

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

NOVEMBER 18, 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 November 18, 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	None
Joseph J. Walsh	
James K. Flaherty	
Clarence J. Jones	
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 2:30 p.m. on November 18, 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 _____

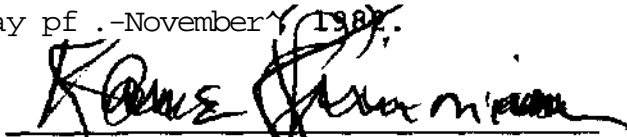
Title_ Secretary _____

November 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 November 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 ⁿh^aid and seal of said Authority this eighteenth day pf .-November 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of October 28, 1982 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

John Avault	\$ 973.50
Childs, Bertman, Tseckares, and Casendino	10,337.40
Fleming Bros., Inc.	8,000.00
Susan E. Jaster	1,444.25
Frank J. Kay	236.25
P. Leone Construction Co., Inc.	71,387.75
Melvin F. Levine & Associates, Inc.	4,550.25
Margaret C. O'Brien	426.88
Green international Affiliates, Inc.	3,160.00
John Mahoney Construction Co., Inc.	9,205.00
Edward F. Smith	240.00
D. Cicconi, Inc.	109,068.98
CE Maguire, Inc.	115,590.62
John Mahoney Construction Co., Inc.	106,208.15
John Mahoney Construction Co., Inc.	20,503.07
Park Square Associates, Inc.	7,974.00

Copies of a memorandum dated November 18, 1982 were distributed re Government Center Project, Mass. R-35 and Waterfront Project, Mass. R-77, Amendment to Contract for Legal Consulting Services, Palmer and Dodge, Lease Transactions on Parcel D-10 and 7, 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 consultant services contract with Palmer and Dodge for lease negotiations on Parcels D-10 and 7 in the Government Center and Waterfront Projects, by increasing the contract amount by \$20,000 and extending the contract time to January 31, 1983.

Copies of a memorandum dated November 18, 1982 were distributed re Central Business District Project, Mass. R-82, Change Order No. 1, Site Preparation Contract "Spring Lane", P. Leone Construction Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract "Spring Lane" in the Central Business District Area, decreasing the contract price by \$1,500 with no change in the contract time, be approved; and the Director of Engineering is hereby authorized to execute said Change Order No. 1 with P. Leone Construction Co., Inc.

Copies of a memorandum dated November 18, 1982 were distributed re Charlestown Navy Yard Architectural Services, Building #199, 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 with Steffian & Bradley Associates, Inc., an architectural planning firm in Boston, for a feasibility study at the Charlestown Navy Yard, for a period of one month, at a price not to exceed \$3,500; subject to other terms and conditions as the Director deems appropriate.

Copies of a memorandum dated November 18, 1982 were distributed re Charlestown Project, Mass. R-55, Final Designation of Michael and Winifred Walsh as Redevelopers of Parcel R-48-1B, attached to which were copies of a Resolution; a letter dated October 27, 1982 from the Charlestown Cooperative Bank; and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF MICHAEL AND WINIFRED WALSH, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF 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. 4257.

Copies of a memorandum dated November 18, 1982 were distributed re Charlestown Project, Mass. R-55, Confirmatory Order of Taking Disposition Parcel R-48-1B, attached to which were copies of a Resolution and an Order of Taking which included Annex A, Taking Area Description.

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 November 18, 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-48, R-48-1A, R-48-1B, R-48-1C, R-48-9, R-48-10, dated November 15, 1979' 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. 4258.

Copies of a memorandum dated November 18, 1982 were distributed re South End Project, Mass. R-56, Change Order No. 2, Site Preparation Contract No. 20A U.N., D. Cicconi, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Site Preparation Contract No. 20A U.N. in the South End Project, Mass. R-56 (Urgent Needs funded), extending the contract time to December 31, 1982, be approved with no change in the contract amount; and the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 2 with D. Cicconi, Inc.

Copies of a memorandum dated November 18, 1982 were distributed re South End Project, Mass. R-56, Parcel 60 - People's Baptist Church Building Department Permit Application, attached to which were copies of 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 authorize People's Baptist Church to file for a permit from the City of Boston's Building Department for the rehabilitation of a community center on Parcel 60 in the South End Urban Renewal Area; and also that the Director authorize People's Baptist Church to file for necessary variances and conditional use permit from the Boston Zoning Board of Appeal as required by the Boston Zoning Code.

Copies of a memorandum dated November 18, 1982 were distributed re South End Project, Mass. R-56, Request Permission to Advertise for Redevelopment for Parcel R-11 (10-34 East Concord Street), 35-36 West Newton Street, 4-18 Clarendon Street, and 72 Warren Avenue, attached to which were copies of two maps showing the locations of the areas 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/or seek development interest in Parcel R-11, 35-36 West Newton Street, 4-18 Clarendon Street, and 72 Warren Avenue, in the South End Urban Renewal Project; these properties to be grouped by the Director to assure responsive proposals.

