

MINUTES OF THE REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

July 14, 1988

The Members of the Boston Redevelopment Authority met in regular session at the City Council Chambers, One City Hall Square, Boston, Massachusetts, at 1:30 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	
Joseph J. Walsh	None
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 1:30 P.M. on July 14, 1988, in the City Council Chambers, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By: Kane Simonian\_\_\_\_\_

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

July 12, 1988

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simomian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on July 12, 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 fourteenth day of July, 1988.

  
Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of June 23, 1988, and June 30, 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 July 14, 1988, were distributed re: Authorization to Schedule a Public Hearing on Thursday, July 28, 1988, at 2:P.M\* Regarding a Text Amendment to the Zoning Code that would Establish Combined Artists' Mixed Use Space as a Use Item in the Zoning Code.

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

VOTED: To amend the proposed vote to read as follows: That the Secretary is hereby authorized to advertise a public hearing regarding a text amendment to the Zoning Code that would establish combined Artists' Mixed Use space as a use item in the Zoning Code, to be held Thursday, July 28, 1988, at 4:00 P.M. in the Board Room of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

Copies of a memorandum dated July 14, 1988, were distributed re: Housing Creation Proposal Submitted by Unicorp American Corporation, attached to which were copies of the Vote of the Neighborhood Housing Trust, Re: Operation Food, Inc. dated July 13, 1988; Vote of the Neighborhood Housing Trust, Re: Old Boston Restorations dated July 13, 1988; Vote of the Neighborhood Housing Trust, Re: Hi-Tech Structures dated July 13, 1988; and a proposed vote.

Chairman read into the record "Boston Redevelopment Authority Chairman's Statement, July 14, 1988, 1:30 P.M., Housing Creation"

Mr. Ricardo Millett, Assistant Director for Neighborhood Housing and Development, addressed the Board and answered the Members' questions.

Penn Moulton, Robert Rush, Tom O'Mailey, BRA staff, addressed the Board and answered the Members' questions.

No one appeared in opposition.

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

VOTED: That the Authority finds after consideration of evidence submitted at a public hearing on this date, July 14, 1988, regarding the Housing Creation Proposals submitted by Unicorp American Corporation that: (1) Unicorp American Corporation is obligated to pay \$912,500 in seven (7) annual payments of \$130,285.71 as Development Impact Project Exactions pursuant to Article 26A of the Boston Zoning Code and a Development Impact Project Agreement for the 73 Tremont Street development entered into by Unicorp American Corporation and the Boston Redevelopment Authority on September 30, 1987; (2) that Unicorp American Corporation submitted on July 13, 1988 three Housing Creation Proposals pursuant to Section 26A(2)(3)(a) of the Boston Zoning Code; (3) that the Neighborhood Housing Trust reviewed said proposals on July 13, 1988 and voted to recommend approval to the Authority

with regard thereto; (4) that the Trust voted to authorize the Authority to accept Unicorp American Corporation's Development Impact Exaction payments on behalf of the Trust to be used for this Housing Creation Proposal, said funds to be held in escrow pending an executed Housing Creation Agreement; {5} that Operation Food, Inc. is proposing to renovate a building at 669 Walk Hill Street in Mattapan into a transitional facility for ten (10) low- or moderate-income pregnant women, and that the cost of the housing will be free to women participating in the program; (6) that Hi-Tech Structures proposes to build twelve (12) units of housing on Parcel SWC-2 in Roslindale of which six (6) units will be affordable to moderate-income homebuyers; (7) that Old Boston Restorations is proposing eighteen (18) rental units on Parcel R-11C in the South End of which twelve (12) units will be affordable to low and moderate income renters; (8) that a gap in the financing of each said housing projects exists; (9) that but for a commitment of \$150,000 (present value) to Operation Food, Inc., \$150,000 (present value) to HI-Tech Structures, and \$283,254 {present value) to Old Boston Restorations, said housing would not be built and would not be affordable; and (10) that the application of DIP Exactions from Unicorp American Corporation as proposed in its Housing Creation Proposals is necessary and appropriate;

