

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
August 18, 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 on August 18, 1988, 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	Joseph J. Walsh
James K. Flaherty	
Clarence J. 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 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 August 18, 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

August 12, 1988

I, Kane Simonian, the duly authorized, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 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 this Authority this eighteenth day of August, 1988.

Kane Simonian
Secretary

Messrs. Coyle and Simonian attended the meeting which commenced at 3:05 P.M.

The Minutes of the Meeting of July 28, 1988, were read by the Secretary.

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

VOTED: To approve the Minutes as read.

Copies of a memorandum dated August 18, 1988, were distributed re: Authorization to Advertise a Public Hearing on Two Housing Creation Proposals, which included a proposed vote.

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

VOTED: That the Secretary is hereby authorized to advertise a Public Hearing to be held September 15, 1988, at 2:00 P.M. in the Board Room of the Authority for two Housing Creation Proposals (Lome Street and Lower Roxbury Tenants' Cooperative) sponsored by Franklin Federal Partners.

Copies of a memorandum dated August 18, 1988, were distributed re: Authorization to Advertise a Public Hearing on an Amendment to the 121A Agreement Between B&M Associates and the City of Boston, which included a proposed vote.

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

VOTED: That the Secretary is hereby authorized to advertise a Public Hearing to be held on Thursday, September 15, 1988, at 2:30 P.M. in the Board Room of the Authority on the Amendment to the 121A Agreement requested for 5-11 Haviland Street by Hamilton Realty.

Copies of a memorandum dated August 18, 1988, were distributed re: Authorization to Schedule a Public Hearing to Consider a Map Amendment Which Would Change the Zoning of Fenway's Sears Parking Lot Site from H-1, Apartment-Residential District to OS, Open-Space District, attached to which were copies of a map indicating the location of the area, and a proposed vote.

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

VOTED: To amend the proposed vote by adding the words, "provided, however, that at least seven days prior to September 29, 1988, the Authority receives from Sears Roebuck their assent to the change in zoning," and to change the time and date to 2:00 P.M. on September 29, 1988, so as to read as follows:

That the Secretary is authorized to schedule a Public Hearing to be held on September 29, 1988, at which time the Authority will consider a Map Amendment which would change the zoning of Fenway's Sears parking lot site from H-1 Apartment-Residential District to OS

Open Space District, provided, however, that at least seven days prior to September 29, 1988, the Authority receives from Sears Roebuck their assent to the change in zoning.

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

VOTED: To adopt the proposed vote as amended above.

Copies of a memorandum dated August 18, 1988, were distributed re: Housing Creation Proposal Submitted by Federal Development, Inc., attached to which were copies of the Vote of the Neighborhood Housing Trust Meeting of August 9, 1988; Memorandum of August 18, 1988, to the Authority Board and Director from Lisa G. Chapnick, Director of Public Facilities Department, and three proposed votes.

City Councillor Bruce Boiling and Representative Byron Rushing appeared in support of the proposals.

Attorney Penn Moulton and Thomas O'Malley of staff, and Esther Schlorholtz, Assistant Director of Finance, Public Facilities Department, addressed the Board and answered the Members' questions.

There was no opposition.

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

VOTED: That the Authority finds after consideration of the evidence submitted at a public hearing on this date, August 18, 1988, regarding the Housing Creation Proposal submitted by Federal Development, Inc.: (1) that Federal Development Inc. is obligated to pay \$1,820,833 in Development Impact Exactions payable in annual installments of \$182,083

from 1988 to 1998 pursuant to Article 26 of the Boston Zoning Code and a Development Impact Project Agreement (DIP) entered into by Federal Development, Inc. and the Boston Redevelopment Authority on November 15, 1984; (2) that Federal Development, Inc. re-submitted on August 9, 1988, a Housing Creation Proposal pursuant to Section 26-3.2 of the Boston Zoning Code; (3) that the Neighborhood Housing Trust has reviewed and approved said Proposal and has made recommendations to the Authority with regard thereto; (4) that the Trust voted to authorize the Authority to accept Federal Development Inc. 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 Inquilinos Boricuas en Aceion is proposing to create 27 units of condominium housing on Parcel SE-116 located at 640 Tremont Street in the South End, of which 18 units will be made affordable to low-and moderate-income families; (6) that a gap in the development financing of said housing exists; (7) that but for the commitment of additional funds, said housing would not be built and would not be affordable; (8) that the application of the DIP Exactions from Federal Development Inc. as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing.

