

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the Chapter 121A Application of Kenmore Abbey Company.

Following the public hearing on the Chapter 121A Application of Kenmore Abbey Company, on motion duly made and seconded, it was unanimously

VOTED: To authorize the Chief General Counsel to prepare a favorable Report and Decision on the Chapter 121A Application of Kenmore Abbey Company 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. McDermott entered the meeting during the public hearing.

The minutes of the meeting of August 5, 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:

Design and Devices, Inc.	1,500.00
Robert M. Drennan	640.00
Goudreau Corporation	10,532.86
Green International Affiliates, Inc.	3,459.98
Susan E. Jaster	1,444.25
Frank J. Kay	705.00
CE Maguire, Inc.	69,743.12
John Mahoney Construction Co., Inc.	21,035.62
Margaret C. O'Brien	378.18
Edward F. Smith	540.00
John Avault	990.00
R. J. Delmonico, Inc.	3,969.77
D. Cicconi, Inc.	312,685.75
John Mahoney Construction Co., Inc.	82,052.94
William J. Sales, Jr.	3,469.50
Schoenfeld Associates, Inc.	5,911.91
Schoenfeld Associates, Inc.	129.60
Tibbetts Engineering Corp.	4,589.82

Copies of a memorandum dated August 26, 1982 were distributed re Charlestown Project, Mass. R-55, Confirmatory Order of Taking Disposition Parcel R-17A-1, 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 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 26, 1982 relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed, 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. 4226.

Copies of a memorandum dated August 26, 1982 were distributed re Central Business District Project, Mass. R-82, Amendment No. 4 to Bayside Engineering Associates, Inc. Contract for Spring Lane, 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 Bayside Engineering Associates, Inc. respecting services for Spring Lane in the Central Business District, increasing the contract amount by \$3,200 and extending the time of the contract to March 1, 1983, be approved; and the Director is authorized to execute the amendment. Funds are to be provided from the Capital Budget.

Copies of a memorandum dated August 26, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Wing Quan as Redeveloper of Parcel SE-78, 209-211 East Berkeley Street, 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 August 2, 1982 from Wing Chan; a letter dated March 22, 1982 from the First National Boston Mortgage Corporation; a five page Construction Loan Commitment from the First National Boston Mortgage Corporation, dated July 30, 1982; a letter of commitment from the First National Boston Mortgage Corporation, dated March 3, 1982; a six page Proposal from Joseph Kent Construction, dated August 2, 1982; and a map indicating the location of the area.

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-78 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. 4227.

Copies of a memorandum dated August 26, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Wan Ko as Redeveloper of Parcel SE-82, 225-227 East Berkeley Street, 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 August 6, 1982 from Wan Ko, Jeremy Ko, Kwai Lan Ko and Kwei Chu Goon; a letter dated August 19, 1982 from the First National Boston Mortgage Corporation; a five page Construction Loan Commitment from the First National Boston Mortgage Corporation; a letter of commitment from the First National Boston Mortgage Corporation, dated March 12, 1982; a letter dated June 22, 1982 from Filippone & Son Construction Co., Inc.; and a map indicating the location of the area.

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-82 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 as Document No. 4228.

Copies of a memorandum dated August 26, 1982 were distributed re Brunswick King Project, Mass. R-168, Authorization to Act as Conduit: to Reconvey Two Parcels Formerly Owned by HUD Back to HUD for Development, attached to which were copies of a letter dated August 16, 1982 from the U. S. Department of Housing and Urban Development; a letter dated August 18, 1982 from the Office of the Mayor of the City of Boston; a map indicating the location of the property; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized in behalf of the Authority to accept title, from the Real Property Department, of Parcels 368 and 413, known as the Brunswick Gardens site in the Brunswick King Urban Renewal Area; and further is authorized to convey title of Parcels 368 and 413 to the Department of Housing and Urban Development (HUD) in accordance with an agreement established between the City of Boston and HUD.