AND FURTHER VOTED: That the Housing Creation Proposal submitted to the Neighborhood Housing Trust by Unicorp American Corporation on July 13, 1988 is hereby approved as submitted together with any conditions recommended in the Trust's vote of July 13, 1988 and with such minor modifications to the proposal as may be necessary (copies of the vote appended hereto and incorporated by reference herein), and that the Authority accepts the DIP payments on behalf of the Trust for use in conformance with the Housing Creation Proposals;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a Housing Creation Agreement pursuant to Section 9 of the Housing Creation Regulations and such other documents as may be necessary to implement the Housing Creation Proposals and to ensure the successful development by Operation Food, Inc. of transitional housing at 669 Walk Hill Street, by HI-Tech Structures of affordable homeownership on Parcel SWC-2, and by Old Boston Restorations of rental housing on Parcel R-11C, each on such terms and conditions as the Director may deem necessary and/or appropriate to the successful implementation of said documents.

The above mentioned memorandum together with attachments are incorporated in the Minutes and filed in the Document Book of the Authority as Document No 5070.

Chairman read into the record "MIDTOWN CULTURAL DISTRICT PLAN, Public Hearing, July 14, 1988, City Council Chambers, BOSTON REDEVELOPMENT AUTHORITY, Chairman's Statement".

Copies of a memorandum dated July 14, 1988, were distributed re: Midtown Cultural District Plan and Midtown Cultural District Zoning together with brochures entitled "Midtown Cultural District Plan, A Framework for Discussion" and "Midtown Cultural District Plan, Zoning Regulations".

Councillor David Scoundras addressed the Board in support of the plan.

Chairman noted for those in attendance that "this is a presentation of a plan and it will not be voted on by the Authority at this meeting. It is a first step in a lengthy review process".

Letter of support from Councillor James Kelley was read into the record.

Councillor Rosaria Salerno addressed the Board in support of the concept of the plan.

Councillor Hennigan addressed the Board in support of the plan, emphasized support on the BRA proposed day care regulations and requested an increase beyond the present details of the plan for the number of day care facilities and areas it would encompass in the proposal.

Councillor James Kelley addressed the Board in support and requested that there be "some consideration regarding height limitations" in the Combat Zone development area.

Councillor Brian McLaughlin, District City Councillor for Allston/Brighton and Chairman Committee on the Arts and Humanities addressed the Board and requested that "access" and "affordability" be an issue in this plan.

Councillor Thomas Menino, District City Councillor for Hyde Park/Roslindale/Forest Hills addressed the Board in support of the plan.

Mr. Coyle presented the proposal and answered the Members' questions.

Mr. Coyle introduced Mr. Bruce Rossley, Commissioner of Arts and Humanities, City of Boston, who addressed the Board and continued with the presentation.

Mr. Rossley introduced Mr. Larry Murray, Chair of the Midtown Cultural District Task Force who addressed the Board and continued the presentation.

Those who addressed the Board in support of the proposal are as follows:

Mr. Larry DiCara, President Boston Theater District Association;

Warren Smith, Executive Vice President, Boston Bank of Commerce;

Judee Shupe, Janelon Associates;

Catherine Royce, Office of the Arts & Humanities and submitted letters of support;

Ann Ewers, Boston Lyric Opera;

Doris Chu, Chinese Culture Institute;

At this time, the Chairman questioned as to whether there was anyone in opposition to this proposal-

Mr. Carlton Sagara, Asian-American Resource Workshop, addressed the Board and stated that he may oppose, however, he has not completely reviewed the proposal.

Chairman suggested that Mr. Sagara review the proposal and noted that this is an on going process.

Chairman questioned as to whether there were any others who wished to address the Board in support of the proposal.

Those who addressed the Board in support continued as follows:

Mr. Bing Wong, Vice President, Chinese Economic Development Council;

Lawland Long, Executive Director of Quincy School Community Council;

Marilyn Lee-Tom, Member of the Chinatown Housing and Land Development Task Force.

