

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 11, 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
Joseph J. Walsh
Clarence J. Jones
Michael F. Donlan

Absent
James K. Flaherty

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 2:00 P.M. on February 11, 1988, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Mary E. Mealey

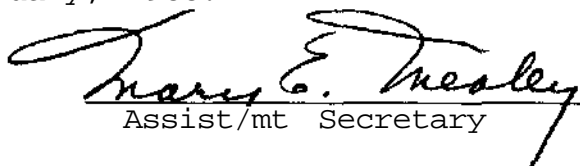
Title Assistant Secretary

February 5, 1988

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Mary E. Mealey, the duly appointed, qualified, and acting Assistant Secretary of the Boston Redevelopment Authority, do hereby certify that on February 5, 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 11th day of February, 1988.


Assist/mt Secretary

Messrs. Coyle and Simonian attended the meeting which was convened at 2:35 P.M.

The Minutes of the Meeting of January 28, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Minutes as read.

The Chairman recognized Councillor James Kelly, who appeared in favor of the final designation of Hub Building Realty Trust as redeveloper of Reuse Parcels SE-58, SE-117 and SE-118.

Councillor Michael McCormack appeared in favor of the Development Impact Project Plan for the Northeastern University Learning Resource Center.

Councillor Thomas Menino also appeared in favor of tentative designation of Urban Access, Inc., redeveloper of Parcels SWC-3A, 3B, 3C and 3D, Roslindale.

Copies of a memorandum dated February 11, 1988, were distributed re: Public Hearing on Proposed Zoning Text Amendment Creating a New Light Manufacturing District, attached to which were copies of the Business and Industrial Growth; Project Summary of Newmarket Industrial District, Project Summary by EDIC/Boston, and Text Amendment Application, Boston Redevelopment Authority, Light Manufacturing District.

Ms. Linda Bourque, Assistant Director, addressed the Board, as did Ms. Marilyn Swartz Lloyd, Director of EDIC.

The following appeared in support of the Zoning Text Amendment:

Mr. Charles Dolan, Member of the Ft. Pt. Business Owners' and Tenants' Association. He informed the Board that this is a newly formed group who want city agencies to be aware of their concerns; e.g., a limit placed on warehousing which would be a disadvantage to them. Also, in the event of future expansion, and to offset overhead costs, they would like to know they could rent space to other concerns.

Mr. Kevin Corey, Avon Home Fashions, Jamaica Plain.

Ms. Robin Peach, 176 Commonwealth Avenue, Boston, works in the Ft. Point Channel area, who spoke for the artists who live and work in the area.

Letter of February 11, 1988, addressed to Chairman Farrell, from Warren Pepicelli, Skirt and Dressmakers' Union, ILGWU, AFL/CIO.

An attorney representing a medical records storage company appeared in opposition. He informed the Authority that it is a sizable operation employing numerous people from the community.

Both the Chairman and Director are in accord that this text amendment allowing for the creation of light manufacturing should be fine-tuned before presentation to the Board at a later date.

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

VOTED: To take the matter under advisement.

Copies of a memorandum dated February 11, 1988, were distributed re: Clippership Wharf Proposed Development Plan and Cooperation Agreement, attached to which were copies of six votes; a map indicating the location of the area; Development Plan for Planned Development Area No. 30, Clippership Wharf, East Boston, including Exhibits "A," Legal Description of the Site; "B," Project Plans; "C," List of Required Zoning Exceptions; "D," Method of Calculating the Project's Floor Area Ratio and Cooperation Agreement for Planned Development Area No. 30.

Ms. Linda Bourque and Ms. Pamela Wessling of staff addressed the Board and answered the Members' questions.

Attorney Lawrence S. DiCara, Three Center Plaza, with residential address, 311 Ashmont Street, Dorchester, representing the developer, Clippership Wharf Limited Partnership, brought the Board up to date on the progress of the development.

