

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
JANUARY 28, 1988

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. 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
Michael F. Donlan

Absent
Joseph J. Walsh

« 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 January 28, 1988, 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 _____

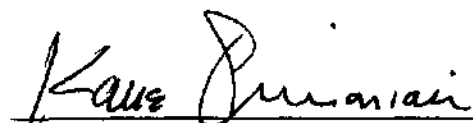
Title Secretary _____

January 22, 1988

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 January 22, 1988, 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 twenty-eighth day of January, 1988.


Secretary

Mr. Stephen Coyle attended the meeting.

The Minutes of the Meetings of January 14, 1988, and January 21, 1988, were read by the Assistant Secretary.

To approve the Minutes as read.

Copies of a memorandum dated January 28, 1988, were distributed re: Authorization to Advertise a Public Hearing on the Development Plan for a Planned Development Area Designation for the Clippership Wharf Project in East Boston, 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 hereby authorized to advertise a public hearing to be held on Thursday, February 11, 1988, at 2:30 P.M., Board Room of the Authority, on the Development Plan for a Planned Development Area designation requested by Clippership Wharf Limited Partnership for the site of the Clippershship Wharf project in East Boston.

Copies of a memorandum dated January 28, 1988, were distributed re: Northeastern University Library Resource Center, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: Authorization to advertise a public hearing on the Development Impact Project Plan for the Northeastern University Library Resource Center to be scheduled for February 11, 1988, at 3:00 P.M.

Copies of an informational memorandum dated January 28, 1988, were distributed re: Public hearings for Housing Creation Proposals, attached to which were copies of DIP Projects: Housing Linkage Summary; Housing Creation Round I Proposals Approved Prior to 8/12/87; Housing Creation Round II Approved by NHT 1/12/88, BRA Vote 1/28/88; Housing Linkage Cash Grants Approved by NHT 12/30/87, and Linkage Summary-January 28, 1987. Mr. William Whitman of staff addressed the Board and answered the Members' questions. He said that the linkage money comes in very slowly and we will be receiving it for the next 10% years.

Mr. Whitman then introduced Mr. Patrick McGuigan, Deputy Director of Neighborhood Housing, Public Facilities Department.

Copies of a memorandum dated January 28, 1988, were distributed re: 125 High Street Limited Partnership Housing Creation Proposal Submitted by the Public Facilities Department, attached to which were copies of a January 28, 1988, memorandum from Lisa Chapnick, Director, Public Facilities Department, to Mr. Stephen Coyle, Director, which included four proposed votes; January 15, 1988, letter from Lawrence Dwyer, Chairman of the Neighborhood Housing Trust and vote of January 12, 1988, Meeting of the Neighborhood Trust. Mr. Whitman introduced Mr. Herbert James, Executive Director of Quincy-Geneva Community Development Corporation, and Mr. Otis Gates, Framingham, Deputy Director of Minority Developers Educational Association.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority finds, after consideration of the evidence submitted at a public hearing on the date, January 28, 1988, regarding the Housing Creation Proposal submitted by One Twenty-Five High Street Limited Partnership, the "Partnership": (1) That it is anticipated that the Partnership will be obligated to pay a Development Impact Project Contribution pursuant to Article 26A of the Boston Zoning Code; (2) That the Partnership has submitted to the Secretary, and the Authority hereby approves, a Housing Creation Proposal ("Plan") dated January 12, 1988, and (3) That the Neighborhood Housing Trust has reviewed this Proposal and has made a recommendation to the Authority to approve, with regard thereto; (4) That the Proposal will provide 44 units of housing to low-and moderate-income households and will assist in eliminating a blighted area in the Roxbury neighborhood; (5) That the Brooks Development Associates are developing an affordable housing project in Roxbury; (6) That the above-mentioned housing developer is seeking or has commitments from various federal, state, city and private grant and loan programs for said affordable housing project; (7) That a gap exists in the financing of the housing development as proposed by the said developer; (8) That but for the commitment of additional funds, said housing would not be built;

and (9) That Application of the DIP Exactions from One Twenty-Five High Street as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing; (10) That the Housing Creation Proposal of One Twenty-Five High Street Limited Partnership complies with the Housing Creation Regulations promulgated pursuant to Articles 26 and 26A of the Boston Zoning Code on April 17, 1986; (11) That said Housing Creation Proposal be approved by the Authority; and (12) That upon satisfactory performance of the One Twenty-Five High Street Limited Partnership's obligations under the Housing Creation Agreement, the Partnership be deemed to have complied with the Housing Creation Regulations, and upon written request by the Partnership to the Authority, the Certificate of Compliance shall be issued.

