

MINUTES OF THE REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 15, 1988

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:00 P.M. on September 15, 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 J. Jones

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF 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 September 15, 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

September 12, 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 September 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 fifteenth day of September, 1988.

Kane Simonian

Secretary

Messrs. Coyle and Simonian attended the meeting which was convened at 2:55 P.M.

The Minutes of the Meeting of August 18, 1988, were read by the Secretary.

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

VOTED: To approve the Minutes as read.

Copies of a memorandum dated September 15, 1988, were distributed re: Authorization to Re-Schedule and 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. Walsh, seconded by Mr. Donlan, it was unanimously

VOTED: That the Secretary is hereby authorized to re-schedule and advertise a public hearing from Thursday, September 15, 1988, to Thursday, September 29, 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.

At this point, the Chairman recognized Councillor Bruce Boiling who appeared in support of the Lome Development Associates Proposal for Lome Street; Final Designation of the United States Postal Service as Redeveloper of Parcel P-2-C, Campus Project, and Final Designation of 185 State Street Associates as Redeveloper of Parcel D-9A, Waterfront Project.

The Chairman opened the Public Hearing on the Franklin Federal Partners' Housing Creation Proposal.

Copies of a memorandum dated September 15, 1988, were distributed re: Franklin Federal Partners' Housing Creation Proposal, attached to which were copies of a memorandum dated August 22, 1988, from Lisa Chapnick, Director of Public Facilities Department; Vote of Neighborhood Housing Trust of August 8, 1988, and three proposed votes.

Mr. Anthony Williams, Assistant Director, addressed the Board and introduced Ms. Esther Schlorholtz, Assistant Director of Finance, Public Facilities Department, who addressed the Board and answered the Members' questions.

There was no opposition.

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

VOTED: That after consideration of evidence submitted at a public hearing on this date, September 15, 1988, regarding the Housing Creation Proposals submitted by Franklin Federal Partners, the Authority finds that: (1) Franklin Federal Partners is obligated to pay \$2,325,000 in twelve (12) annual payments of \$193,750 as Development Impact Project Contributions pursuant to Article 26-A of the Boston Zoning Code; (2) that Franklin Federal Partners submitted two Housing Creation Proposals pursuant to Section 26-A of the Boston Zoning Code; (3) that the Neighborhood Housing Trust reviewed said Proposals on August 9, 1988, and voted to recommend approval to the Authority with regard thereto; (4) that the Trust voted to authorize the Public Facilities Commission

acting by its Director to accept Franklin Federal Partners' Development Impact Project Contributions 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 Lome Development Associates is proposing to build a sixty (60)-unit syndicated limited equity cooperative on a vacant and blighted site bounded by Harvard Street and Franklin Hill Avenue in Mattapan, of which, at least sixty-five (65%) of the units will be affordable; (6) that Boston Citywide Land Trust proposes to acquire and rehabilitate eleven (11) buildings consisting of 70 rental units, and to convert the housing into a scattered-site, limited-equity cooperative, of which at least seventy-three (73%) of the units will be affordable; (7) that a gap exists in the financing of each of said housing projects; (8) that but for a commitment of \$975,000 (present value) to Lome Development Associates, and \$350,000 to Boston Citywide Land Trust, said housing would not be built and would not be affordable; and (9) that the application of DIP Contributions from Franklin Federal Partners as proposed in its Housing Creation Proposals is necessary and appropriate;

~~ITR THP-R~~  
VOTED:

That the Housing Creation Proposal submitted to the Neighborhood Housing Trust by Franklin

Federal Partners on August 9, 1988, is hereby approved as submitted, and with such minor modifications to the Proposal as may be necessary. (Copies of the votes are attached hereto and incorporated by reference.)

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to designate the Public Facilities Commission of the City of Boston, acting by its Director, to prepare and execute all documents, including, but not limited to, Housing Creation Agreements, or other like agreements, as may be necessary to implement the Franklin Federal Partners' Housing Creation Proposals for the Lome Development Associates, and the Boston Citywide Land Trust, as approved and amended at this meeting, and to ensure the successful development of said projects on such terms and conditions as the Director of the Public Facilities Department may deem necessary and/or appropriate, acting in place of the Authority, and to thereby exercise all powers of the Authority as set forth in the Housing Creation Regulations, as amended, duly adopted by the Authority pursuant to Articles 26 and 26-A of the Boston Zoning Code.

The aforementioned Housing Creation Proposal submitted by Franklin Federal Partners is filed in the Document Book of the Authority as Document No. 5085.