Chairman noted letter of support from Ms. Lee-Tom dated July 14, 1988.

At this time, Chairman suggested, due to a list of 35 or more people who wish to address the Board on this proposal and the lengthy agenda, that he state each name from the list and they may appear "in support" or as "opposed"

Those in support of the proposal are as follows:

Joe Nigro, AFL-CIO;

Rebecca Hill, Boston Afro-American Artists;

Charles McEntee, Mason Place Resident;

Ron Rothman, Artist Foundation;

William Constable, A.W. Perry Co. ; also submitted letter of support;

Harry Morgan, Emerson College;

Elaine Koury, Boston Youth Theatre;

Dennis Quilty;

William Moy, Co-Moderator of Chinatown South Cove Neighborhood Council;

Judith McDonough, Boston Landmarks Commission; also submitted letter of support;

Jeremy Alliger, Dance Umbrella; also submitted letter of support;

Bethany Kendall, Downtown Crossing Assoc.;

Dona Sommers, Stage Source;

Antonia Pollack, Boston Preservation Alliance;

Carol Lee, Asian Planning Coalition; also submitted letter of support;

David Brown, Boston Ballet;

Steven Warnick, Zanzibar;

Richard Concannon;

Hingman Chan, Asian American Artist Association;

Arnet Waters, Opera Company of Boston;

Gaye Bok, Bay Village Neighborhood Association;

Paul Faraca, Boylston Properties;



(Those in support continues)

Raphail Jaimez, Villa Victoria;

Timothy Anderson, Mass. Cultural Alliance;

Joel Evans, Boston Musica Viva;

William Chin, Chinese Consolidated Benevolent Association;

Theodore Landsmark, Mass. College of Art;

Mary McEntee, Chinatown Neighborhood Council;

John Platt, Colonial Theatre;

Napoleon Jones-Henderson;

Siro Veloudos, Publik Theatre;

David Ross, Institute of Contemporary Art;

Josiah Spaulding, Wang Center;

Robbin Peach, Fort Point;

Shirley Levy; also submitted letter of support;

Gordon Ho;

Justine Liff, Parks and Recreation Dept.;

Chairman "Anyone present who opposes this plan other than Mr. Sagara who wished to review the proposal to greater depth".

No one stood in opposition.

On motion duly made and seconded, it was unanimously

VOTED: To take this matter under advisement.

Board recessed for five minutes 4:00 P.M.-4:05 P.M.\*

Chairman read "BOSTON REDEVELOPMENT AUTHORITY Chairman's Statement, July 14, 1988," into the record.

Copies of a memorandum dated July 14<sub>f</sub> 1988, were distributed re: Family Day Care Home Zoning Amendment and Day Care Regulations for Economic Development and Midtown Cultural District and BRA Disposition Parcels, attached to which were copies of "Text Amendment Application, Boston Redevelopment Authority, Day Care Center and Family Day Care Home" to the Zoning Commission of the City of Boston;

"Boston Redevelopment Authority Child and Family Day Care Provision Regulations, July 1988"; "Appendix A, Boston Child-Care Statistics, June 10, 1988, Distribution of Family Day-Care Providers in Boston"; "Appendix B, Boston Child-Care Statistics, June 10, 1988, Corporate and Institutional Day-Care Providers in Boston"; "Appendix C, The Commonwealth of Massachusetts, House of Representatives Bill No. 5374", dated April 6, 1988.

Linda Bourque, Assistant Director for Neighborhood Planning and Zoning introduced, addressed the Board and answered the Members' questions.

Those who addressed the Board in support of this proposal are as follows:

Councillor Rosaria Salerno;

Councillor Thomas Menino;

Elaine Taber, Mayor Flynn's advisor on Women's issues and the Director of Boston's Women's Commission in support; Ms. Taber also read a letter from Mayor Raymond Flynn in support of the proposal;

Pat Nickerson, Co-Chairperson of the Boston's Women's Commission, Residential address-South Boston;

James Taylor, Family Day Care Supervisor Region 6 area;

Susan Crombley, Staff person Child Care Research Center located in Dorchester and Cambridge, Residential address-Watertown;

No one appeared in opposition.

