

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 29, 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 29, 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
James K. Flaherty
Clarence J. Jones
Michael F. Donlan

Absent

Joseph J. Walsh

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 29, 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 26, 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 26, 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 twenty-ninth day of September, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting which commenced at 3:00 P.M.

The Minutes of the Meeting of September 15, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: To approve the Minutes as read.

The Chairman recognized Councillor Thomas Menino who requested that Agenda Item Numbers 8 and 9 be tabled, subject to community review.

On motion duly made and seconded, it was unanimously VOTED: To take out of order Agenda Item Numbers 8 and 9--Tentative Designation of Urban Access, Inc. as redeveloper of Parcels SWC-4A and 4B, and Tentative Designation of Lagana Construction, Inc., "We're Staying," and Junior's Automotive Engineering, Inc. as redevelopers of Parcel SWC-6, Hyde Park.

Copies of a memorandum dated September 29, 1988, were distributed re: Southwest Corridor Parcels SWC-4A and 4B, Cleary Square, Hyde Park, Tentative Designation of Redeveloper, attached to which were copies of a map indicating the location of the parcel; March 18, 1988, letter from Pioneer Financial to Mr. Victor Jorrin, Urban Access; copies of nine floor plans, and a Resolution.

Mr. Donald Gillis of the Mayor's Office of Neighborhood Services, addressed the Board in support of tentative designations of Urban Access and Lagana Construction, Inc., "We're Staying," and Junior's Automotive Engineering, Inc.

On motion duly made and seconded, it was unanimously
VOTED: To amend the proposed Resolution by adding
"subject to community review and approval."

A Resolution entitled, "RESOLUTION OF THE BOSTON
REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF
URBAN ACCESS, INC. OF 230 WEST CANTON STREET, BOSTON,
MA. , DISPOSITION OF PARCELS SWC-4A and SWC-4B, IN THE
HYDE PARK SECTION OF THE CITY OF BOSTON," was introduced,
read and considered.

The aforementioned Resolution, as amended, together
with attachments, is filed in the Document Book of the
Authority as Document No. 5095.

Copies of a memorandum dated September 29, 1988,
were distributed re: Tentative Designation of Redeveloper
of Lagana Construction, Inc., We're Staying," and Junior's
Automotive Engineering, Inc., attached to which were
copies of two maps; February 26, 1988, letter from The
Boston Five; March 4, 1988, letter from Hyde Park
Cooperative Bank; March 10, 1988, letter from Hyde Park
Cooperative Bank; March 7, 1988, letter from Richmar
Construction Corp.; March 17, 1988, letter from John
Paraskevakos, President of the Hyde Park Board of Trade;
March 15, 1988, letter from Richard A. Dimino, Commissioner
of the Boston Transportation Department; Home Equity
Credit Reserve Commitment Letter from Hyde Park Savings
Bank, and a Resolution.

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

VOTED: To table this tentative designation pending
further community input.

Copies of a memorandum dated September 29, 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 duly made and seconded, it was unanimously VOTED: That the Secretary is hereby authorized to advertise a Public Hearing, to be held Thursday, October 13, 1988, at 2:00 P.M. in the Board Room of the Authority, on an Amendment to the 121A Agreement requested for 5-11 Haviland Street by Hamilton Realty.

Copies of a memorandum dated September 29, 1988, were distributed re: Authorization to Advertise a Public Hearing on the Chapter 121A Application of Dudley Neighbors, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary is hereby authorized to advertise a Public Hearing to be held on Thursday, October 13, 1988, at 2:30 P.M. in the Board Room of the Authority on the Application of Dudley Neighbors, Inc. for the Authorization and Approval of a Project under Massachusetts General Laws (Ter,Ed.), Chapter 121A and Chapter 652 of the Acts of 1960, both as amended, to be undertaken and carried out by a charitable corporation formed under Massachusetts General Laws, Chapter 180, and Approval to Act as an Urban Redevelopment Corporation under said Chapter 121A.

