

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 13, 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 October 13, 1988. 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	None
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 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 October 13, 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

October 7, 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 October 7, 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 thirteenth day of October, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting, which commenced at 2:50 P.M.

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

VOTED: To take out of order Agenda Item #4, Public Hearing regarding the adoption of Dudley Neighbors, Inc., Chapter 121-A Application to develop approximately 15 acres of privately held land, in addition to 15 acres of city land for mixed-use development including 500 units of low-and moderate-income housing.

The Chairman announced that this was a Public Hearing on the 121A Application of Dudley Neighbors, Inc., which was duly advertised in the BOSTON HERALD on October 7, 1988.

Copies of a memorandum dated October 13, 1988, were distributed re: Chapter 121A Application of Dudley Neighbors, Inc., attached to which were copies of a Fact Sheet; Exhibit "A," Map of Dudley Triangle and Site Plan; Exhibit "B," Dudley Neighbors, Inc. Board of Directors 1987-1989; Exhibit "C," Memorandum of Understanding Between the Applicant and the City--Legal Document Forthcoming; Exhibit "D," Development Parcels Phasing Process Site Plan; Exhibit "E," Letters of Support and List of Community Supporters.

The Chairman recognized City Councillors Charles C. Yancey, Bruce Boiling and Rosaria Salerno, who spoke in favor of the Dudley Neighbors, Inc.

Complete transcript of the Chapter 121A Application of Dudley Neighbors, Inc. will be forthcoming from Court Reporter George Cris of O'Brien and Levine, Court Reporters.

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

VOTED: To take this matter under advisement.

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

VOTED: To take out of order, Agenda Item #8, Boston University Annual Master Plan Report and Amendment of the University's Master Plan.

Copies of a memorandum dated October 13, 1988, were distributed re: Boston University Annual Master Plan Report and Amendment of the University's Master Plan, attached to which were copies of the 1987-1988 Boston University Housing Production; July 27, 1988 letter to Director Coyle from George A. Schiller, Jr., Associate

Vice President of Boston University; Boston University Charles River Campus, Master Plan, Annual Report; Boston University Armory Development Review Process; October 6, 1988, letter to Director Coyle from George A. Schiller, Jr., Associate Vice President; Development Schedule; Development Review Process; Agreement Concerning Boston University's Purchase of 533-541 and 508-510 Commonwealth Avenue; Development Review Process, 905 Commonwealth Avenue; October 11, 1988, letter to Director Coyle from Dolores Boogdanian, Co-Chair, Task Force; Annual Report, and a proposed vote.

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

VOTED: 1. That the Authority accepts the 1987-1988 Annual Report as meeting the reporting requirements of the University.

2. That the Authority approve an amendment to the Master Plan deferring the University's commitment to produce 1,570 new undergraduate student beds from 1990 to 1991.

3. That the Authority approve as Master Plan Amendments the October 6, 1988, revisions to the Master Plan Development Schedule with respect to the following housing developments:
 - a. Commonwealth Armory Phase I and II.
 - b. 1019 Commonwealth Avenue.
 - c. Rich Hall.
 - d. 710-712 Commonwealth Avenue.
 - e. 197 Bay State Road.
4. That the University inform the Authority if it should fail to meet any of its development milestones for Commonwealth Armory Initial Phase.
5. That the Authority approve as Master Plan Amendments, the October 6, 1988, schedule revisions to the Kenmore Square Agreement, Appendix E.

The Chairman declared a short recess.

The Minutes of the Meeting of September 29, 1988, were read by the Secretary.

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

Copies of a memorandum dated October 13, 1988, were distributed re: Authorization to Re-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
re-schedule the Public Hearing concerning
the adoption of the Midtown Cultural District
Plan including its Zoning Text and Map
Amendments for 3:00 P.M., November 15, 1988,
in the Board Room of the Authority.

The meeting re-convened at this time.

The Chairman announced that this was a Public Hearing to consider a Second Amendment to the Report and Decision on the Application of MBH Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.), Chapter 121A, as amended.

This hearing was duly advertised in the BOSTON HERALD on October 7, 1988.

Copies of a memorandum dated October 13, 1988, were distributed re: Second Amendment to the Report and Decision on the Chapter 121A Application of MBH Associates, attached to which were copies of Application of MBH Associates (Formerly B&M Associates) for Approval of a Second Amendment to the Report and Decision on the Application; letter of October 12, 1988, from Thaddeus J. Jankowski, Jr., Commissioner of Assessing Department to Chairman Farrell, and a proposed vote.

