

MINUTES OF THE REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 10, 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 tx\*o o'clock.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Robert L. Farrell	None
Joseph J. Walsh	
James K. Flaherty	
Clarence Jones	
Michael F. Donlan	

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 trwo o'clock March 16, 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\_\_\_\_\_

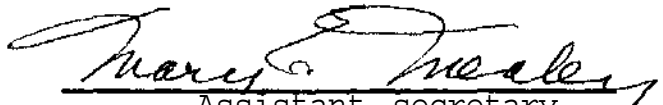
Title: Assistant Secretary\_\_\_\_\_

March 4, 1988

I, Mary E. Mealey, the duly appointed, qualified and acting Assistant Secretary of the Boston Redevelopment Authority, do hereby certify that on March 4, 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 tenth day of March, 1988.

LS

  
Assistant secretary

Messrs. Coyle and Simonian attended the meeting which was convened at 2:30 P.M.

The Minutes of the meeting of February 11, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: To approve the Minutes as read.

Copies of a memorandum dated March 10, 1988, were distributed re: Developers' Presentations of Proposals to Redevelop the Custom House to the Authority Board and the Director, attached to which were copies of a List of Developer Teams, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Authority hereby schedules a meeting for developers to present their Custom House proposals to the Board and the Director on March 16, 1988, at 2:00 P.M. in the Board Room.

Copies of a memorandum dated March 10, 1988, were distributed re: Public Hearing for the East Boston Interim Planning Overlay District, attached to which were copies of Text Amendment Application, Boston Redevelopment Authority, East Boston Interim Planning Overlay District (stamped DRAFT for Discussion Purposes Only,) and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary is authorized to schedule a public hearing before the Authority concerning zoning text and map amendments that would establish and map the East Boston Interim Planning Overlay District on March 24, 1988, at 2:00 P.M. in the Board Room of the Authority.

Copies of a memorandum dated March 10» 1988, were distributed re: Authorization to Advertise a Public Hearing on Tentative Designation of Lewis Wharf Joint Venture as Developers of Lewis Wharf Disposition Parcel B-3 (A), Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77<sub>f</sub> which included 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 Thursday, March 24, 1988, at 2:30 P.M. in the Board Room of the Authority on the request by Lewis Wharf Joint Venture for tentative designation to develop disposition parcel B-3 (A) at Lewis Wharf in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77.

Copies of a memorandum dated March 10, 1988, were distributed re: Recommending to the City of Boston and the Massachusetts Bay Transportation Authority the Tentative Designation of Columbia Plaza Associates and Metropolitan Structures in a Joint Venture Partnership to Develop Kingston-Bedford and Parcel 18 Sites, which included a proposed Resolution.

Mr. Ricardo Millett, Assistant Director, addressed the Board and introduced Mr. Ronald Homer, Member of the Management Committee of Columbia Plaza Associates, also addressed the Board and answered the Members' questions.

Mr. Harold Jensen, Lake Forest, Illinois, of Metropolitan Structures, Joint venturer, informed the Board that Metropolitan is one of the largest real estate developers with developments in Chicago, Los Angeles, Dallas and Montreal. The developments offer retail, residential, retail, parking and related uses. Metropolitan Life Insurance Company is a 507<sub>0</sub> partner in Metropolitan Structures.

Mr. Yu Sing Jung of Jung-Brannen, project architect, also addressed the Board.

The Chairman recognized Member Michael F. Donlan, who read the following statement as he had to leave the meeting for a short while and would not be present when the vote was taken:

Re: Parcel-to-Parcel Linkage Report.

"This is an important moment in history. I applaud the entry of Metropolitan Structures into the joint venture with Columbia Plaza Associates to undertake the first Parcel-to-Parcel Linkage in Boston (or anywhere).

"This Linkage Project is not just a joint venture, but a Joint enterprise by the public and private sector, bringing the best features of the public sector with the best features of the private sector.

"I'm especially proud, being the state representative on the Authority Board, that the State of Massachusetts and the City of Boston were able to work so closely and creatively together to give birth to a precedent-setting idea which will produce extraordinary dividends. These dividends will flow in financial terms to the developer-owners, in terms of community benefits to two significant minority communities, and in terms of societal appreciation among many vital communities in our City of Boston. Michael F. Donlan, BRA Vice Chairman, Sub-Committees,"

Mr. Donlan left the meeting.

The Chairman recognized Councillor Charles Yancey who appeared in support of the type of economic development being discussed today.