FURTHER
VOTED:

That the Housing Creation Proposal re-submitted to the Neighborhood Housing Trust by Federal Development, Inc. on August 9, 1988, is hereby approved as submitted, together with any conditions recommended in the Trust's vote of August 9, 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 Proposal;

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 Proposal and to ensure the successful development by Inquilinos Boricuas en Accion of the 18 condominium housing units on Parcel SE--116 as affordable housing, each on such terms and conditions as the Director may deem necessary and/or appropriate to the successful implementation of said documents.

The aforementioned Housing Creation Proposal submitted by Federal Development, Inc. is filed in the Document Book of the Authority as Document No. 5078-A.

Copies of a memorandum dated August 18, 1988, were distributed re: Summary of Proposals for South Cove Parcel R-3/R-3A, attached to which were copies of Proposals submitted by Asian Community Development Corporation and Chinese Economic Development Council, Inc., and Description of Architectural Plans.

Mr. Ronald Fong, Project Manager, addressed the Board and introduced the following speakers representing the Asian Community Development Corporation who addressed the Board:

Ms. Regina Lee, Executive Director;

Mr. Howard Lee, attorney and economist;

Mr. Harry Lee, Assistant Attorney General;

Mr. Neil Chin, former employee of Group Insurance Commission;

Mr. Kyu-Sung Woo of Woo & Williams;

Mr. Pat Clancy, Greater Boston Community Development;

Swan Ory, Greater Boston Community Development.

Mr. Fong then introduced the following speakers representing the Chinese Economic Development Council:

Mr. Henry Szeto;

Mr. Allen Chin;

Ms. Sharon Lowenthal, consultant;

Mr. Darrell Mook, Chinese Coalition for Affordable Housing;

Mr. Terry Farrell of Edward A. Fish Associates;

Mr. John McCormack, McCormack Family Development Corporation;

Mr. Chia-Ming Sze, Chia-Ming Sze Associates.

Letters of support for the Asian Community Development Corporation made part of the record.

The Chairman declared a short recess at 4:50 P.M.

The meeting resumed at 4:55 P.M.

The following motion was made by Mr. Flaherty,
seconded by Mr. Jones,

WHEREAS ...The critical need for the construction of 500 units of affordable housing in Chinatown has been established by the Chinatown Community Plan, the Chinatown Housing Survey and the Chinatown Housing Improvement Program; and

WHEREAS ...Parcel R3/R3A represents a significant opportunity to address the critical need for housing in Chinatown; and

WHEREAS ...Proposals submitted to the BRA for development of Parcel R3/R3A have undergone extensive review by the BRA staff and the Chinatown community, and during this process valuable suggestions about financing, design, community benefits, economic structure, etc., have been put forward; and

WHEREAS ...The BRA seeks the best possible project to carry out the first phase of the Chinatown Housing Improvement Program,

THEREFORE .. It is moved that the BRA will allow any reasonable modifications to the design, financing, economic structure, team composition, program components which are in the interest of producing the best possible project for the Chinatown community. Such amendments and modifications must be received by the BRA, in writing, on or before 5:00 P.M. on September 9, 1988.

There was no opposition.

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

VOTED: To take this matter under advisement.

