

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JANUARY 30, 1991

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 January 30, 1991. 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>
Clarence J. Jones	
James K. Flaherty	
Michael F. Donlan	
Francis X. O'Brien	
Consuelo G. Thornell	

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:00 p.m. on January 30, 1991> 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

January 28, 1991

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified Secretary of the Boston Redevelopment Authority, do hereby certify that on January 28, 1991, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this Twenty-eighth day of January, 1991.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of January 16, 1991 (which were previously distributed) were submitted.

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

Copies of a memorandum dated January 30, 1991 were distributed entitled "BACK BAY/BEACON HILL PLAN AND ZONING" which included a proposed vote. Attached to said memorandum was a map of the area.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary is hereby authorized to schedule a public hearing regarding the Plan and Zoning amendment for the Back Bay/Beacon Hill District on Thursday, March 7, 1991 at 2:00 p.m.

Copies of a memorandum dated January 30, 1991 were distributed entitled "ALLSTON-BRIGHTON IPOD, EXTENSION OF TIME FOR THREE MONTHS", which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to extend the time period for expiration of the Allston-Brighton IPOD from February 19, 1991 to May 17, 1991.

Copies of a memorandum dated January 30, 1991 were distributed entitled "REQUEST FOR PROPOSALS FOR SIGNAGE AND BARRIER FREE ACCESS CONSULTANTS FOR THE FREEDOM TRAIL MASTER PLAN", which included a proposed vote.

Ms. Shirley Muirhead, Director of Landscape Design, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be and hereby is authorized to advertise Requests for Proposals for consulting services

for a signage study, and a barrier free access study for the Freedom Trail.

Copies of a memorandum dated January 30, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56 PERMISSION TO ADVERTISE FOR DEVELOPMENT PARCELS 54D, 55 AND 55A BOUNDED BY EAST DEDHAM AND PLYMPTON STREET", which included a proposed vote. Attached to said memorandum was a copy of the Request for Proposals.

Mr. Paul McCann, Executive Assistant to the Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to advertise for sale and development Parcels 54D, 55 and 55A, bounded by East Dedham and Plympton Streets in the South End Urban Renewal Area, Project No. Mass. R-56, for commercial and/or light manufacturing development purposes.

Copies of a memorandum dated January 30, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, MASS NO. R-56, CERTIFICATE OF COMPLETION FOR PARCELS R-12A AND R-12B, PARMELEE COURT HOMES, AT 1774 WASHINGTON STREET AND 91-99 NORTHAMPTON", which included two proposed votes. Attached to said memorandum was a letter dated January 10, 1991 from Daniel L. Ocasio, York Bay Development Corporation; a memorandum dated January 14, 1991; an Inspection Form dated January 1991; a map; and four pictures of the site.

Mr. Paul McCann, Executive Assistant to the Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Developer be required to hold back the sum of \$125,000.00 from the contract amount, until the wood bay windows have been completed and approved, and the landscaping work has been completed and approved; and

FURTHER

VOTED: That the Director be authorized to issue a Certificate of

Completion to the Parmelee Court Limited Partnership for the completion of 74 units of housing located on Parcels R-12A and R-12B in the South End Urban Renewal Area.

Copies of a memorandum dated January 30, 1991 were distributed entitled, "CAMPUS HIGH RENEWAL AREA, MASS. NO. R-129, REQUEST FOR AUTHORIZATION TO ADVERTISE PARCEL R-17A, AT 116 ROXBURY STREET, FOR DISPOSITION FOR SOCIAL OR COMMUNITY SERVICE RE-USE", which included a proposed vote. Attached to said memorandum was a map and a copy of the proposed Developers Kit.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously
VOTED: To take the matter under advisement.

Copies of a memorandum dated January 30, 1991 were distributed entitled "REQUEST AUTHORIZATION TO ADVERTISE PARCEL 2310, 17 WILLIAMS STREET IN DUDLEY SQUARE FOR EMPLOYEE AND PUBLIC PARKING PURPOSES", which included a proposed vote. Attached to said memorandum was a map of the site.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously
VOTED: That the Executive Director be authorized to publicly advertise and solicit interest in BRA Parcel 2310, 17 Williams Street in Dudley Square, for the purposes of off-street parking for shoppers in the Dudley Square commercial area.