The following appeared in support of the tentative designation of Columbia Plaza Associates as the Minority Partner, Kingston-Bedford, Parcel 18:

Rev. Tony Bethel, 600 Shawmut Avenue, read prepared statement;

Councillor Bruce BolHpg whose concern it is

that the community benefits package will be definitive but not an impediment to retard final designation.

Ms. Carol Lee, Chinatown/South Cove Neighborhood Office, Oak Street.

Mr. John Reardon, Mayor's Office of Neighborhood Services.

Ms. Sara Flynn representing Tenants United for Public Housing.

Mr. James Guilford, Parcel 18 Task Force.

Ms. Dee Primm, Parcel 18 Task Force.

Ms. Linda Mayo-Perez, Governor's Office.

Mr. Philip Hart, Project Director, Southwest Corridor Study and Treasurer of Community Development Corporation of Boston. Prepared statement part of the record.

Mr. Henry Szeto of CCBA.

The Chairman recognized Member Clarence J. Jones who spoke as follows:

"Before moving in favor of this tentative designation, I want to thank Metropolitan Structures for their wise choice; they come to Boston with human concern. I also want to congratulate Columbia Plaza Associates for choosing Metropolitan Structures."

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION OF A DEVELOPMENT TEAM FOR THE PARCEL-to-PARCEL LINKAGE PROGRAM, Project One, KINGSTON-BEDFORD/PARCEL 18," 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. 5018.

Copies of a memorandum dated March 10, 1988, were distributed re: Status Report on the Westrainster-Willard Chapter 121A Housing Development, which contained two votes; March 2, 1988, letter from Cargill, Masterman & Culbert to Mr. Paul L. McCann of staff; March 8, 1988, letter from Bloom, Witkin & Wolfe to Director Coyle, and March 9, 1988, letter from Corwin & Corwin to Mr. Paul L. McCann of staff.

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

VOTED: To take the matter under advisement.

Copies of a memorandum dated March 10, 1988, were distributed re: 31 Fargo Street, South Boston, Board of Appeal Case 210594, attached to which were copies of a map indicating the location of the area, and a proposed vote.

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

VOTED: To place this matter at the end of the agenda.

Copies of a memorandum dated March 10, 1988, were distributed re: Tudor Place, 125-116-137 and 134-138 Tudor Street, 157 and 163 West Sixth Street, 230 E Street, South Boston, Z-11032-11038, attached to which were copies of a Locus Plan; Site Plan; Elevation; First Floor Plan; Seven Letters in support and two proposed votes.

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

VOTED: To amend the first vote by adding after  
design review approval, and that a 5%  
of the profits community benefits plan be  
approved by the Authority.

Further

Voted: To add a third vote as follows:

That the Authority hereby conditions all  
approvals for this project subject to the  
Authority's approval of the community  
benefits plan by May 30, 1988.

On motion duly made and seconded, it was unanimously

VOTED: To approve the amended votes as follows:

In reference to Petition 2-11032-11038,  
Michael A. Seidner, and James M. Bletzer,  
125, 116, 137 and 134-138 Tudor Street;  
157 and 163 West Sixth Street; 230 E Street,  
South Boston, for ten zoning variances: (1)  
lot area; (2) FAR (3) building height; (4)  
open space; (5) rear yard; (6) off-street  
parking; (7) front yard; (8) side yard;  
(9) lot width; and (10) lot frontage in an  
apartment (H-1-50) district, the  
Boston Redevelopment Authority recommends  
approval with the following provisos:  
that a Transportation Access Plan Agreement  
including off-street parking be approved by  
the Boston Transportation Department; that  
an Affordable Housing Agreement be approved  
by the Authority; that plans be submitted  
to the Authority for design review approval,  
and that 5% of the profits community benefits  
plan be approved by the Authority.

FURTHER

VOTED: That the Authority hereby Authorizes the Director to enter into an Affordable Housing Agreement with the developers of Tudor place, Michael A. Seidner and James M. Bletzer.

FURTHER

VOTED: That the Authority hereby conditions all approvals for this project subject to the Authority's approval of the community benefits plan by May 30, 1988.

Copies of a memorandum dated March 10, 1988, were distributed re: Request Authorization to Co-Sponsor a Petition to the Zoning Commission, by the Port Norfolk PZAC to extend the Port Norfolk Interim Planning Overlay District to Provide for Adequate Review of Proposed Permanent Zoning, which included a proposed vote; Text Amendment, Boston Redevelopment Authority, Waterfront Service District (WS), and two maps indicating the Port Norfolk Neighborhood Plan.

