

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JUNE 30, 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 2:30 P.M. on June 30, 1988. 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
James K. Flaherty
Michael F. Donlan

Absent

Clarence 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 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 2:30 P.M. on June 30, 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 _____

June 24, 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 June 24, 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 this Authority this thirtieth day of June, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting.

Copies of a memorandum dated June 30, 1988, were distributed re: Authorization to Advertise a Public Hearing on Four Housing Creation Proposals which included a proposed vote.

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

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

That the Secretary is hereby authorized to advertise a public hearing to be held Thursday, July 14, 1988, at 1:30 P.M. in the Board Room of the Authority for four Housing Creation Proposals (640 Tremont Street, 669 Walk Hill Street, Southwest Crossing, and 6-24 East Concord Street) sponsored by Unicorp American Corporation and Federal Development, Inc.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

On motion duly made and seconded, it was unanimously

VOTED: To take out of order Agenda Item #7, Charlestown Navy Yard, Parcels 39A and 150; Authorization to Revise Tentative Designation of Dover Properties and N.A.G.E. Housing, Inc., attached to which were copies of two Resolutions; Parcel 39-A, Charlestown Navy Yard Lease Commencement Agreement Summary; Parcel 150, Charlestown Navy Yard Lease

Commencement Agreement Summary; Illustrative Site Plan; February 19, 1987, Board Memoranda which included Redeveloper's Statement for Public Disclosure, Part One, and Redeveloper's Statement for Qualifications and Financial Responsibility, Part Two.

Mr. James English, Deputy Director, addressed the Board and introduced Mr. William Ezekiel, 661 Commonwealth Avenue, Newton Centre, Principal of Kendall Development Corporation, and Mr. Owen Wyman, 142 Quincy Shore Drive, Quincy, Principal of NAGE.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF KENDALL DEVELOPMENT CORPORATION AS DEVELOPER OF DISPOSITION PARCEL 39-A, CHARLESTOWN NAVY YARD, 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. 5065.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF NAGE PROPERTIES, INC., AS DEVELOPER OF DISPOSITION PARCEL 150, CHARLESTOWN NAVY YARD, 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. 5066.

Copies of a memorandum dated June 30, 1988, were distributed re: 96 Broadway, Bay Village, attached to which were copies of April 6, 1988, letter from Bay Village Neighborhood Association, Inc. to Mr. Tom Cornu; two maps indicating the location of the area, and two proposed votes.

Mr. William Whitney, Acting Director, addressed the Board and introduced Mr. Tom Cornu of Cornu-Macomber Management Company.

Ms. Ann Phillips, 14 Winchester Street, an abutter, and a representative of the Neighborhood Association, appeared in support of the proposal.

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

VOTED: In reference to Petition Z-11587, 90-96 Broadway, Boston, for variances for floor area; setback of parapet; off-street loading facilities; conditional use permit for parking, and variances from the IPOD for height, floor area ratio and the housing priority area, the Authority recommends approval.

VOTED: That the Director is authorized to execute an Affordable Housing Agreement for the creation of off-site affordable units.

Copies of a memorandum dated June 30, 1988, were distributed re: Beth Israel Hospital-Zoning Appeal--Emmanuel Science Building--which included a proposed vote.

Mr. William Whitney, Acting Director, addressed the Board, and introduced Mr. Frank Phillips, Somerville; Mr. Frank Sullivan, Medford, both of the Beth Israel Hospital.

The Chairman asked what Messrs. Phillips and Sullivan had in mind as payment to the City in lieu of taxes. Mr. Sullivan said he was not in a position to give an answer at this time.

Mr. Andrew Pearlstein of Widett, Slater & Goldman, representing the Beth Israel Hospital, who resides at 103 Parker Road, Needham, addressed the Board, and in reply to a question by Mr. Flaherty regarding the Board deferring the approval of Petition Z-11714 until the matter of payment in lieu of taxes is addressed, Mr. Pearlstein replied that today was the first time he had heard of payment in lieu of taxes.

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

VOTED: To continue this matter until the July 14, 1988, meeting.

The Chairman declared a short recess.

Copies of a memorandum dated June 30, 1988, were distributed re: Final Designation of Redeveloper of Reuse Parcels SE-119A and SE-119B, Located at 409 to 421 Harrison Avenue, South End Urban Renewal Area, Mass. R-56, attached to which were copies of a Resolution; a map indicating the location of the parcels; June 21, 1988, letter from William J. O'Brien, President of Olympic Bank to Director Coyle; February 27, 1987, letter from John and Walter Adams of Adams Transmission to Director Coyle; Development Pro Forma; Inter-Office Communication from Robert McGilvray to Patricia Twohig of June 30, 1988, with Property Profile,

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF ADAMS AUTOMATIC TRANSMISSION, INC., APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCELS SE-119A and SE-119B, SOUTH END URBAN RENEWAL AREA, MASS. R-56," was introduced, read and considered.

On motion duly 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. 5067.

Copies of a memorandum dated June 30, 1988, were distributed re: Prudential Center Redevelopment, attached to which were copies of Memorandum of Understanding to Ensure Citizen Participation By and Between the Boston Redevelopment Authority and the Prudential Project Advisory Committee, and a proposed vote.