Copies of a memorandum dated August 26, 1982 were distributed re Kittredge Square Project, Mass. R-167, Change Order No. 1 to the Contract for Exterior Architectural Restoration Work at 15 Morley Street, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to the Contract for Exterior Architectural Restoration Work at 15 Morley Street in the Kittredge Square area, extending the contract time sixty days to September 17, 1982, with no change in the contract amount, is approved; and the Director is

hereby authorized by and on behalf of the Authority to execute said Change Order No. 1 with Cousins Construction Co., Inc. of Charlestown.

Copies of a memorandum dated August 26, 1982 were distributed re North Station Project, Request Permission to Award Demolition & Site Clearance Contract No. 1, 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 Demolition & Site Clearance Contract No. 1 in the North Station Project be awarded to the lowest eligible and responsible bidder, Mystic Building and Wrecking Co., Inc., in the amount of \$113,850; and that the Executive Director be authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated August 26, 1982 were distributed re North Station Project, Request Permission to Award Traffic Control Equipment Contract No. 1 to Penamat Distributors, Inc., 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 Traffic Control Equipment Contract No. 1 in the North Station Project be awarded to the lowest eligible and responsible bidder, Penamat Distributors, Inc. in the amount of \$15,974; and that the Executive Director be authorized to execute this contract on behalf of the Authority.

Copies of a memorandum dated August 26, 1982 were distributed re All Urban Renewal Areas, Permission to Award Securing & Board Up Authority Owned Buildings Contract No. 7 to D. Clancy & Sons, Inc., attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Securing & Boarding Up of Boston Redevelopment Authority owned buildings in all Urban Renewal Project Areas of the Authority, be awarded to the lowest responsible and eligible bidder, D. Clancy & Sons, Inc. in the amount of \$16,000; and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated August 26, 1982 were distributed re Contract Authorization for John Avault, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to contract with John Avault to complete the systematization of the analysis of the fiscal and economic impact of development projects underway and planned. A contract for \$14,750 would extend to February 28, 1983 and would be financed with City Planning Funds.

Copies of a memorandum dated August 26, 1982 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of the Council of Elders Housing Corporation, attached to which were copies of a Fact Sheet, a map indicating the location of the area, and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That a public hearing on the Chapter 121A Application of the Council of Elders Housing Corporation be held at the offices of the Boston Redevelopment Authority on September 16, 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 August 26, 1982 were distributed
re Chapter 121A Application of Angela Westover Housing Corporation,
attached to which were copies of a Fact Sheet; a letter dated August
19, 1982 from the U. S. Department of Housing and Urban Development;
a letter dated August 11, 1982 from the Jamaica Plain Neighborhood
Development Corporation; a letter dated June 11, 1982 from James L.
Buechl, Esq.; nine photographs of the property; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the 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
Angela Westover Housing Corporation 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.

Copies of a memorandum dated August 26, 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 26, 1982 were distributed
re Agreement Between the Authority and the City of Boston Providing
Reimbursement for Staff and Support Services, which included a proposed
vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute an agreement with the City of Boston providing for reimbursement for supplying certain personnel and support services to the Environmental Department; such reimbursement to be in a maximum amount of \$69,788.

Copies of a memorandum dated August 26, 1982 were distributed re Implementation of HUD-Approved Development Process for Columbia Point, which included a proposed vote.

Mr. Walsh moved to approve the Director's recommendation regarding this memorandum.

The Chairman stepped down to second the motion.

Messrs. Flaherty and McDermott voted "Present".

The Chairman declared the motion failed to carry for want of a majority.

Mr. Walsh moved to reconsider the matter.

Messrs. Flaherty and McDermott left the meeting at this point.

Since there now lacked a quorum, the Chairman stated the motion could not be voted on.

Mr. Walsh withdrew his motion for reconsideration.

Messrs, Flaherty and McDermott returned to the meeting at this point.

The Chairman stated that the meeting would continue by taking up the next item on the agenda.

Copies of a memorandum dated August 26, 1982 were distributed re Permission to Advertise Equipment Contract No. 2 for Shovel Loaders, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to advertise for bids for Equipment Rental Contract No. 2 for two shovel loaders for the Authority's Property Management Department. Contract bids are to be submitted to the Authority for its review, approval, and/or rejection.

Copies of a memorandum dated August 26, 1982 were distributed re Contract with Warren Butler for Consulting Services, 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 one year contract with Warren Butler for consulting services in an amount not to exceed \$33,000 from Authority, City of Boston and CDBG funds.