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

VOTED: That the Director, on behalf of the Authority, is authorized to co-sponsor with James W. King, Jr., Chairman of the Port Norfolk Planning and Zoning Advisory Committee, and recommend approval of the petition to the Zoning Commission to extend the Port Norfolk Interim Planning Overlay District for four months, or as extended by the Zoning Commission to provide for the Commission's deliberation, in order to protect Port Norfolk while final zoning recommendations are under review.



At this point in the meeting, Councillor Bruce Boiling submitted a letter to the Authority re Westminster-Willard which will be made part of the record.

Copies of a memorandum dated March 10, 1988, were distributed re: Letter of Credit Request from the Authority's Neighborhood Housing Fund for the Winslow Court Project, which included a proposed vote.

Mr. Ronald Fong, Project Manager, 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 enter into an agreement with OIC-Housing Development Corporation to provide a construction overrun guaranty backed by a letter of credit in an amount not to exceed \$144,500, said Letter of Credit to be for the purpose of guaranteeing payment of construction cost overruns related to the Winslow Court project in the Dudley Square neighborhood; any draws on the said Letter of Credit to be repayable to the Authority upon receipt of funding as may become available to OIC-HDC, but in no event later than one year from the date of execution of the guaranty; the repayments of amounts incurred for the issuance of, or for amounts drawn down under the Letter of Credit to be made at an interest rate equal to the city's long-term bond rate or to the Authority's cost of funds, whichever is lower; the construction overrun guaranty and the Letter of Credit to be on such other terms and conditions as the Director may deem to be necessary, appropriate, and in the best interests of the Authority; and the Director be and hereby is authorized to execute other documents with regard to the construction overrun guaranty and the Letter of Credit as he may deem to be necessary and

appropriate, and in the best interests of the Authority.

On motion duly made and seconded, it was unanimously  
VOTED: To reconsider Agenda Item #7, 31 Fargo Street,  
South Boston, Board of Appeal Case Z-10594.

Copies of a memorandum dated March 10, 1988, were distributed re: 31 Fargo Street, South Boston, Board of Appeal Case Z-10594, attached to which were copies of a map indicating the location of the area, and a proposed vote.

The Chairman recognized Attorney Thomas Finnerty, representing the petitioner, Fargo Street Partnership.

The Chairman informed Attorney Finnerty that this matter had been before the Authority Board previously, and that the Authority staff, Mr. James Flaherty and the community as a whole opposes this.

Attorney Finnerty countered that he has attended three community meetings and listened to the community; that no more than seven individuals expressed any opposition. Also, he said that most of the people in the community were unaware of its existence.

Mr. Brian Byrnes of staff informed the Board that there is much concern in the community--they fear expansion and the change in air travel routes.

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

VOTED: In reference to Petition Z-10594, Fargo Street Partnership, 31 Fargo Street, South Boston, for a conditional use permit which is necessary to change the occupancy to include heliport in an 1-2 (General Industrial) zoning district, the Boston Redevelopment Authority recommends denial. The South Boston community has raised several pertinent issues concerning public

safety regarding the site of the heliport and its close proximity to the South Boston residential neighborhood. Additionally, the Authority and the Fort Point Channel Citizen Advisory Committee are presently drafting a plan for the area that would greatly add to its density. Lastly, it is the Authority's position that airport-related uses should not expand into Boston's residential neighborhoods, and in particular, heliports should not expand within the neighborhoods unless required for medical or emergency situations.

Copies of a memorandum dated March 10, 1988, were distributed re: Requests for Approvals for Post Office Square Park, Including Selection of Park Design Finalists, Garage Design, and Preliminary Financing plan, attached to which were copies of Exhibit "A," Participants in Park Design, and three proposed votes.

Ms. Pamela Wessling of staff ; Mr. John Rattigan of Palmer & Dodge; Mr. Randall E. Yei, architect of Ellenzweig and Associates, and Mr. Andrew Boyd of Parsons, Brinckerhoff, addressed the Board and answered the Members' questions.

Mr. Flaherty left the meeting.

The Chairman asked if there would be any problem in guaranteeing roughly 900-1000 parking for commuters and shoppers on a daily basis? Attorney Rattigan responded that there will be 950 spaces allocated--100 for vans--and 850 for public access.