On motion duly made and seconded, it was unanimously

VOTED: To take this matter under advisement.

Copies of a memorandum dated July 14, 1988, were distributed re: South End Urban Renewal Area Project No. Mass R-56, Final Designation of Redeveloper of Reuse Parcels SE-59 to 66, Located at 67 to 81 East Berkeley Street and 212-214 Shawmut Avenue, and Approval of Lease Agreement for Parcel SE-88, attached to which were copies of a Resolution; a map indicating the location of the parcels; a July 7, 1988, commitment letter from University Financial Services Corporation with the General Conditions attached addressed to Ms. Kathryn Kasch, Greater Boston Community Development, Inc., 79 Milk Street, Boston, MA.

Mr. Ricardo Millett and Mr. Robert McGilvray, BRA Staff, addressed the Board and answered the Members' questions.

Mr. Millett introduced Ms. Katherine Kasch, Consultant for Greater Boston Community Development Consultant, who addressed the Board and answered the Members' questions.

Chairman questioned the commitment letter as to who the borrower or nominee is to be according to the letter.

Ms. Kasch explained that it is to be T.D.C. (Tenants Development Corporation).

Chairman noted that this is unclear.

Councillor James Kelley addressed the Board and stated for the record that he is in support of the project based on the stipulation the Chairman recommended that the funding is in fact there.

Mr. Millett addressed the Board and answered questions pertaining to the parking lease.

Mr. McGilvray explained that the lease will be a standard BRA lease.

Chairman invited a motion that Final Designation be approved subject to (1) Evidence from the lender that T.D.C. has the loan commitment so that we can make a finding that T.D.C. has the financial capacity and ability to carry out this project and (2) Upon a substitution of a standard BRA lease for one year.

Ms. Kasch questioned the motion.

Chairman suggested that three years replace the term of one year in the motion.

Mr. Millett agreed to the three year term.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed vote to read as follows: Final Designation of T.D.C. be approved subject to (1) evidence from the lender that T.D.C. has the loan commitment so that the Authority can make a finding that T.D.C. has the financial capacity and ability to carry out this project and (2) Upon a substitution of a standard BRA lease for three years.

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

VOTED: To approve the above vote as amended.

Copies of a memorandum dated July 14, 1988, were distributed re: South End Project, Establishment of Fair Reuse Value for Disposition Parcel No. SE-59-66 & SE-88, Certificate No. 73, attached to which were copies of a Resolution; a Certificate Relating to Establishment of Fair Reuse Value; and a map indicating the location of the parcels.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NO. SE-59-66 & SE-88, IN THE SOUTH END PROJECT" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The above mentioned memorandum together with attachments are incorporated in the Minutes and filed in the Document Book of the Authority as Document No. 5071.

Copies of a memorandum dated July 14, 1988, were distributed re: Request for Authorization to Convey to Boston Water and Sewer Commission Parcel 49a, Bounded by Albany, Maiden and Union Park Streets in the South End Urban Renewal Area, Project No. R-56, attached to which were copies of a map indicating the parcel and a proposed vote.

Mr. Ricardo Millett and Mr. Paul McCann, BRA staff, 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 for and on behalf of the Authority to execute as deemed appropriate one or more deeds and other appropriate documents necessary to transfer the ownership of Parcel 49a, bounded by Union Park Street, Albany and Maiden Streets, to the Boston Water and Sewer Commission for the previously appraised consideration of two dollars per square foot which equals to a total consideration of \$133,800 for the 66,900 square foot parcel.