The following East Boston residents appeared in favor of the development:

Mr. Jack Scalcione, 36 Frankfurt Street,
EBPZAC;

Mr. Fred Stefano, 75 St. Andrew Road;

Mr. Warren Cutlip, 146 Princeton Street,
read prepared statement from Rep. Emanuel
Serra;

Ms. Ellie Serafini of the Outreach Program;

Ms. Alice Christopher, 972 Bennington Street;

Mr. John Paciello, East Boston, employed
by Hines and Smart Lobster Company;

Ms. Florence Ginepra, Heritage Apts,

Letter of support received from John A.
Nucci, President of the Boston School
Committee; Fr. Bernard McLaughlin, Pastor
of the Holy Redeemer Parish;

Letter from Boston City Councillor Robert
E. Travaglini.

Hines and Smart Lobster Company have some concerns regarding truck access and maneuverability; getting the lobsters from local lobstermen; what the zoning constraints will be; what will happen to retail establishments in Maverick Square. Would they be replaced by new outlets? They are also concerned with footage and affordability of a new facility.

Letter of February 10, 1988, received by the Chairman from Lorraine Downey, Chair of the Harborpark Advisory Committee, who supports the plan for the site. However, important issues as outlined above regarding relocation of Hines and Smart require attention.

Attorney DiCara informed the Board that Mr. Saxe, principal of Clippership, said that discussions are ongoing and the concerns of Hines and Smart will be resolved amicably.

Mr. Scalcione is satisfied that the traffic plan submitted by the developer addresses the traffic problems.

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

VOTED: That in connection with the Development Plan for Planned Development Area No. 30 presented at a Public Hearing duly held at the office of the Authority on Thursday, February 11, 1988, and after consideration of evidence presented at the hearing, the Boston Redevelopment Authority finds that:

(1) said Plan conforms to the General Plan for the City as a whole; (2) and that nothing in said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation as set forth in the Boston Zoning Code as amended; and further

VOTED: That the form and substance of the Development Plan and the procedures employed in reviewing approving the Development Plan conform with and satisfy all applicable requirements of the Boston Zoning Code and the Enabling Act; and further

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for Planning Development Area No. 30. Said Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 30, Clippership Wharf/East Boston, Massachusetts," dated February 11, 1988, and a series of drawings listed in the Plan; said documents and drawings shall be on file in the office of the Assistant Director for Neighborhood Planning and Zoning of the Authority; and further

VOTED: The Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area Subdistrict designation for the parcel of land which is the subject of the Development Plan •»for Planned Development Area No. 30. The Director is further authorized to execute the Cooperation Agreement between Clippership Wharf Limited Partnership and the Boston Redevelopment Authority substantially in the form attached hereto, except for such changes which the Director determines necessary or desirable, the Director's execution thereof to evidence conclusively the making of such determinations, and that the same have been authorized hereby, and to execute a Transportation Access Plan Agreement, an Affordable Housing Agreement, any other documents required by the Cooperation Agreement, all in a form and subject to such terms and conditions satisfactory to the Director of the Authority. Said documents shall be on file in the office of the Authority; and further

VOTED: That the Authority authorizes the Director to certify in the name and on behalf of the Authority, that plans submitted to the Commissioner of the City of Boston Inspectional Services Department are consistent with the Authority-approved Development Plan for Planned Development Area No. 30; and further

VOTED: That in reference to petitions to be brought before the Board of Appeal by the Clippership Wharf Limited Partnership for exceptions as listed in the Development Plan for Planned Development Area No. 30, Clippership Wharf/East Boston, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval of such exceptions provided that the Zoning Commission will have adopted a map amendment designating the land as a Planned Development Area; that the final plans be submitted to the Authority for development review approval; and that such final plans incorporate mitigation measures deemed necessary and approved by the Director of ^ the Authority to minimize any adverse environmental impacts. The Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity and are consistent with the Development Plan.

The aforementioned Development Plan for Planned Development Area No. 30 is filed in the Document Book of the Authority as Document No. 5008.