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

VOTED: To place this item at the end of the calendar.

Copies of a memorandum dated June 30, 1988, were distributed re: Building 79, Authorization to Execute Demolition License, Charlestown Navy Yard, attached to which were copies of two Certificates of Insurance (Lee Kennedy Co., Inc., Dorchester); map indicating the location of the area; License Agreement By and Between the Boston Redevelopment Authority and Boston Harbor Investment Group, Inc., and a proposed vote.

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

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

VOTED: That the Director be authorized to execute a License Agreement with the Boston Harbor Investment Group for certain demolition activities within Building 79 in the Charlestown Navy Yard, such license to be similar to those executed in the past for other buildings in the Navy Yard.

Copies of a memorandum dated June 30, 1988, were distributed re: Parcel Four, Authorization to Execute an Early Entry Agreement, Charlestown Navy Yard, attached to which were copies of a map indicating the location of the area; Certificate of Insurance; License Agreement By and Between Boston Redevelopment Authority and The Raymond Group, and a proposed vote.

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

VOTED: That the Executive Director is authorized to execute an Early Entry License Agreement with The Raymond Group to conduct sub-soil testing on Parcel Four in the Charlestown Navy Yard.

Copies of a memorandum dated June 30, 1988, were distributed re: Pier Four, One-Day License Agreement for Use of Pier Four for 1988 Boston Antique and Classic Boat Festival on September 11, 1988, Charlestown Navy Yard, which included a proposed vote.

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

VOTED: That, the Director be, and hereby is, authorized to execute a one-day License Agreement with The Boston Harbor Associates for the use of Pier Four for the annual Boston Antique and Classic Boat Festival to be held September 11, 1988, between 8 A.M. and 6 P.M. Said Agreement is to be in the Authority's usual form with the Authority named as additional insured.

Copies of a memorandum dated June 30, 1988, were distributed re: Printing of Midtown Cultural District Plan, attached to which were copies of a Bid Tabulation, and a proposed vote.

Mr. Joseph Noonan,, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That the Director is authorized to award the contract for the printing of 1,000 copies of the Midtown Cultural District Plan to Getchell's Printing of Boston, the lowest eligible and responsible bidder in the amount of \$23,926.00.

At this point, the Members considered Agenda Item #6, Prudential Center Redevelopment, attached to which were copies of Memorandum of Understanding to Ensure Citizen Participation By and Between the Boston Redevelopment Authority and the Prudential Project Advisory Committee, and a proposed vote.

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

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

VOTED: To amend the Memorandum of Understanding by deleting the following:

VI. TERM OF AGREEMENT

The parties hereby agree that this Agreement shall remain in force until construction of the Project is completed, and substitute therefor, the following paragraph:

VI. TERM OF AGREEMENT

The parties hereby agree that this Agreement shall remain in force for a period of three years, to be re-negotiated at the end of the three-year period, with payments for professional services beyond Authority staff services not to exceed \$25,000 per year.

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

VOTED: To approve the Memorandum of Understanding as amended above.

The aforementioned Memorandum of Understanding is filed in the Document Book of the Authority as Document No. 506 •&.

At this point, the Members considered Agenda Item No. 3, Recommendation to Give Notice of Proposed Revision to the 1966 Cooperation Agreement with the New England Medical Center, South Cove Urban Renewal Area, Mass. R.-92, attached to which were copies of a map indicating the location of the area; Chapter II; Objectives—SECTION 201: Basic Objectives; Tufts Cooperation Agreement and Supplement No. 1, and two votes.

Discussion followed regarding the proposed affordable housing and proposed expansion of New England Medical Center.

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

VOTED: That without waiving or in any way prejudicing the Authority's rights or other remedies available to it under the Plan or Cooperation Agreement, the Director be and hereby is authorized to give notice to New England Medical Center that the Authority proposes to consider the modifications of the Urban Renewal Plan and Cooperation Agreement to make Parcel 4-A available for affordable housing, and further incorporate a provision in said plan change and amendment to the Cooperation Agreement to provide for the retention of 28 to 36 Oak Street for the continual use by the Quincy School Community Council.

FURTHER VOTED: That the Director be and hereby is authorized to execute an amendment to the legal services contract with Saul A. Schapiro, P.C., to provide for his representation of the Authority's interest in the pending Superior Court Action 88-3649, and all other legal matters relating to the New England Medical Center position concerning the 1966 Cooperation Agreement, the South Cove Urban Renewal Plan, or other documents relating thereto.

Letter of June 30, 1988, from His Honor, Raymond L. Flynn, in support of affordable housing in Chinatown, read by the Chairman and made part of the record.

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

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

The Chairman announced that the Public Session would be resumed after the Executive Session.

The Members entered into Executive Session at 4:30 P.M.

The Members came out of Executive Session at 4:54 P.M.

On motion duly made and seconded, it was unanimously VOTED: That the next meeting of the Authority will be held on July 14, 1988, at 1:30 P.M.

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

The meeting adjourned at 5:00 P.M.


Secretary

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