Copies of a memorandum dated July 14, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56, Request Authorization to execute and to deliver a License agreement with John B. Cruz Construction Company, Inc., for the purpose of entering 32 Wellington Street to be used for a temporary passageway, attached to which were copies of a map indicating the location; a letter dated June 28, 1988, from Robert F. Furr, Vice-President of Construction, for Cruz Constructon Co. addressed to Stephen Coyle, BRA Director, requesting the License Agreement; a letter dated June 20, 1988, from

Franklin Jordan, Co-President, Claremont Neighborhood Association, regarding the response to Cruz Construction Co. to locate a crane on 32 Wellington Street; a letter dated June 29, 1988, from Katherine Kasch, Project Manager Greater Boston Community Development, Inc., addressed to Franklin Jordan, Co-President Claremont Neighborhood Association; a letter dated July 6, 1988 from Robert F. Furr, Vice-President of Construction, J.B. Cruz Construction Co., addressed to Mr. Richard Loring, Boston Transportation Department regarding traffic maintenance plan for 400 Mass. Ave. with a Progress Schedule, site plan, Temporary Passageway Plan, Street Map-Local Delivery Routes and a Boston Area Locus Map attached; 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 with John Cruz Construction Company, Inc. for the use of 32 Wellington Street for the purpose of a temporary passageway. The License shall be for the period of beginning August and ending February. 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 agreement for entry. Said License shall also contain the express provision that the Licensee shall obtain liability insurance naming the Authority as 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 other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated July 14, 1988, were distributed re: Certificate of Completion to Patrick Cibotti for Parcel 41C Located at 839 Albany Street in the South End Urban Renewal Area, attached to which were copies of an Inspectional form; a letter dated June 10, 1988, addressed to Mr. Kenneth Keohane, Boston Redevelopment Authority from James P. Hayes of Robert J. Owens Associates P.C. Attorney at Law with a Certificate of Use and Occupancy and an Agreement attached; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion to Patrick Cibotti for the completion of improvements to a single story masonry structure on Parcel 41C, located at 839 Albany Street in the South End.

Chairman recognized Councillor James Kelley who wished to address the aforementioned memorandum concerning J.B. Cruz Construction Co. and 32 Wellington Street.

Councillor Kelley addressed the Board with concerns of the placing of a crane on Wellington Street due to some damages that were sustained during a past experience with J.B. Cruz Construction that are unresolved. Councillor Kelley would like to have BRA staff meet with J.B. Cruz and Claremont Neighborhood Association to negotiate a plan to resolve past problems.

Mr. Ricardo Millet addressed the Board and stated for the record that Construction Management Committee specifically formed to mediate issues between Claremont Neighborhood Association and J.B. Cruz Construction Company. They have met over 10 times to address most of these issues and there is nothing in this vote that would prevent the Claremont Neighborhood Association from continuing to have a design review roll through the Construction Management Committee.

Chairman requested Mr. Millet to inform Councillor Kelley of the next meeting of the Construction Management Committee.

Helen Jordan, abutter to the 400 Mass. Ave. project, addressed the Board requesting that the Board postpone its vote until the issues Councillor Kelley outlined be resolved between T.D.C. and Claremont Neighborhood Association.

Chairman denied request noting that this would be unfair.

Copies of a memorandum dated July 14, 1988, were distributed re: Certificate of Completion to John Mason for 726 Columbia Road in South Boston, attached to which were copies of a memorandum dated June 14, 1988, to Mr. Ricardo Millett from Mr. Kenneth Keohane, BRA staff, requesting the Certificate of Completion with a copy of an Inspection Form attached; a proposed vote was included.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion to John Mason for the completion of improvements to 726 Columbia Road, a two family home in South Boston.

Copies of a memorandum dated July 14, 1988, were distributed re: Southwest Corridor Parcel SWC-3, Roslindale, Final Designation, attached to which were copies of a Resolution; a map indicating the location of the parcel; a letter dated June 30, 1988, from Victor Jorrin of Urban Access requesting final designation; a letter of support from Councillor Thomas Menino; and letters of support and interest to purchase an affordable unit from Mrs. Rita Sabina Mandosa, 3 Langdon Square, Cambridge, and Mike and Mary Rolfes, 39 Robeson St., J.P., MA; a commitment letter dated May 2, 1988, from Pioneer Financial to Urban Access, Inc., Daniel L. Ocasio, Individually, and Victor A. Jorrin, Individually.



