

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 30, 1982

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:30 p.m. on September 30, 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 2:30 p.m. on September 30, 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

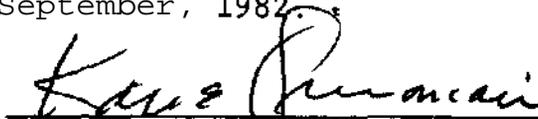
Title Secretary

September 24, 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 24, 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 thirtieth day of September, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of September 16, 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:

Warren Butler	\$ 6,901.10
D. Cicconi, Inc.	24,996.55
D. Clancy & Sons Co.	4,781.23
CoopersfitLybrand	22,214.35
Fleming Bros., Inc.	13,630.00
Fleming Bros., Inc.	5,405.00
Susan E. Jaster	861.25
Frank J. Kay	176.25
The Modern Continental Construction Co., Inc.	87,798.36
Sasaki Associates, Inc.	19,179.96
Schoenfeld Associates, Inc.	508.74
John Mahoney Construction Co., Inc.	34,269.35
The Modern Continental Construction Co., Inc.	33,781.60
Parsons, Brinckerhoff, Quade & Douglas, Inc.	11,868.43
P. Leone Construction Co., Inc.	19,798.00

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Copies of a memorandum dated September 30, 1982 were distributed re Charlestown Navy Yard, Mass. R-55, Amendment No. 2, Engineering Services Contract with Tibbetts Engineering Corporation, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized in the name and on behalf of the Boston Redevelopment Authority to execute Amendment No. 2 to the contract between the Authority and Tibbetts Engineering Corporation dated October 28, 1980, respecting engineering services for the Charlestown Navy Yard, to extend the contract time to November 15, 1982, with no increase in the contract price.

Copies of a memorandum dated September 30, 1982 were distributed re Charlestown Project, Mass. R-55, Tentative Designation of Michael and Winifred Walsh as Redevelopers of Parcel R-48-1B, attached to which were copies of a Resolution, 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 MICHAEL AND WINIFRED WALSH, DISPOSITION PARCEL R-48-1B 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. 4238.

Copies of a memorandum dated September 30, 1982 were distributed re Central Business District Project, Mass. R-82, Chinatown Gateway, Permission to Advertise Site Preparation Contract "Chinatown Gateway Park", which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary is authorized to advertise for construction bids for the Site Preparation Contract, "Chinatown Gateway Park" in the Central Business District Urban Renewal Area.

Copies of a memorandum dated September 30, 1982 were distributed re Waterfront Project, Mass. R-77, Establishment of Fair Reuse Value for Disposition Parcel No. J-1, Certificate No. 7, attached to which were copies of a Resolution and Certificate No. 7.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NO. J-1 IN THE WATERFRONT PROJECT" 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 and Certificate No. 7 are filed
in the Document Book of the Authority as Document No. 4239.

Copies of a memorandum dated September 30, 1982 were
distributed re Waterfront Project, No. Mass. R-77, Authorization to
Grant License for Borings Work on Long Wharf, which included a
proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to
execute and deliver a license to Parsons, Brinckerhoff,
Quade & Douglas, Inc. or its subcontractor, to enter
and perform test borings on Long Wharf. Such license
shall provide that the licensee shall obtain liability
insurance naming the Authority as co-insured and
licensee agrees to indemnify and hold harmless the
Authority from any liability and/or damage resulting
from the licensee's use of the premises. Said license
shall also include a provision that the area disturbed
by the work be restored to a similar condition as that
presently existing and shall include such other terms
and conditions as the Director deems proper and in the
best interest of the Authority.

Copies of a memorandum dated September 30, 1982 were
distributed re South End Project, No. Mass. R-56, Renewal of License
with H.O.M.E, Inc. for Reuse Parcel R-10, 731 Harrison Avenue, attached
to which were copies of a City of Boston Certificate of Use and
Occupancy dated June 9, 1982; two letters dated August 11, 1982 from
H.O.M.E., Inc.; a memorandum dated July 14, 1982 from Bill Mendes; two

photographs of the property; a proposal for repair work from Joseph A. Raboin dated July 23, 1982; a proposal for repair work from Richard W. Fleming & Sons, Inc. dated July 12, 1982; a letter dated August 25, 1982 from H.O.M.E., Inc.; 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 and deliver a license to H.O.M.E., Inc., for temporary use of the Authority-owned premises at the Joshua Bates School located at 731 Harrison Avenue for a two year period; said license is to be for the consideration of one dollar per year. Said license is to contain the express provision that no obligation on the part of the Authority, direct or indirect, is to be construed beyond this temporary tenancy. Said license shall also contain the express provision that the licensee agrees to assume all repairs and maintenance expenses including sewer and water charges; and licensee will have the complete responsibilities for compliance with all municipal codes and ordinances. Said license shall further provide that the licensee shall obtain liability insurance naming the Authority as co-insured and licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the licensee's use of the premises. Said license is to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated September 30, 1982 were distributed re South End Project, No. Mass. R-56, Final Designation of United Neighbors of Lower Roxbury, Inc. as Redeveloper of Parcel SE-106, 90 Windsor Street, attached to which were copies of a Resolution, a

letter dated February 5, 1982 from David S. Mundel; a letter dated March 22, 1982 from Mayor Kevin H. White; 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 PLANS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL SE-106 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. 4240.