Copies of a memorandum dated September 15, 1988, were distributed re: Recommendation of Approval of Petition by Chairman of the Zoning Commission for Minor Corrections and Clarifications in Various Sections of the Zoning Code, attached to which were copies of Text Amendment Application No. 142, Chairman of the Zoning Commission, Minor Corrections and Clarifications, and a proposed vote.

Ms. Linda Bourque, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That in reference to Text Amendment Application No. 142, by the Chairman of the Zoning Commission, for minor corrections and clarifications in various sections of the Zoning Code, the Boston Redevelopment Authority recommends approval.

Copy of the aforementioned Text Amendment Application No. 142, Chairman of the Zoning Commission, Minor Corrections and Clarifications, is incorporated in the Minutes of the Authority, and filed in the Document Book of the Authority as Document No, 5086.

Copies of a memorandum dated September 15, 1988, were distributed re: The Boston Redevelopment Authority and Boston Housing Partnership II Propose to Enter into a Memorandum of Agreement Under Which Heritage Trust Supplemental Payments Pledged in the June 26, 1986, Land Disposition Agreement Shall be Dispersed to the Boston Housing Partnership II, and a proposed vote.

Mr. Anthony Williams, Assistant Director, and Mr. Robert Rush, Senior Project Manager, addressed the Board and answered the Members' questions.

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

VOTED: That the Director be, and hereby is, authorized to enter into a Memorandum of Agreement substantially in the form as attached providing for Supplemental Payments to BHP II for a joint public-private Neighborhood Housing Program, and that the Director is forthwith authorized to execute such further documents as are necessary to implement the Agreement.

The aforementioned Memorandum of Agreement Regarding Supplemental Payments of the Redeveloper by and between the Boston Redevelopment Authority and the Boston Housing Partnership, Inc., is incorporated in the Minutes of the Authority, and filed in the Document Book of the Authority as Document No. 5087.

Copies of a memorandum dated September 15, 1988, were distributed re: Campus High Urban Renewal Area, Disposition Parcel P-2C, Final Designation of United States Postal Service as Redeveloper, attached to which were copies of a proposed Land Disposition Agreement; a map indicating the location of the parcel, and a Resolution.

Councillor Bruce Boiling appeared in favor of the final designation of the parcel.

The following representatives of the United States Post Office appeared in support of the new postal facility:

Ken Perrin, Bill Moncrief and Ernie Marsh;

David Lee of Stull and Lee and Kirk Sykes of the Primary Group.

Letters of support made part of the record.

Mr. Charles Turner indicated he would speak in opposition, but he did not attend the meeting.

There was no opposition.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE UNITED STATES POSTAL SERVICE AS REDEVELOPER OF PARCEL P-2C IN THE CAMPUS HIGH URBAN RENEWAL AREA, AUTHORIZATION TO EXECUTE LAND TRANSFER AGREEMENT AND DEED," 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, together with the Land Disposition Agreement, is filed in the Document Book of the Authority as Document No. 5088.

Copies of a memorandum dated September 15, 1988, were distributed re: Establishment of Fair Reuse Value for Disposition Parcel No. P-2C, Corner Shawmut Avenue and Roxbury Street, Certificate No. 4, Campus High Project, Mass. R-129, attached to which were copies of a Resolution Certificate No. 4, and a map showing the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NO. P-2C, CAMPUS HIGH 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, together with Certificate No. 4, is filed in the Document Book of the Authority as Document No, 5089,

Copies of a memorandum dated September 15, 1988, were distributed re: Confirmatory Order of Taking, Disposition Parcel P-2C, Campus High Project, Mass. R-129, attached to which were copies of a vote; an Order of Taking, including Annex "A," Taking Area Description; a map indicating the location of the parcel, and a Resolution.



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

VOTED: That the Boston Redevelopment Authority adopt and execute an Order of Taking attached hereto for Parcel P-2C in the Campus High Urban Renewal Area, and

FURTHER

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated September 15, 1988, relating to portions of the CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, MASS. R-129, be executed together with a Plan entitled, "Plan of Land in Boston, Delivery Parcel P-2C of Campus High School Urban Renewal Area, Project No. Mass. R-129, dated September 8, 1988," 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. 5090.

Copies of a memorandum dated September 15, 1988, were distributed re: Confirmatory Order of Taking, Parcel 723, An Infill Building at 291 Eustis Street, Roxbury, attached to which were copies of a proposed vote; an Order of Taking, including Annex "A," Taking Area Description; map indicating the location of the area, and a Resolution.