Copies of a memorandum dated August 18, 1988, were distributed re: International Place, 150 Oliver Street, Boston, Certificate of Completion, attached to which were copies of letters of support for Phase II from Cosgrove, Eisenberg and Kiley; Park Street Corporation; Corporate Decisions, Inc.; The Bay Group; The Institute of Contemporary Art; Boston College Hill School; Robert Sturgis, FAIA; Building and Construction Trades Council of the Metropolitan District; Downtown Crossing Association; Withington, Cross, Park & Groden; Rosanne Mercer Public Relations; Greater Boston Chamber of Commerce; Albert Andrews Ltd.; Muscular Dystrophy Association; The Architects Collaborative, Inc.; Arthritis Foundation Massachusetts Chapter, Inc.; The Boston Jobs

Academy; Marshall & Company; Apahouser Security Distributors; World Affairs Council of Boston; Friends of Beth Israel Hospital; Machado and Silvetti Associates, Inc. and a proposed vote.

Mr. Homer Russell of staff addressed the Board and introduced Mr. Donald Chiofaro, developer, and Mr. John Burgee, architect.

The Chairman asked Mr. Chiofaro about occupancy to which he replied that the building is 85% occupied, and that by 1991, there will be low or negative vacancy.

Mr. Chiofaro introduced Mr. Howard Elkus, architect, who has been retained to design a memorial at Fort Hill Square to honor the police and fire departments.

The Chairman congratulated Mr. Chiofaro, the architects and the Authority staff on the superior design of Phase II tower.

Mr. Chiofaro thanked the Authority and staff for their cooperation and assistance.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to issue a Certificate of Completion for Phase I, International Place, located at 150 Oliver Street, Boston, MA. in accordance with Section 3.04 of the Land Disposition Agreement.

Copies of a memorandum dated August 18, 1988, were distributed re: 185 State Street, attached to which were copies of September 16, 1987, letter from Coolidge Bank and Trust Company to Director Coyle; Project Pro-Forma; October 26, 1987, letter from Coolidge Bank and Trust Company to Director Coyle, and a Resolution.

This matter was taken under advisement on October 8, 1987 and June 23, 1988.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PARCEL D-9A IN THE WATERFRONT URBAN RENEWAL AREA, MASS. R-77 , 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. 5079.

Copies of a memorandum dated August 18, 1988, were distributed re: Downtown IPOD Special Study Areas--Technical Assistance from Consultants--which included two proposed votes.

Mr. Homer Russell, Director of Urban Design, addressed the Board and answered the Members¹ questions.

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

Copies of a memorandum dated August 18, 1988, were distributed re: 165 Tremont Street/Parkside East and 172 Tremont Street/Parkside-at-Mason, attached to which were copies of an August 11, 1988, letter from Midtown/Cultural District Task Force to Chairman Farrell; August 5, 1988, letter from Henry Lee to Chairman Farrell; August 10, 1988, letter from Downtown Crossing Association to Chairman Farrell; August 16, 1988, letter from Landmarks Commission; August 15, 1988, letter from Boston Preservation Alliance to Director Coyle; August 11, 1988, letter from Massachusetts Historical Commission to Tremont One Associates; Agreement Regarding Article 30; August 11, 1988, letter from Peter Myette, Commission for Persons with Disabilities, and four proposed votes.

Mr. William Whitney and Mr. Homer Russell of staff addressed the Board and answered the Members' questions regarding the changes the developer has made as a result of community involvement.

Mr. Peter Myette, Acting Director, Commission for Persons with Disabilities, also addressed the Board and answered the Members' questions.

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

VOTED: That the Director is authorized to approve the proposed schematic design of the 165 Tremont Street project and the 172 Tremont Street project substantially in the form as presented herein with such changes as the Director of the Authority deems appropriate; and further

VOTED: To amend the proposed vote by adding the words, "in the amount of \$60,000," so as to read as follows:

That the plan for addressing the barrier-free access requirements of Article 30 in the fashion described in the attached plan is hereby approved in the amount of \$60,000i. and further

VOTED: That the Voluntary Housing Plan for the use of the Voluntary Housing Contribution submitted herein is hereby approved; and further

VOTED: That the Director is authorized to issue a Final Adequacy Determination pursuant to Article 31 of the Boston Zoning Code with respect to the 165 Tremont Street Project.