FURTHER

VOTED: That the Housing Creation Proposal submitted by One Twenty-Five High Street Limited Partnership dated January 12, 1988, is hereby approved as submitted.

FURTHER

VOTED: That the Director be and hereby is authorized to enter into a Housing Creation Agreement pursuant to Section 10 of the Housing Creation Regulations.

FURTHER

VOTED: That the Director be and hereby is authorized to designate the Public Facilities Commission acting through its Director to prepare all documents as may be necessary to implement the Housing Creation Proposal and ensure the successful development of the said affordable housing developments, each on such terms and conditions as the Director of Public Facilities Department may deem necessary and/or appropriate.

The aforementioned Housing Creation Proposal submitted by One Twenty-Five High Street Limited Partnership is filed in the Document Book as Document No. 4999.

Copies of a memorandum dated January 28, 1988, were distributed re: One Franklin Place/101 Arch Street Housing Creation Proposal Submitted by The Public Facilities Department attached to which were copies of January 28, 1988, memorandum from Lisa Chapnick to Stephen Coyle; four votes; January 15, letter from Lawrence Dwyer, Chairman of the Neighborhood Housing Trust, to Director Coyle, which included copy of approved vote taken at Neighborhood Housing Trust January 12, 1988, meeting.

Mr. William Jones, Executive Director, Codman Square Housing Development Corporation, addressed the Board and answered the Members' questions.

un motion duly made and seconded, it was unanimously:

VOTED: That the Authority finds after consideration of the evidence submitted at a public hearing on the date, January 28, 1988, regarding the Housing Creation Proposal submitted by Lincoln Franklin Place Limited: (1) That Lincoln Franklin Place Ltd. is obligated to pay approximately \$1,500,000 in Development Impact Project Exactions pursuant to Article 26 of the Boston Zoning Code, and a Development Impact Project Agreement entered into by the Boston Redevelopment Authority and Lincoln Franklin Place with regard to One Franklin Place/101 Arch Street located in the downtown; (2) That Lincoln Franklin Place, Ltd., has met all of its obligations of the prior Housing Creation Proposal submitted to benefit Harbor Point, has complied with the terms and conditions of its prior commitment, and has been released therefrom; (3) That Lincoln Franklin Place, Ltd. submitted on January 12, 1988, a Housing Creation Proposal pursuant to Section 26-3.2 of the Boston Zoning Code; (4) That the Neighborhood Housing Trust has reviewed said Proposal and has made recommendations to the Authority to approve with regard thereto; (5) That the Codman Square Housing Development Corporation is developing an affordable housing project in Dorchester;

(6) That the above-mentioned housing developer is seeking or has commitments from various federal, state, city and private grant and loan programs for said affordable housing project; (7) That a gap exists in the financing of the housing development as proposed by the said developer; (8) That but for the commitment of additional funds in the amount of approximately \$851,700 said housing would not be built; and (9) That application of the DIP Exactions from Lincoln Franklin Place, Ltd. as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing.

FURTHER
VOTED:

That the Housing Creation Proposal submitted by Lincoln Franklin Limited on January 12, 1988, is hereby approved as submitted.

FURTHER
VOTED:

That the Director be and hereby is authorized to enter into a Housing Creation Agreement pursuant to Section 10 of the Housing Creation Regulations.

FURTHER
VOTED:

That the Director be and hereby is authorized to designate the Public Facilities Commission, acting through its Director, to prepare all documents as may be necessary to implement

the Housing Creation Proposal and ensure the successful development of said affordable housing development, each on such terms and conditions as the Director of Public Facilities may deem necessary and/or appropriate.

The aforementioned Housing Creation Proposal submitted by Lincoln Franklin Place Ltd. is filed in the Document Book of the Authority as Document No. 5000.

Copies of a memorandum dated January 28, 1988, were distributed re: Housing Creation Proposal Submitted by 500 Boylston Street Associates, attached to which were copies of the Neighborhood Housing Trust Meeting vote on January 12, 1988, and three proposed votes.