Mr. Walsh left the meeting.

Copies of a memorandum dated February 11, 1988, were distributed re: Northeastern University Learning Resource Center, attached to which were copies of a Fact Sheet; three maps indicating the location of the area; Development Impact Project Plan for Northeastern University Learning Resource Center; Exhibit "A," Description of Project Site; Exhibit "B," List of Plans; Development Impact Project Agreement Including Provisions for the Jobs Contribution Grant for Northeastern University Learning Center; Boston Residents Construction Employment Plan for Northeastern University Learning Resource Center; Quarterly Work Force Projection Table; Residency Verification Form; Work Force Request Documentation, and four proposed votes.

Councillor Michael McCormack appeared in support of the Learning Resource Center at Northeastern University.

Mr. William Whitney, Acting Assistant Director, addressed the Board and answered the Members' questions.

Attorney David B. Rodgers, Palmer and Dodge, representing Northeastern, also addressed the Board. In reply to a question by the Chairman, Attorney Rodgers assured the Authority that the Learning Resource Center is consistent with the Northeastern Master Plan.

Mr. Edward Burke, Mayor's Office, appeared in support of this project.

Mr. Walsh returned to the meeting.

On motion duly made and seconded, it was unanimously
VOTED: That in connection with the Development Impact
Project Plan for The Northeastern University
Learning Resource Center Project, located
in the Fenway area of Boston, presented at
a public hearing duly held before the Boston
Redevelopment Authority on February 11, 1988,
and after consideration of the evidence
presented at that hearing, the Boston
Redevelopment Authority finds that said Plan:
(1) conforms to the general plan for the
City of Boston as a whole; (2) contains nothing
that will be injurious to the neighborhood
or otherwise detrimental to the public welfare;
and (3) does adequately and sufficiently
satisfy all other criteria and specifications
for a Development Impact Project Plan as
set forth in Articles 26A and 26B of the
Boston Zoning Code as amended; and further

VOTED; That pursuant to the provisions of Articles
26A and 26B of the Boston Zoning Code as
amended, the Boston Redevelopment Authority
hereby approves the Development Impact Project
Plan for the Northeastern University Learning
Center. Said Development Plan is embodied
in a written document entitled "Development
Impact Project Plan for Northeastern University
Learning Resource Center," dated February
11, 1988, and in a series of schematic drawings
listed as Exhibit B in said document; said
document and plans shall be on file in the
office of the Assistant Director for
Neighborhood Planning and Zoning of the
Authority; and further

VOTED: That the Authority hereby authorizes the
Director to execute, in the name and on behalf

of the Authority, a Development Impact Project Agreement, in substantially the form attached hereto, and other necessary agreements with Northeastern University, and to certify in the name of the Authority that plans submitted to the Inspectional Services Commissioner in connection with said project are in conformity with said Development Impact Project Plan and that the developer has entered into an Agreement with the Authority to be responsible for the Housing Contribution and a Jobs Contribution Grant, and further

VOTED: That in reference to petition Z-9963, Northeastern University, 376 Huntington Avenue, for four conditional use permits and two variances as referenced in the Development Impact Project Plan for the Northeastern University Learning Resource Center, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval, provided that final plans indicating landscaping are submitted to the Authority to ensure that they are consistent with plans previously approved by the Authority and with the Development Impact Project Plan, and provided that Northeastern make a commitment to undertake immediately the preparation, in concert with the City Transportation Department and the BRA, of a campus access plan as part of the master plan review process and participate along with other area institutions and the City in an areawide traffic study providing appropriate matching funding.

The aforementioned Development Impact Project Plan, Development Impact Project Agreement and Boston Residents' Construction Plan are filed in the Document Book of the Authority as Document No. 5009.

At this point, the Chairman declared a short recess.

The meeting re-convened at 4:40 P.M.