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

VOTED: To adopt the proposed vote as amended above.

Copies of a memorandum dated August 18, 1988, were distributed re: Tentative Co-Developer Designation for Parcel 6 in the Fenway Urban Renewal Area, attached to which were copies of a Fact Sheet; Site Plan; Fenway Civic Association letter of February 17, 1988 to Director Coyle; letter of February 17, 1988, from Mary Mercure, ex-President of FENPAC to Director Coyle; letter of February 15, 1988, from Symphony Area Renaissance, Inc. to Board; letter of February 15, 1988, from Symphony Tenants Organizing Project (To Whom It May Concern); letter of February 16, 1988, from Symphony United Neighbors to Authority; letter of February 13, 1988, from Belmont Chambers (To Whom It May Concern); letter from First Fenway Cooperative to Authority; letter of February 17, 1988, from Massachusetts Association of Community Development Corporations to Director Coyle; letter of February 16, 1988, from Cooperative Housing Task Force (To Whom It May Concern); letter of February 18, 1988, from South End Neighborhood to Chairman Farrell; February 18, 1988, letter from Tenants' Development Corporation to Director Coyle; letter of February 16, 1988, from Garrison Hall Tenants' Association to Director Coyle; letter of February 16, 1988, from Julia Peterson, Garrison Street, to Director Coyle; letters of February 16, 1988, from Councillors Scondras and Salerno; letter of February 19, 1988, from Representative Byron Rushing to Director Coyle; letter of February 18, 1988, from Jack Neuwirth, Project Manager of the MBTA; a proposed vote, and a Resolution.

Councillor Rosaria Salerno and Representative Byron Rushing appeared in favor of the designation.

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

VOTED: That the Authority votes to accept the Resolution attached hereto providing for Tentative Redeveloper Designation of the Fenway Community Development Corporation as Co-Redeveloper of Disposition Parcel 6 in the Fenway Urban Renewal Area, Project No. Mass. R-115.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE REDEVELOPER DESIGNATION OF THE FENWAY COMMUNITY DEVELOPMENT CORPORATION AS CO-REDEVELOPER OF DISPOSITION PARCEL 6 IN THE FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115," was introduced, read and considered.

On motion duly made and seconded, it x*as 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. 5080.

Copies of a memorandum dated August 18, 1988, were distributed re: Confirmatory Order of Taking, 116 Huntington Avenue in the Back Bay, Parcel One, Fenway Urban Renewal Area, attached to which were copies of a Resolution; an Order of Taking, including Annex "A,"¹¹ Taking Area Description; and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated August 18, 1988, relating to portions of the FENWAY URBAN RENEWAL AREA, MASS. R-115,

be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk."

The aforementioned Order of Taking, including Annex "A," Taking Area Description, is filed in the Document Book of the Authority as Document No. 5081.

Copies of a memorandum dated August 18, 1988, were distributed re: Campus High Urban Renewal Area, Mass. R-129, Roxbury Heritage State Park--Request for License Agreement with the Department of Environmental Management, Commonwealth of Massachusetts--attached to which were copies of a Site Description, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed vote by adding the words, in the second last sentence "...or reimburse the Authority for the cost of providing such insurance. ..." so as to read as follows:

That the Director be, and hereby is, authorized to execute and deliver a License Agreement to the Commonwealth of Massachusetts acting by and through the Department of Environmental Management for the purpose¹ of entering upon and undertaking archaeological and environmental surveys of Authority land parcels as identified in the attachment. The License shall be for a period of one year, subject to a 30-day notice to vacate, and will be for the 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 Agreement for entry. Said License shall also contain the express provision that the licensee shall have the complete responsibility for compliance with all municipal codes and ordinances. Said license shall further provide that the licensee obtain liability insurance, or reimburse the Authority for the cost of providing such insurance, naming the Authority as additional Insured and agree to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the licensee's use of Authority land. Said license to include other terms and conditions as the Director deems proper and in the best interest of the Authority.