Mr. Ricardc Millett addressed the Board and answered the Members' questions.

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 SWC-3 IN THE ROSLINDALE SECTION OF THE CITY" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The above mentioned memorandum together with attachments are incorporated in the Minutes and filed in the Document Book of the Authority as Document No. 5072.

Copies of a memorandum dated July 14, 1988, were distributed re: Southwest Corridor Parcel 2, Roslindale, Final Designation/Bridge Loan, attached to which were copies of a map indicating the parcel location; copies of design plans; a commitment letter dated June 7, 1988, from First Trade Union Savings Bank, FSB; letters from Councillor Thomas M. Menino and Father George D. Vartzelis of the Church of the Sacred Heart, Roslindale, in support; a proposed vote and a Resolution were included.

Mr. Robert Rush 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 a bridge loan agreement with Hi-Tech Structures, Inc., for up to \$150,000, which loan shall be repaid by anticipated Neighborhood Housing Trust funds from a Housing Creation funding round, together with such other documents as may be necessary, each on such terms and conditions as the Director may deem necessary and/or appropriate.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF DEVELOPER APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL SWC-2 IN THE ROSLINDALE SECTION OF THE CITY" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The above mentioned memorandum together with attachments are incorporated in the Minutes and filed in the Document Book of the Authority as Document No. 5073.

Copies of a memorandum dated July 14, 1988, were distributed re: Conveyance of 44-46 Temple Place, attached to which were copies of a map indicating the location; an Agreement Amending the Land Disposition Agreement by and Between the Boston Redevelopment Authority and the Massachusetts AFL-CIO Council Realty Trust dated November 27, 1986; Part I and II of the Redeveloper's statement for Public Disclosure naming 44 Temple Place Joint Venture; an "Accountants Compiled Report", A Work Experience resume, by Robert S. Merowitz, President Universal Realty Corporation; and a letter of commitment dated July 1, 1988, from the Bank of New England to Robert S. Merowitz a possible purchaser of the property.

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

Chairman noted that this would be a violation of law if the present developer, AFL-CIO, were to make any profit on this transfer.

Mr. Ozborn, President AFL-CIO, addressed the Board and assured the Board that no profit would be made and explained the costs entailed by the AFL-CIO.

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 of the transfer of 44-46 Temple Place in Downtown Boston from the AFL-CIO Council Realty Trust to the 44 Temple Place Joint Venture, said documents to include an amendment to the Land Disposition Agreement dated November 27, 1986 and any clauses the Director deems in the interests of the Authority to insure a timely commencement and completion of improvements.

The above mentioned memorandum together with attachments are incorporated in the Minutes and filed in the Document Book of the Authority as Document No. 5074.

Copies of a memorandum dated July 14, 1988, were distributed re: Beth Israel Hospital: Supplemental Information Zoning Appeal Emmanuel Science Building, attached to which were copies of a proposed vote and letters of support.

On motion duly made and seconded, it was unanimously

VOTED: In reference to petition Z-11714, Trustees of Emmanuel College, Beth Israel Hospital Association, 41 Avenue Louis Pasteur, Boston, for two conditional use permits for change of occupancy from science building to medical research laboratories, support, offices, and small animal holding facilities in an apartment district. The Authority recommends approval with proviso for design review and that the Hospital complete its Master Plan, including a Hospital Transportation Plan.

Copies of a memorandum dated July 14, 1988, were distributed re: Authorization to apply. Harbor Planning Grant, Massachusetts Coastal Zone Management, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to complete the documentation necessary to finalize an application for a grant from the Massachusetts Coastal Zone Management to work on a comprehensive Harbor plan.

Copies of a memorandum dated July 14, 1988, were distributed re: Charlestown Navy Yard Engineering Services Contract with Bayside Engineering Associates, Inc., attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the Engineering Services Contract with Bayside Engineering Associates, Inc., dated March 4, 1985, in the Charlestown Navy Yard, to extend the contract time to December 31, 1988 and to increase the contract amount by \$25,000 and this Amendment is to become effective upon the expiration of time and/or funds of the present contract.

