

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 16, 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 September 16, 1982. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Robert L. Farrell	Joseph J. Walsh
James K. Flaherty	Clarence J. Jones (came in later)
William A. McDermott, Jr.	

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:00 p.m. on September 16, 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

September 10, 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 September 10, 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 sixteenth day of September, 1982.

Kane Simonian
Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the Chapter 121A Application of Council of Elders Housing Corporation.

Mr. Jones entered the meeting during the public hearing.

Following the public hearing on the Chapter 121A Application of Council of Elders Housing Corporation, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

The minutes of the meeting of August 26, 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:

Cousins Construction Co., Inc.	\$15,795.00
Goudreau Corporation	12,427.84
Melvine F. Levine & Associates, Inc.	5,940.42
CE Maguire, Inc.	1,697.98
CE Maguire, Inc.	4,401.12
CE Maguire, Inc.	76,901.75
Energy Systems Research Group, Inc.	16,000.00
Frank J. Kay	427.50
Coopers & Lybrand	8,000.00
Susan E. Jaster	649.25
CE Maguire, Inc.	24,728.01
Green International Affiliates, Inc.	6,519.91
John Avault	486.75

Copies of a memorandum dated September 16, 1982 were distributed re Waterfront Project, Mass. R-77, Final Designation of The Jenney Building Associates as Redeveloper of Disposition Parcel J-1, attached to which were copies of a Resolution; a sketch of The Jenney Building; a plan showing the proposed landscaping; a plan showing the proposed discontinuance; a letter dated September 10, 1982 from John W. McCormack; a letter dated September 10, 1982 from the Fleet National Bank; a letter

dated April 12, 1982 from the Massachusetts Industrial Finance Agency which had attached to it a three-page resolution; a Redeveloper's Statement for Public Disclosure; and a Redeveloper's Statement of Qualifications and Financial Responsibility which had attached to it Attachment "A", twenty-three pages of Attachment "B", eight pages of Attachment "C", a three-page schedule of available bank financing for Continental Wingate Company, Inc. and subsidiaries, a four-page resume of Continental Wingate Company, Inc. and subsidiaries; a four-page resume of Edward J. McCormack, Jr., and seven pages of an expanded answer to question 12 of the Redeveloper's Statement of Qualifications and Financial Responsibility.

Messrs. Edward J. McCormack, Jr., John McCormack, and Warren Freedenfeld addressed the Board and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, PARCEL J-1, PROJECT NO. MASS. R-77 DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA" 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. 4230.

Copies of a memorandum dated September 16, 1982 were distributed re Waterfront Urban Renewal Area, Mass. R-77, Certificate of Completion, Parcel E-9B, New Bostonian Hotel, 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 Parcel E-9B in the Waterfront Urban Renewal Area to Bostonian Hotel Associates.

Copies of a memorandum dated September 16, 1982 were distributed re Amendment to the Report and Decision on the Chapter 121A Application of The Prudential Insurance Company of America, attached to which were copies of a document dated September 16, 1982 and entitled, "Boston Redevelopment Authority Amendment to the Report and Decision on The Prudential Insurance Company of America 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"; a three-page letter dated August 26, 1982 from The Prudential Insurance Company of America; and a proposed vote.

Addressing the Authority and answering the Members' questions were Mr. Roger Heinen of The Prudential Insurance Company of America; Mr. Todd Lee of Todd Lee Associates; and Mr. Chung Lee of WZMH Habib.

On motion duly made and seconded, it was unanimously

VOTED: To delete the sixth paragraph of page one of the aforementioned Amendment to the Report and Decision, which paragraph reads as follows:

"2. That the Authority grants permission to deviate from any requirement of the Boston Zoning Code to the extent necessary to permit such construction"; and to change the number of the seventh paragraph of page one from number 3 to number 2.

On motion duly made and seconded, it was unanimously

VOTED: That the revised document dated September 16, 1982, attached hereto, entitled, "Boston Redevelopment Authority Amendment to the Report and Decision of The Prudential Insurance Company of America 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" be and hereby is approved and adopted.

The aforementioned memorandum dated September 16, 1982 and Amendment to the Report and Decision of The Prudential Insurance Company of America dated September 16, 1982, as revised, is filed in the Document Book of the Authority as Document No. A231.

Copies of a memorandum dated September 16, 1982 were distributed re Charlestown Naval Shipyard Project, Mass. R-55, Permission to Award Fencing Contract No. 1 U.D.A.G., attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was

VOTED: That Fencing Contract No. 1 in the Charlestown Naval Shipyard Area of the Boston Redevelopment Authority be awarded to the lowest eligible and responsible bidder, New England Chain Link Fence Co., Inc., in the amount of \$6,882; and the Executive Director is authorized to execute said contract on behalf of the Authority.

Mr. McDermott voted "Nay".