On motion duly made and seconded, it was unanimously VOTED: To adopt the proposed vote as amended above.

Copies of a memorandum dated August 18, 1988, were distributed re: 497-505 Blue Hill Avenue, Roxbury, Z-11756-11760, which included a proposed vote.

Councillors Boiling and Yancey, as well as State Representative Byron Rushing, appeared in support of this petition.

On motion duly made and seconded, it was unanimously VOTED: In reference to Petition Z-11756-11760, Veterans' Benefits Clearinghouse, Inc. for five zoning variances for excessive floor area and permission for an Interim Planning Permit in a local business district, (L-1), in the Roxbury IPOD Study Area, the Boston Redevelopment Authority recommends approval, with the following proviso: that plans be submitted to the Authority for design review approval, and that a Transportation Access Plan, including off-street parking, be approved by the Boston Transportation Department,

Copies of a memorandum dated August 18, 1988, were distributed re: Cathedral Turnkey Project, South End, Z-12093 to 12100 and 12105-12106, attached to which were copies of a June 7, 1988, letter from Rev. Michael F. Groden of the Planning Office for Urban Affairs, and a proposed vote.

Mr. Ricardo Millett, Assistant Director, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously VOTED: In reference to Petition Z-12093 to 12100, and 12105-12106, Boston Housing Authority, for 29 zoning variances for (1) off-street parking not allowed within the front nor side yard; (2) lot frontage; (3) floor area; (4) restricted room structure district; (5) front yard; (6) side yard; (7) rear yard, and (8) set-back of parapet in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval, with the following proviso: that plans be submitted to the Boston Landmarks Commission and to the Authority for design review approval, and that a Transportation Access Plan be approved by the Boston Transportation Department.

Copies of a memorandum dated August 18, 1988, were distributed re: 311 Harrison Avenue, South End, Board of Appeal Case--Z-11840--attached to which were copies of a Transportation Access Plan, Teradyne Garage; Fact Sheet; letters of support from Eight Streets Neighborhood Association and Graybar Electric Co., Inc.; June 27, 1988, letter from Air Pollution Control Commission; Air Quality Modeling; Summary and Conclusions; December 14, 1987, letter from City of Boston Environment Department, and a proposed vote.

Mr. Richard Carver of staff, and Mr. Robert A. Grant of Teradyne, Inc., addressed the Board and answered the Members' questions.

Letters of support from Chinatown/South Cove Neighborhood Council and the Boston Herald made part of the record.

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

VOTED: In reference to Petition Z-11840, 311 Harrison Avenue, Boston, for a conditional use permit for parking to permit the construction of a 3 1/2-story, 307-car parking garage in an M-2 district, the Authority recommends approval with proviso for continuing design review by the Authority, and the Boston Transportation Department's approval and execution of a Transportation Access Plan Agreement.

Copies of a memorandum dated August 18, 1988, were distributed re: Authorization to Execute and Deliver a License Agreement with Northeastern University for the Purpose of Providing Off-Street Parking on Parcels 14, 14-A, and 15, Located at 985-1007 Tremont Street; 10 Benton Street, and 694-708 Columbus Avenue/Benton Street Respectively, South End Urban Renewal Area, Mass. R-56, attached to which were copies of a map indicating the location of the parcels, and a proposed vote.

Councillor Michael McCormack appeared in support of the License Agreement.