Ms. Jeannette Boone of the Four Corners Development Team; Ms. Nancy Phillips, Greater Boston Community Development Corporation, and Mr. Daniel Ocasio, 230 West Canton Street, Boston, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED:

That the Authority finds after consideration of the evidence submitted at a public hearing on this date, January 28, 1988, regarding the Housing Creation Proposal submitted by Five Hundred Boylston Street Associates: (1) that Five Hundred Boylston is obligated to pay approximately \$2,975,425 in twelve (12) Development Impact Project Exactions payable in equal annual installments of approximately \$247,952 pursuant to Article 26 of the Boston Zoning Code and a Development Impact Project Agreement for the 500 Boylston Street development entered into by Five Hundred Boylston and the Boston Redevelopment Authority on May 21, 1984; (2) that Five Hundred Boylston submitted on January 12, 1988 two revised Housing Creation Proposals pursuant to Section 26-3.2 of the Boston Zoning Code; (3) that the Neighborhood Housing Trust has reviewed said Proposals and has made recommendations to the Authority with regard thereto; (4) that the Four Corners Development Corporation is proposing to develop 29 units of condominium housing on Parcel RE-7B in the South End, of which 6 units will be affordable to moderate-income households and an additional 55 units of cooperative housing of which 50 units will be affordable to low- and moderate-income households; (5) that York Bay Development Corporation proposes to construct 77 units of which 28 are low-income rental units and 24 are moderate-income rental units on Parcel R-12A and R-12B on the South End Urban Renewal Area; (6) that a gap in the financing of said housing exists; (7) that but for the commitment of approximately \$1.7 nominal (or \$1.3 million net present value) to Four corners and \$1.2 nominal (or \$686,000 net present value) to York Bay in additional funds said housing would not be built, and would not be affordable; (8) that application of the DIP Exactions from Five Hundred Boylston as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing on the South End sites.

AND FURTHER
VOTED:

That the Housing Creation Proposals submitted by Five Hundred Boylston on January 12, 1988 are hereby approved as submitted, together with the conditions recommended by the Neighborhood Housing Trust in their vote of January 12, 1988 (copies of the votes appended hereto and incorporated by reference herein);

AND FURTHER
VOTED!

That the Director be and hereby is authorized to enter into a Housing Creation Agreement pursuant to Section 9 of the Housing Creation Regulations and such other documents as may be necessary to implement the Housing Creation Proposals and ensure the successful development by Four Corners of condominium and cooperative housing units at Langham Court as affordable housing, and by York Bay Development corporation for development of affordable rental housing at Parmelee Court, each on such terms and conditions as the Director may deem necessary and/or appropriate to ensure the successful implementation of said developments.

The aforementioned Housing Creation Proposal
Submitted by Five Hundred Boylston Street Associates
is filed in the Document Book of the Authority as
Document No. 5001.

Copies of a memorandum dated January 28, 1988,
were distributed re: Housing Creation Proposal Submitted
by The Beacon Companies, attached to which were copies
the Neighborhood Housing Trust Meeting vote on
January 12, 1988, and three proposed votes.

Ms. Catherine Cash, 27 Temple Street, Boston,
and Mr. Nathaniel Geer, Clerk of Tenants
Development Corporation, addressed the Board and answered
the Members' questions.

On motion duly made and seconded, it was unanimously

VQTEDi

That the Authority finds after consideration of
the evidence submitted at a public hearing on this
date, January 7, 1988, regarding the Housing
Creation Proposal submitted by the Beacon
Companies: (1) that the Beacon Companies is
obligated to pay approximately \$1,936,000 in
Development Impact Project Exactions payable in
annual installments of \$176,000 from 1988-1998
pursuant to Article 26 of the Boston Zoning Code
and a Development Impact Project Agreement for the
Roves Wharf development entered into by the Beacon
Companies and the Boston Redevelopment Authority
on May 21, 1984; (2) that the Beacon Companies
submitted on January 7, 1988 a Housing creation
Proposal pursuant to Section 26-3.2 of the Boston
Zoning Code; (3) that the Neighborhood Housing
Trust has reviewed said Proposal and has made
recommendations to the Authority with regard
thereto; (4) that the Tenants Development
Corporation is proposing to develop 35 units of
condominium housing on East Berkeley Street and
Shawmut Avenue in the South End, of which 23 units
will be affordable to low- and moderate-income
families; (5) that the Tenants Development
Corporation is in the process of developing 59
units of rental housing on Massachusetts Avenue in
the South End, of which 39 units will be
affordable to low- and moderate-income families;
(6) that a gap in the financing of said housing
exists; (7) that but for the commitment of
additional funds said housing would not be built
and would not be affordable; (8) that application
of the DIP Exactions from the Beacon Companies as
proposed in its Housing Creation Proposal is
necessary and appropriate to the development of
said affordable housing.