Copies of a memorandum dated September 16, 1982 were distributed re Charlestown Project, Mass. R-55, Chelsea-Water Street Connector, Permission to Execute Agreement to Reimburse the Mass. DPW for Non-Participating Items, attached to which were copies of a two-page Preliminary Estimate; a three-page agreement dated July 14th between the Authority and the Massachusetts Department of Public Works; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute an agreement on behalf of the Authority with the Commonwealth of Massachusetts for payment of non-participating items in the Chelsea-Water Street Connector Urban Systems Federal Aid Project No. M-000S (238) located in the Charlestown Urban Renewal Project, Mass. R-55, based on the unit prices bid and the estimated quantities, in the amount of \$84,337.00.

The aforementioned agreement is filed in the Document Book of the Authority as Document No. 4232.

Copies of a memorandum dated September 16, 1982 were distributed re Charlestown Project, Mass. R-55, Certificates of Completion for Units 1, 4 and 6 in Disposition Parcel R-56A, 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 Units 1, 4 and 6, located in Disposition Parcel R-56A in the Charlestown Urban Renewal Project, to Thompson Green Associates.

Copies of a memorandum dated September 16, 1982 were distributed re South End Project, Mass. R-56, Tentative Designation of Pak Kee Ng as Redeveloper of Reuse Parcel SE-81, 221-223 East Berkeley Street, attached to which were copies of a Resolution; a Letter of Intent dated February 17, 1982 from Mr. Pak Kee Ng; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER, DISPOSITION PARCEL SE-81 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. 4233.

Copies of a memorandum dated September 16, 1982 were distributed re South End Project, Mass. R-56, Certificate of Completion, Disposition Parcel RR-101, 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 RR-101, 760 Tremont Street, in the South End Urban Renewal Area, to Mr. Garr H. Holland.

Copies of a memorandum dated September 16, 1982 were distributed re Washington Park Project, Mass. R-24, Authorization for Early Entry to Disposition Parcels A-2, A-3, J-5C, attached to which were copies of a letter dated September 9, 1982 from Simmons & Savage; a map indicating the location of the parcels; and a proposed vote.

On motion duly made, and seconded, it was unanimously

VOTED: That the Director is hereby authorized to grant to Conkling Development Corporation a temporary license to enter Disposition Parcels A-2, A-3, J-5C for the purpose of performing test borings. Such license shall require the submission of evidence of adequate insurance coverage with the Authority named as co-insured and such additional requirements as may be established by the Director.

Copies of a memorandum dated September 16, 1982 were distributed re Washington Park Project, Mass. R-24, Authorization to Allow Conkling Development Corporation to Petition the Board of Appeal for New Housing on Authority Property, attached to which were copies of a letter dated September 9, 1982 from Simmons & Savage; a map indicating the location of the area; and a proposed vote.

Mr. Thomas Simmons addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to give permission to Conkling Development Corporation to initiate the process for scheduling the Board of Appeal for 24 permits for the construction of single family row-houses, as approved by the Urban Design Department, on Disposition Parcel A-2 in the Washington Park Urban Renewal Project.

Copies of a memorandum dated September 16, 1982 were distributed re Washington Park Project, Mass. R-24, Amendment No. 3 to Engineering Services Contract No. 21, Fay, Spofford and Thorndike, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 3 to Engineering Services Contract No. 21, dated September 7, 1979, with Fay, Spofford and Thorndike, Inc. in the Washington Park Project, Mass. R-24, increasing the contract amount by \$10,000 and extending the contract time to April 1, 1983, is approved and the Director is authorized to execute Amendment No. 3.

Copies of a memorandum dated September 16, 1982 were distributed re Campus High Project, Mass. R-129, Permission to Award Site Preparation Contract 2C, 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 2C in the Campus High Project Area, Mass. R-129, be awarded to the lowest eligible and responsible bidder, Mario Susi and Son, Inc., in the amount of \$133,056.80, based upon the estimated quantities and the unit prices bid; and the Executive Director is authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated September 16, 1982 were distributed re Fenway Project, Mass. R-115, Request for Certificate of Completion for Disposition Parcel 12A, 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 for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel 12A in the Fenway Urban Renewal Area; to Emerald Realty Trust.

Copies of a memorandum dated September 16, 1982 were distributed re All Urban Renewal Areas, Permission to Award Fencing Contract No. 3, 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 Fencing Contract No. 3 in All Urban Renewal Areas of the Boston Redevelopment Authority, be awarded to the lowest eligible and responsible bidder, New England Chain Link Fence Co., Inc., in the amount of \$66,090; and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated September 16, 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 five months, for a maximum sum not to exceed \$11,000; to be paid out of the Argonne National Laboratory contracts.

Copies of a memorandum dated September 16, 1982 were distributed re Authorization to Execute Contract for Additional Planning Funds from Economic Development Administration, attached to which were copies of a letter dated August 16, 1982 from the United States Department of Commerce Economic Development Administration; an Amendment to Grant for Administration Expenses 302(a); and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute contract documents with the Economic Development Administration for additional Section 302(a) funds in the amount of \$37,020; and to extend the current grant period to December 31, 1982.