Copies of a memorandum dated February 11, 1988, were distributed re: Status Report on Transfer Westminster-Willatd 121A Project.

The Chairman recognized District Councillor Bruce Boiling who asked that the Board approve the recommendations of the Director.

The Chairman informed the Director that the Authority would not act on the request authorizing conversion to cooperatives or feasibility of placing the property in receivership as he has serious reservations regarding 121A receiverships. He also questioned by what authority this Authority could take the property by eminent domain.

Chairman asked if there were building code violations to which the Director replied in the affirmative. Director will report to the Board at the next meeting on the code violations.

Regarding the value of the property, the best evidence of the value of a piece of property is what it is selling for on the market. The Purchase and Sale Agreement is only a few months old which should give an indication of the property's worth.

Councillor Boiling is concerned the city will lose the 276-unit complex as affordable housing, and again asked the Board to act favorably on the recommendations of the Director.

Chairman replied that neither he nor any Board Member objects to affordable housing—they are concerned with the method of achieving this goal—as there are serious questions about the legality of these methods.

Councillor McCormack said that he shares the concern of Councillor Boiling re 121A agreements which have expired.

On motion by Mr. Walsh, seconded by Mr. Donlan, it was unanimously

VOTED: To take the matter under advisement. Mr. Donlan has asked for a more detailed report to be presented to them at the March 10, 1988, meeting.

Copies of a Status Report on Lowell Square dated February 11, 1988, were distributed.

Letter of February 8, 1988, addressed to the Board from Alan W. Pallet, Chairman of the West End/Charles River Park Neighborhood Association, made part of the record.

Director informed the Board that on March 10, 1988, he would be recommending that the Archdiocese of Boston in conjunction with the Old West End CDC be named tentative developer of the Lowell Square parcel.

On motion by Mr. Walsh, seconded by Mr. Donlan, it was unanimously

VOTED: To place the Status Report on Lowell Square on file.

Copies of a Status Report on Bioraedical Amendment in Manufacturing Districts dated February 11, 1988, were distributed.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement as a courtesy to Mr. Flaherty.

Copies of a memorandum dated February 11, 1988, were distributed re: Beth Israel Hospital, Boston, Z-11102, attached to which were copies of a map indicating the location of the area; a Fact Sheet, and a proposed vote.

Mr. William Whitney, Acting Assistant Director, Urban Design and Development Department, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-11102, Beth Israel Hospital Association, Boston, for a variance for Floor Area ratio (FAR), and a conditional use permit for an institutional use in an H-3 zone, the Boston Redevelopment Authority recommends approval with the following provisos: design review by the BRA and completion of the Master Plan and Access Plan prior to consideration of future development projects by the petitioner.

Copies of a memorandum dated February 11, 1988, were distributed re: Authorization for an Advance to the Boston Shakespeare Company Against Development Cost Budget for Retaining the Services of a Project manager in connection with the Boston Shakespeare Company's Co-Development of Parcel 6 in the Fenway Urban Renewal Area, attached to which were copies a February 10, 1988, letter from Bruce P. Rossley, Commissioner of the Office of the Arts and Humanities to Director Coyle; letter to Director Coyle from Mitchell Berenson and Tina Packer, Boston Shakespeare Company; Scope of Responsibilities of the Project Manager; Qualifications of Mark Cuddy, and a proposed vote.

Mr. Victor Karen, Senior Architect, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approves an advance of \$15,000 to the Boston Shakespeare Company to be reimbursed to the Authority from the development cost budget, in order for the Boston Shakespeare Company to retain the services of Mr. Mark Cuddy, whose scope of services as a project manager in connection with the redevelopment of Parcel 6 in the Fenway Urban Renewal Area is defined in the Boston Shakespeare Company Proposal to the Authority, dated January 28, 1988, said reimbursement terms to be outlined in an agreement with the Boston Shakespeare Company in a form approved by the Chief General Counsel, and executed by the Director.

