum dated August 5, 1982 were distributed re Park Plaza Project, Urban Systems Engineering Contract with Universal Engineering, 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 for engineering services for the Park Plaza urban systems street and sidewalk improvements with Universal Engineering Co.; said contract to extend six months, at a total cost not to exceed \$500,000.

Copies of a memorandum dated August 5, 1982 were distributed re Park Plaza Project, Request: Authorization to Advertise for Development, 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 advertise and seek development interest either individually or collectively for Parcel 2 and for the Hadassah to Arlington Street Sub-Parcels of the Park Plaza Urban Renewal Plan.

Copies of a memorandum dated August 5, 1982 were distributed re Chapter 121A Application of Dimock-Bragdon Associates, attached to which were copies of page 18 and the signature page from the contract between the City of Boston and Urban Edge Real Estate of Greater Boston, Inc.; a letter dated August 3, 1982 from Edward Jay, Jr., Commissioner of Assessing for the City of Boston; a letter dated July 23, 1982 from Urban Edge, Inc. which included a schedule of property taxes paid to the City of Boston, two letters dated March 19 and June 11, 1982 from then-Assessing Commissioner for the City of Boston, Raymond G. Torto, and two articles dated April 5 and 12, 1982 from the City Record; a letter dated July 23, 1982 from Noel Workman, Fiscal Manager for Urban Edge, Inc.; a letter dated July 23, 1982 from Francis X. Tate, Program Director for the Mayor's Office of Housing; a letter dated July 26, 1982 from The Boston Five Cents Savings Bank; a letter dated July 28, 1982 from Shawmut Bank of Boston; a letter dated July 27, 1982 from The First National Bank of Boston; a letter dated August 2, 1982 from Our Lady of Lourdes Parish; a letter dated August 2, 1982 from Blessed Sacrament Rectory; the 1981 Annual Report for Urban Edge; and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Authority hereby authorizes the Chief General Counsel, subject to the receipt by the Authority of a firm financial commitment, to prepare a favorable Report and Decision on the Chapter 121A Application of Dimock-Bragdon Associates for Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended and Chapter 652 of the Acts of 1960-

Mr. Flaherty voted "Nay",

Copies of a memorandum dated August 5, 1982 were distributed re Permission to Advertise for Bids for Fencing Authority-Owned Vacant Properties in all Urban Renewal Areas, 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 a one-year contract for the fencing of all vacant Authority-owned properties in the Urban Renewal Projects of the City of Boston. This contract will be funded from Property Management funds.

Copies of a memorandum dated August 5, 1982 were distributed re Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Susan Jaster to provide consultant services for neighborhood population and housing census statistics analysis and other analytic computer tasks needed for planning and development: uses. The contract for \$10,600 would extend through January 1983 and would be funded principally through City Planning appropriations.

Copies of a memorandum dated August 5, 1982 were distributed re Extension of Time, Reuse Appraisal Contract for All Urban Renewal Areas, Richard J. Dennis - Reuse Appraiser, 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 August 5, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application - Kenmore Abbey Company, attached to which were copies of a Fact Sheet and two proposed votes.

On motion duly made and seconded, it was

VOTED; That a public hearing on the Chapter 121A Application of Kenmore Abbey Company be held at the offices of the Boston Redevelopment Authority on August 26, 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".

Mr. Jones voted "Present".

Copies of a memorandum dated August 5, 1982 were distributed re Chapter 121A Application of Rogerson Beacon Associates, attached to which were copies of a Report and Decision on the Application of Rogerson Beacon Associates and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, Boston Redevelopment Authority "Report and Decision on the Application of Rogerson Beacon Associates 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 Limited Partnership Organized Pursuant to M.G.L. c. 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4220.

Copies of a memorandum dated August 5, 1982 were distributed re Chapter 121A Application of Mt. Pleasant Associates-I, attached to which were copies of a Report and Decision on the Application of Mt. Pleasant Associates-I; a letter dated July 29, 1982 from the U. S. Department of Housing and Urban Development; a letter dated July 28, 1982 from Cincinnati Mortgage Corporation; a seven-page U. S. Department of Housing and Urban Development Commitment for Insurance of Advances; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, Boston Redevelopment Authority "Report and Decision on the Application of Mt. Pleasant Associates-I 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 Limited Partnership Organized Pursuant to M.G.L. c. 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4221.