Copies of a memorandum dated September 16, 1982 were distributed re Chapter 121A Application of Dimock-Bragdon Associates, attached to which were copies of a Report and Decision on the 121A Application of Dimock-Bragdon; a 7 page Commitment for Insurance of Advances from the U. S. Department of Housing and Urban Development dated January 11, 1982, amended September 1, 1982; 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 Dimock-Bragdon 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 Massachusetts General Laws Chapter 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. 4234.

Copies of a memorandum dated September 16, 1982 were distributed re Chapter 121A Application of Kenmore Abbey Company, attached to which were copies of a Report and Decision on the Chapter 121A Application of Kenmore Abbey Company 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 Kenmore Abbey Company 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 Massachusetts General Laws Chapter 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. 4235.

Copies of a memorandum dated September 16, 1982 were distributed re Amendment to Contract with Energy Systems Research Group of Boston for Energy Conserving Design Consulting Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to extend the Boston Redevelopment Authority's consulting contract with Energy Systems Research Group of Boston for a period not to exceed six months, and for a maximum additional amount not to exceed \$7,000; all of which sum shall be paid out of federal funds designated for this purpose.

Copies of a memorandum dated September 16, 1982 were distributed re Coopers and Lybrand Contract for Financial Consulting Services, Request for Reduction in Retainage, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes a reduction in retainage to 5% concerning the financial consulting services contract with Coopers and Lybrand and further authorizes the payment of said reduction.

Copies of several memoranda dated September 16, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5799, John J. Bethoney, 100 Allandale Street, Jamaica Plain, for a forbidden use and variance to erect a one-story private riding academy-stable structure and 4H Club in a single-family (S-.3) district, the Boston Redevelopment Authority recommends that action be deferred until the Authority is apprised of the vote of the Jamaica Hills Association scheduled for September 16, 1982 and can transmit the Authority's recommendation to the Board of Appeal.

Attorney Kathy Faulk addressed the Authority on behalf of the Trustees of Ready Realty Trust, petitioners on Petitions Z-5818-5820.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petitions Z-5818-5820, Trustees of Ready Realty Trust, 25 P Street, 881-883 East Second Street and 39-51 P Street, South Boston, for three forbidden uses, three conditional uses, and change in non-conforming use for change of occupancy to whole-sale business in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial based on the objections of residents to the increased commercialization of the area.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5762, Z-5763, Z-5764, Z-5768, Z-5778, Z-5779, Z-5782, Z-5789, Z-5790, Z-5791, Z-5794, Z-5797-5798, Z-5801, Z-5806, Z-5812, Z-5816, Z 5817, Z-5822, Z-5823, Z-5824-5825, Z-5830-5831.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4236.

Mr. McDermott left the meeting at this point.

Copies of several memoranda dated September 16, 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>
William Carrington	Admin. Asst. IV	\$17,662	9/15/82
Alice Gray	Development Analyst	\$25,146	9/21/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis, of Barbara A. O'Dwyer of South Boston as Administrative Clerk II in the Personnel Department, in Grade 8 - Step 1, at \$10,854 per annum, effective September 20, 1982.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Emel Fatine Derbentli of Boston, as Administrative Clerk III in the Community Development Department, in Grade 9 - Step 1, at \$11,902 per annum, effective September 20, 1982.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Sheila Johnson of Hyde Park, as Administrative Clerk III in the Community Development Department, in Grade 9 - Step 3, at \$12,961 per annum, effective October 4, 1982.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Martha Bailey, Senior Project
Coordinator for Park Plaza and Mitchell Fischman,
Coordinator of Institutional Planning, for travel to
Washington D. C. during the period of September 17-24,
1982, to meet with HUD officials to discuss Columbia
Point UDAG.

Mr. McDermott returned to the meeting at this point.

The Chairman recommended that the Members enter into Executive
Session to consider determination of a land acquisition price in the
North Station Project.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

On roll call, the following voted "Aye": Messrs. Farrell,
Flaherty, Jones, and McDermott; and the following voted "Nay": None.

The Members entered into Executive Session at 4:15 p.m.

The Members came out of Executive Session at 4:24 p.m.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on
Thursday, September 30, 1982, at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:25 p.m.


Secretary

MINUTES OF EXECUTIVE SESSION
REGULAR MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY
SEPTEMBER 16, 1982

Copies of a memorandum dated September 16, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Parcel No. 167A-7, 23 Billerica Street, Certificate No. 21, attached to which were copies of a Resolution and Certificate No. 21 (Rev.).

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT AREA" was introduced, read and considered.

On motion duly made and seconded, it was unanimously
VOTED: To adopt the Resolution as read and considered.

On roll call, the following answered "Aye": Messrs. Farrell, Flaherty, Jones, and McDermott; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 21 (Rev.) are filed in the Document Book of the Authority as Document No.4237.


Secretary