Copies of a memorandum dated September 29 > 1988, were distributed re: Authorization to Schedule a Public Hearing on the Proposed Zoning Amendment Creating a New Light Manufacturing District, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: To amend the proposed vote by inserting in place of October 20, 1988, November 10, 1988, so as to read as follows:

That the Secretary is authorized to schedule a Public Hearing concerning a Zoning Text Amendment that would create a Light Manufacturing Zoning District (LM), to be held at 2:00 P.M. on November 10, 1988, in the Board Room 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 September 29, 1988, were distributed re: Authorization to Schedule a Public Hearing on the Proposed Midtown Cultural District Permanent Zoning, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary is authorized to schedule a Public Hearing concerning Zoning Text and Map Amendments for permanent zoning of the Midtown Cultural District Permanent Zoning to be held at 2:00 P.M. on October 27, 1988, in the Board Room of the Authority.

Copies of an Informational Memorandum dated September 29, 1988, were distributed re: Chinatown Framework: Status of Negotiations with regard to the resolution of the New England Medical Center Dispute.

On motion duly made and seconded, it was unanimously VOTED: To place the Informational Memorandum on file.

Copies of a memorandum dated September 29, 1988, were distributed re: Chinatown Framework: Tentative Designation for Parcel R-3/R-3A, attached to which were copies of Exhibit "A"; Exhibit "B"; a proposed vote, and a Resolution.

The following appeared in support of the tentative designations:

R-3A Associates Limited Partnership
Edward McCormack and Yuk Sung

Asian Community Development Corporation
Regina Lee

Mayor's Office of Neighborhood Services
Donald Gillis

Chinatown/South Cove Neighborhood Council
William Moy

Letter dated September 28, 1988, to Director Coyle from Marilyn Lee-Tom, Coordinator of the Chinatown Housing and Land Development Task Force; Suzanne Lee, Chairperson of Chinese Progressive Association and Frederick Dow, Executive Director of the Asian-American Resource Workshop, made part of the record.

Mr. Donlan left the meeting.

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

VOTED: To amend Paragraph Five on Page Three of the aforementioned memorandum, "The Chinatown Framework," by substituting a new Paragraph Five so as to read as follows:

Should the housing developments be determined by the community not to be equivalent, the Boston Redevelopment Authority will make its best faith efforts with both teams and the community to achieve equivalent development opportunities; provided that any subsequent proposal is recommended by vote of the Chinatown/South Cove Neighborhood Council and approved by vote of the Boston Redevelopment Authority Board.

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

VOTED: That the Authority tentatively designates the R-3A Associates Limited Partnership as redeveloper of Parcel A as described in Exhibit "A," and tentatively designates the Asian Community Development Corporation (ACDC) as redeveloper of Parcel B as described in Exhibit "A," said tentative designations being subject to the terms and conditions set forth in the attached Resolution, and the revised development guidelines as defined in Exhibit "B."

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF THE ASIAN COMMUNITY DEVELOPMENT CORPORATION AND THE R-3A ASSOCIATES LIMITED PARTNERSHIP AS REDEVELOPER OF DISPOSITION PARCELS A AND B (R-3/R-3A), SOUTH COVE URBAN RENEWAL AREA, MASS. R-92," was introduced, read and considered.

The aforementioned Resolution, together with attachments, is filed in the Document Book of the Authority as Document No. 5096,

Copies of a memorandum dated September 29, 1988, were distributed re: 172 Tremont Street, attached to which were copies of letters of support from: Henry Lee, Friends of The Public Garden and Common; Lawrence Murray, Chair, Midtown Cultural District Task Force and Judee Shupe, Chair, Design and Development Committee of the Midtown Cultural District Force; Antonia M. Pollak, Executive Director of the Boston Preservation Alliance; Rafaela Maria Rodriguez, President of the Resident Council of Mason Place; Thomas O. Hilditch, Manager of Tremont-on-the-Common; two pencil sketches, and a proposed vote.

Councillor James Kelly appeared in support of the proposed new building.

Mr. William Whitney and Mr. Homer Russell of staff addressed the Board and answered the Members' questions.

Mr. Donlan returned.

Mr. Jack Hall of Hall Davison & Company, developer, also addressed the Board.

Mr. Jones left the meeting.

Mr. Coyle asked that the matter be taken under advisement.

Mr. Donlan suggested that a study be made as to why the additional three stories were necessary to make the project economically viable.

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

VOTED: To table this matter.

Copies of a memorandum dated September 29, 1988, were distributed re: Tentative Designation of Redevelopers, Parcel R-10-B (38 Sackville Street,) Charlestown Urban Renewal Area, Mass. R-55, attached to which were two Resolutions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF KEVIN D. SEAGER, PARCEL R-10-B-1 (38 Sackville Street), Charlestown Urban Renewal Area, Mass. R-55," was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5097.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF BELMONT STREET REALTY TRUST, PARCEL R-10-B-2 (38 Sackville Street), Charlestown Urban Renewal Area, Mass. R-55," was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED -. To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5098.