Copies of a memorandum dated August 5, 1982 were distributed re Chapter 121A Application of Oxford Place Associates, attached to which were copies of a letter dated July 16, 1982 from the Chinese Economic Development Council, Inc.; a Report and Decision on the Application of Oxford Place Associates; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, Boston Redevelopment Authority "Report and Decision on the Application of Oxford Place Associates 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 Limited Partnership Organized Pursuant to M.G.L. c, 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 4222.

Copies of a memorandum dated August 5, 1982 were distributed re Personal Services Contract for Karla H. Karash - Extension of Time, 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 personal services contract with Karla H. Karash, extending the contract time to November 30, 1982, with no increase in the contract amount.

Copies of a memorandum dated August 5, 1982 were distributed re Proposed Contract Amendment with Project for Public Spaces, Inc., 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 Project for Public Spaces, Inc. to extend the time of the contract to December 31, 1982 and increase the contract amount by \$4,500 from UMTA funds, with no local share.

Copies of a memorandum dated August 5, 1982 were distributed re Contract for Transportation Planning Services with the Executive Office of Transportation and Construction, Commonwealth of Massachusetts, attached to which were copies of a three-page Scope of Services and 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 the Executive Office of Transportation and Construction, to provide transportation planning services to the Authority from Federal Highway funds, with no local share, for a period of no more than twenty-four months, for a sum of \$25,000.

Copies of a memorandum dated August 5, 1982 were distributed re Columbia Point UDAG Grant, attached to which were copies of a five-page proposed Bayside Exposition Center Development Agreement 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 ITDAG grant agreement with the City of Boston; and be further authorized to execute an agreement with Bayside Associates substantially in the form attached hereto; and be further authorized to enter into other documents and contracts necessary to effectuate the UDAG award concerning Columbia Point.

The aforementioned proposed Development Agreement is filed in the Document Book of the Authority as Document No. 4223.

Copies of a memorandum dated August 5, 1982 were distributed re South Cove Project, Mass. R-92, Order of Taking, Construction Easement on a Portion of Church Street, 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: That the Authority adopt an Order of Taking of a construction easement on a portion of Church and Stuart Streets to facilitate mini-park and sidewalk improvements by the developer of the adjacent elderly complex, Bradford Towers Associates; and to execute appropriate cooperation agreements with Bradford Towers Associates and the City of Boston to ensure that the work is properly completed in accordance with City standards and to give whatever other assurances are necessary to complete these public improvement tasks out of private funds; and

FURTHER

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated August 5, 1982 relating to portions of the SOUTH COVE URBAN RENEWAL AREA, MASS. R-92, 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. 4224.

Copies of several memoranda dated August 5, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5727, John P., Jr. and Carol Ann Gately, 11 Lorraine Street, Roslindale, for a forbidden use and two variances to erect a two-story,

five-unit row apartment structure in single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is inappropriate in this one and two family neighborhood. Appellant should meet with neighborhood residents and present and review plans for compatible residential use. Opposition to current petition has been expressed.

On motion by Mr. Flaherty, it was unanimously

VOTED: In reference to Petition Z-5769, Congress Realty Trust, 326-330 Congress Street, Boston, for a conditional use for change of occupancy from warehouse and offices to ten apartments and offices in a manufacturing (M-4) district, to table the matter.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5724, Z-5725, Z-5729, Z-5732, Z-5752, Z-5755, Z-5756, Z-5757, Z-5758, Z-5767, Z-5770, Z-5773, Z-5774, Z-5776, Z-5781, Z-5784.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4225.

Copies of several memoranda dated August 5, 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>
Brian L.P. Fallen	Dep.Dir. for Dev. & Mgmt.	\$38,000	July 16, 1982
Lucas A. DiLeo	Financial Analyst	\$23,966	August 13, 1982
Nancy L. Primm	Mem.Mayor's Pol. Plan.Staff	\$10.44/hr.	July 23, 1982

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was

VOTED: To extend the temporary appointment through October 1, 1982 of Kerry Dacey, as Member of the Mayor's Policy Planning Staff, at no increase in compensation.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Gregory Perkins, Research Analyst, for attendance at the Workshop on Business Forecasting and Census Data at the University of Massachusetts, Amherst, on August 11, 1982, at an individual cost of attendance of \$250.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize Jeffrey Brown, Economic Analyst, for attendance at the Economic Projections Models Workshop at the University of Massachusetts, Amherst, on July 28 - July 30, 1982, at an individual cost of attendance of \$250.00.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, August 26, 1982 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:25 p.m.


Secretary