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

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Northeastern University for the use of Parcels 14, 14-A and 15 for temporary parking for 250-300 cars. The license will be for the period from August 15, 1988, through June 30, 1989, and for \$30,000 consideration. 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 the temporary tenancy. Said license also shall contain the provision that Licensee shall assume all maintenance expenses, including cleaning of litter, trash, debris and other disposable material on the site, providing security, and ensuring that the site is maintained in a safe condition. The Licensee shall obtain liability insurance in the amounts indicated in the License Agreement, and naming the Authority as additional insured on the policy, and shall agree to indemnify the Authority from any liability resulting from use of the premises. The license shall contain the Authority's usual requirements and such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated August 18, 1988, were distributed re: Permission to Rescind Tentative Designation of Parcels SE-70 and SE-71, Located at 1777-1789 Washington Street, South End Urban Renewal Area, Mass. R-56, which included a map indicating the location of the parcels; letters of April 5, 1988, and August 8, 1988, to Mr. Simonetti from Maria Faria; November 13, 1987, letter to Sterling Realty from Maria Faria; letters of February 7, 1986, and April 3, 1986, to Mr. Simonetti from Ricardo Millett, and a proposed vote.

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

VOTED; That the Tentative Designation of Kenneth Simonetti Family Trust as redeveloper of Parcels SE-70 and SE-71, located at 1777-1789 Washington Street be rescinded without prejudice, and the properties be re-advertised for sale and development.

Copies of a memorandum dated August 18, 1988, were distributed re: Establishment of Fair Reuse Value for Disposition Parcel Nos. SE-119A and SE-119B at 409-421 Harrison Avetuie, South End Project, Mass. R-56, Certificate No. 74, attached to which were copies of Resolution, Certificate No. 74 and a map showing 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-119A & SE-119B IN THE SOUTH END PROJECT AREA," 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 5082.

Copies of a memorandum dated August 18, 1988, were distributed re: 369-391 Talbot Avenue, 618-622 Washington Street, 14-34 Lithgow Street, Dorchester, Z-11979-11981, attached to which were copies of a map indicating the location of the property, and a proposed vote.

Councillors Bruce Boiling and Charles Yancey appeared in support of the zoning variances.

Mr. Ricardo Millett of staff, and Ms. Anne Wilson of Public Facilities Department, addressed the Board and answered the Members' questions.

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

VOTED: In reference to Petition Z-11979-11981, 618-638 Washington Street; 369-391 Talbot Avenue, and 14-34 Lithgow Street, Dorchester, for twenty-four (24) dimensional variances in a B-1 District, and an R-.8 District, the Boston Redevelopment Authority recommends approval with design review. The proposed project will generate employment and income for Codman Square area residents; will expedite the commercial and physical revitalization of the Square; will increase public revenues, and create housing opportunities.

Copies of a memorandum dated August 18, 1988, were distributed re: Southwest Corridor Parcel SWC-5A, 5B and 5C, Cleary Square, Hyde Park, Tentative Designation of Redeveloper, which included a proposed Resolution.

Mr. Ricardo Millett of staff addressed the Board and answered the Members' questions.

Letter of August 18, 1988, to Chairman Farrell from Councillor Thomas M. Menino in favor of the tentative designation of Boston Label and Stationery Company made part of the record.

Mr. Donlan left the meeting.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF BOSTON AND STATIONERY COMPANY OF 75 FAIRMOUNT AVENUE, HYDE PARK, MA., DISPOSITION PARCELS SWC-5a, 5b and 5c, IN THE HYDE PARK SECTION OF THE CITY OF BOSTON/¹ was introduced, read and considered.

On motion by Mr, Flaherty, seconded by Mr. Jones, 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 Mo. 5083.

Copies of a memorandum dated August 18, 1988, were distributed re: Charlestown Navy Yard, Pier Three, and Cry Dock #2, License for Horizons for Youth Chowderfest in Conjunction with the Fourth Annual Harborpark Day, which included a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to execute a one-day License Agreement: with Horizons for Youth, allowing them the use of Dry Dock #2 area adjacent to Pier 3 at the Charlestown Navy Yard to hold its Sixth Annual Chowderfest on September 24, 1988 between the hours of 12:00 Noon to 6:00 P.M. Said agreement is to be in the Authority's usual form, with the Authority named as additional insured on a certificate of insurance, and providing that the City of Boston Licensing Board issues all necessary licenses and/or permits prior to September 23, 1988.