Copies of a memorandum dated July 14, 1988, were distributed re: Bedford West, Mass. R-82, Lafayette Place Project Sverdrup Corporation, Amendment No. 6, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized on behalf of the Authority to execute Contract Amendment No. 6 to the present engineering services contract L-2, dated February 4, 1984, with the Sverdrup Corporation, in the Bedford-West, Lafayette Place Project, Mass. R-82L, extending the contract time to December 31, 1988, with no change in the contract amount.

Copies of a memorandum dated July 14, 1988, were distributed re: South End Project, Mass. R-56, Site Preparation Contract J-2, Street Improvements, Permission to Advertise for Bids, attached to which were copies of a map indicating the location and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized on behalf of the Authority to advertise for bids for Site Preparation Contract J-2, for the street improvements for portions of Montgomery Street and Pembroke Street in the South End area.

Copies of a memorandum dated July 14, 1988, were distributed re: South End Project Area, Mass. R-56, Site Preparation Contract "E-2", Street Improvements, Permission to Advertise for Bids, attached to which were copies of a map indicating the location and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized on behalf of the Authority to Advertise for bids for Site Preparation Contract "E-2". This contract provides for the reconstruction of a portion of West Springfield Street and Dartmouth Place, in the South End Project Area.

Copies of a memorandum dated July 14, 1988, were distributed re: Washington Park Project, Mass. R-24, Site Preparation Contract "G", Fountain Hill Area, Street Improvements, Permission to Advertise for Bids, attached to which were copies of a map indicating the location; a Summary of Improvements; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized on behalf of the Authority to advertise for bids for Site Preparation Contract "G". This contract provides for the laying out and construction of Regent Street (Circuit Street to Alpine Street) and Herman Street (Circuit Street to Regent Street) in the Washington Park Project Area.

Copies of a memorandum dated July 14, 1988, were distributed re: Board of Appeal Referrals, attached to which were 60 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Ms. Gay Forbes, Deputy Director for Neighborhood Planning and Zoning, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

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

In reference to petition Z-11668, Brookside Realty Trust 57-65 Brookside Avenue, Jamaica Plain, by changing Authority recommendation from deferral to approval subject to affordable housing being provided as is required by BRA regulations.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed vote as amended.

On motion duly made and seconded, it was  
unanimously

VOTED: To approve staff recommendations relating  
to Petition Numbers:

Z-11434-11451, Z-11607, Z-11617, Z-11649,  
Z-11650-11651, Z-11654, Z-11660,  
Z-11663-11665, Z-11669, Z-11671,  
Z-11677-11678, Z-11680, Z-11681, Z-11682,  
Z-11684, Z-11688, Z-11689, Z-11691,  
Z-11692, Z-11693, Z-11694, Z-11695,  
Z-11696, Z-11697, Z-11698, Z-11699,  
Z-11700, Z-11701, Z-11702, Z-11703,  
Z-11709, Z-11710, Z-11711, Z-11712,  
Z-11713, Z-11715, Z-11717, Z-11718,  
Z-11719, Z-11720, Z-11721, Z-11722,  
Z-11723, Z-11724, Z-11725, Z-11726,  
Z-11727, Z-11728, Z-11729, Z-11730,  
Z-11737, Z-11738, Z-11739, Z-11761-11762,  
Z-11813-11814, Z-11833, Z-11897, Z-11735,  
Z-11828.

The above mentioned Board of Appeal Referrals  
together with attachments are incorporated in the Minutes  
and filed in the Document Book of the Authority as  
Document No. 5075.