Mr. Flaherty returned to the meeting.

On motion duly made and seconded, it was unanimously

VOTED: To amend the third vote by adding the following:  
That not less than 850 spaces will be  
available for public use.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby approves the Park Design Review Committee's selection of three finalists in the competition to design Post Office Square Park, the three finalists being: The Halvorson Company, Inc., Carol R. Johnson & Associates, Inc., and Hanna/Olin, Ltd., and further

VOTED: That the Authority hereby approves the schematic garage design submitted by the Friends of Post Office Square, and said design embodied in a written document entitled, "Schematic Design Report," dated December, 1987, and a series of drawings listed in the Report, and further

VOTED: That the Authority hereby approves the preliminary financing plan for the Post Office Square Park and Garage, which includes the issuance of preferred stock in accordance with the terms of the financing plan, and that not less than 850 spaces will be available for public use.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

Copies of a memorandum dated March 10, 1988, were distributed re: Kingston-Bedford/pareel 18 Draft Environmental Impact Reports--Extension of Contract--which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 1 to the contract between the Authority and WCH Industries, Inc., dated July 17, 1986, for preparation of Draft Environmental Impact Reports for the

Kingston-Bedford and Parcel 18 Projects, extending the contract time to September 30, 1988, with no increase in contract amount.

Copies of a memorandum dated March 10, 1988, were distributed re: Request for Funds from the Neighborhood Housing Fund for the Infill Project and Amendment to the Land Disposition Agreement Now Governing the Infill Properties, which included two proposed votes.

Mr. William Whitman of staff addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That funds totaling Eighty Thousand, Eight Hundred Dollars (\$80,800) be committed to the Infill Project from the Neighborhood Housing Fund in a form consistent with the requirements of the Massachusetts Housing and Finance Agency's Homeownership Opportunity Program and the Boston Bank of Commerce's Construction Loan commitment.

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, and to amend the Land Disposition Agreement as the Director deems to be in the best interest of the Authority in order to insure a timely commencement and completion of the project.

The Chairman declared a short recess.

Copies of a memorandum dated March 10, 1988, were distributed re: Parcel R-3/R-3A, Washington Street, Oak Street and Marginal Road, South Cove Urban Renewal Area, which included a proposed vote.

Messrs, Millett and Fong 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 advertise for immediate development Parcel R-3/R-3A in the South Cove Urban Renewal Area, Mass. R-92.

Copies of a memorandum dated March 10, 1988, were distributed re: Roxbury Infill Housing Parcel D-8, 2000, 2010, 2014, 2018, 2020 and 2030 Columbus Avenue, Roxbury, Partial Certificate of Completion, attached to which were copies of an inter-office memorandum from Kenneth V. Keohane to Wallace B. Orpin of December 2, 1987; three maps, 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 issue a Partial Certificate of Completion to Urban Edge Housing Corporation for 34 rental units, 7 owner-occupied units and four units of office space at 2000, 2010, 2018, 2020 and 2030 Columbus Avenue, on Parcel D-8, in the Washington Park Urban Renewal Area, Mass. R-24.

Copies of a memorandum dated March 10, 1988, were distributed re: Kittredge Square Project, Mass. R-167, Certificate of Completion for Parcel 5, attached to which were copies of two maps, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a Certificate of Completion to Trenholm Turner for 17 Morley Street, Parcel 5, in the Kittredge Square Project, Mass. R-167.

Copies of a memorandum dated March 10, 1988, were distributed re: Parcel R-17F, 43-45 Park Street, Certificate of Completion, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of an inter-office memorandum dated December 3, 1987, from Kenneth V. Keohane to Wallace B. Orpin, Completion Inspection, two maps, 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 issue a Certificate of Completion to Thomas R. Howley and Allan R. Kueny for the restoration of two Federal-style townhouses located on Parcel R-77F, 43-45 Park Street in the Charlestown Urban Renewal Area, Mass. R-55.

Copies of a memorandum dated March 10, 1988, were distributed re: Tentative Designation of Redeveloper, Parcel R-36, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of a Resolution; a map indicating the location of the area; Redeveloper's Statement

for Public Disclosure, Part One; Redeveloper's Statement of Qualifications and Financial Responsibility, part Two; Disclosure Statement Concerning Beneficial Interest; Charlestown Housing Profile; Developer's Statement of Qualifications and Financial Responsibility (Form 2), and a Certification.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PETER AND ELIZABETH GOLDEN, PARCEL R-36, 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. 5019.