AND FURTHER
VOTED:

That the Housing Creation Proposal submitted by the Beacon Companies on January 7, 1988 is hereby approved as submitted together with the conditions recommended by the Neighborhood Housing Trust in their vote of January 12, 1988 (copies of the votes appended hereto and incorporated by reference herein);

AND FURTHER
VOTED:

That the Director be and hereby is authorized to enter into a housing creation agreement pursuant to Section 9 of the Housing Creation Regulations and such other documents as may be necessary to implement the Housing Creation Proposal and ensure the successful development by TDC of the condominium housing units in TDC IV and the rental housing units in TDC III as affordable housing, each on such terms and conditions as the Director may deem necessary and/or appropriate to the successful implementation of said developments.

The aforementioned Housing creation Proposal Submitted by The Beacon Companies is filed in the Document Book of the Authority as Document Mo. 5002.

Copies of a nemorandom dated January 28, 1988, were distributed re: Amendment to the Housing Creation Proposal Submitted by the Raymond Group and Approved by the Authority on July 16, 1987, attached to which were copies of a letter from Larry Dwyer, Chairman of the Neighborhood Housing Trust, to Director Coyle, together with the vote taken at the Neighborhood Housing Trust meeting of January 12, 1988, and three proposed votes.

Mr. David Dow of the Raymond Group, and Alice Kraft, consultant, addressed the Board and answered the Members¹ questions.

Mr. William Whitman of staff informed the Board that the linkage money would be converted to a grant, and that the Authority loan (\$75,000) will be repaid within two weeks. He will t^eport to tnc Board at the February 11, 1988, meeting on the progress to date.

On motion duly made and seconded, it was unanimously

VOTED!

That the Authority finds after consideration of the evidence submitted at a public hearing on this date, January 7, 1988, regarding the proposed amendment to the Housing Creation Plan submitted by the Raymond Group as developer for Navy Yard Biotech Associates Limited and approved by the Boston Redevelopment Authority on July 16, 1987: (1) that Navy Yard Biotech Associates Limited is obligated to pay approximately \$2,711,805 in Development Impact Project Exactions pursuant to Article 26 of the Boston Zoning Code and a Development Impact Project Agreement entered into by the Boston Redevelopment Authority and Navy Yard Biotech with regard to Building 149 in the Charlestown Navy Yard; (2) that Navy Yard Biotech submitted on July 16, 1987 a Housing Creation Proposal pursuant to Section 26-3.2 of the Boston Zoning Code; (3) that said Housing Creation Proposal committed \$116,000 in Development Impact Project Exaction funds to the Charlestown Economic Development Cerebration for its proposed development of Parcel C-2A1 in Charlestown as a predevelopment expense loan due and payable to the Neighborhood Housing Trust upon receipt of construction financing for the development; (4) that, due to unanticipated additional costs incurred by the CEDC during review by the Inspectional Services Department, a gap in the project financing exists; (5) that but for the conversion of the \$116,000 loan to a grant, CEDC would be unable to complete said affordable housing development; and (6) that application of the DIP Exactions from Navy Yard Biotech Associates Limited as proposed in this amendment to the Housing Creation Plan is necessary and appropriate to the development of said affordable housing; and (7) that the Neighborhood Housing Trust voted to recommend approval of the amendment to the Boston Redevelopment Authority at its meeting on December 30, 1987; (copy of the vote attached hereto and incorporated by reference herein)

AND FURTHER
VOTED;

That the Housing Creation Plan submitted by Navy Yard Biotech and approved by the Boston Redevelopment Authority on July 16, 1987 is hereby amended to convert to a development grant the \$116,000 predevelopment loan extended to the Charlestown Economic Development Corporation;

AND FURTHER
VOTED!