Copies of a memorandum dated February 11, 1988, were distributed re: Midtown/Cultural District Streetscape Contract Extension, which included a proposed vote.

Mr. Homer Russell, Director of Urban Design, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend the existing contract with Benjamin Thompson and Associates to prepare a detailed District Streetscape Plan for the Midtown/Cultural District by an additional amount not to exceed \$45,000, and for an extension of time not to exceed six months.

Copies of a memorandum dated February 11, 1988, were distributed re: Dorchester Avenue IPOD, Urban Design Consultant Contract Extension, which included a proposed vote.

Mr. Homer Russell, Director of Urban Design, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend the existing consultant services contract with David Dixon, AIA Architect, to develop final urban design guidelines and zoning recommendations for an additional fee not to exceed \$50,000, and an additional time period of twelve months.

Copies of a memorandum dated February 11, 1988, were distributed re: Back Bay #Z-11182-11183, 9-11 and 15-17 Harcourt Street, attached to which were copies of a map indicating the location of the area; September 30, 1987, letter from the St. Botolph Citizens¹ Committee, Inc., to Chairman Richard Dennis of the Board of Appeal, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In response to Petition Z-11182-11183, N&M Trust VIII, 9-11 and 15-17 Harcourt Street, Back Bay, for six zoning variances in an H-2-45 (apartment) zoning district to build 17 units, 5,000 square feet of retail space and 25 parking spaces in the basement garage^ the six zoning variances are: (1) Forbidden Use; (2) Conditional Use; (3) FAR; (4) Building Height; (5) Rear Yard, and (6) Off-Street Parking Facilities in an H-2-45 district, the BRA recommends approval with the following provisos: that plans be submitted to the Authority for design review-7 approval; and subject to an Affordable Housing Agreement.

Copies of a memorandum dated February 11, 1988, were distributed re: 32 Garrison Street, Back Bay, Z-10917, attached to which were copies of Site Location; December 3, 1987, letter from St. Botolph Citizens' Committee, Inc. to Chairman of Board of Appeal, Richard Dennis, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In response to Petition Z-10917, 32 Garrison Realty Trust, 32 Garrison Street, Back Bay, for eleven (11) zoning variances: H-2-45 (Apartment) zoning district to build a 74-unit multi-family housing development and 74 parking spaces in the basement garage. The eleven zoning variances are: (1) FAR; (2) Building Height; (3) Open Space; (4) Front Yard; (5) Side Yard; (6) Rear Yard; (7) Setback Parapet; (8) IPOD; (9) Size of Parking Spaces; (10) Rear Yard Properties; and (11) Restricted Roof Structure District in an H-2-45 district, the BRA recommends approval with the following provisos: (1) that the proposed project receive an Adequacy Determination from the Boston Redevelopment Authority pursuant to Article 31 of the Boston Zoning Code, with such review and approval to include a Transportation Access Plan Agreement with off-street parking and submission of plans to the Boston Landmarks Commission and the Authority for design review; and (2) that the developer enter into an Affordable Housing Agreement that provides for creation of off-site affordable units; and (3) that streetscape plans be submitted to the Authority consistent with the Authority's streetscape plans for the St. Botolph Street area.

Copies of a memorandum dated February 11, 1988, were distributed re: Dudley Square Project, Permission to Award a Contract for Roofing and Flashing Work on the Dudley Square Site Office to the Low Bidder, Hartford Roofing Company, Bellingham, Massachusetts, attached to which were copies of a Bid Tabulation; Map Indicating the location of the area; Certificate of Eligibility from the Commonwealth of Massachusetts; Recent Work Credits, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Contract for Roofing and Flashing Work at the Dudley Square Site Office, 2406 Washington Street, Roxbury, be awarded to the lowest responsible and eligible bidder, the Hartford Roofing Company, in the amount of \$49,210.00, and that the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated February 11, 1988, were distributed re: Final Designation of Hub Building Realty Trust as Redeveloper for Reuse Parcels SE-58, SE-117 and SE-118, Located at 1134-40 Washington Street and 14-24 and 28-34 Fay Street, Respectively, South End Urban Renewal Area, Mass. R-56, attached to which were copies of a map indicating the location of the area; Confidential Personal Financial Statement from Boston Trade Bank on Milton and Dorothy Kamenides; Bernard and Rhoda Potischman and Joseph I. Proman; letter of December 17, 1987 from The Provident Institution for Savings to Artists Tenants of the South End, 486 Harrison Avenue; letter from Cornu Construction Company of January 12, 1988, to Zarelli-Doney Associates re 1134 Washington Street