Councillors Yancey and Salerno, and an aide to Councillor Scondras, appeared in favor of the Application for Approval of Second Amendment of MBH Associates.

Mr. William Whitney, Assistant Director, addressed the Board and introduced Attorney Bernard Shadrawy, 15 Broad Street, Boston, representing MBH Associates.

Mr. Daniel Ocasio, architect for the project; Ms. Dale Orlando, Executive Director of the Fenway Health Community Center; Ms. Sandra Brand, 143 Massachusetts Avenue of the Fenway Community Development Corporation, appeared in support of the Amendment to the 121A Application of MBH Associates.

Mr. Robert Walthal, Collector-Treasurer's Office, City of Boston, who works on the 6-A contracts, attended the meeting.

There was no opposition.

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

VOTED: That the Authority authorizes the preparation of a favorable Report and Decision concerning the Amendment to the 121A Application of MBH Associates.

Copies of a memorandum dated October 13 , 1988 , were distributed re: Tentative Designation of S.M.I .L.E. Preschool , Inc. , as redeveloper of Parcel H-6B , attached to which were copies of a map indicating the location of the parcel ; Redeveloper 's Statement for Public Disclosure , Part 1 ; Redeveloper 's Statement of Qualifications and Financial Responsibility, Part 11; Alfred W. Siegrist, Certified Public Accountant's submission of Balance Sheet, June 30, 1985, with Statement of Resources, Expenses and Changes in Fund Balances, June 30, 1985, Statement of Changes in Financial Position, June 30, 1985; Statement of Financial Expenses, June 30, 1986; Development Pro Forma; April 1, 1987, letter from Bank of Boston; Development Team of 29 Hazelwood Street; March 28, 1987, letter from Budd , Wiley & Richlin to Director of the Public Facilities Department; September 21, 1988, letter from Lisa Chapnick to Chairman Farrell; letters of support from Councillors Yancey , Hennigan-Casey and Boiling, and a proposed Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE : TENTATIVE DESIGNATION OF SMILE PRE-SCHOOL, INC. AS REDEVELOPER OF DISPOSITION PARCEL H-6b, WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24," was introduced, read and considered.

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

VOTED : To adopt the Resolution as read and considered.

The aforementioned Resolution, together with attachments, is filed in the Document Book of the Authority
^{as} Document No. 5100.

Copies of a memorandum dated October 13, 1988, were distributed re: 172 Tremont Street, attached to which were copies of a Financial Analysis; Letters of September 26, 1988 and October 6, 1988, from Henry Lee of Friends of The Public Garden and Common; September 12, 1988, letter from Antonia M. Pollak, Executive Director of the Boston Preservation Alliance; September 13, 1988, letter from Rafaela Maria Rodriguez, President of the Resident Council of Mason Place; October 6, 1988, letter from Bethany B. Kendall, Executive Director of Downtown Crossing; October 5, 1988, letter from Josiah A. Spaulding, Jr. of the Boston Theatre District Association to Chairman Farrell; October 5, 1988, letter from Judee Shupe and Lawrence Murray of the Midtown/Cultural District Task Force; October 6, 1988, letter from George Coorssen, Chairman of the Board of Trustees, Tremont-on-the-Common, all in support of 172 Tremont Street, and two proposed votes.

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

VOTED: To take this matter from the table.

Messrs. Whitney and Russell of staff addressed the Board and answered the Members' questions.

Mr. Walsh left the meeting at 5:15 P.M.

Ms. Mary McEntee, 80 Mason Street, Member of the Chinatown Neighborhood Council, along with her husband, Charles Patrick McEntee, spoke in favor of the proposed 172 Tremont Street construction.

Councillor Bruce Boiling also appeared in support; as did Ms. Bethany B. Kendall of the Downtown Crossing Association, who said that this project is important for the neighborhood and will help with the economic health in the downtown area.

Attorney Larry Phelps, One Winthrop Square, with residence at 21 Brooks Road, Weymouth, also appeared in support and submitted letters of support.

Chairman Farrell said that at the last meeting, there was an indication the Board was disturbed about the presentation that was made. The presentation submitted today is far superior, and because of the inquiry, a far better project will be in the making.

There was no opposition.