That the Director be and hereby is authorized to amend the Housing Creation Agreement pursuant to the Housing Creation Regulations and such other documents as may be necessary to implement the amended Housing creation Proposal and ensure the successful development of the said affordable housing development, each on such terms and conditions as the Director may deem necessary and/or appropriate to the successful implementation of said development.

The aforementioned Anencinent to the Housing Creation Proposal; Submitted by the F.aynond Group and Approved by the Authority on July 16, 1987, is filed in the Document Book of the Authority as Document I!o. 5003.

At this point, the Chairman commended the Authority staff and the Mayor's Office for for their team work in the above-mentioned Housing Creation Proposals.

The Chairman declared a short recess.

The meeting re-convened at 3:30 P.M.

The Chairman asked Mr. Coyle to submit a status report to the Board on Lowell Square at the February 11, 1988, meeting.

The Director informed the Board that five proposals were submitted, and the Authority has narrowed the choice to Old West End CDC-HDC and the Archdiocese of Boston. Both these teams have a strong commitment to affordable housing.

The Chairman explained that one of the reasons he has asked for a status report is that he received a letter from a new group of Charles River tenants who suggested that this site was inappropriate for housing because it would block their views, and they asked to participate in the planning process.

Director informed the Chairman that the staff has presented all the proposals to this group; that we certainly welcome their comments, but that our plans will continue to include affordable housing on the site, and not change because of abutters' opposition; that the Authority does not support commercial development OB the -site.

The Director also informed the Authority that he would be submitting a request for tentative designation of the selected team in the early part of March.

Copies of a memorandum dated January 28, 1988, were distributed re: 17 Maverick Square, East Boston, Z-11022, attached to which were copies of three maps, and a proposed vote.

Mr. Dominic Valente, architect, 571 Main Street, Medford, addressed the Board and answered the Members' questions.

The Chairman recognized Ms. Carly Donahue, 27 Maverick Square, East Boston, who said that neither she, nor any person who lives in the building at 27 Maverick Square, was notified of the meeting, even though it is normal procedure to notify abutters,

Mr. Antonio J. Torres, BRA Senior Planner, informed the Board that notices were sent out on January 21, 1988.

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

VOTED: To recommend deferral until such time as the developer has an opportunity to meet with community groups to work out differences before the Board of Appeal hearing.

Copies of a memorandum dated January 28, 1988, were distributed re: 24-32 Farnsworth Street, South Boston, Board of Appeal Case Z-10873, attached to which were copies or a map indicating the location of the area; Description of 24 Farnsworth Street; Letter from District Councillor James M. Kelly in support of the variances; letter from Robert N. Kenney, General Manager of Boston Wharf Co., in favor of the conversion; letter from Paul B. Warren, President of Dockside Management Board, who believes the construction is in the best interests of a large majority of Dockside residents; Technical Memorandum from Abend Associates to the Barkan Companies, and a proposed vote.

Mr. Michael Lerner of The Barkan Companies addressed the Board.

Mr. Flaherty is concerned with the traffic congestion in South Boston, and it is the biggest concern of the community.

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

VOTED: To recommend deferral until such time as the developer has had an opportunity to meet with community groups and the CAC. Every effort should be made to convene the groups prior to the Board of Appeal hearing.

Copies of a memorandum dated January 28, 1988, were distributed re: Final Designation of Redeveloper of Re-Use Parcel L-22, Bounded by Washington Street, St. James Street and St. James Place, Washington Park Project, Mass. R-24, attached to which were copies of a map indicating the location of the area, and a Resolution.

Mr. Muhammad Abdus-Sabar, Deputy Director, informed the Board that the parking problems have been resolved.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF ST. JAMES ESTATE DEVELOPMENT CORPORATION AS REDEVELOPER; APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL L-22, WASHINGTON PARK PROJECT, MASS. R-24," 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. 5004.

At this point in the meeting, the Chairman asked Attorney Kevin Morrison to give the Board a status report on Westminster Willard 121A Project.

Mr. Morrison informed the Board that the buyer and seller are in the housing court at the present time.

The status report distributed by Attorney Morrison in connection with the Westminster-Willard 121A Project is being made part of the record.

Mr. Flaherty left the meeting.

