

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 16, 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. on March 16, 1988. 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	
Joseph J. Walsh	
James K. Flaherty	
Michael Donlan	
Clarence J. Jones	

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 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 Kane Simonian_____

Title Secretary_____

March 11, 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 March 11, 1988, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Cleric 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 sixteenth day of March, 1988.

Kane Simonian

Messrs. Coyle and Simonian attended the meeting.

Copies of a memorandum dated March 16, 1988 were distributed re: Whittier Street Health Center Lease, attached to which were copies of a letter dated September 29, 1987 addressed to Mr. Randal Rucker, Acting Program Director, Determination of Need Program, from Stephen Coyle, a Lease Agreement By and Between Boston Redevelopment Authority and Whittier Street Health Center, and a proposed vote.

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

VOTED: That the Director be and hereby is authorized to execute and deliver a Lease to the Whittier street Health Center for the use of property consisting of 62,640 square feet, including the structure located at 20 Whittier Street in the Campus High Urban Renewal Area. Said property is bounded generally by Whittier street and BRA parcel P-3, presently used as a parking lot. Said lease will be for a period of one year, with an option to renew the lease for one other year, subject to thirty (30) day notice to vacate at the end of the lease period, for the consideration of \$1.00 a year. Said lease will contain the express provision that no obligation to the Authority, direct or indirect, is to be construed beyond the period of the agreement. The Lease shall assume all land and maintenance expenses, including water and sewer charges, and shall obtain liability insurance in the amount specified in the Lease and naming the City of Boston and the Authority as additional insured parties. The Lease shall include such other terms as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated March 16, 1988 were distributed re: Dudley Study Area in the Highland Park Community entitled Final Designation of redeveloper of Parcels R-30, R-31, and R-32, located at 97~107 Marcella Street in Roxbury, attached to which were copies of a Resolution; and a map indicating the location of the area.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Re: Final Designation of redeveloper approval of final working drawings and specifications and proposed disposition of Parcels R-30, R-31 and R-32 in the Dudley Study Area in the Highland Park, Roxbury¹¹, was introduced, read and considered.

On motion duly made by Mr. Jones, seconded by Mr. Donlan, 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. 5021.

Copies of a memorandum dated March 16, 1988 were distributed re: Infill - Highland Park Area Establishment of Fair Reuse Value for Disposition Parcel Nos. R-30, R-31, R-32 Certificate No. 5, attached to which were copies of a Certificate Relating to Establishment of Fair Reuse Value, a Resolution, and a one page Comment Sheet signed by Pat Twohig, Land Disposition Officer.

A Resolution entitled, "Resolution of the Boston Redevelopment Authority Re: Establishment of Fair Reuse Value for Disposition Parcel No. R-30, R-31, R-32 in the Highland Park Area (Infill)" 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. 5022.

Copies of a memorandum dated March 16, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56 extension of License to Here-In Our Motive Evolve, Incorporated d/b/a H.O.M.E., Inc. Reuse Parcel R-10/731 Harrison Avenue, attached to which were copies of a map indicating the location of the area, a letter dated February 17, 1988 addressed to Maria Faria signed by Alan Michael, Director of HOME Inc., and a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to execute and deliver a License Agreement to Here-In Our Motives Evolve, Incorporated d/b/a H.O.M.E. Inc. for temporary use of the Authority owned premises at the Joshua Bates School, located at 731 Harrison Avenue for a two (2) year period; said License is to be for the consideration of one dollar (\$1.00) per year. Said License is to contain the express provision that no obligation on the part of the Authority direct or indirect is to be construed beyond this temporary tenancy. Said License shall also contain the express provision that the Licensee agrees to assume all repairs and maintenance expenses including sewer and water charges and Licensee will have the complete responsibilities for compliance with all municipal codes and ordinances. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as an additional insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated March 16, 1988 were distributed re: South End Urban Renewal Area, Project No. Mass. R-56 Final Designation of Redeveloper of Re-Use Parcel RR-30A, 44 Bradford Street, attached to which were copies of a Resolution, a map indicating the location of the Parcel, a letter dated February 1, 1988, addressed to Stephen Coyle, signed by Linda N. Ulchak, Boston Resident, a letter dated January 13, 1988 addressed to Stephen Coyle, signed by Stacia Talberth, President Bradford Street Organization, a letter dated December 23, 1987 addressed to Maria Faria, signed by John de Redon, President, Ciane Choueiri, Vice President, Rolf Fuessler, Treasurer, a letter dated January 22, 1988, addressed to Stephen Coyle signed by Donna M. Nuzzo-Mueller and Gregory Nuzzo-Mueller.