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

VOTED: In reference to Petition Z-12261 to be brought before the Board of Appeal for 172 Tremont Street, Boston, for a conditional use permit, an Interim Planning Permit, and variances for floor area ratio, open space, setbacks and side yard, and from Article 30, the Authority recommends approval, subject to design review, and further,

VOTED: That the Director is authorized to execute an agreement for the payment by the developer of \$50,000 into the Midtown Cultural District Endowment Fund, and further authorized to execute an amendment providing for an increased payment into the fund for barrier-free housing totaling \$70,000. It is further acknowledged that the developer has voluntarily committed \$500,000 for the production of affordable housing in connection with both this project, and with 165 Tremont Street.

Messrs. Walsh and Flaherty left the meeting.

Copies of a memorandum dated October 13, 1988, were distributed re: Certificate of Completion for Parcels SE-74 to SE-77, Located at 4-18 Clarendon Street, South End Project, No. Mass. R-56, attached to which were copies of an inter-office memorandum from Kenneth V. Keohane to Maria Faria of September 22, 1988; a black-and-white sketch of the parcels; an Inspection Form, and a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion to the 4-18 Clarendon Street/72 Warren Avenue Limited Partnership, for the rehabilitation of Parcels SE-74, SE-75, SE-76 and SE-77, in the South End Urban Renewal Area.

Copies of a memorandum dated October 13, 1988, were distributed re: Permission to Advertise Request for Qualifications (RFQ), Harborwalk Signage System Study, which included a proposed vote.

Mr. Flaherty returned.

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

VOTED: To amend the proposed vote by the addition of:

"If and when a consultant is retained, the signage system is presented to the Board for its approval before payment:" so as to read as follows:

That the Director be, and hereby is, authorized to advertise for consultant services to undertake a Signage System Study for Harborwalk. If and when a consultant is retained, the signage system is to be submitted to the Authority for its approval before payment. Funds for this study are available from a DEM grant and its City Capital match.

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

Copies of a memorandum dated October 13, 1988, were distributed re: Permission is Requested to Advertise Publicly for Consultant Services for the Design and Production of a Harborwalk Brochure, which included a proposed vote.

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

VOTED: To amend the proposed vote by the addition of: "Any projected brochure is to be submitted to the Authority for its approval prior to the time it is published," so as to read as follows:

That the Director be and hereby is authorized to advertise for consultant services for the design and production of a Harborwalk brochure. Any projected brochure is to be submitted to the Authority for Its approval prior to the time it is published. Funds for this project are available from a DEM grant and its City Capital match.

Mr. Walsh returned to the meeting.

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

VOTED: To approve the proposed vote as amended above.

Copies of a memorandum dated October 13, 1988, were distributed re: Final Designation of Redeveloper, Disposition Parcel R-59-D-2 (45 Old Rutherford Avenue), Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps indicating the location of the parcel; letter of October 7, 1988, from Paul R. Summers to the Authority, and a proposed Resolution.

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

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE; FINAL DESIGNATION OF REDEVELOPER, PAUL R. SUMMERS, PARCEL R-59-D-2 (45 OLD RUTHERFORD AVENUE, CHARLESTOWN), CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55," was introduced, read and considered.

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

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution, together with attachments, is filed in the Document Book of the Authority as Document No. 5101.

Copies of a memorandum dated October 13, 1988, were distributed re: Conveyance of Parcel for Title Perfection Purposes, Parcel R-59-D-4 (45 Old Rutherford Avenue), Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of three maps, and a proposed vote.

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

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to convey Parcel R-59-D-4 (consisting of 81 square feet, as shown on the attached plan) to Mr. Robert G. Neiley, for the purposes of title perfection in conjunction with his property at 45 Old Rutherford Avenue. This parcel will be governed by the terms and conditions of the existing approved Land Disposition Agreement with Mr. Neiley for Parcel R-59-D-3, and Mr. Neiley will pay a disposition price of ten dollars (\$10) per square foot for the parcel.

Mr. Walsh left the meeting.

Copies of a memorandum dated October 13, 1988, were distributed re: Authorization to Advertise and Issue Developers' Kits for Housing Parcels R-33 and P-16-F, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of a map indicating the location of the parcels; Developer's Kit for Parcel R-33; Developer's Kit for Parcel P-16-F, and a proposed vote.

Messrs. Fong and Armanetti addressed the Board and answered the Members' questions.

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

VOTED: To table this matter.

Copies of a memorandum dated October 13, 1988, were distributed re: Authorization to Execute a Loan Agreement with the Bricklayers' and Laborers' Non-Profit Housing Corporation, attached to which were copies of a Financial Summary, and a proposed vote.

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

The Chairman congratulated Mr. Thomas McIntyre of the Bricklayers' and Laborers' Union for the outstanding job his non-profit housing corporation is doing in making housing available in the city.