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

VOTED: That the Authority adopt and execute an Order of Taking for Parcel 723, also known as 291 Eustis Street, Roxbury, for title purposes only and does not involve the acquisition of any right, title, and interest that Casa Esperanza has in 291 Eustis Street, Roxbury, and

FURTHER

VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 15, 1988, relating to portions of the Roxbury District in the City of Boston 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," is filed in the Document Book of the Authority as Document No. 5091,

Copies of a memorandum dated September 15, 1988, were distributed re: 185 State Street, Waterfront Project, Mass. R-77, attached to which were copies of a map indicating the location of the parcel; September 16, 1987, letter from Coolidge Bank and Trust Company to Director Coyle, which included Project Pro-Forma; October 26, 1987, letter from Coolidge Bank and Trust Company to Director Coyle, and a Resolution.

City Councillor Bruce Boiling appeared in favor of the final designation of 185 State Street Associates.

Mr. Anthony Williams, Assistant Director, addressed the Board and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF PARCEL D-9A IN THE WATERFRONT URBAN RENEWAL AREA, PROJECT NO. MASS. R-77," was introduced, read and considered.

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

VOTED: To amend the Resolution by the addition of the following vote to be incorporated in Paragraph 8:

That the developers have agreed, at the open hearing, that they will be responsible for the replacement of the roof at 185 State Street.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Resolution as read, considered and amended.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5092.

Copies of the memorandum dated September 15, 1988, were distributed re: Establishment of Fair Reuse Value for Disposition Parcel D-9A, Certificate No. 8, Waterfront Project, Mass. R-77, attached to which were copies of a Resolution; map indicating the location of the parcel, and Certificate No. 8.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION PARCEL NO. D-9A, IN THE WATERFRONT PROJECT, MASS. R-77," was introduced, read and considered.

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

VOTED: To adopt the Resolution as read and considered.

*The aforementioned Resolution, together with Certificate No. 8, is filed in the Document Book of the Authority as DoGumeBfe Noy 5093.*

Copies of a memorandum dated September 15, 1988, were distributed re: Central Artery (1-93)/Third Harbor Tunnel, (1-90) Project, Boston, Mass., Archaeological Sites Examination, attached to which were copies of three maps indicating the location of the area; Certificate of Completion, and a proposed vote.

Mr. John Leigh, Assistant Director, and Ms. Martha Bailey, Massachusetts Department of Public Works, addressed the Board and answered the Members' questions.

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

VOTED: To amend the proposed vote by adding the words, "with the usual insurance provisions included in all license agreements with the Authority named as additional insured" so as to read as follows:

That the Director be authorized to execute a License Agreement with the Massachusetts Department of Public Works permitting Right of Entry on to Parcels D-3 and D-5 in the Downtown Urban Renewal Area, Mass. R-77, to conduct archaeological site examinations, with the usual insurance provisions on all license agreements with the Authority named as additional insured.

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 September 15, 1988, were distributed re: 75-81-83 East Berkeley Street, South End, Z-12182, 12183 and 12184, attached to which were copies of Inspectional Services Department Applications and Appeals under the Boston Zoning Code for 75-81 and 83 East Berkeley Street, and a proposed vote.

Mr. Anthony Williams and Mr. Ronald Fong of staff addressed the Board and answered the Members' questions.

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

VOTED: In reference to Petition Z-12182, Z-12183 and Z-12184, Tenants Development Corporation for 75 East Berkeley (including 210-212 Shawmut Avenue and 69 to 77 East Berkeley Street); 81 East Berkeley Street (including 79 and 81 East Berkeley Street) and 83 East Berkeley Street (including the vacant parcels of land at 1135 to 1149 Washington Street)

in the South End Urban Renewal Area, for six zoning variances: (1) open space; (2) parking; (3) floor area; (4) rear yard';(5) roof structures; and (6) conditional use in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a Transportation Access Plan be approved by the Boston Transportation Department.

Copies of a memorandum dated September 15, 1988, were distributed re: Parcel R-39A (319-341 Main Street): Authorization to Execute a License Agreement for Use as a Surface Parking Facility, attached to which were copies of two maps indicating the location of the area, 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: To table the matter.

Copies of a memorandum dated September 15, 1988, were distributed re: Certificate of Completion (R-59-D-3) Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps; Wiley House and Parcel Improvements snapshots, and a proposed vote.

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

VOTED: That the Director be authorized to issue a Certificate of Completion for the redevelopment of Parcel R-59-D-3 located at 45 Old Rutherford Avenue, Charlestown, Ma.