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 RR-30A in the South End Urban Renewal Area Project No. Mass R-56" was introduced, read and considered

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5023.

Copies of a memorandum dated March 11, 1988 were distributed re: state DPW Takings, which included a proposed vote.

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

VOTED: That the Authority hereby authorize the Director to accept payment of awards and pro tanto payments on behalf of the Authority in relation to takings by the State Department of Public Works; said pro tanto payments to be accepted without waiving the Authority right to pursue a petition for Assessment of Damages.

Copies of a memorandum dated March 16, 1988 were distributed re: charlestown Navy Vard Disbursement from the Charlestown Community Fund to the John F. Kennedy Head Start Center, which included a proposed vote.

Mr. James English, Deputy Director for Harbor Planning and Development, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That a grant in the amount of \$25,000 to the John F. Kennedy Center to be used to cover design costs associated with the rehabilitation of the former Kent School in Charlestown be, and hereby is, approved.

Copies of a memorandum dated March 16, 1988 were distributed re Waterfront Project, Mass. R-77 Engineering Services Contract Schoenfeld Associates, Inc. Amendment No. 6, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 6 to the contract between Schoenfeld Associates, Inc. and the Authority, dated November 14, 1983, as amended, respecting engineering services for the Waterfront Project, Mass R-77, to increase the contract amount by an additional \$24,900.00 to extend the contract time to March 31, 1989, and to approve Narayana Associates, inc. as a sub-contractor to Schoenfeld Associates, Inc.

Copies of a memorandum dated March Ifc, 1988 were distributed re Informational Memorandum for Public Hearing on Presentations of Development Proposals by Custom House Competitors, attached to which were of a plan of the U.S. Custom House, and a fact sheet of comparisons of Custom House Proposals.

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

The Maritime-Whydah Associates team made their presentation to the Board.

Mr. Terence Conroy introduced the team to the Members,

Mr. Barry Clifford, President of the Maritime Explorations, Inc. explained the significance of the pirate ship Whydah for the proposed museum in the Custom House.

Mr. Harry Kaplan, and Ms. Jane Thompson, of Benjamin Thompson & Associates addressed the Board and answered the Members' questions.

Mr. Donlan left the meeting at 3:31 during the presentation, and returned at 3:40 just prior to completion of the presentation by Maritime-Whydah Associates.

The second development team of Hamlen, Collier, and Company made their presentation to the Board.

The following people spoke in favor of the New England Sports Museum.

Attorney Frances X. Bellotti, Councillor Travaglini, Mr. John Nucci, School Commission, Mr. Dave Cowens, Chairman of NESM. Mr. Vic Kalery, President of NESM, Mr. John Bonslo, Treasurer of NESM, Mr. John Bradley, resident of Cohasset, Mr. Vic Colleri, resident of Mattapoissett, Mr. Tom Stack, resident of Hyde Park, Ms. Ellen Nevison, resident of Dorchester, Mr. Jason Marcus, resident of Everett, Mr. Bob Cummings, resident of Winchester, Mr. Arthur Rosbond, resident of Boston, Mr. Dan Ross, resident of Saugus, Mr. Joe Pattula, resident of Gloucester, Mr. Leo Osgood, Assistant Director at MIT, Mr. Lawrence Jones, resident of Chelsea, Ms. Kathy Ralph, a resident of Brighton, Dr. Lonny Carton of CBS radio, Mr. Kevin Pollen, a resident of Quincy, and Mr. Sam Christoforo of West End.

At this point, the team displayed a slide show.

Mr. Farrell recognized Councillor McCormack.

The meeting recessed at 4:40 for five minutes.

The third development team of Custom House Towers Associates, consisting of James B. White, of James B. White Partners, Stanley Durlacher of Trammel Crow, and John Bell, Partner of Beyer Blinder Belle of New York, addressed the Board made a slide show presentation, and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter of the three Custom House proposals under advisement.

Kaus Purman