

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 7, 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:

<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 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 April 7, 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

April 1, 1988

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 1, 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,

ITS TESTIMONY WHEREOF, I have hereunto set my hand and the seal of this Authority this seventh day of April, 1987.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of March 24, 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 April 7, 1988, were distributed re: Authorization to Schedule a Public Hearing on the proposed zoning text amendment creating the New Light Manufacturing District, attached to which were copies of Text Amendment Application, Boston Redevelopment Authority, Light Manufacturing District, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to Schedule a public hearing before the Authority concerning the zoning text amendment that would create the New Light Manufacturing District, to be held at 2:00 P.M. on April 21, 1988, in the Board Room of the Authority.

Copies of a memorandum dated April 7, 1988, were distributed re: Authorization to Advertise a Public Hearing on an Amended and Restated Development Plan and Development Impact Project Plan for Planned Development Area No. 17 as Requested by New England Mutual Life Insurance Company and Gerald D. Hines Interests, Inc., for 500 Boylston Street and 222 Berkeley Street, 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, April 21, 1988, at 2:00 P.M. in the Board Room of the Authority on the Amended and Restated Development Plan and Development Impact Project Plan for Planned Development Area No. 17.

Copies of a memorandum dated April 7, 1988, were distributed re: Development Impact Project Plan and Development Impact Project Agreement for 435 Summer Street, South Boston, attached to which were copies of fact sheet, site plan. Development Impact Project Plan, Development Impact Project Agreement, Letters of support, Transportation Access Plan, and four proposed votes.

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

James Pappas of Pappas Management Corp., Developer, addressed the Board and introduced letters of support to the Board.

Mr. Coyle noted for the record that this was a project initiated by Pappas Management Corp. and stated that the project was appropriately designed.

The following letters of support were made part of the record:

Larry Dwyer, Fort Point Channel CAC
Commissioner Richard A. Dimino, Transportation Dept.
Shaughnessy Co., D Street, South Boston
Casey & Hayes, First Street, South Boston
Mayor's Office of Jobs & Community Services

There was no opposition.

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

VOTED: That in connection with the Development Impact Project Plan for 435 Summer Street in South Boston, presented at a public hearing duly held at the office of the Authority on April 7, 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;

FURTHER

VOTED: That pursuant to the provisions of Article 26A and 26B of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Impact Project Plan for 435 Summer Street. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for 435 Summer Street" dated April 7, 1988, and in a series of schematic drawings listed in Exhibit C of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority;

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, the Boston Residents' Construction Employment Plan, and other necessary agreements, with the developer of 435 Summer Street 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;

FURTHER

VOTED: That in reference to a petition to be brought by Pappas Industrial Parks, Inc., 435 Summer Street, South Boston, for variances and conditional uses as listed in the Development Impact Project Plan for 435 Summer Street, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Authority and the developer have executed a Development Impact Project Agreement, that plans are submitted to the Authority for design review approval to ensure that the plans are consistent with the plans previously reviewed by the Authority and with the Development Impact Project Plan, and that plans include a Transportation Access Plan. The Authority finds the requested variances and conditional uses are in conformity with the Development Plan. The Authority further finds that the proposed project is not inconsistent with the ongoing planning for the Fort Point Channel Area.

The aforementioned documents entitled "Development Impact Project Plan and Development Impact Project Agreement for 435 Summer Street, South Boston" are filed in the document Book of the Authority as Document No. 5Q27A.

Copies of a memorandum dated April 7, 1988, were distributed re: 794, and 796-798 Dorchester Avenue, North Dorchester Z-11120 and Z-11121, attached to which were copies of February 3, 1988, letter from Representative Richard J. Rouse; area calculations, and two proposed votes.

Ricardo Millett, Assistant Director of Neighborhood Planning and Development, addressed the Board.

Mr. Ronald Holmes, developer, addressed the Board.

No one spoke in opposition.

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

VOTED: In response to Petitions No. 2-11120 and Z-11121, Ronald Holmes, 794 and 796-798 Dorchester Avenue, North Dorchester, for two zoning variances in an M-2 (Manufacturing) zoning district to substantially rehabilitate 12 units and build 12 surface parking spaces. The two zoning variances are: (1) Change in a nonconforming use and (2) FAR, in an M-2 district, the BRA recommends approval with the following provisos: and that plans be submitted to the Authority for design review approval;

FURTHER

VOTED: That the Authority hereby authorizes the Director to enter into an Affordable Housing Agreement with the developer of 794, and 796-798 Dorchester Avenue, Ronald Holmes.