The Chairman asked about code violations. Mr. Morrison replied that the status is uncertain at this time.

At this point, the Chairman recognized Mr. Anthony Lycurgus, Chairman of the Westminster/Willard Tenant Organization, Inc., who distributed a two-page flyer outlining the issues his organization want resolved.

Mr. Flaherty returned.

The Chairman suggested an objective party evaluate the present situation--either Attorney Vincent McCarthy, the independent fact-finder previously appointed by the Mayor, who could prepare a follow-up or supplemental report which would concentrate on the present status of the relationship of the seller and buyer to determine whether the sale of the project will close--or the staff should arrange meetings as soon as possible with the respective counsel for the buyer and seller and the second mortgagee, L&M Realty Trust, to determine the status.

Copies of a memorandum dated January 28, 1988, were distributed re: Establishment of Fair Reuse Value for Disposition Parcel L-22, Certificate No. 21, Washington Park Project, Mass. R-24, attached to which were copies of Appraisals and a map indicating the location of the parcel.

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

VOTED: To withdraw the request to certify the fair reuse value of Parcel L-22.

Copies of a memorandum dated January 28, 1988, were distributed re: Boston Housing Partnership II, Granite Properties Revision to Housing Creation Agreement, which included two proposed votes.

Mr. William Whitman of staff, and Ms. Esther Schorholtz, Deputy Director of Neighborhood Development, addressed the Board and answered the Members' questions.

un motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority
(the "Authority") finds: (1) that the
proposed amended use of linkage funds from
125 High Street Limited Partnership ("125
High Street LP") for the Boston Housing
partnership's Granite Properties Project
("BHP II Project"), presented at this
meeting, is consistent with the intent
of the Authority's vote of July 16, 1987,
which approved the 125 High Street LP Housing
Creation Proposal (the "125 High Street
Housing Creation Proposal"); and (2) the
proposed amended use of linkage funds is
necessary to maintain the nine hundred
thirty-eight (938) units of housing for
low-and moderate-income households in the
BHP II Project; and therefore, the 125
High Street Housing Creation Proposal and
the vote of July 16, 1987, approving the
same, are hereby amended to include and/or
allow the use of linkage funds to indemnify
the Massachusetts Housing Finance Agency
("MHFA") for any costs associated with
its sale of bonds to finance the BHP II
Project, if the BHP II Project does not
proceed;

AND
FURTHER
VOTED:

That the Director be and hereby is authorized to designate the Public Facilities Commission of the City of Boston, acting by and through its Director, to prepare and execute all documents, including but not limited to, a Housing Creation Agreement or other like agreement, as may be necessary to implement the 125 High street Housing Creation Proposal for the BHP II Project, as approved and amended at this meeting, to ensure the successful development of said project on such terms and conditions as the Director of the Public Facilities Commission may deem necessary and/or appropriate, acting in place of the Authority and to thereby exercise all powers of the Authority as set forth in the Housing Creation Regulations, as amended, duly adopted by the Authority pursuant to Articles 26 and 26A of the Boston Zoning Code.

The Chairman declared a short recess at 4:45 P.M.

The meeting re-convened at 4:50 P.M.

Copies of a memorandum dated January 28, 1988, were distributed re: Parcel to Parcel 11: Short List/Challenge Track, which included a proposed vote.

The Chairman recognized Mr. Charles Grigsby, 29 Worcester Street, South End, who said he would welcome the opportunity to develop a partnership.

Mr. Arthur Stavros, 46 Bradley Hill Road, Hingham, representing Pavilion, addressed the Board.

The Chairman recognized Mr. Arthur Howe, President of the South End Historical, who is disturbed by the selection process.

Ms. Pamela McDermott, Milton Avenue, Dorchester, who is a partner in South Park, informed the Board that they have worked with the neighborhoods and are committed to returning to the neighborhoods as a joint team.

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

VOTED: To amend the proposed vote regarding Parcel-to-Parcel 11: Short List/Challenge Track to read as follows:

"Members of both teams should meet with the South End Community Groups and the Park Plaza CAC prior to submitting their proposals to the Board."