At the same time, Mr. Farrell expressed misgivings regarding the Authority getting involved in the banking business.

In reply to a question as to how the Bricklayers' and Laborers' Non-Profit Housing Corporation would repay the loan, Director Coyle informed the Authority that the second phase would contain 10-20 market rate units which would insure that the Authority's loan would be repaid from the market-rate proceeds.

On motion duly made and seconded, it was unanimously

VOTED: To request the Director to make available to the Board a Status Report on the number of loans the Authority has made; whether any have been repaid, and what the prospects for repayment are, and the status of any bridge loans.

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

VOTED: That a loan in the amount of \$368,747 to the Bricklayers' and Laborers' Non-Profit Housing Corporation in connection with the development of 50 units of affordable housing at Parcel 4-A-1 in the Charlestown Navy Yard is hereby approved, subject to the availability from other funding sources of grants totalling not less than \$397,455, and further that the Director is hereby authorized to execute a Loan Agreement with the Bricklayers' and Laborers' Non-Profit Housing Corporation, and any other agreements or instruments in connection with the loan deemed by him to be in the best interest of the Authority.

Copies of a memorandum dated October 13, 1988, were distributed re: Permission to Execute a License Agreement with the Executive Office of Transportation and Construction for Docking Facilities at Long Wharf and Pier 4, Charlestown Navy Yard, for Water Shuttle Service, which included a proposed vote.

Mr. John Leigh, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That the Director be authorized to execute a two-year License Agreement with the Executive Office of Transportation and Construction for docking privileges at Long Wharf and Pier 4 in the Charlestown Navy Yard to provide water shuttle services.

Copies of a memorandum dated October 13, 1988, were distributed re: CEMaguire, Inc. Engineering Services Contract No. 31, Amendment No. 3--Permission for an Extension and Increase in Contract Amount--South End Project, Mass. R-56, attached to which were copies of Amendment No. 3, and a proposed vote.

Mr. Paul Reavis, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That the Director is authorized on behalf of the Authority to execute Amendment No. 3 to extend the contract time to June 30, 1989, and to increase the contract amount by \$16,000 to Engineering Services Contract No. 31, dated April 28 > 1986, in the South End Project Area, Mass. R-56, with CEMaguire, Inc.

Copies of a memorandum dated October 13, 1988, were distributed re: Parsons, Brinckerhoff, Quade and Douglas, Inc., Technical Assistance Services Contract, Amendment No. 5, South End/Campus Projects, which included a proposed vote.

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

VOTED: That Amendment No. 5 to the Technical Assistance Services Contract with Parsons, Brinckerhoff, Quade and Douglas, Inc., dated March 7, 1985, in the South End Project, Mass. R-56, and the Campus High Project, Mass. R-129, extending the contract time to July 1, 1989, with no change in the contract amount, is hereby approved, and the Director is authorized to execute said Amendment No. 5 in behalf of the Authority.

Copies of a memorandum dated October 13, 1988, were distributed re: Site Preparation Contract G-2, Mario Susi & Son, Inc., Change Order No. 1, South End Project, Mass. R-56, attached to which were copies of a letter dated October 7, 1988, to Mr. Paul Reavis from the Greater Boston Community Development, Inc., and a proposed vote.

Mr. Paul Reavis, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That Change Order No. 1 to Site Preparation Contract "G-2," increasing the contract by an upset price of \$15,000.00 to Mario Susi & Son, Inc., be approved. The Director of Engineering is hereby authorized to execute this Change Order on behalf of the Authority.

Copies of a memorandum dated October 13, 1988, were distributed re: Authorization to Solicit Qualifications for Engineering and Design of Street, Streetscape, and Open Space Improvements to Camden Street and Portions of Parcel 16, in the South End Urban Renewal Area, attached to which were copies of Parcel 16, Douglass Square, Neighborhood Plan, and a proposed vote.

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

VOTED: To amend the proposed vote by adding the words, "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 Camden Street and Parcel 16 in the South End Urban Renewal Area.

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

VOTED: To adopt the proposed vote as amended above.

Copies of several memoranda dated October 13, 1988, were distributed re: Board of Appeal Referrals, attached to which were copies of 33 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 by Mr. Flaherty, seconded by Mr. Donlan,
it was unanimously

VOTED: To give the Director leave to withdraw
Z-12085, Edward T. Gregory, 47 Maxfield
Street, West Roxbury, for further study
and communication with the abutters.