Copies of a memorandum dated April 7, 1988, were distributed re: Approval to the Board of Appeal regarding Petition No. Z-11100, 108 Kilmarnock Street, Fenway.

Ricardo Millett, Assistant Director of Neighborhood Planning and Development, addressed the Board and answered Members' questions.

District Councillor David Scondras appeared in support of the project but expressed some concerns regarding building height and the review process.

Attorney Richard Marx, Goulston and Storrs, representing the developer, addressed the Board.

Mr. Farrell noted a letter from Symphony Tenants Organization in opposition.

No one appeared in opposition.

Ricardo Millett read into the record a statement from Fenway Civic Associates, which will be made part of the record*

Edward Blackman, President of Housing Services Co., addressed the Authority explaining the agreement reached by the CDC.

On motion duly made and seconded, it was unanimously
VOTED: To place this matter at the end of the calender.

On motion duly made and seconded, it was unanimously
VOTED: To take out of order Agenda Item #13, 127 Main Street, Charlestown, Z-11236.

Copies of a memorandum dated April 7, 1988, were distributed re: 127 Main Street, Charlestown, Petition No. Z-11236 which included a map indicating the location of the area; letter dated April 6, 1988, from Dennis McLaughlin, Chairman of the Neighborhood Council, 26 Mt. Vernon Street; attached to which were copies of Committee Meeting Report of April 5, 1988; Minority Report; Abutters¹ letter; April 5, 1988, letter from the law offices of McCullough, Stievater & Polvere; letter from the Charlestown Preservation Society, and a proposed vote.

Mr. Ricardo Millett, Assistant Director of Neighborhood Planning and Development, addressed the Board.

Attorney Michael LoPresti, representing the developer, addressed the Board and corrected the number of condominium units stated from 21 to 19 Units.

Mr. Coyle raised some concerns about compliance with the original Land Disposition Agreement.

Mr. Farrell asked if developer would agree to an amendment to LDA stating LDA still applies to which Attorney LoPresti answered in the affirmative.

Carol Bratley, Charlestown resident, spoke in opposition and referred to a letter signed by 29+ abutters.

The Chairman read a letter from Dennis McLaughlin for the neighborhood council.

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

VOTED: To amend the proposed vote so as to read as follows:

In reference to petition Z-11236, 127 Main Street, Charlestown, for three variances in a B-2 District, the Boston Redevelopment Authority recommends approval subject to the following conditions: That the Land Disposition Agreement dated September 15, 1977 between the Boston Redevelopment Authority, the Charlestown Development Corporation and Charlestown Liquor Incorporated, be amended in a manner acceptable to the Authority and which addresses the following concerns: 1} That the design and scale of the proposed project be consistent with the Authority's and the community's planning objectives for this area; 2) That the developer submit to the Authority an affordable housing plan which addresses inclusion of affordable housing units either on site or on another location in Charlestown; and 3} That the Charlestown community and the Neighborhood Council be involved in the ongoing design and development review of this project.

Board recessed for 10 minutes 4:28 and resumed at 4:38.

Mr. Walsh did not return at this time.

On motion duly made and seconded, it was unanimously
VOTED: To reconsider Agenda Item #6, 108 Kilmarnock
Street, Fenway, Petition No. Z-11100.

Mr. Walsh returned to the meeting.

Mr. Edward Burke, Mayor's Office of Community Services
addressed the Board.