On motion duly made and seconded, it was unanimously

VOTED: By this motion, the Board votes to "short list" the Parcel-to-Parcel Linkage 11 development competition to two teams: The South Park Partnership and Pavilion Limited Partnership. These teams are invited to submit within sixty days a proposal for the Parcel-to-Parcel Linkage 11 development competition that is satisfactory to the Authority and which addresses the following terms and conditions:

- o The combined projects will produce no fewer than 225 units, including off-site units, and not less than 35% of the units will be affordable.
- o Both teams will share in the profits, and will have equity interest and an active role in the development process at Park Square,
- o The Downtown Project will fund the South End development cost gap, and will contribute an endowment to help fund the operating costs of the transitional program.

- o The transitional housing service program and daycare services will be developed with the advice and consultation of the Transitional Housing Advisory Board appointed by Mayor Flynn, and the Authority.
- o That 25-unit off-site inclusionary requirement at Park Square will be contributed to a project in the South End Neighborhood Housing initiative.
- o Space for cultural uses will be incorporated in the Park Square site, as proposed by the South Park Partnership.
- o Women and Minority Contractors will be employed at both the South End and Park Square sites which have combined total development costs of roughly \$93 Million.
- o The design and development programs for each site will be in conformity with the design and development guidelines included in the Request for Proposals.
- o Both communities must remain actively involved in the on-going review of the projects, including the design of both projects.
- o Members of both teams should meet with the South End Community Groups and the Park Plaza CAC prior to submitting their proposals to the Board.

Copies of a memorandum dated January 28, 1988, were distributed re: Request Authorization to Advertise Requests for Proposals for Southwest Corridor Parcels in Cleary Square, Hyde Park, attached to which were copies of the advertisement, inter-office memorandum from Philip Zeigler to Ricardo Millett in connection with Board Authorization Request, and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to advertise a Request for
Proposals for the site owned by the Authority
situated at 11-21 Business Street in the
Cleary Square area of Hyde Park.

Copies of a memorandum dated January 28, 1988,
were distributed re: A Grant to the Boston Society
of Architects' Vision Project-A National Design
Competition, which included a proposed vote.

This matter had been Taken Under Advisement on
December 17, 1987.

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

VOTED: To amend the vote as follows:

\$50,000 grant in fiscal year 1988, and
\$50,000 grant in fiscal year 1989.

On motion duly made and seconded, it was unanimously
VOTED: That the Director is hereby authorized
to enter into a contract with the Boston
Society of Architects, in an amount not
to exceed \$50,000 grant in fiscal year
1988, and \$50,000 grant in fiscal year
1989; and that he is authorized to approve
a detailed contractual agreement itemizing
the expenditure of these funds for the
purposes of providing seed money for the
Boston Visions National Design Competition.

Copies of a memorandum dated January 28, 1988, were distributed re: Final Designation of Redeveloper, Parcel R-23-B, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of a letter of January 20, 1988, from William D. McCarthy to Brian and Mary Hickey; letter of June 18, 1987, from Patrick A. Parenteau and Marsha A. Fruin to the Authority, with petition signed by Belmont Street abutters in favor of designating Brian Hickey; seven maps, and a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF BRIAN RICKEY AS REDEVELOPER, PARCEL R-23-B, CHARLESTOWN URBAN RENEWAL AREA, 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. 5005.

Copies of a memorandum dated January 28, 1988, were distributed re: Demolition and Site Clearance Contract #2, Napoli Wrecking Co., Inc. Change Order No. 1, All Urban Renewal Areas, which included a proposed vote.

Mr. Paul Reavis, Assistant Director, informed the Board that the reason the Change Order amount is so high is because the building is wooden.

On motion duly made and seconded, it was unanimously VOTED: That Change Order No. 1 to Demolition and Site Clearance Contract No. 2 to Napoli Wrecking Co., Inc, in the amount of \$68,000 be approved. The Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order.

Copies of a memorandum dated January 28, 1988, were distributed re: Landscape Design Services Contract, Brown and Rowe, Inc., Amendment No. 3--Increase in Contract Amount--Scope of Services and Time for Performance, Charlestown Navy Yard, 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 between the Authority and Brown and Rowe, Inc., dated May 31, 1985, in the Charlestown Navy Yard Project Area, increasing the contract amount from \$183,200.00 to \$243,930.00, and extending . . . the contract time to December 30, 1988.

Copies of several memoranda dated January 28, 1988, were distributed re: Board of Appeal Referrals.