tenant Improvement; AIA Document A101 Standard Form of Agreement Between Owner and Contractor, and copies of a Resolution.

District Councillor James Kelly appeared in support of the final designation of Hub Building Realty Trust.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF PARCELS SE-58, SE-117 and SE-118, SOUTH END URBAN RENEWAL AREA, 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.5010.

Copies of a memorandum dated February 11, 1988, were distributed re: Establishment of Fair Reuse Value for Disposition Parcels SE-58, SE-117, SE-118, Certificate No. 71, South End Urban Renewal Project, Mass. R-56, attached to which were copies of the location of the area and a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL SE-58, SE-117 and SE-118, SOUTH END URBAN RENEWAL PROJECT, 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. 5011.

Copies of a memorandum dated February 11, 1988, were distributed re: Final Designation of Redeveloper of Reuse Parcel SE-53/116 Tremont Street, South End Urban Renewal Area, Mass. R-56, attached to which were copies of a map indicating the location of the area; January 27, 1988, letter from Newworld Bank to Angel Medina; Incomplete Loan form; Construction Release Schedule; April 23, 1986 letter to Mr. Ricardo Millett from M. Rita Gallo; April 30, 1986, letter to Ms, Maria Faria from the Ellis Neighborhood Association, Inc.; AIA Document A107, Abbreviated Form of Agreement Between Owner and Contractor, 1987 Edition; Work Description, 611 Tremont Street, and a Resolution.

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-53, SOUTH END PROJECT, 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.5012.

Copies of a memorandum dated February 11, 1988, were distributed re: Request Authorization to Revise the Plans for Parcel SE-73, Located at 772-776 Tremont Street, and 176-178 West Springfield Street, South End Urban Renewal Area, Mass. R-56, 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 on behalf of the Authority to execute any and all documents, agreements or instruments necessary to approve the revised plans and amend the Land Disposition Agreement for Parcel SE-73 in the South End Urban Renewal Area, said documents to include the Authority's usual covenants contained in the Authority's standard Land Disposition Agreement and any clauses the Director deems in the interests of the Authority to insure a timely commencement and completion of improvements.

The aforementioned Authorization to Revise Plans for Parcel SE-73 is filed in the Document Book of the Authority as Document No. 5013.

Copies of a memorandum dated February 11, 1988, were distributed re: Minor Modification of the South End Urban Renewal Plan, Parcels RR-67, RR-82, SE-47 and SE-48, attached to which were copies of a map indicating the location of the area; Land Use and Building Requirements, and a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION," 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. 5014.

Copies of a memorandum dated February 11, 1988, were distributed re: Tentative Designation of Redeveloper, Parcels SWC 3A, 3B, 3C and 3D, License Agreement for Redeveloper, Cliffmont Street, Roslindale, Southwest Corridor, attached to which were copies of a map; five site plans; letter of December 14, 1987, to Director Coyle from District Councillor Thomas M. Menino; Statement in Support of Urban Access' Bid and Proposal; Letter of Preconstruction Purchase Commitment by Abutter; Offer to Purchase Real Estate Form with rider attached; December 9, 1987, letter from the Boston Bank of Commerce to Victor A. Jorin, Vice President of Urban Access; Redeveloper's Statement for Public Disclosure, Part One; Redeveloper's Statement of Qualifications and Financial Responsibility, Part Two; Developer's Statement of Qualifications and Financial Responsibility (Form 2); Urban Access certification, and a Resolution.