Copies of a memorandum dated March 10, 1988, were distributed re: Construction Contract for Long Wharf, Phase 1-A, Request Authorization to Award Contract to the John McCourt Company, Harborpark/Downtown/Waterfront Project, Mass. R-77, attached to which were copies of a Bid Tabulation, and a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: That the Long Wharf Phase 1-A Contract be awarded to John McCourt Company, the lowest, responsible and eligible bidder, in the amount of \$2,189,275.75 based upon unit bid prices and estimated quantities, and that the Executive Director be authorized to execute said contract on behalf of the Authority.



Copies of a memorandum dated March 10, 1988, were distributed re: Amendment to Memorandum of Understanding Between the Massachusetts Bay Transportation Authority and the Boston Redevelopment Authority Regarding Long Wharf, attached to which were copies of an Amendment to Memorandum of Understanding Between Massachusetts Bay Transportation Authority and Boston Redevelopment Authority Regarding Long Wharf; Exhibit "A"; letter of August 28, 1987, from James F. O'Leary, General Manager of the MBTA to Director Coyle, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute an amendment to the Memorandum of Understanding between the Authority and the Massachusetts Bay Transportation Authority in substantially the form attached herewith. Such proposed Amendment would require the MBTA to reimburse the BRA in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) for the cost of installing granite pavement and funding other miscellaneous work items as part of the Phase 1-A renovation of Long Wharf.

Copies of a memorandum dated March 10, 1988, were distributed re: Sasaki Associates, Inc. Contract, Amendment No. 8, Waterfront Project, Mass. R-77, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 8 to the Contract dated December 29, 1981, between the Authority and Sasaki Associates, Inc.; Amendment No. 8 shall increase the contract by an amount not to exceed \$126,750, and shall extend the contract term to August 1, 1988.

Copies of a memorandum dated March 10, 1988, were distributed re: Copley Square Park, Site Preparation Contract, John Mahoney Construction Co., Inc., Request Approval of Ten (10) Sub-Contractors, attached to which were copies of an inter-office memorandum from George Winston to Joseph Noonan dated January 8, 1988, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Bell Traffic Signal Co. of Hingham; L & C Flashing Barricades, Canton; Don Martin Corporation, Stoughton; Markings Inc., Pembroke; Mass. Bay Electrical of East Boston; Calhess Restoration, Dorchester; Gonzales Corp., Worcester; Moliterno Stone, Lincoln, R. I.; P. J. Pappas, Woburn and Webster Engineering Corp., Roxbury, be approved as sub-contractors to John Mahoney Construction Co., Inc., the General Contractor on the Copley Square Park Project.

Copies of a memorandum dated March 10, 1988, were distributed re: John Mahoney Construction Co., Inc., Site Preparation Contract "E," Request Approval of Three Sub-Contractors, Washington Park Project, Mass. R-24, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Mass. Bay Electric Corp., East Boston; L & C Flashing Barricades, Inc., Canton; and Markings, Inc., Pembroke, be approved as sub-contractors to John Mahoney Construction Co., Inc., on Site Preparation Contract "E," Washington Park Project, Mass. R-24.

Copies of several memoranda dated March 10, 1988, were distributed re: Board of Appeal Referrals.

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

VOTED: To adopt the vote as amended so as to read as follows:

In reference to Petition Z-10899, Urban Design Team, Inc., 275 Northampton Street, Boston, for five zoning variances in a B-2 business district, the Boston Redevelopment Authority recommends approval.

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

VOTED; To adopt the vote as amended so as to read as follows:

In reference to Petition Z-11250, Vahid Nickpour, 275 Main Street, Charlestown, for a variance to erect one-story and mezzanine addition to real estate agency office in a local business (L-1) district, the Boston Redevelopment Authority recommends approval.

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

VOTED: To adopt the vote as amended so as to read as follows:

In reference to Petition Z-11103 & Z-11107-11108, St. James Estates Development Corporation, 66-70 St. James Street, Roxbury, for three (3) zoning variances in a B-1 business district, the Boston Redevelopment Authority recommends approval.