Copies of a memorandum dated November 18, 1982 were distributed re South End Project, Mass. R-56, Reduction in Retainage, Site Preparation Contract 17A U.N. and CDBG, John Mahoney Construction Company, Inc., attached to which were copies of Payment Request No. 14 dated November 10, 1982; fourteen pages of a Monthly Quantity Estimate dated November 12, 1982; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 14, a portion of the retainage in the amount of \$16,114.96, by John Mahoney Construction Company, Inc., for Site Preparation Contract 17A (U.N. and CDBG funded) in the South End Project Area, Mass. R-56, is approved for payment.

Copies of a memorandum dated November 18, 1982 were distributed re Kittredge Square Project, Mass. R-167, Request for Certificate of Completion for Disposition Parcel L-40, 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 L-40 in the Kittredge Square Urban Renewal Area to Pamela French.

Copies of a memorandum dated November 18, 1982 were distributed re Campus High Project, Mass. R-129, Authorization for Early Entry to Cox Building, attached to which were copies of a map showing 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 to grant to the John B. Cruz Construction Company, Inc. a temporary license to enter Parcels 131A-3, 131A-2, 131A-1, 131A-11, and 131A-10, known as the Cox building, for the purpose of performing clean-up work and bracing up walls. Such license shall require the submission of evidence of adequate insurance coverage with the Authority named co-insured and such additional requirements as may be established by the Director.

Copies of a memorandum dated November 18, 1982 were distributed re Extension of Contract Time for Services with the Downtown Crossing Association, 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 time of the professional services contract with the Downtown Crossing Association to December 4, 1983, with no increase in the contract amount.

Copies of a memorandum dated November 18, 1982 were distributed re Amended Contract for Design Services, Lower Washington Street and Downtown Crossing, 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 existing Downtown Crossing/Essex Street Station Joint Development Study for design and planning services with the firm of Skidmore, Owings and Merrill of Boston, for a sum of not more than \$41,000 and an extension of the contract performance period to April 1, 1983.

Copies of a memorandum dated November 18, 1982 were distributed re Rescission of Approval of Report and Decision, Chapter 121A Application of Headstart Housing Associates, attached to which were copies of the Rescission of Authority Approval of the Report and Decision on Chapter 121A Application of Headstart Housing Associates; a letter dated July 2, 1979 from Peabody Construction Co., Inc.; 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 "Rescission of Authority Approval of the Report, and Decision on the Application of Edward A. Fish, Walter Zuk and John J. Power, Headstart Housing 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 Approval of Report and Decision on Chapter 121A Application of Headstart Housing Associates is filed in the Document Book of the Authority as Document No. 4259.

Copies of a memorandum dated November 18, 1982 were distributed re Continuation of Professional Services Contract with Richard Hall for Housing Development Within the Copley Place Impact Area, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to extend the professional services contract with Richard Hall to February 28, 1983, for a maximum sum not to exceed \$1,500.00.

Copies of a memorandum dated November 18, 1982 were distributed re Authorization to Seek Development Interest for Five City Parking Garage Sites, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized in accordance with the authority delegated from the Boston Real Property Board and the Boston Public Facilities Commission, to advertise and/or seek development interest on the sites of the Government Center Garage, the St. James Avenue Garage, the 30 Kilby Street Garage, the Kingston-Bedford Street Garage, and the Fort Hill Square Garage.

Copies of a memorandum dated November 18, 1982 were distributed re Authorization to Apply for a Grant Under the Commonwealth's Community Development Action Grant Program, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to file an application with the Commonwealth's Executive Office of Communities and Development for a two million dollar (\$2,000,000) grant to support needed public improvements at South Station and in Chinatown; and to take such administrative actions as may be required to receive such grant.

Copies of a memorandum dated November 18, 1982 were distributed re Informational Memorandum Regarding Tremont On Common Condominium Conversion, the contents of which were noted and placed on file.

Copies of a memorandum dated November 18, 1982 were distributed re Informational Memorandum on Board of Appeal Referrals Regarding Video Game Variances, the contents of which were noted and placed on file.

Copies of several memoranda dated November 18, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5898, Jody Luongo, 853 Third Street, South Boston, for two variances to erect a one-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5867, Z-5873, Z-5879, Z-5880, Z-5881, Z-5882, Z-5885, Z-5886, Z-5888, Z-5889, Z-5892, Z-5897, Z-5900, Z-5901, Z-5902, Z-5905-5906, Z-5907, Z-5909, Z-5910, Z-5912, Z-5913, Z-5914, Z-5916, Z-5926.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4260.

Copies of a memorandum dated November 18, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Robert J. Ryan, Director and Matthew Coogan, Project Coordinator, South Station/Fort Point Channel, for travel to Philadelphia, Pennsylvania on November 19, 1982.

Copies of a memorandum dated November 18, 1982 were distributed re Cost of Living Increases, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In accordance with the May 1982 Consumer Price Index figures, an eight per cent (8%) cost of living increase is hereby granted to all Authority employees, including Salary Range and Step Plan employees, above-grade employees, professional part-time employees, regular maintenance people, and building service employees, effective July 1, 1982; and that the Salary Range and Step Plan be revised accordingly.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Wednesday, December 1, 1982, at 2:30 p.m.

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

The meeting adjourned at 3:48 p.m.


Secretary