

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 15, 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 15, 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

Joseph J. Walsh

Clarence J. Jones

Absent

James K. Flaherty

William A. McDermott, Jr.
(came in later)

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 15, 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 _____

December 9, 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 December 9, 1982, I filed in the manner provided by Section 23B 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 fifteenth day of December, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The; minutes of the meeting of December 1, 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	\$ 508.88
Richard J. Dennis	200.00
John S. Cullen	2,500.00
Susan E. Jaster	848.00
Margaret C. O'Brien	185.60
John E. O'Neill	600.00
William E. Sales, Jr.	945.00
Schoenfeld Associates, Inc.	6,663.23
Mario Susi & Son, Inc.	83,850.00
D. Cicconi, Inc.	125,816.19
Umbro & Sons Construction Corp.	48,655.86
Green International Affiliates, Inc.	4,070.25
Green International Affiliates, Inc.	3,451.20

Copies of a memorandum dated December 15, 1982 were distributed re Charlestown Navy Yard, Reduction in Retainage, Site Preparation Contract "Shipyard Park-Phase II", attached to which were copies of Partial Payment Request No. 4A from D. Cicconi, Inc. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 4A, a portion of the retainage in the amount of \$11,822.59 by D. Cicconi, Inc. for Site Preparation Contract "Shipyard Park-Phase II" UDAG funded, in the Charlestown Navy Shipyard Project, is approved for payment.

Copies of a memorandum dated December 15, 1982 were distributed re Charlestown Navy Yard Project, Extension of Security Services Contract #2 and Permission to Advertise Security Contract #3, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to extend the Authority's Charlestown Navy Yard Security Services Contract #2 for ninety days with no increase in the unit price; and that the Executive Director is also hereby authorized to advertise for new bids to cover one year with option to renew at the same unit price for an additional year, for the Charlestown Navy Yard's Security Services Contract #3. All contract bids are to be submitted to the Authority for its review, approval, and/or rejection.

Copies of a memorandum dated December 15, 1982 were distributed re Charlestown Project, Mass. R-55, Request for Extension of Time, Louis Berger & Associates, Inc./H.W. Lochner, Inc., Chelsea-Water Connector, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That an amendment to the Authority's contract dated April 2, 1979 with Louis Berger Associates, Inc./H.W. Lochner, Inc., extending the contract time to June 30, 1983, be approved, with no increase in the contract price, to coincide with an amendment approved by the Mass. Port Authority; and that the Director be authorized to execute said amendment on behalf of the Authority.

Copies of a memorandum dated December 15, 1982 were distributed re Charlestown Project, Mass. R-55, Certificate of Completion for Parcel X-32A, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion in accordance with the terms of the LDA and deed, to Alma Jaena for Parcel X-32A, in the Charlestown Urban Renewal Area.

Copies of a memorandum dated December 15, 1982 were distributed re South End Project, Mass. R-56, Final Designation of Jick Quen Ng as Redeveloper of Reuse Parcel SE-85, 414-416 Harrison Avenue, attached to which were copies of a Resolution; a letter dated October 8, 1982 from Filippone & Son Construction Co., Inc.; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a letter from the First National Boston Mortgage Corporation dated December 9, 1982; a letter dated October 4, 1982 from Michael D. Mahoney; a Construction Loan Commitment from the First National Boston Mortgage Corporation dated December 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-85 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. 4266.

Copies of a memorandum dated December 15, 1982 were distributed re South End Project, Mass. R-56, Permission to Advertise for Demolition and Site Clearance, 901-905 Harrison Avenue, attached to which were copies of a letter dated February 2, 1982 from Veronica L. Jackson-Evans with sixteen pages of a petition attached; six photographs of the property; a map indicating the location of the property; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized on behalf of the Authority to advertise for Demolition and Site Clearance of the former church structure located at 901-905 Harrison Avenue in the South End Renewal Area, Mass. R-56.

Copies of a memorandum dated December 15, 1982 were distributed re Central Business District Project, Mass. R-82, Amendment No. 3 to Architectural Services Contract for the Chinatown Gateway with Jung/Brannen Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 3 to the contract for architectural services with Jung/Brannen Associates, Inc., increasing the contract amount to cover \$10,744.17 and extending the contract time to December 31, 1982, respecting architectural services for the Chinatown Gateway Project.

Copies of a memorandum dated December 15, 1982 were distributed re Park Plaza Project, Amendment No. 5 to Universal Engineering Corporation Consultant Services Contract for the Stuart Street Access Road Phase, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 5 to the contract between the Authority and Universal Engineering Corporation, dated January 15, 1981, and as amended, respecting engineering services for the Stuart Street Access Road Phase of the Park Plaza Project, to extend the contract time for an additional six months to July 15, 1983, with no change in the contract amount, be approved; and the Director is authorized to execute said Amendment No. 5.

Copies of a memorandum dated December 15, 1982 were distributed re North Station Project, Request Permission to Advertise for Bids for Site Preparation Contract No. 1, attached to which were copies of a map indicating the location of the area and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized in behalf of the Authority to advertise for bids for Site Preparation Contract No. 1 in the North Station Project.

Copies of a memorandum dated December 15, 1982 were distributed re North Station Project, Amendment No. 3, Planning and Design Services Contract with Moshe Safdie and Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 3 to the planning and design services contract with Moshe Safdie and Associates, Inc., to extend the contract period to June 30, 1983, with no increase in the contract amount.

Copies of a memorandum dated December 15, 1982 were distributed re North Station Project, Demolition and Site Clearance Contract No. 2, 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 Demolition and Site Clearance Contract No. 2 in the North Station Project.

Mr. McDermott entered the meeting at this point.

Copies of a memorandum dated December 15, 1982 were distributed re Personal Services Contract, Barry Abramson, 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 personal services contract with Barry Abramson to provide economic and development planning services to the Authority for a period of not more than three months, for a contract amount of not more than \$7,500, to become effective upon the expiration of his present contract, using Federal Highway Administration funds.

Copies of a memorandum dated December 15, 1982 were distributed re Extension of Time for S. G. Associates Contract, 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 Authority's contract with S. G. Associates of Boston, to extend the period of contract time to March 1, 1983, with no increase in the contract amount.

Copies of a memorandum dated December 15, 1982 were distributed re Authorization to Submit a Grant Application to The National Endowment for the Arts re Upgrading of Copley Square, attached to which were copies of a page of the grant application and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to transmit a grant application to seek up to \$30,000 in National Endowment for the Arts funds which, when granted, will be matched by an equal amount of private capital; said grant funds to be utilized to conduct a feasibility analysis for the redesign of Copley Square.

Copies of several memoranda dated December 15, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was

VOTED: In reference to Petition Z-5937, Happy Hour of Roslindale, Inc., 4187-4195 Washington Street, Roslindale, for forbidden use for change of occupancy from restaurant to restaurant with entertainment (four video game and two pinball machines) in a local business (L-1) district, the Boston Redevelopment Authority requests the Board of Appeal defer action until the Authority has further opportunity to review the situation.

Mr. McDermott voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5928, Z-5930, Z-5939, Z-5940, Z-5941, Z-5953, Z-5954, Z-5956, Z-5966, Z-5972, Z-5975, Z-5976, Z-5983-5984.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4267.