On motion duly made and seconded, it was unanimously
VOTED: To amend the proposed vote to read as follows:
In reference to petition Z-11100, 108 Kilmarnock
Street, Fenway, for eleven zoning variances
in an L-2 and H-2 District, the Boston
Redevelopment Authority recommends Approval
with the following provisos: that a
Transportation Access Plan be approved by the
City's Transportation Department; and subject
to the BRA's comprehensive design review; and

FURTHER

VOTED: That the Authority hereby authorizes the Director
to enter into an Affordable Housing Agreement
with Michael J. Capizzi in a form acceptable
to the Authority and suitable for recording,
incorporating therein a specific requirement
that twelve units of housing be made available
during the initial fifteen year period for rental
for low and moderate income families or
individuals^ and further that at the expiration
of said initial fifteen year period,, the Fenway
Community Development Corporation or its designee
or the city, if the CDC and its designees no
longer exist, shall have an exclusive option
to purchase said units at a price and in
accordance with the procedures set forth in
the agreement dated April 1, 1988, between

Michael J. Cappizzi and the Fenway Community Development Corporation, in order to insure that the said units are provided for sale to low and moderate income families and individuals, subject to deed restrictions in favor of preserving said affordability in subsequent resales.

Copies of a memorandum dated April 7, 1988, were distributed re: Economics Research Associates Contract Extension, which included a proposed vote.

Mr. Richard Carver addressed the Board and answered Members' questions.

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

VOTED: That the Director is authorized to execute a three-month extension of Economic Research Associates contract, at a contract price increase of \$15,200.

Copies of a memorandum dated April 7, 1988, were distributed re: 540 East Broadway, South Boston, Petition No. Z-11127, attached to which were copies of site plans; maps, and a proposed vote.

Mr. Ricardo Millett, Assistant Director of Neighborhood Planning and Development, addressed the Board.

Daniel Rull Esq., representing the developer, addressed the Board.

Mr. Coyle stated that he found the design totally unacceptable.

Mr. Rull stated that the developer is willing to accept design review proviso.

Architect who did not identify himself addressed the Board.

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

VOTED: To amend the proposed vote so as to read as follows: In reference to Petition No. Z-11127, Court House Realty Trust, 540 East Broadway Street, South Boston, for six zoning variances: (1) off-street parking, (2) lot area, (3) FAR, (4) building height, (5) open space, and (6) parapet setback in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval subject to the following proviso: that plans be resubmitted to the Authority for design review.

Copies of a memorandum dated April 7, 1988, were distributed re: Application for Grant from the Commonwealth's Civic and Convention Center Fund for a Planning Study to Develop a New Facility for the Institute of Contemporary Art.

Mr. William Whitney addressed the Board.

Mr. David Ross, Director of ICA, addressed the Board in support of the proposal.

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

VOTED: That the Authority be and is hereby authorized to act as Fiscal Agent for the Mayor's Office of Arts and Humanities for receipt of a state grant of \$210,000 from the Commonwealth's Civic and Convention Center Fund, and to expend \$90,000 in in-kind Authority services to conduct planning activities related to said grant.

Copies of a memorandum dated April 7, 1988, were distributed re: Appointment of an Advisory Committee for Selection of Parcel 6 Co-Redeveloper.

Victor Karen, Project Manager, addressed the Board and answered Members' questions.

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

VOTED: That the Director be, and hereby is, authorized to form a nine-member advisory review panel to advise the Authority on the selection of a co-redeveloper for parcel 6 in the Fenway Urban Renewal Area. Panel members shall be as follows:

Louis Robin, St. Botolph Citizens' Committee
Nancy Restucci, St. Botolph Citizens' Committee
Tina Packer, Boston Shakespeare Company
Mitch Berenson, Boston Shakespeare Company
Bruce Rossley, Mayor's Office of Arts & Humanities
Graham Gund, Boston Society of Architects
Ed Burke, Mayor's Office of Neighborhood Services
Bill Whitney, Boston Redevelopment Authority
Victor Karen, Boston Redevelopment Authority

Copies of a memorandum dated April 7, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56, Final Designation of Redeveloper of Re-use Parcel RR-117/45 Thorndike Street, South End, attached to which were copies of a map indicating the location of the area; letter of March 17, 1988, from the United Neighbors of Lower Roxbury, Inc.; letter of March 1, 1988, from Public Facilities Department; March 24, 1988 letter from the First Trade Union Savings Bank; March 30, 1988 letter from the Cardinal's Rehab, Inc., and a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWING AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL RR-117, IN THE 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. 5028.

Copies of a memorandum dated April 7, 1988, were
distributed re: Status Report on the Parcel to Parcel II Project.

On motion duly made and seconded, it was unanimously
VOTED: To place on File.