Copies of a memorandum dated August 18, 1988, were distributed re: Grant to the Courageous Sailing Center, Inc. to Cover Insurance Costs, Charlestown Navy Yard, which included a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to execute a Grant Agreement with the Courageous Sailing Center, Inc. in an amount not to exceed \$33,000 in order to underwrite the cost of insurance to the sailing center in regard to its operations at the Charlestown Navy Yard for a period of one year. The terms and conditions of said Grant Agreement must be acceptable to the Chief General Counsel of the Authority.

Mr. Donlan returned to the meeting.

At this point, the Chairman read the following Resolution of the Boston Redevelopment Authority to be suitably framed and presented to Mr. Millett:

WHEREAS: Ricardo Millett has served the people of Boston, The Boston Redevelopment Authority, and most especially, people of color in a manner that has brought honor and respect to himself and those he served, and

WHEREAS: Through his inspired vision, the City and the BRA have undertaken with the Community, a series of bold initiatives to produce affordable housing, and promote economic development opportunity for low-and moderate-income people, and

WHEREAS: Ricardo Millett has led the Authority's efforts in affirmative action, employment and contracting, and,

WHEREAS: He has set a standard for integrity and excellence for all those who have worked with him and for him.

Now, therefore, be it

RESOLVED: That on the event of his leaving the Authority, its Board of Directors, by this action, acknowledges his outstanding and dedicated service to this Authority, the City of Boston, and the Community.

Copies of several memoranda dated August 18, 1988, were distributed re: Board of Appeal petitions, prepared by the Authority staff for transmittal to the Board of Appeal.

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

VOTED: To approve the staff recommendations relating to Petition Numbers:

Z-10943, Z-11640, Z-11744, Z-11746-11747,
Z-11748, Z-11766, Z-11768, Z-11769, Z-11770,
Z-11771, Z-11779, Z-11780, Z-11781, Z-11782,
Z-11783, Z-11784, Z-11785, Z-11786, Z-11787,
Z-11788, Z-11789, Z-11790, Z-11791, Z-11795,
Z-11796, Z-11797, Z-11798, Z-11800, Z-11802,
Z-11803, Z-11804, Z-118Q5, Z-118Q6, Z-11807,
Z-11808, Z-11809, Z-11810, Z-11816, Z-11817,
Z-11818, Z-11819, Z-11820, Z-11824, Z-11825,
Z-11831, Z-11832, Z-11834, Z-11835, Z-11836,
Z-11837-11838, Z-11839, Z-11843 & 11347,
Z-11852, Z-11853, Z-11864-11865, Z-11878,
Z-11902, Z-11926, Z-11932-11935, Z-11947,
Z-11994, Z-11874, Z-12084, Z-11066 & Z-11509,
Z-11398, Z-11732, Z-11733, Z-11736, Z-11740,
Z-11741, Z-11743, Z-11749, Z-11745, Z-11750,
Z-11751, Z-11752, Z-11753, Z-11763, Z-11765,
Z-11799, Z-11801, Z-11891-11893 and
Z-11952-11955.

On motion duly made and seconded, it was

VOTED: To approve Z-12031, 79 Bartlett Street,
Charlestown.

Mr. Farrell abstained.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 5084,

Copies of a memorandum dated August 18, 1988, were distributed re: Contractual Payments.

