

**MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 1, 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 December 1, 1982. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
James K. Flaherty
Clarence J. Jones
William A. McDermott, Jr.

Absent

Joseph J. Walsh

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 December 1, 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 26, 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 26, 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 seal of said Authority this first day of December, 1982.



Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of November 18, 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	\$ 862.87
Susan E Jaster	768.50
CE Maguire, Inc.	11,612.74
CE Maguire, Inc.	4,336.42
CE Maguire, Inc.	18,259.25
Margaret C. O'Brien	111.36
Schoenfeld Associates, Inc.	2,204.50
Universal Engineering Corporation	2,011.50
John S. Cullen, Cullen Associates	800.00
Grimes Oil Co., Inc.	2,346.83
Palmer & Dodge	7,796.64
New England Chain Link Fence Co., Inc.	7,232.00
D. Cicconi, Inc.	15,656.86

Copies of a memorandum dated December 1, 1982 were distributed re Waterfront Project, Mass. R-77, Transfer of Interest in Cooperation Agreement, 390-400 Atlantic Avenue, attached to which were copies of Attachment I, Summary of Modifications, dated November 9, 1982; Attachment II, Construction Schedule, dated December 1, 1982; eight pages of revised drawings entitled "The Atlantic Building", one of which is Exhibit C and is dated December 1, 1982 and seven of which are Exhibit D and are dated November 9, 1982; a letter dated November 9, 1982 from Jung/Brannen Associates, Inc.; a letter dated November 12, 1982 from the Shawmut Bank; a letter dated November 15, 1982 from Lazard Realty, Inc.; a letter dated November 16, 1982 from Jackson Construction Company; a map showing the location of the property; and a proposed vote.

Mr. Robert Danziger, President of Northland Realty Corporation and Mr. Robert Brannen of Jung/Brannen Associates, Inc. addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute all appropriate documents assenting to the transfer of Bain & Company's interest in the Cooperation Agreement concerning 390-400 Atlantic Avenue, to Northland Realty Corporation, who will be obligated to complete the restoration of the building in accordance with that Cooperation Agreement and in accordance with Attachment I, Summary of Modifications, dated November 9, 1982; Attachment II, Construction Schedule, dated December 1, 1982; and with the revised drawings entitled "The Atlantic Building", one of which is Exhibit C and is dated December 1, 1982 and seven of which are Exhibit D and are dated November 9, 1982, all of which are attached hereto.

The aforementioned Attachment I, Summary of Modifications, dated November 9, 1982; Attachment II, Construction Schedule, dated December 1, 1982; eight pages of revised drawings entitled "The Atlantic Building", one of which is Exhibit C and is dated December 1, 1982 and seven of which are Exhibit D and are dated November 9, 1982; are filed in the Document Book of the Authority as Document No. 4261.

Copies of a memorandum dated December 1, 1982 were distributed re South End Project, Mass. R-56, Confirmatory Order of Taking Disposition Parcel 37B, 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 December 1, 1982 relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS. R-56, be executed together with a Plan entitled, 'Boston Redevelopment Authority, South End Urban Renewal Area, Project Mass. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel 37-B¹, dated August, 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. 4262.

Copies of a memorandum dated December 1, 1982 were distributed re South Cove Project, Mass. R-92, Request Permission to Advertise a Portion of Parcel R-3 for Public Parking and Permission to Apply to the Board of Appeal for a Conditional Use Permit, attached to which were copies of a map showing the location of the site, a proposed parking layout map, and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Executive Director be authorized to advertise for bids to operate a public parking lot at Pine, Washington and Marginal Road in the South Cove Urban Renewal Area; and further that the Authority be authorized to petition the Board of Appeal for a conditional use permit.

Mr. McDermott voted "Nay".