On motion duly made and seconded, it was unanimously

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

Z-1Q647, Z-10794, Z-10801-10802, Z-10807, Z-10828, Z-10889,  
 Z-11045, Z-11061-11065, Z-11069-11070, Z-11126, Z-11179,  
 Z-11185, Z-11188, Z-11250, Z-11255, Z-11260, Z-11263, Z-11264,  
 Z-11265, Z-11266, Z-11267, Z-11268, Z-11269, Z-11271-11272,  
 Z-11273, Z-11275, Z-11278, Z-11280, Z-11283, Z-11284, Z-11285,  
 Z-11288, Z-11289, Z-11291, Z-11292, Z-11293, Z-11315,  
 Z-11103, Z-11107-Z-11108.

The aforementioned Board of Appeal Referrals are filed  
 in the Document Book of the Authority as Document No,5020.

Copies of a memorandum dated March 10, 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:

Adaptive Environments	\$ 910.00
Brown & Rowe	6,502.99
Cassazza, Schultz & Associates, Inc.	11,168.59
David Dixon, AIA, Architect	3,300.00
Edwards & Kelcey, Inc.	7,763.22
Fordham & Starrett	84,153.61
CEMaguire, Inc.	26,616.51
John Mahoney Const. Co. Resident 37.4%; Minority 43.3%/Female 14.9%	20,632.76
Mintz Associates	21,967.44
Eliahu Romanoff, President, Regional Science Research	2,970.00
Mario Susi & Son, Inc. Resident 66.^/Minority 56.8%/ Female 8.6%	92,363.03
Mario Susi & Son, Inc. (same contract as above)	19,967.19
Universal Engineering Corp.	2,901.96
Universal Engineering Corp.	2,395.98
Williamson Associates, Inc.	10,080.00
Grimes Oil Co., Inc.	8,553.64
Woman's Institute for Housing and Economic Development, Inc.	1,610.00

Bernard Frieden	\$	2,000.00
HMM Associates		441.39
Fay, Spofford & Thorndike, Inc.		25,367.82
Green International Affiliates, Inc.		3,797.86
Hubert J. Kelley		1,600.00
Frank B. Rogers		3,200.00
Richard W. Partridge		3,200.00
John S. Cullen-Cullen Associates		1,600.00
HMM Associates		758.50
Northeast Security, Inc.		16,617.60
Saul Schapiro		9,123.60

Copies of a memorandum dated March 10, 1988, were distributed re: Permission to Advertise Fencing Contract Number 5.

On motion duly made and seconded, it was unanimously VOTED: That the Executive Director is hereby authorized to advertise for bids for Fencing Contract Number 5. Funding for this contract will be from Property Management funds. All contract bids are to be submitted to the Authority for its review, approval and/or rejection.

Copies of several memoranda dated March 10, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To approve Wendy Eligon-John, Boston, Administrative Secretary, Neighborhood Housing and Development Department, Grade 6, Step 7, at \$20,415 per annum, effective March 28, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively Unpaid Leave of Absence for Ms. Katherine Scalfani, Harbor Planning and Development Department, for the period February 8, 1988, through March 18, 1988.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve two-month extension of unpaid Leave of Absence for Jeffrey Brown.

PERSONNEL MEMORANDUM #4

No motion was made on the recommendation for Leave of Absence Without Pay for Shirin Ali. Therefore, in the absence of a motion, Personnel Memorandum #4 was not approved.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a one-year contract with C. Vincent Haynes for photographic survey and record services for an amount not to exceed \$5200.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the service contracts for Matthew R. Piccione and Edward F. Smith a time extension of one year.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively George Winston's attendance at the National Association of Minority Contractors Conference, Los Angeles, on March 3-6, 1988.

PERSONNEL MEMORANDUM #7-A

On motion duly made and seconded, it was unanimously

VOTED: To authorize Stephen Coyle, any Board Member, Kane Simonian and Robert McNeil, to travel to Washington, D. C. on March 16-17, 1988, to meet with the Massachusetts Congressional Delegation.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: To reserve two tables for the Evacuation Day Banquet, South Boston Citizens' Association, March 17, 1988, at a cost of \$200.00 per table.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously

VOTED: That the Authority authorizes the Director to plan and execute an "Urban Policy Round Table" for the purpose of helping to shape a National Urban Policy Agenda to meet the planning and development needs of the City of Boston and the nation's other large cities. The Director is also authorized to expend out-of-pocket budgeted costs not to exceed \$125,000, and to solicit conference sponsors to make contributions to cover the major share of the budgeted costs.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on Wednesday, March 16, 1988, at 2:00 P.M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:15 p.m.

  
Secretary