Copies of a memorandum dated September 15, 1988, were distributed re: License Agreement, Pier 5, Charlestown Navy Yard, attached to which were copies of two maps indicating the location of the area, and a proposed vote.

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

VOTED: That the Director be authorized to execute a License Agreement with the Raymond Group permitting its contractors and sub-contractors to occupy approximately 21,450 square feet on Pier 5 including 330 linear feet of docking space within Parcel 1-B boundaries.

Copies of a memorandum dated September 15, 1988, were distributed re: Sasaki Associates, Inc. Contract, Amendment No. 9--Extension of Contract Time--Waterfront Project, Mass. R-77, which included a proposed vote.

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

VOTED: That the Director is authorized to execute Amendment No. 9 to the contract dated December 29, 1981, between the Authority and Sasaki Associates, Inc.; Amendment No. 9 shall extend the contract time to May 30, 1989, with no increase in the contract amount.

Copies of a memorandum dated September 15, 1988, were distributed re: Copley Square Park Construction, John Mahoney Construction Co., Inc., Change Order No. 2, attached to which were copies of June 29, 1988 and July 1, 1988, from the Copley Square Centennial Committee to Mr. Wallace B. Orpin, and a proposed vote.

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

VOTED: That Change Order No. 2 to Copley Square contract with John Mahoney Construction Co., Inc. in the amount of \$7,212.80 is hereby approved, and the Director of Engineering is authorized to execute the same on behalf of the Authority.

Copies of a memorandum dated September 15, 1988, were distributed re: Professional Services Contract with Childs Engineering Corporation, which included a proposed vote.

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

VOTED: That the Director be authorized to execute Amendment No. 1 to the Professional Services Contract with Childs Engineering Corporation dated July 30, 1987, to extend the contract time to October 15, 1988, and to increase the contract amount by \$7,340.00 to \$55,476.00, of which \$3,340.00 will be funded by the Authority.

Copies of a memorandum dated September 15, 1988, were distributed re: Site Preparation Contract "G-2," Street Improvements, Permission to Award Contract, South End Project, Mass. R-56, attached to which were copies of Bid Tabulation; Summary of Preliminary Improvements; map indicating the location of the area, and a proposed vote.

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

VOTED: That Site Preparation Contract "G-2" for the reconstruction of Yarmouth Street and Dartmouth Street, in the Tent City area, is awarded to the lowest eligible and responsible bidder, Mario Susi & Son, Inc., in the amount of \$533,407.50 based upon the estimated quantities and the unit prices bid. The Executive Director is hereby authorized to execute this contract on behalf of the Authority.



Copies of several memoranda dated September 15, 1988, were distributed re: Board of Appeal Referrals, attached to which were 70 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Flaherty left the meeting at this point.

Ms. Gay Forbes, Deputy Director, addressed the Board and answered the Members' questions.

The Chairman questioned the number of parking spaces as 31 in a 12-unit apartment structure. Ms. Forbes replied that it was a misprint and should be 18 underground parking spaces.

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-11410, John Stevens, 286-290 Medford Street, Charlestown, for six variances to erect 12-unit apartment structure with two levels of underground parking for 18 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso for continuing design review approval by the Authority. Proposal has been deferred on the recommendation of the Authority by the Board of Appeal on two occasions. After further meetings with staff and community, proposal has been scaled down to twelve units, redesigned, and is now appropriate and advantageous to the area. Proposal includes one affordable unit, one handicapped accessible unit, as well as ample open space and off-street (below grade) parking to support the project.

The Charlestown Neighborhood Council letter of September 15, 1988, in favor of the development, signed by Dennis McLaughlin, Chairperson, made part of the record.

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 the staff recommendations relating to Petition Numbers: Z-11681, Z-11683, Z-11826-11827, Z-11829-11930, Z-11841, Z-11844, Z-11862, Z-11867, Z-11868-11869, Z-11870, Z-11871, Z-11872, Z-11873, Z-11875, Z-11877, Z-11879, Z-11880-11882, Z-11883, Z-11884, Z-11886, Z-11888-11889, Z-11890, Z-11894, Z-11895, Z-11896, Z-11898-11899, Z-11900, Z-11901, Z-11903, Z-11904, Z-11905, Z-11906, Z-11907, Z-11920, Z-11911, Z-11912, Z-11914, Z-11917, Z-11918, Z-11922, Z-11923, Z-11924, Z-11925, Z-11927, Z-11930-11931, Z-11946, Z-11951, Z-11962, Z-11969, Z-11976, Z-12004, Z-11410, Z-11628, Z-11661, Z-11742, Z-11792, Z-11794, Z-11823, Z-11846, Z-11847, Z-11848, Z-11850-11851, Z-11854, Z-11861, Z-11863, Z-11876, Z-11885, Z-11887, Z-11915 and Z-11882.