Councillor Thomas M, Menino appeared in favor of the tentative designation.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF URBAN ACCESS, INC. of 230 TOST CANTON STREET, BOSTON, MA. , DISPOSITION PARCELS SWC-3a, SWC-3b, SWC-3c and SWC-3d, IN THE ROSLINDALE SECTION OF THE CITY OF BOSTON," was introduced, read and considered.

un 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.
1015.

Copies of a memorandum dated February 11,
1988, were distributed re: Tentative Designation
of Redeveloper, Parcel R-96, 136-142 High Street,
License for Early Entry, Charlestown Urban Renewal
Area, Mass. R-55, attached to which were copies of
two maps indicating the location of the area; snapshots
of the property, and a Resolution.

Mr. James English, Assistant Director,
addressed the Board and answered the Members'
questions.

**A Resolution entitled, "RESOLUTION OF THE
BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE
DESIGNATION OF STAHLEY-COTTER DEVELOPMENT CORPORATION,
DISPOSITION PARCEL R-96, 136-142 HIGH STREET,
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.5016.

Copies of a memorandum dated February 11, 1988, were distributed re: Grant to the Developers of Parcel 4-A-1, 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 an agreement with the Bricklayers and Laborers Non-Profit Housing Corporation whereby the Authority grants to BLNHC an amount not to exceed \$6,000 to cover the verifiable cost of leveling fill and related material on Parcel 4-A in the Navy Yard.

Copies of a memorandum dated February 11, 1988, were distributed re: Downtown Waterfront Project, Mass. R-77, East India Row Park Walkway Repairs, attached to which were copies of a map indicating the location of the area, and a proposed vote.

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

VOTED: To defer this matter to the March 10, 1988, meeting, at which time Mr. Reavis will submit a proposal from our consultant, Schoenfeld Engineering Corporation.

Copies of a memorandum dated February 11, 1988, were distributed re: Fenway Project, Mass. R-115, Universal Engineering Corporation, Engineering Consulting Services, Permission to Execute Amendment No. 7, attached to which were copies of Funding Memo, Contract Approval Request, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the Authority to execute Amendment No. 7 to the Contract between the Authority and Universal Engineering Corporation dated August 10, 1984. This Amendment shall extend the contract term for an additional six (6) months but shall not change the current contract amount.

Copies of several memoranda dated February 11, 1988, were distributed re: Board of Appeal Referrals.

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

VOTED: To amend the following vote so as to read:

In reference to Petition Z-11173, Barry Hoffman, Trustee, for variance to erect addition to office, retail, and restaurant structure in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval provided that the Boylston Street Citizens' Review Committee has met and approved the proposal prior to hearing and consideration by the Board of Appeal.

On motion duly made and seconded, it was unanimously

VOTED: To amend the following vote so as to read:

In reference to Petitions Z-11073-11082, Chataqua Properties, Inc., 54-64 Wren Street, West Roxbury, the Boston Redevelopment Authority recommends deferral (unless the Members are polled prior to the March 10, 1988, meeting, at which time the developers agree to the 35 ft. height recommendation, and they receive a favorable report from the West Roxbury Neighborhood Council).

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

VOTED: To amend the following vote so as to read;

In reference to Petition Z-11141, Glair's Realty Trust, 1505 VFW Parkway, West Roxbury, to use premises for parking of 143 vehicles in a general business district (B-1), the Boston Redevelopment Authority recommends deferral to determine correct zoning code violations, and until necessary permits are granted by the Conservation Commission.