Copies of a memorandum dated September 30, 1982 were distributed re South End Project, Mass. R-56, Engineering Services Contract No. 26 with CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That a new engineering services contract in the South End Project, Mass. R-56, in the amount of \$86,740 for a time period to expire on April 1, 1983, be approved with CE Maguire, Inc.; and that the Director is hereby authorized to execute said contract in behalf of the Authority; such contract to take effect upon the expiration of time in the present contract.

Copies of a memorandum dated September 30, 1982 were distributed re South End Project, Mass. R-56, Permission to Rescind Concord Baptist Church as Redeveloper of Parcel 54 and Tentative Designation of Concord Baptist Church as Redeveloper of Parcel 16, attached to which were copies of a Resolution, two maps indicating the locations of the parcels, and a proposed vote.

Addressing the Authority and answering the Members' questions were Deacons Randolph Green and John McCall of the Concord Baptist Church; Mr. Jay LaCroix, representing Tent City Corporation; and Mr. Richard Carver of the Authority staff.

On motion duly made and seconded, it was unanimously
VOTED: That the tentative designation of Concord Baptist' Church as redeveloper of Parcel 54 in the South End Urban Renewal Area be rescinded, without prejudice.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER, DISPOSITION PARCEL 16 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. 4241.

Copies of a memorandum dated September 30, 1982 were distributed re South End Project, Mass. R-56, Tentative Designation of New England Nuclear as Redeveloper of Reuse Parcels 54, 55, and 55A, attached to which were copies of a Resolution and a map indicating the location of the parcels.

Mr. Marvin Stollberg, president of New England Nuclear, addressed the Authority and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL 54; PARCEL 55; PARCEL 55A 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. 4242.

Copies of a memorandum dated September 30, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Ping Sum Chan as Redeveloper of Parcel SE-79, 213-215 East Berkeley Street, attached to which were copies of a Resolution; a letter dated September 27, 1982 from First National Boston Mortgage Corporation; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL SE-79 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. 4243.

Copies of a memorandum dated September 30, 1982 were distributed re Permission to Advertise Snow Removal Contract No. 2, 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 snow removal and sanding. All contract bids are to be submitted to the Authority for its review, approval, and/or rejection.

Copies of a memorandum dated September 30, 1982 were distributed re Extension of Contract, MIT Center for Transportation Studies, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to extend the period of contract time to February 1, 1983 of the existing contract with the Massachusetts Institute of Technology Center for Transportation Studies, with no change in the contract amount.

Copies of a memorandum dated September 30, 1982 were distributed re Contract Amendment, 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 Frank J. Kay, extending the completion date to November 15, 1982, with no change in the contract price.

On motion by Mr. Flaherty, seconded by Mr. Jones, it was unanimously

VOTED: To take from the table and distribute a memorandum dated September 30, 1982 re Extension of Time, Reuse Appraisal Contract for All Urban Renewal Areas, Richard J. Dennis, Reuse Appraiser, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve an amendment to the reuse appraisal contract for Richard J. Dennis for a period of one year to appraise in all urban renewal project areas, with no increase in the maximum upset price of \$15,000.

Copies of a memorandum dated September 30, 1982 were distributed re Property Management's Equipment Contract No. 2, 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 Property Management's Equipment Contract No. 2 be awarded to Fleming Bros., Inc. of 71 Paulos Road, Braintree, Massachusetts, as the lowest responsible and eligible bidder, based upon unit prices bid and the estimated quantities, in the amount of \$44,000 and with the contract duration until June 30, 1983; and the Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated September 30, 1982 were distributed re Contract for Design Services with Sverdrup and Parcel Associates, Inc., attached to which were copies of a map showing 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 enter into a contract with the firm of Sverdrup and Parcel and Associates, Inc. of Boston, to provide engineering, design, planning and environmental documentation services to the Authority in support of the Dewey Square Transportation Systems Management Project, for a contract price of no more than \$275,000 for a period of no more than eighteen months, with funds provided by the U.S. Federal Highway Administration, with no local share to be provided by the Authority or the City.