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. 5094.

Mr. Flaherty returned to the meeting.

Mr, Walsh left the meeting.

Copies of a memorandum dated September 15, 1988,  
were distributed re: Contractual Payments.

On motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following  
bills:

Brannigan-Lorelli Associates, Inc.	\$	4,707.63
John Mahoney Const. Co., Inc.		47,224.50
Mario Susi & Son, Inc.		36,043.81
Fay, Spofford & Thorndike, Inc.		10,411.30
The Hartford Roofing Co., Inc.		40,537.00
TAMS Consultants, Inc.		14,780.04
Northeast Security, Inc.		16,617.60
David Dixon & Associates		4,482.00
Fordham & Starrett		25,613.42
Saul Schapiro		8,872.50
Sasaki Associates, Inc.		10,083.00
John McCourt Co.		73,871.24
Hertz Penske Truck Leasing, Inc.		2,253.34
Paul McGowan		4,000.00
Saul Schapiro		26,025.55
Childs Engineering Corporation		993.20
Stull & Lee, Inc.		5,000.00
CEMaguire, Inc.		16,539.34
Fay, Spofford & Thorndike, Inc.		13,193.73
Arthur Andersen & Company		14,400.00
Hubert J. Kelley		4,100.00
Frank B. Rogers		2,000.00
Historic Boston Inc.		2,357.75
Fay, Spofford & Thorndike, Inc.		1,134.55
John Mahoney Const. Co., Inc.		471,048.51

Copies of a memorandum dated September 15, 1988, were distributed re: Midtown Cultural District Plan, 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 an amendment to the contract with Getchell Printing of Boston providing payment of an additional \$25,686.00 for services performed in relation to Midtown Cultural District Plan publication.

Copies of several memoranda dated September 15, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment of Oussama R. Kabbani, Cambridge, Architect/Urban Designer, Urban Design and Development Department, Grade 10, Step 6, at \$29,715 per annum, effective September 19, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment of Anne M. Burns, Cambridge, Architect/Urban Designer, Urban Design and Development Department, Grade 10, Step 6, at \$29,715 per annum, effective September 19, 1988.

PERSONNEL MEMORANDUM #3

No motion was made on the recommendation for Extension of Contract for Bart J. Mitchell. Therefore, in the absence of a motion, Personnel Memorandum #3 was not approved.

Mr. Walsh returned to the meeting.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute Amendment No. 10 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.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to amend the contract dated May 21, 1986, with the Mayor's Office of Jobs and Community Services by increasing the contract upset price by an additional \$50,000 to \$200,000, and by extending the contract performance time to December 31, 1988.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to enter into consultant services contracts to extend by six months the Benjamin Thompson and Associates contract by \$35,000 to provide detailed public space design schemes, and to extend by six months the Brannigan-Lorelli Associates contract by \$45,000 for theatre reuse feasibility studies.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is,  
authorized to enter into consultant services  
contracts to engage ARTS/Boston to provide  
administrative services for the Cultural  
District Task Force for \$35,000 for each  
of two years at a total of \$70,000.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is,  
authorized to amend the contract with Thomas  
Scott for security services at the same  
hourly rate of \$10.00 by increasing the  
contract amount by \$18,000, and extending  
the contract performance time for an  
additional one-year period.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously  
VOTED: To approve, retroactively, Ann Johnson's,  
Landscape Architect, travel to Long Island,  
New York, September 9, 1988, to inspect  
the London Plane trees for planting at Copley  
Square.

PERSONNEL MEMORANDUM #10

On motion duly made and seconded, it was unanimously  
VOTED: To authorize Robert Kroin to travel to  
Washington, D. C. on September 23, 1988,  
to accept an award from the Waterfront Center.  
The Authority's winning entry was Rowes  
Wharf.

At this point, the Director asked the Authority to reconsider Personnel Memorandum No. 3, Extension of Contract for Bart J. Mitchell.

Mr. Coyle described Mr. Mitchell's duties which he said are critical to the operation of the Authority; that he serves as the liaison between the Authority and the Mayor's Office, in addition to other assignments.

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

VOTED: That the Director be authorized to amend the Personal Services Contract with Bart J. Mitchell by extending the contract time six months, and increasing the contract amount by \$22,000 at an hourly rate of \$21.15.


On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on September 29, 1988, at 2:00 P.M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:50 P.M.

  
Secretary

LS