Copies of a memorandum dated December 1, 1982 were distributed re Washington Park Project, Mass. R-24, Final Designation of Del-Mar Cleansers, Inc. as Redeveloper of Parcel 235A-1, 489-493 Blue Hill Avenue, attached to which were copies of a Resolution; a letter dated November 12, 1982 from The First National Bank of Boston; a letter

dated September 21, 1982 from City of Boston Neighborhood Development and Employment Agency; a letter dated November 17, 1982 from M & M Development Corporation; three pages of a proposal dated June 30, 1982 from Lewis Construction Company; one page of a proposal dated September 3, 1982 from Lewis Construction Company; and a map showing the location of the property.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF DEL-MAR CLEANSERS, INC., APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL 235A-1, 489-493 BLUE HILL AVENUE IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24" was introduced, read and considered.

Mr. Walter Little of the Neighborhood Development and Employment Agency addressed the Authority and answered the Members' questions.

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. 4263.

Copies of a memorandum dated December 1, 1982 were distributed re North Station Project, Request Permission to Advertise for Bids for Emergency Stairway, 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 Emergency Stairway Contract No. 1 for the North Station Project.

Copies of a memorandum dated December 1, 1982 were distributed re North Station Project, Ed Collard d/b/a Fine Reflections, 8A Billerica Street and 8 Billerica Street, Apt. 3, which included a proposed vote.

Mr. Thomas Daly of the Authority staff addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That a warrant issue for the eviction of Ed Collard d/b/a Fine Reflections at 8A Billerica Street and for Ed Collard at Apartment 3, 8 Billerica Street; and that the Executive Director be, and hereby is, authorized to sign said warrants for and in behalf of the Authority.

Copies of a memorandum dated December 1, 1982 were distributed re North Station Project, Eviction, Alberto Brito-Marin, 7 Billerica Street, Apartment 1, which included a proposed vote.

Ms. Joan Smith of the Authority staff addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That a warrant issue for the eviction of Alberto Brito-Marin, Apartment 1, 7 Billerica Street; and that the Executive Director be, and hereby is, authorized to sign said warrant for and on behalf of the Authority.

Copies of a memorandum dated December 1, 1982 were distributed re Property Management's Fuel Oil Delivery and Heating Equipment Service Contract #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 Boston Redevelopment Authority's Property Management's Fuel Oil Delivery and Heating Equipment Services Contract #2 be awarded to Grimes Oil Co., Inc., of 165 Norfolk Street, Boston, as the lowest responsible and eligible bidder based upon. \ir\it prices bid and the estimated quantities in the amount of \$184,375. The duration of this contract will be from January 1, 1983 to December 31, 1984. The Executive Director is hereby authorized to executes-aid contract on behalf of the Authority.

Copies of a memorandum dated December 1, 1982 were distributed re Property Management's Truck and Van Leasing Contract #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 Boston Redevelopment Authority's Property Management's Truck and Van Leasing Contract #2 be awarded to the Hertz-Penske Truck Leasing, Inc., of 45 Gerard Street, Boston, as the lowest responsible and eligible bidder based upon unit prices bid and the estimated quantities, in the amount of \$41,435.68. The duration of this contract will be from January 1, 1983 to December 31, 1984. The Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated December 1, 1982 were distributed re Property Management's Snow Removal 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 Boston Redevelopment Authority's Property Management's Snow Removal Contract No. 2 be awarded to Fleming Bros., Inc. of Braintree, as the lowest responsible and eligible bidder based upon unit prices bid and the estimated quantities, in the amount of \$45,125.00; the contract duration to be until April 30, 1983; and the Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated December 1, 1982 were distributed re Request Authorization to Advertise for Master Planning Consultant Services to Supplement the Authority's Efforts on the East Boston Piers, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That in order to assist the Authority's staff in the preparation of a Master Plan and final Development Plan for the East Boston Piers 1 - 5 in accordance with the Authority's Agreement with the Massachusetts Port Authority, the Director is hereby authorized to publicly advertise a request for Letters of Interest and Statements of Qualifications to undertake Master Planning Consultant Services to supplement the Authority's efforts for the East Boston Piers. Expenses incurred will be reimbursed through the Authority's Agreement with the Massachusetts Port Authority.