Mr. Frank O'Brien, Mayor's Office of Neighborhood Services, informed the Authority that Glair's Realty Trust had come before the Rent Control Board and that it is still in litigation, and the furor will continue until the litigation is resolved.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating to Petition Numbers as amended:

Z-10366, Z-10648, Z-10856-10858,
Z-10868, Z-10882, Z-10907, Z-10915,
Z-10917, Z-10920, Z-10921, Z-10927,
Z-10930, Z-10934, Z-10936, Z-1Q971,
Z-10979, Z-11009, Z-11011, Z-11013,
Z-11019, Z-11021, Z-11073-11082,
Z-11085, Z-11098, Z-11115, Z-11116,
Z-11118, Z-11119, Z-11120-11121,
Z-11122, Z-11123, Z-11124, Z-11125.
Z-11127, Z-11128, Z-11129, Z-11133,
Z-11134, Z-11137, Z-11138, Z-11141,
Z-11143, Z-11144, Z-11146, Z-11147,
Z-11148, Z-11149, Z-11150, Z-11151.
Z-11153-11162, Z-11164, Z-11165,
Z-11166, Z-11167, Z-11168, Z-11169,
Z-11170, Z-11171, Z-11172-11184,
Z-11173, Z-11178, Z-11181, Z-11187,
Z-11190, Z-11191, Z-11192, Z-11193,
Z-11194-11195, Z-11197-11198, Z-11200,
Z-11227, Z-11228, Z-11230, Z-11231,
Z-11232, Z-11236, Z-11237, Z-11238,
Z-11239, Z-11195, Z-11240, Z-11241,
Z-11242, Z-11243, Z-11245, Z-11246,
Z-11248, Z-11251, Z-11252, Z-11254
and Z-11100,

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 5017.

Copies of a memorandum dated February 11, 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 payment of the following bills:

D. Clancy & Sons Co.	\$ 3,941.49
Resident 1001; Minority 30.9%	
Female 1.3%	
Prof. Phillip Clay	2,700.00
Coopers & Lybrand	20,000.00
Leslie Larson	5,000.00
John Mahoney Const. Co., Inc.	16,022.70
Resident 37.1%; Minority 41.8%;	
Female 8.8%	
Edwards & Kelcey, Inc.	18,770.31
HMM Associates	216.22
Northeast Security, Inc.	17,725.44
Frank B. Rogers	1,800.00
Richard W. Partridge	4,000.00
Hubert J. Kelley	3,000.00
Bernard Frieden	2,000.00
Fleming Bros., Inc.	9,450.00
Resident 56.8%; Minority 19.0%;	
Female-Waiver	
National Center of Afro-American Artists	29,551.00
Paul McGowan	4,000.00
New England Chain Link Fence Co., Inc.	4,239.00
Resident 73.7%; Minority 27.3%;	
Female 1.8%	

Copies of several memoranda dated February 11, 1988, re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: TO accept the resignations of the following:
Clark Broida, effective January 29, 1988;
Sheila Gray, effective February 15, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend our consultant services contract with Regional Economic Models, Inc., George Treyz, President, for upgrading, updating, and improving our econometric projection model of Boston and the Metro area, for calendar 1988, at a cost of \$11,200, payable quarterly, on certification of performance.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract with Brannigan-Lorelli Associates by providing for a \$10,000 increase to contract upset price and an extension of one year to contract performance time.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was
unanimously

VOTED: That the Director be authorized to amend
the personal services contract with Bart
J. Mitchell, by extending the contract
time six months and increasing the contract
amount by \$22,000 at an hourly rate of
\$21.15.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was
unanimously

VOTED: To place the Boston Redevelopment Authority
Affirmative Action Plan on file.

The Chairman polled the Members to enter Executive
Session for the purpose of considering a litigation matter.

On roll call, the following voted "Aye": Messrs.
Farrell, Walsh, Jones and Donlan; and the following
answered "Nay": None.

The Members entered into Executive Session at 6:35
P.M.

The Members came out of Executive Session at 6:50
P.M. and resumed the Regular session.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will be held
on March 10, 1988, at 2:00 P.M.

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

The meeting adjourned at 6:55 P.M.


Secretary