Copies of a memorandum dated September 30, 1982 were distributed re Rescission of Approval of Report and Decision, Chapter 121A Application of 101 Commonwealth Associates, attached to which were copies of a letter dated September 2, 1982 from Richard M. Lappin, Vice President, Housing Innovations, Inc.; the Rescission of Authority Approval of the Report and Decision; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Rescission of Authority Approval of the Report and Decision on the Application by Denis A. Blackett and Ralph A. Parton (101 Commonwealth Associates) for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts, and Chapter 652 of the Acts of 1960, and for Consent to the Formation of a Limited Partnership Under Said Chapter 121A" is hereby approved and adopted.

The aforementioned Rescission of Authority Approval of Report and Decision is filed in the Document Book of the Authority as Document No. 424A.

Copies of a memorandum dated September 30, 1982 were distributed re North Station Project, Extension of Increased Relocation Payment Limits., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the previously approved increased relocation payments limits be available to eligible displaced North Station Project Area site occupants who move by October 31, 1982, to be paid from approved City of Boston and CDBG funds.

Copies of a memorandum dated September 30, 1982 were distributed re Authorization to Execute a Contract with Gadsby & Hannah to File an Amicus Curiae Brief with the United States Supreme Court Concerning Utility Relocation Costs, attached to which were copies of the Amicus Curiae Brief No, 81-2332 and a proposed vote.

Chief General Counsel Harry Stoddard addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: The Authority hereby authorizes the Director to execute a legal services contract with Gadsby & Hannah in connection with the Norfolk Redevelopment and Housing Authority v. the Chesapeake and Potomac Telephone Company in Virginia including filing of amicus curiae brief on behalf of the Authority with the Supreme Court of the United States, at a total cost not to exceed \$5,605 and further authorizes payment of said contract amount,

Copies of a memorandum dated September 30, 1982 were distributed re Columbia Point - Engineering Services Contract No. 2 with Universal Engineering Corporation, which included a proposed vote.

On motion by Mr. Jones, seconded by the Chairman, who stepped down, it was

VOTED: That the Director is hereby authorized to enter into a new contract with Universal Engineering Corporation for engineering services related to Phase I and II development at Columbia Point; said contract to be in the amount of \$100,000, for a six month period.

Mr. Flaherty voted "Present".

Copies of a memorandum dated September 30, 1982 were distributed re Bayside Mall - Columbia Point, Authorization to Intiate Appraisal Services Contract at No Cost to the Authority, with John S. Cullen, which included a proposed vote.

On motion by Mr. Jones, seconded by the Chairman, who stepped down, it was

VOTED: That the Director is hereby authorized to contract with John S. Cullen for the appraisal of the property known as Bayside Mall, at Columbia Point, Dorchester, Massachusetts, for a fee of \$4,000 for an appraisal report; and further, the payment of said fee is authorized. The developer has advanced the fee necessary to pay for this contract.

Mr. Flaherty voted "Present".

Copies of a memorandum dated September 30, 1982 were distributed re Amendment to Zoning Code Text: Planned Development Area Regulations, attached to which were copies of a four page proposed amendment to the Zoning Code dated September 30, 1982 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Advisor to the Zoning Commission to petition said Commission for an amendment to the Boston Zoning Code which would change the regulations to be substantially in accordance with the attachment dated September 30, 1982. Said amendment would allow the Authority and the City to be involved in the very early stages of large scale development of five acres or more and would provide a procedure for early presentation of a master plan concept at public hearings before the Authority and the Zoning Commission at the time of the designation of an overall Planned Development Area map amendment.

The aforementioned proposed amendment to the Zoning Code dated September 30, 1982 is filed in the Document Book of the Authority as Document No. 4244A.

Copies of several memoranda dated September 30, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5800, Z-5810, Z-5811, Z-5821, Z-5832, Z-5833, Z-5834, Z-5835-5836, Z-5838-5839, Z-5840, Z-5842, Z-5843-5858, Z-5866, Z-5870.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4245.

Copies of several memoranda dated September 30, 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>
Susan R. Garber	Asst. Proj. Coordinator, Chastn. Navy Yard	\$26,357	9/10/82
Alexander Randall	Legal Assistant	\$10.00/hr.	9/3/82

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To extend the temporary appointment through December 3, 1982, of Kerry Dacey, Member of the Mayor's Policy Planning Staff, at no increase in compensation.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Richard Carver, Deputy Director for Community Development, for attendance at a two-day seminar entitled, "Mastering the Tools for Economic Development" sponsored by the Housing and Development Reporter of the Bureau of National Affairs, Inc. and the Institute for Professional and Executive Development, Inc., in Washington D. C. on October 14 - 15, 1982, at an individual registration fee of \$325.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Patricia Twohig, Assistant Real Estate Officer/Land Disposition Officer and Susan Allen, Director of Development Policy, for attendance at a three-program series of one-day meetings of New England Women in Real Estate, in Boston on October 6, November 3 and November 9, 1982, at individual costs of attendance of \$60.00.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, October 14, 1982, at 2:30 p.m.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn.
The meeting adjourned at 4:30 p.m.

V

Secretary