Mr. McDermott voted "Nay".

Copies of a memorandum dated December 1, 1982 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design - Professional Services Contract with Dwayne Breger, 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 Dwayne Breger for a period not to exceed one month, for a maximum sum not to exceed \$2,500 to be paid out of the Argonne National Laboratory contract.

Copies of a memorandum dated December 1, 1982 were distributed re Contract Amendment - Economic Development and Industrial Corporation, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In accordance with the EDA 302(a) federal grant as amended, the Director is authorized to amend the contract dated January 12, 1980 with EDIC, increasing the contract amount by \$8,500 for the purpose of providing economic development planning services; payment to be made from available federal funds; contract to terminate on December 31, 1982.

Copies of a memorandum dated December 1, 1982 were distributed re Map Amendment Application No. 221, by EDIC, for a Change of Land in the Marine Industrial Park Extension from W-2 to 1-2, attached to which were copies of a map showing the location of the area and a proposed vote.

Mr. Mace Wenniger of the Authority staff addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Map Amendment Application No. 221 by the Economic Development and Industrial Corporation (EDIC) to change land in the former South Boston Army Base from a W-2 to an 1-2 district, the Boston Redevelopment Authority recommends approval. The land is to be an extension of the Boston Marine Industrial Park, in which general manufacturing uses are appropriate. In the W-2 District, manufacturing uses which do not require waterfront access are conditional. It is anticipated that few, if any, prospective tenants in the Industrial Park will require such access. The 1-2 designation will not prevent the use of waterfront access if it should be desired.

Copies of a memorandum dated December 1, 1982 were distributed re Amendment to Zoning Code: Planned Development Area Regulations, attached to which were copies of four pages of Text Amendment Application No. 92 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby advises the Advisor to the Zoning Commission to petition said Commission for Text Amendment Application No. 92, which is a revision of Text Amendment Application No. 91 rejected by the Commission on October 29, 1982. Said revision

continues to provide for an optional Master Plan phase of the Planned Development Area procedures, but makes land zoned for residential uses ineligible for the Master Plan approach. It further drops language related to major and minor amendments to Master Plans or Development Plans and provides that a Development Plan that conforms with an approved Master Plan must be approved by the Zoning Commission after notice and hearing, as well as by the Boston Redevelopment Authority. The Authority recommends that the Zoning Commission adopt Text Amendment Application No. 92.

The aforementioned Text Amendment Application No. 92 is filed in the Document Book of the Authority as Document No. 4264.

Copies of several memoranda dated December 1, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5894, Donald Travis, 858-860 Morton Street, Mattapan, for a forbidden use to install four video and two pinball machines in existing store in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5936, 1410-1420 Centre Street, Inc., 1410-1420 Centre Street, Roslindale, for a forbidden use to install two video games in restaurant in a local business (L-.5) 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-5887, Z-5893, Z-5895, Z-5903, Z-5904, Z-5908, Z-5911, Z-5915, Z-5917, Z-5918, Z-5919-5921, Z-5922, Z-5923, Z-5924, Z-5925, Z-5927, Z-5929, Z-5931, Z-5932, Z-5933, Z-5934-5935.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4265.

Copies of several memoranda dated December 1, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was

VOTED: To extend the temporary appointment through January 3, 1983, of Kerry Dacey, Member of the Mayor's Policy Planning Staff, at no increase in compensation.

Mr. McDermott voted "Nay".

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the Director, the Executive Director and any Board Members who wish to attend, for attendance at the "Legal Tax Aspects of Foreign Investment in U. S. Real Property Seminar" developed by the World Trade Institute, to be held in Palm Beach Gardens, Florida on December 6 - 7, 1982.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Wednesday, December 15, 1982, at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

the meeting adjourned at 3:58 p.m.


Secretary