Copies of a memorandum dated April 7, 1988, were
distributed re: Charlestown Navy Yard, Permission to renew
the license to operate a concession stand at Pier 4, attached
to which were copies of a map, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized
to execute and deliver a License Agreement to
the Boys and Girls Club of Boston for operation
of a concession stand at Pier 4, Charlestown
Navy Yard for a three-year period commencing
May 1, 1988, said License to be for consideration
of One Dollar (\$1.00). 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 obtain and also contain the
express provision that Licensee agrees to assume
all maintenance expenses including cleaning
of litter, trash, debris or other disposable
material on the premises. Said License shall
obtain Liability Insurance naming the Authority
as Co-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 April 7, 1988, were distributed re: Charlestown Navy Yard, Building 114, Final Designation Redeveloper, attached to which were copies of map; site plan; letter of February 25, 1988, from Keen Development Corporation; Certificate of Insurance and a Resolution.

Mr. James English, Deputy Director for Harbor Planning and Development, addressed the Board.

Mr. Robert Kuehn, representing the developer, addressed the Board.

Mr. Joseph Timilty, representing the developer, addressed the Board.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF JOINERY SHOP ASSOCIATES LIMITED PARTNERSHIP, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT NO. R-55; CHARLESTOWN NAVY YARD BUILDING 114," 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. 5029.

Copies of a memorandum dated April 7, 1988, were distributed re: Charlestown Navy Yard, Building 38, Final Designation of Redeveloper, attached to which were copies of March 15 and 16, 1988 letters from Robert T. Kenney and a Resolution.

Mr. James English, Deputy Director for Harbor Planning and Development, addressed the Authority.

Mr. Robert Kenney, developer, addressed the Board.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF NAVY YARD PLAZA DEVELOPMENT ASSOCIATES- 38 LIMITED PARTNERSHIP, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT NO. R-55? CHARLESTOWN NAVY YARD BUILDING 38," was introduced, read and considered.

On motion duly made by Mr. Jones and 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. 5030.

Copies of a memorandum dated April 7, 1988, were distributed re: Charlestown Urban Renewal Area: Project R-55 Parcels R-68, R-102, and R-103 (Tontine Crescent), Release of Covenants and Restrictions and Authorization to execute an affordable housing agreement for numbers 14-18 Park Street, attached to which were copies of a map and a proposed vote.

Mr. Jones left meeting.

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

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

VOTED: That the Director be, and hereby is, authorized to execute any and all instruments, including but not limited to, a Release of Restrictions and Declaration of Restrictive Covenants, necessary to release such covenants and restrictions as set forth in a certain Land Disposition Agreement and related Deed, both dated June 28, 1985, and respectively recorded in Suffolk Registry of Deeds, Book 11752 Page 25, and Book 11752 Page 8, that would allow

for the conversion, by BFU Realty Trust of three (3) structures, numbered 14, 16, and 18 Park Street, Disposition Parcel Numbers R-68, 102, and 103 of the Tontine Crescent Project within the Charlestown Urban Renewal Area, containing three (3) housing units each, for a total of nine (9) units, to condominiums. Said agreement would include such terms and conditions as to ensure the sale of one (1) of the units at an affordable price, along with such other terms and conditions that the Director deems in the best interests of the Authority.

Copies of a memorandum dated April 7, 1988, were distributed re: South End Project Area, Mass. R-56, Engineering Services Contract No. 31, Amendment No. 2, Permission is Requested for a Time Extension.

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

VOTED: That the Director is authorized on behalf of the Authority to execute an extension of contract time to August 3, 1988, to the Engineering Services Contract No. 31, dated April 28, 1986, in the South End Project Area, Mass. R-56, with CE Maguire, Inc.

Copies of a memorandum dated April 7, 1988, were distributed re: Washington Park Project, Mass. R-24, Establishment of Fair Reuse Value for Disposition Parcel No. L-22, Certificate No. 21, attached to which were copies of a Comments Page; a map indicating the location of the area, and a proposed vote.

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

VOTED: In relation to disposition parcel L-22 in the Washington Park Project area, the Authority

hereby votes to reappraise the commercial element of said parcel. However, in order not to delay the conveyance of the parcel and the production of much needed affordable housing units, it is recommended that the site be conveyed in accordance with the previously approved final designation at a price representing ten percent of the residential value and that the remaining value be paid pro rata out of the market rate units as they are sold.