Copies of a memorandum dated September 29, 1988, were distributed re: Parcel R-87, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of a map indicating the location of the parcel; public advertisement for Housing Development Opportunity; Developer's Kit containing the Table of Contents, and a proposed vote.

Letter from Dennis McLaughlin of the Charlestown Neighborhood Council dated September 29, 1988, to Director Coyle, made part of the record.

Ms. Judy Evers, Mayor's Office of Neighborhood Services, appeared in support of the project.

Mr. Donlan left the meeting.

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

VOTED: To amend the proposed vote by adding:
Developers will have 60 days, from the date of advertisement, to respond to the Request for Proposals so as to read as follows:

That the Director be and hereby is authorized to advertise Parcel R-87 in the Charlestown Urban Renewal Area for residential development purposes. Developers will have 60 days, from the date of advertisement,, to respond to the Request for Proposals.

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 September 29, 1988, were distributed re: Engineering Services Contract, Permission to Award Contract to Edwards & Kelcey, Inc., Charlestown Urban Renewal Project, Mass. R-55, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to execute a renewal contract through May 30, 1989, for Engineering Services in the amount of \$40,000 with Edwards & Kelcey, Inc., for the Charlestown Project, Mass. R-55; the contract to become effective upon the expiration of funds in the present contract.

Copies of a memorandum dated September 29, 1988, were distributed re: Permission to Award a Resident Engineering Services Contract to Bryant Associates, Inc., South End Project, Mass. R-56, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director is authorized on behalf of the Authority to execute an Engineering Services Contract for Resident Engineering Services in the South End Project, Mass. R-56, in the amount of \$85,000 with Bryant Associates, Inc. for a one-year period.

Mr. Donlan returned.

Copies of a memorandum dated September 29, 1988, were distributed re: Authorization to Advertise for Qualifications for Engineering and Design of Streetscape and Open Space Improvements to Hayes Park and Shawmut Avenue in the South End Urban Renewal Area, Mass. R-56, attached to which were copies of a map indicating the location of the area, and a proposed vote.

Letters in support of the reconstruction of Hayes Park and the reconstruction of Shawmut Avenue received from District Councillor James M. Kelly, and made part of the record.

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

VOTED: To amend the proposed vote by deleting the word "advertise," and inserting in place thereof, solicit, including minority contractors, so as to read as follows:

That the Director be and is hereby authorized to solicit, including minority contractors, for qualifications to provide design and engineering services for street, streetscape, and open space improvements for Hayes Park and for Shawmut Avenue in the South End Urban Renewal Area.

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

VOTED: To adopt the proposed vote as amended above.

Copies of several memoranda dated September 29, 1988, were distributed re: Board of Appeal Referrals, attached to which were 57 zoning petitions prepared by the Authority staff for transmittal to the Board of Appeal.

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

On motion duly made and seconded, it was unanimously
VOTED: To amend Z-12149, Mary Katherine Woerner,
23 Alaska Street, Roxbury, by deleting
approval with the following provisos, and
inserting in place thereof, recommends
deferral in order to obtain more community
input, so as to read as follows:

In reference to Petition Z-12149, Mary
Katherine Woerner, 23 Alaska Street, Roxbury,
for conditional use and two variances for
change of occupancy from one-family dwelling
to lodging house in an apartment (H-1) Interim
Planning Overlay District, the Boston
Redevelopment Authority recommends deferral
in order to obtain more community input.

On motion duly made and seconded, it was unanimously
VOTED: To approve staff recommendations as amended:
Z-11276, Z-11531-11532, Z-11624, Z-11764,
Z-11767, Z-11811-11812, Z-11842,
Z-11908-11909, Z-11916, Z-11919, Z-11928,
Z-11929, Z-11936, Z-11937, Z-11939, Z-11940,
Z-11941, Z-11942, Z-11943, Z-11944, Z-11945,
Z-11948, Z-11949, Z-11950, Z-11956, Z-11957,
Z-11959, Z-11960, Z-11961, Z-11963, Z-11964,
Z-11966, Z-11967, Z-11970, Z-11972, Z-11974,
Z-11977, Z-11982, Z-11988, Z-11990, Z-11991,
Z-11992, Z-11993, Z-11995-11996, Z-11997,
Z-11998, Z-11999, Z-12018, Z-12021, Z-12068,
Z-12079, Z-12101-Z-12103, Z-12120-12122,
Z-12144, Z-12149, Z-12161-12162,
Z-12172-12174, Z-12212 and Z-12050-12066.