Copies of a memorandum dated July 14<sup>f</sup> 1988, were  
distributed re: Sargent's Wharf Parking Lot-Request for  
Increase in the Management Fee, attached to which were  
copies of a letter dated May 16, 1988, from John P. Casey,  
Vice President - Operations, Fitz-Inn Auto Parks, Inc.,  
requesting an increase in the management fee for Sargent's  
Wharf Parking Facility; a copy of a memorandum to Mr. Kane  
Simonian from Frank Kelliher regarding Fitz-Inn/Sargent's  
Wharf summary of activity.

On motion duly made and seconded, it was unanimously

VOTED: An increase of \$5,000.00 per year from \$30,000.00 to \$35,000.00 is approved for the Management Contract with Fitz-Inn Auto Parks, Inc., for the management of Sargent's Wharf Parking Lot, and the Executive Director is authorized to amend the Management Agreement accordingly effective April 16, 1988.

Copies of a memorandum dated July 14, 1988, were distributed re: Execution of Restrictive Endorsement to Liability Insurance Policy, attached to which were copies of an Endorsement entitled "Absolute Pollution Exclusion"; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute Endorsement L267 entitled "Absolute Pollution Exclusion".

Copies of a memorandum dated July 14, 1988, were distributed re: Authorization to Award Fencing Contract #5, attached to which were copies of a Tabulation of Bids; a memorandum to Kane Simonian from Michael Kearney, Re: Fencing Contract #5; a list of Property Management Fence Contractors Fencing Contract #5.

On motion duly made and seconded, it was unanimously

VOTED: That Property Management's Fencing Contract #5 be awarded to Steelco Chain Link Fence Co. Inc. of Needham, Massachusetts as the lowest responsible and eligible bidder based upon the unit prices bid in the amount of \$97,226.00. The contract duration will be two years from date of execution; and the Executive Director is hereby authorized to execute said contract on behalf of the Authority. Funding will be from Property Management.



Copies of a memorandum dated July 14, 1988, were distributed re: Contractual Payments.

On motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Melvin F. Levine & Associates, Inc.	\$ 9,940.00
Daniel Dennis & Co.	10,089.50
John Mahoney Construction Co., Inc. Resident 43.5%/Minority 39.9%/ Female 6.0%	130,377.14
Mario Susi & Son, Inc. Resident 27.7%/Minority 27.9%/ Female 4.4%	112,384.62
Fay, Spofford & Thorndike, Inc.	10,027.55
Fay, Spofford & Thorndike, Inc. 459.76	
Grimes Oil Co., Inc. 445.39	
Northeast Security, Inc.	16,617.60
Fordham & Starrett	37,716.62
Mario Susi & Son, Inc. Resident 30.0%/Minority 27.8%/ Female 5.1%	104,598.18
Mario Susi & Son, Inc. Resident 49.1%/Minority 48.5%/ Female 1.5%	314,670.01
HMM Associates	1,712.26
Fay, Spofford & Thorndike, Inc.	9,140.76
John S. Cullen	4,500.00
Frank B. Rogers	5,500.00
Richard W. Partridge	2,000.00
Hubert J. Kelley	2,500.00
Sasaki Associates, Inc.	53,227.00

Copies of a several memoranda dated July 14, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To withdraw this matter.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To accept the following resignations:

Anaezi o. Modu, effective July 13, 1988

Phyllis D. Johnson, effective July 8, 1988.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the professional services contract with Atty. Karen Jennings-Flynn, extending the contract time by 6 months.

Copies of a memorandum dated July 14, 1988, were distributed re: Staff Resignations, attached to which were copies of letters of resignation written by five individual staff members.

On motion duly made and seconded, it was unanimously

VOTED: To accept the resignations of the following staff members:

John Huggins, Chief of Staff;

Ricardo Millett, Assistant Director for Neighborhood Housing and Development;

William Whitman, Special Assistant for Housing;

Carole Pelletier, Special Assistant;

Julie Solberg, Staff Assistant.

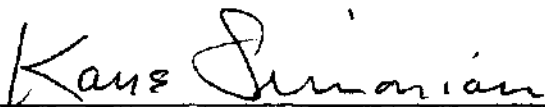
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on July 28, 1988, at 4:00 P.M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:10 P.M.



Secretary