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

VOTED: To approve the payment of the following

bills:

Williamson Associates, Inc.	\$ 2,520.00
Northeast Security, Inc.	34,412.28
Hertz Penske Truck Leasing, Inc.	1,182.13
Bernard Frieden	2,000.00
Paul McGowan	4,000.00
John McCourt Co. Minority 25.4%; Female 3.7%; Resident 31.4%	332,024.05
Sasaki Associates, Inc.	33,668.05
Fay, Spofford & Thorndike, Inc.	6,539.30
Fay, Spofford & Thorndike, Inc.	9,780.26
Richard Partridge	3,000.00
Richard J. Dennis	1,000.00
Benjamin Thompson & Associates, Inc.	9,291.02
John Cullen--Cullen Associates	2,500.00
Green International Affiliates, Inc.	20,024.72
John Mahoney Const. Co., Inc. Minority 39.7%; Female 5.4%; Resident 43.4%	837,778.77
John Mahoney Const, Co., Inc. (Included in #16 Contract Compliance Numbers)	62,720.68
Arthur Andersen & Company	11,450.00
Historic Boston Incorporated	27,327.90
Mario Susi & Son, Inc. Minority 49.6%; Female 1.6%; Resident 50.1%	51,351.70

Brown & Hayes, Inc.	\$	4,567,00
Maguire Group		47,908.52
John Mahoney Const. Co., Inc. Minority 33.5%; Female 6.8%; Resident 34.7%		62,898.07
Napoli Wrecking Co., Inc.		5,455.00
Saul Schapiro		37,377.29

Copies of a memorandum dated August 18, 1988, were distributed re: Request Authorization to Amend Steelcase 9000 Systems Furniture Contract for Time Only, which included a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to amend Steelcase 9000 Systems Furniture Contract with Business Interiors for time only until June 30, 1989, with no increase in the contract amount in order to purchase movable wall panels.

Copies of a memorandum dated August 18, 1988, were distributed re: Charlestown Navy Yard, Building 34 Rental Furniture, attached to which were copies of Cort Furniture Rental of Boston quotation, and a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to purchase the furniture currently being rented from Cort Furniture Rental of Boston at a cost not to exceed \$15,154.00.

Copies of several memoranda dated August 18, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To approve Christopher Misner as a three-month volunteer in the Urban Design and Development Department, at no cost to the Authority, effective August 22, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To accept the following resignations, with effective dates:

Kim Williams..... August 31, 1988
Nancy Ellen Hayes-Seiden..-August 26, 1988
Eileen McGinn..... August 26, 1988
Gail P. Jackson..... September 23, 1988.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously VOTED: To approve retirement of Pierce Pearmain, effective December 3, 1988.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to amend the consultant contract with Dr. Eliahu Romanoff of the Regional Science Research Center for a study of demand for services in Boston, and the Metropolitan area, extending the contract time until November 15, 1988, with no change in the contract price.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to amend the Authority's contract with Richard Dennis for an extension of time only until July 1989.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously VOTED: To approve Amendment #4 to the Professional Services contract with Jonathan Layzer, increasing the contract amount by \$7,500.00, at the same hourly rate.

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. 8 to the Revised Contract for Professional Services with Saul A. Schapiro, Esq., by increasing the total compensation of such contract as amended by \$50,000.00

At this point, the Members considered Agenda Item No. 9, Downtown IPOD Special Study Areas—Technical Assistance from Consultants—which included two proposed votes.

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

VOTED: That the Director be and hereby is authorized to enter into consultant services contract with Ricardo Bofill for six (6) months for an amount equal to \$40,000 to assist the staff in carrying out a plan for eight Special Study Areas in the Downtown IPOD, with emphasis on the air rights over the Central Artery, said amount to come from the Authority's planning funds.

FURTHER
VOTED:

That the Director be and hereby is authorized to enter into a consultant services contract with Alex Krieger of Chan, Krieger and Levi for a period of six (6) months, and for an amount equal to \$30,000 to assist the staff in carrying out urban design studies in eight Special Study Areas in the Downtown IPOD, said amount to come from the Authority's planning funds.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on September 15^f 1988 at 2:00 P.M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 7:10 P.M.



Secretary

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