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

VOTED: To approve the following staff
recommendations: Z-11985, Z-11968, Z-11973,
Z-11975, Z-11983, Z-11985, Z-11986, Z-11987,
Z-11989, Z-12000, Z-12001, Z-12005, Z-12006,
Z-12010, Z-12012, Z-12013, Z-12014, Z-12016,
Z-12017, Z-12020, Z-12022, Z-12023, Z-12030,
Z-12033, Z-12035, Z-12036, Z-12037, Z-12114,
Z-12117, Z-12188, Z-12189, Z-12233-12240
and Z-11767,

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. 5102.

Copies of a memorandum dated October 13, 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:

Northeast Security, Inc.	\$ 16,617.60
Schoenfeld Associates, Inc.	8,738.76
Schoenfeld Associates, Inc.	988.38
Fay, Spofford & Thorndike, Inc.	9,539.95
Fay, Spofford & Thorndike, Inc.	8,523.75
TAMS Consultants, Inc.	30,540.33
Bayside Engineering Associates, Inc.	4,943.88
John Mahoney Construction Co., Inc.	187,008.45
Brown & Rowe	9,176.55
Fleming Bros., Inc.	8,640.00
Bowen & Hayes, Inc.	4,635.00
Regional Economic Models, Inc.	2,800.00
Richard W. Partridge	1,200.00

Copies of a memorandum dated October 13, 1988, were distributed re: Contract with the Citizens Housing and Planning Association, which included a proposed vote.

Mr. Peter Dreier, Director of Housing, addressed the Board and answered the Members' questions.

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

VOTED: That the Director is hereby authorized to enter into a contract with the Citizens Housing and Planning Association for a sum not to exceed \$10,000 to carry out a program of outreach, education and technical assistance on the "expiring use" housing issue in Boston.

Mr. Walsh returned to the meeting.

Copies of a memorandum dated October 13, 1988, were distributed re: Business Alliance for the Harbor--Boston Harbor Associates--Authority Membership--which included a proposed vote.

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

VOTED: That the Director is authorized to apply for Authority membership in the Business Alliance for Boston Harbor at the level of \$5,000.00.

Copies of a memorandum dated October 13, 1988, were distributed re: Urgent Needs Funding Contract with the City of Boston, which included a proposed vote.

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

VOTED: That the Director be authorized on behalf of the Authority to enter into a contract with the City of Boston to receive Urgent Needs funds in the amount of \$2,197,684 for various Urban Renewal capital improvement projects and for several housing initiatives.

Approval of the Fiscal Year 1989 Boston Redevelopment Authority Budget was Taken Under Advisement on September 29, 1988.

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

VOTED: To approve the Fiscal Year 1989 Boston Redevelopment Authority Budget previously sent to all Board Members.

The aforementioned Fiscal Year 1989 Budget is incorporated in the Minutes, and filed in the Document Book of the Authority as Document No. 5103.

Copies of a memorandum dated October 13, 1988, were distributed re: Cost-of-Living Increase--Grade/Step Classification--which included a proposed vote.

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

VOTED: To amend the 6% Cost-of-Living Increase so that the Cost-of-Living Increase and the Grade/Step Classification and the employee's salary together will not exceed \$80,000 so as to read as follows:

To approve and authorize a 6% Cost-of-Living Salary Increase for all employees, effective October 1, 1988, provided that the salary of any employee, together with the Cost-of-Living Increase, will not exceed a ceiling of \$80,000, and that the Grade/Step Schedule be adjusted accordingly.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

The aforementioned Cost-of-Living Increase, and Grade and Step Schedule, are incorporated in the Minutes of the Authority, and filed in the Document Book of the Authority as Document No. 5104.

Copies of several memoranda dated October 13, were distributed re: Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To accept the resignation of Maryellen Flaherty, effective October 28, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to enter into a six-month
Professional Services Contract with Thomas
Piper to work on the Central Artery and
Longwood Area Planning Initiatives, at a
maximum amount not to exceed \$27,500.00.

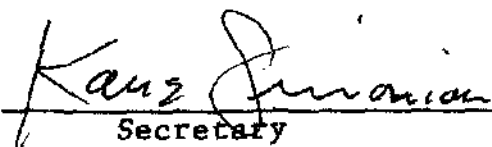
PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to enter into a six-month contract
with M. Daniel Richardson for an amount
not to exceed \$10,000.00,

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will
be held on Wednesday, October 26, 1988,
at 2:30 P.M.

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

The meeting adjourned at 6:24 P.M.


Secretary