Copies of a memorandum dated April 7, 1988, were distributed re: Board of Appeal Referrals, attached to which were 38 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jones returned to the meeting.

Linda Bourque addressed the Board and answered the Members' questions.

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

VOTED: To approve staff recommendations relating to
Petition Numbers:

Z-10598 and Z-11177, Z-10932, Z-10976-10977,
Z-11010, Z-11145, Z-11152, Z-11163, Z-11322-11325,
Z-11326, Z-11327, Z-11328, Z-11329, Z-11330,
Z-11331-11338, Z-11339, Z-11340-11342, Z-11343,
Z-11344, Z-11345, Z-11346, Z-11349-11350, Z-11351,
Z-11353, Z-11354, Z-11355-11356, Z-11358, Z-11359,
Z-11360, Z-11362, Z-11363, Z-11364, Z-11365,
Z-11366, Z-11367, Z-11368, Z-11369, Z-11371,
Z-113382.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 5031.

Copies of a memorandum dated April 7, 1988, were distributed re: Contractual Payments.

On motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Aetna Casualty & Surety Co.	\$23,182.13
Hertz Penske Truck Leasing, Inc.	1,740.32
Paul McGowan	4,000.00
Universal Engineering Corporation	1,434.21
Fay, Spofford & Thorndike	19,197.90
Adaptive Environments, Inc.	6,300.00
Northeast Security, Inc.	15,509.76
Fay, Spofford & Thorndike	8,401.43
John Mahoney Construction Co., Inc.	69,034.33
Edwards & Kelcey, Inc.	9,387.00
Brown & Rowe	3,527.71
Bernard Frieden	2,000.00

Copies of a several memoranda dated April 7, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve Joanna Freeman, Dorchester, Clerk/Typist, Neighborhood Planning and Zoning Department, Grade 5, Step 5, at 17,299 per annum, effective April 11, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the Resignations of Teresa M. Gannon, and Mary K. Grant, and to place their resignations on file.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To accept the change in title, no increase in
salary, for Prataap Patrose, Thomas Maistros,
James Kostaras, and Felix DeAmesti.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized
to amend the contracts with Richard Partridge,
Frank Rogers, John Cullen and Hubert Kelley,
said amendments to provide for an extension
of six months for each appraiser, for a total
increase of \$15,000 to each contract amount.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized
to amend the Professional Services Contract
with Rolf Goetze, extending the Contract time
by 3 months.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized
to enter into a twelve (12) month contract with
Paul McGowan, Esq., for special counsel services
to the Authority on all federal matters, for
a monthly fee not to exceed \$4,000.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute Amendment No. 7 to the Revised Contract for Professional Services with Saul A Schapiro, Esq. , by increasing the total compensation of such contract as amended by \$50,000.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a professional service contract with Daniel Dennis & Co. for a six month period for an amount not to exceed \$18,500.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

RESOLVED: That the following-named persons, or persons from time to time holding the following offices of this corporation,

Robert L. Farrell, Chairman

James K. Flaherty, Treasurer

be and they hereby are authorized for the account of this Authority to apply for and receive a letter of credit, extend the date of expiration, and to execute and deliver all necessary or proper documents in connection therewith; without limiting the generality of any of the foregoing, to execute and deliver indemnity agreements, acceptance agreements,

guaranties for missing documents or other guaranties, acceptances, trust receipts and other forms of security agreements;

RESOLVED: That the Secretary of this Authority be and hereby is authorized and directed to certify to United States Trust Company, Boston, the foregoing resolution and that the provisions thereof are in conformity with the charter and by-laws of this corporation, and that the foregoing resolution and the authority thereby conferred shall remain in full force and effect until this corporation officially notifies said Bank to the contrary in writing and said Bank may conclusively presume that such resolves are in effect and that the persons identified from time to time as officers of the corporation by certificate of secretary have been duly elected or appointed and continue to hold such offices.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5027.

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

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

The Members entered Executive Session at 6:00 P.M.

The Members came out of Executive Session at 6:35 P.M.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on April 21, 1988, at 2:00 P.M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:45 P.M.


Secretary