Mr. Joseph Walling, Zoning Officer, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously VOTED: To withdraw Z-11Q41, Mark & Kathleen Domaszewicz, Charlestown, pending a poll of the Members.

On motion duly made and seconded, it was unanimously

VOTED: To approve the staff recommendations as amended:

Z-10734, Z-10778-10779, Z-10852, Z-10913,
Z-10919, Z-10941, Z-10974, Z-10976-10977,
Z-11012, Z-11014, Z-11017, Z-11018, Z-11020,
Z-11023, Z-11024, Z-11025, Z-11026, Z-11027,
Z-11028, Z-11029, Z-11030, Z-11031,
Z-11032-Z-11038, Z-11039, Z-11042, Z-11044,
Z-11046, Z-11057, Z-11060, Z-11071, Z-11083,
Z-11084, Z-11097, Z-11099, Z-11101, Z-11104,
Z-11105, Z-11106, Z-11114, Z-11117, Z-11140,
Z-11174, Z-11196, Z-11253 and Z-11068.

The aforementioned Board of Appeal Referrals are tiled in the Document Book of the Authority as Document No. 5006.

Copies of a memorandum dated January 28, 1988, were distributed re: Management and Budget.

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:

Brown & Rowe	:? 9,924.93
Fay, Spofford & Thorndike, Inc.	26,207.24
Fleming Bros., Inc.	24,047.50
Green Intl. Affiliates, Inc.	11,208.96
Grimes Oil Co., Inc.	4,948.80
Hertz Penske Truck Leasing, Inc.	1,572.24
Melvin F. Levine & Assoc., Inc.	2,268.00
Northeast Security, Inc.	34,343.04
Universal Engr. Corp.	8,715.64
Universal Engr. Corp.	3,657.64
John Mahoney Const. Co., Inc. Boston Resident 177o/Minority 19.8%/Female 1.8%	224,081.25
John Mahoney Const. Co. Boston Resident 27.5%/ Minority 29.2%/Female 8.0%	310,319.35
Fordham & Starrett	128,673.33
CEMaguire, Inc.	22,600.70
David Dixon, AIA Architect	3,330.00
D. Clancy & Sons Boston Resident 100%/Minority 30.9%/Female 1.3%.	1,951.95
Herman and Lees Associates	1,710.00
Mario Susi & Son, Inc. Boston Resident 64.3%/Minority 51.6%/Female 0%	270,559.50
Carol Johnson & Assoc., Inc.	475.00
National Center of Afro- American Artists	21,048.00
The Adaptive Environments Center, Inc.	1,620.00

Mr. Joseph Noonan, Assistant Director, addressed the Board re Combined Financial Statements for the Year Ended June 30, 1987, from Coopers & Lybrand. If the Board Members have any questions concerning the audit, Coopers & Lybrand will report to the Board.

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

VOTED: To accept the Coopers & Lybrand Combined Financial Statements as submitted.

The aforementioned Combined Financial Statements for the Year Ended June 30, 1987, from Coopers & Lybrand are filed in the Document Book of the Authority as Document No. 5007.

Copies of several memoranda dated January 28, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

Un motion duly made and seconded, it was unanimously

VOTED: To approve Amendment No. 3 to the Professional Services Contract with Jonathan Layzer, extending the contract time by six months, increasing contract amount by \$12,330 and increasing the hourly rate to \$13.55.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Lawrence Kennedy to do "A History of Zoning and Land Use Patterns in Boston." Terms of the contract are six months, maximum 35 hours per week at \$22.90 per hour; total amount of the contract is \$20,800.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To authorize Peter Dreier to travel to Austin,
Texas, February 3-5, 1988, to attend the
National Housing Forum.

PERSONNEL MEMORANDUM #4

Mt. Joseph Noonan, Assistant Director, introduced Ms.
Bernice McLennan, Acting Director, who addressed the Board
on the Payroll Deductible Life Insurance.

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize a non-exclusive
program whereby life insurance is offered
to employees and their dependents at a group
rate on a payroll deductible, employee-pay-
all system with Metropolitan Life Insurance
Company, in addition to the program now offered
by the Group Insurance Commission.

un motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will
be held on February 11, 1988, at 2:00 P.M.

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

The meeting adjourned at 5:35 P.M.


Assistant Secretary