The aforementioned Board of Appeal Referrals, together with attachments, are incorporated in the Minutes, and filed in the Document Book of the Authority as Document No. 5099,

Copies of a memorandum dated September 29, 1988, were distributed re: Management and Budget.

On the presentation of certified invoices, and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Childs Engineering Corporation	\$	1,800.00
Brown & Rowe		9,112.14
Edwards & Kelcey, Inc.		4,161.11
Bernard Frieden		2,000.00
Fleming Bros., Inc.		20,880.00
Thomas J. Donovan		1,950.00
Northeast Security, Inc.		17,725.44
Phillip Clay		4,500.00
Bowen & Hayes, Inc.		6,266.25
Herman and Lees Associates		3,850.00
Stull and Lee, Inc.		25,000.00
John Mahoney Const. Co., Inc. Minority 36.9%; Female 5.3%; Resident 41.4%		84,881.60
John McCourt Co. Minority 32.6%; Female 4.8%; Resident 39.9%		132,864.91
Skidmore, Owings & Merrill		60,000.00

Copies of a memorandum dated September 29, 1988, were distributed re: Permission to Advertise Snow Removal Contract No. 8, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Executive Director is hereby authorized to advertise bids for Snow Removal Contract No. 8. All contract bids are to be submitted to the Authority for its deliberation, approval, and/or rejection.

Copies of a memorandum dated September 29, 1988, were distributed re: Request an Extension of Time on Fuel Oil Delivery and Heating Equipment Service Contract No. 2, with No Increase in Contract Price, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Executive Director is hereby authorized to amend Fuel Oil Delivery and Heating Equipment Service Contract No. 2 with Grimes Oil Co., Inc. of 165 Norfolk Street, Boston, Massachusetts, 02124, extending the contract for one year to December 31, 1989, with no change in the present agreement. Funding will be from Property Management Funds.

Copies of several memoranda dated September 29, 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 Kristen McCormack, Boston, Director of Midtown/Cultural District Planning in the Director's Office, Grade 15, Step 4, at \$60,985 per annum, effective October 31, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To approve Candace Morrissey as a three-month volunteer intern, Simmons College senior, Neighborhood Planning and Zoning Department, at no cost to the Authority, effective September 27, 1988.

PERSONNEL MEMORANDUM #3

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

Ivy Dilworth---October 15, 1988

Monica Frazier-September 23, 1988

Jean Morgan----September 16, 1988

David Lynn-----September 30, 1988

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously VOTED: To approve and authorize a consultant services contract with Thomas Merritt, Jr., for one year, at an amount not to exceed \$10,000.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to extend a contract for Professional Services with Thomas J. Donovan for providing Title Search work for Parcel 10 of the Southwest Corridor and adjacent parcels in Roxbury for an additional six months, with no change in the amount of the contract.

PERSONNEL MEMORANDUM #6

Discussion followed on the Fort Point Channel progress that is being made by Mr. Dixon. The Board requested that Mr. Carver arrange a luncheon to which the South Boston community would be invited to brief them on the results of David Dixon's work in the Fort Point Channel area.

On motion duly made and seconded, it was unanimously VOTED: That the Director be and hereby is authorized to extend the existing contract with David Dixon and Associates to coordinate the Fort Point Channel planning effort with design of the Seaport Access Road and transit by an additional amount not to exceed \$65,000, and for an extension of time not to exceed six months.

At this point, Mr. Joseph Noonan, Assistant Director for Management and Budget, submitted the Fiscal Year 1989 Program and Operation Budget and a detailed work plan for the Authority for fiscal 1989.

For the record, the budget was submitted before the end of the fiscal year, and the beginning of the upcoming fiscal year.

Mr. Donlan commended the staff on a Job well done.

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

VOTED: To take the Budget Approval for Fiscal Year 1989 under advisement for two weeks so that the Board can review it in detail.

On motion duly made and seconded, it was unanimously

VOTED: That the next two meetings of the Authority will be held on October 13, 1988 at 2:00 P.M. and October 27, 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

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