Copies of a memorandum dated August 26, 1982 were distributed re Contract with Historic Boston, Incorporated for Stabilization of the Cox Building, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to enter into a contract with Historic Boston, Incorporated in an amount not to exceed \$5,000 for the study of fire damage to the Cox Building and for the production of plans to stabilize the property. The payment of the contract amount will be delayed until receipt of the funds from the eventual developer.

Copies of a memorandum dated August 26, 1982 were distributed re Contracts for the Continuation of National Register Programs in Boston, which included five proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Boston Landmarks Commission, a contract for the receipt of \$20,000 or more from the Massachusetts Historical Commission for the identification and protection of National Register properties in Boston during the year beginning August 1, 1982; and

FURTHER

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, a personal services contract with Stanley M. Smith, in an amount not to exceed \$10,000 for a period beginning September 15, 1982, utilizing funds from the Massachusetts Historical Commission; and

FURTHER

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, an eleven month extension of the personal services contract with Rosalind Pollan for a period beginning September 1, 1982, and in an amount not to exceed \$3,300 utilizing funds from the Massachusetts Historical Commission; and

FURTHER

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, an eleven month extension of the personal services contract with Edward Gordon for a period beginning September 1, 1982, and in an amount not to exceed \$3,300 utilizing funds from the Massachusetts Historical Commission; and

FURTHER

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, an eleven month extension of the personal services contract with Carol Kennedy for a period beginning September 1, 1982 and in an amount not to exceed \$3,300 utilizing funds from the Massachusetts Historical Commission.

Copies of a memorandum dated August 26, 1982 were distributed re Special Legal Services contract with Paul McGowan, Esq., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a six month contract between the Boston Redevelopment Authority and Paul McGowan, Esquire, for providing special counsel services to the Authority on transportation-related funding applications. The agreement would provide for a maximum fee of \$15,000 for all services and be subject to such terms and conditions as the Director deems proper and in the best interests of the Authority.

Copies of several memoranda dated August 26, 1982 were distributed re Board of Appeal Referrals.

On motion by Mr. Flaherty, it was unanimously

VOTED: To take from the table 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.

On motion duly made and seconded, 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, the Boston Redevelopment Authority recommends that the Board of Appeal take no action until such time as the Boston Redevelopment Authority, as the Planning Agency for the City, undertakes and completes a study of the impact of these residential conversions in this entire area.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to
Petition Nos. Z-5731, Z-5751, Z-5765, Z-5766, Z-5772,
Z-5780, Z-5783, Z-5787-5788, Z-5792, Z-5793 and
Z-5813-5815, Z-5795, Z-5804, Z-5805.

The aforementioned Board of Appeal Referrals are filed in the
Document Book of the Authority as Document No, 4229.

Copies of several memoranda dated August 26, 1982 were
distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: To approve the reappointment of Bess Gurman of 133
Westbourne Terrace, Brighton, a professional part-time
employee, as a Development Analyst in the Development
Department, for a 35 hour work week at \$14.29 per hour,
for six-months, effective August 18, 1982.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize William Condo,
Project Coordinator for the Theatre District, for
travel to Waterford, Connecticut on August 4, 1982 to
meet with the Director of the Eugene O'Neil Center
regarding the Media Center and Parcel 31 in the Theatre
District.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the Director, the Executive
Director and any Board Member who wishes to attend; for
attendance at the National Council for Urban Economic
Development in Washington D. C. on October 4-5, 1982,
at an individual registration cost of \$325.00.

Mr. Walsh moved to reconsider the memorandum distributed earlier re Implementation of HUD-Approved Development Process for Columbia Point.

The Chairman stepped down to second the motion.

Mr. Flaherty voted "Aye".

Mr. McDermott voted "Nay".

The Chairman declared that the vote for reconsideration passed.

On motion duly made and seconded, it was

VOTED: That the Authority hereby approves the BRA participation in the HUD-approved development process concerning Columbia Point and authorizes the Director to take appropriate actions to implement that process.

Mr. McDermott voted "Nay".


On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, September 16, 1982 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.,

The meeting adjourned at 3:45 p.m.


Secretary