Copies of a memorandum dated January 30, 1991 were distributed entitled "ST. JAMES ESTATES REQUEST AUTHORIZATION TO PROVIDE A LOAN IN THE AMOUNT OF \$24,930", which included a proposed vote. Attached to said memorandum was a Schedule of Units Sold and Closed for The Saint James Estates; and a list of St. James Estates Uncommitted Units.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to enter into any and all documents as necessary to provide a loan in the amount of \$24,930 to the St. James Estates Development Corporation for payment of interest to the Andover Bank and for real estate taxes. Such loan will bear an interest rate of 8% and will be repaid from unit sales on a pari-passu basis with the Andover Bank. The Director will seek reimbursement from the Neighborhood Development Fund.

Copies of a memorandum dated January 30, 1991 were distributed entitled "116 HUNTINGTON AVENUE CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum was a Certificate of Substantial Completion with Addendum and a Certificate of Use and Occupancy.

Mr. Victor Karen, Project Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority issue a Certificate of Completion to JMB/Urban Development Co. for the 116 Huntington Avenue project on Parcel A-1 in the Fenway Urban Renewal Area.

Copies of a memorandum dated January 30, 1991 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, MASS R-92 SIDEWALK IMPROVEMENTS TO TREMONT VILLAGE BAYSIDE ENGINEERING CONSULTING SERVICES CONTRACT PERMISSION TO EXECUTE AMENDMENT NO. 2", which included a proposed vote.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No.

2 to the contract between the Boston Redevelopment Authority and Bayside Engineering Associates, Inc. dated July 22, 1985, of the South Cove Project Area, Mass. R-92. This Amendment will extend the contract time to January 15, 1992, with no increase in the contract amount.

Copies of a memorandum dated January 30, 1991 were distributed entitled "WASHINGTON PARK PROJECT, MASS. R-24 FAY, SPOFFORD & THORNDIKE, INC. AMENDMENT NO. 14" which included a proposed vote. Attached to said memorandum was Budget Breakdown for Proposed Amendment No. 14.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 14 to the Engineering Services Contract No. 21, dated September 7, 1979, with Fay, Spofford & Thorndike, Inc. in the Washington Park Project, extending the contract time to December 31, 1991, with no change in the contract amount.

Copies of a memorandum dated January 30, 1991 were distributed entitled "PARCEL R-33, CHARLESTONS URBAN RENEWAL AREA PROJECT MASS R-55, 20-26 BUNKER HILL STREET CHARLESTOWN - CHANGE OF NAME OF REDEVELOPER", which included a proposed vote. Attached to said memorandum was a map of the parcel.

Mr. Robert Rush, Deputy Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Final Designation Resolution for parcel R-33, in the Charlestown Urban Renewal Area, adopted by the Boston Redevelopment Authority on June 14, 1990, is hereby amended by changing the name of the Redeveloper therein,

whenever mentioned, from "Stephen M./Jacqueline M. Chaisson and David M. Whelan," to Stephen M./Jacqueline M. Chaisson and David M./ Eugene F. Whelan," and in all respects the other terms and conditions of such Resolution shall remain in full force and effect."

The aforementioned memorandum is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5380.

Copies of a memorandum dated January 30, 1991 were distributed entitled "CHARLESTOWN NAVY YARD - MINOR MODIFICATION OF THE CHARLESTOWN URBAN RENEWAL PLAN", attached to which was a Resolution, a map and a proposed vote.

Mr. Paul Barrett, Assistant Director, addressed the Authority and answered the Members' questions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATIONS TO THE URBAN RENEWAL PLAN OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NUMBER MASS. R-55 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the above-mentioned Resolution as read and considered.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5381.

Copies of a memorandum dated January 30, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 82 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Brian Byrnes, Deputy Director for Neighborhood Planning and Zoning, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating to Petition Numbers:

2-14584-14585, Z-14609, Z-14635, Z-14647, 2-14648,
Z-14649, Z-14654, Z-14655, Z-14656, Z-14687,
2-14695-14698, Z-14704, Z-14711, Z-14712-14713, Z-14714,
2-14715, Z-14717, Z-14718-14720, 2-14726, Z-14728,
Z-14730, Z-14733, Z-14734, Z-14736, Z-14737, Z-14740,
Z-14741, Z-14744, Z-14746-14747, Z-14748, Z-14749,
Z-14750, Z-14751, Z-14754, Z-14759, Z-14760, Z-14766,
Z-14767-14768, Z-14562-14563, Z-14716, Z-14723, Z-14725,
Z-14729, Z-14731-14732, Z-14735, Z-14739, Z-14743,
Z-14352-14753, Z-14769, Z-14770, Z-14771, Z-14772,
Z-14774, Z-14775, Z-14777, Z-14778, Z-14780, Z-14781,
Z-14782, Z-14783, Z-14785, Z-14786, Z-14789, 2-14790,
Z-14792, Z-14794, Z-14796, Z-14797, Z-14799, Z-14800,
Z-14801, Z-14802, Z-14803, Z-14804, Z-14805, Z-14807,
Z-14809, Z-14814, Z-14816, Z-14817, 2-14820 & 14831.

Copies of a memorandum dated January 30, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Fay, Spofford & Thorndike	\$ 5,054.41
Grimes Oil Company, Inc.	1,790.27
Northeast Security, Inc.	37,494.45
Thomasina Dyett	2,500.00
Bruce Campbell Assoc., Inc	10,827.19
Moriece & Gary, Inc.	16,205.91
Childs Engineering, Inc.	1,110.75
Paul McGowan	4,000.00
Melvin F. Levine & Assoc,, Inc.	3,000.00
Gonzalez Corporation	15,808.00
H.W. Moore Associates, Inc.	12,125.61
Coopers & Lybrand	30,000.00

Schapiro, Hays & Kelly	35,276.75
Camdele Construction Co., Inc.	1,428.80
Childs Engineering, Inc.	3,732.85
Mario Susi & Son, Inc	47,525.08
Simon Lewis	4,500.00
Ammann & Whitney	961.58
Simpson, Gumpertz & Heger, Inc.	213.71
Bryant Associates	4,001.94
Paul C.K. Lu & Associates	31,272.30
Browne & Rowe	3,902.14
Mario Susi & Son, Inc.	83,253.08
Haley & Aldrich	3,641.98
Todesca Equipment Co.	171,530.81

Ms. Thornell recused herself and left the meeting.

Copies of a memorandum dated January 30, 1991 were distributed entitled "DESIGNATION OF FUND BALANCE AS OF SEPTEMBER 30, 1990 FOR LEGAL SERVICES", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed vote by changing the amount from \$94,847 to \$100,000, so as to read as follows:

That the Director be authorized to Designate Fund Balance in the amount of \$100,000 as of September 30, 1990 for legal expenses incurred for the Kingston/Bedford Project.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the vote as amended.

Ms. Thornell returned to the meeting.

Copies of a memorandum dated January 30, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO SOLICIT PROPOSALS FOR AN

ECONOMIC COMPUTER BASED MODEL¹¹, which included a proposed vote.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to solicit proposals for the provision of an Econometric Computer Based Model for a term of one year in accordance with the Uniform Procurement Act.

Copies of a memorandum dated January 30, 1991 were distributed entitled "PERMISSION TO AWARD FUEL OIL DELIVERY AND HEATING EQUIPMENT SERVICE CONTRACT #3", which included a proposed vote. Attached to said memorandum was a Tabulation of Bids.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Property Management's Fuel Oil Delivery and Heating Equipment Service Contract #3 be awarded to Grimes Oil Co., Inc. as the sole responsible and eligible bidder, based upon the unit prices bid and the estimated quantities, in the amount of \$79,430.00. The contract duration will be for one year from the date of execution of the contract with the option to extend at the same basic unit price for an additional year at the discretion of the Boston Redevelopment Authority. The Executive Director is hereby authorized to execute said contract on behalf of the BRA.

Copies of several memoranda dated January 30, 1991 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Edward

O'Donnell as Deputy Director of Management and Operations in the Director's Office at Grade 13, Step 1 at \$44,696 per annum, effective February 4, 1991.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Emel Hadzipasic, Planning Officer in the Harbor Planning and Development Department for a 2 month Maternity Leave of Absence Without Pay.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To authorize the Director of Human Resources in cooperation with the Assistant Director for Management and Budget to implement procedures to allow BRA employees called to active duty in the current crisis, who have exhausted all of their vacation leave and personal days, to be paid an additional 4 weeks pay to make up the difference between their military pay and their BRA base salary; and further, if said employees demonstrate circumstances which constitute financial hardship, the employee may be paid an additional 4 weeks pay; said time to be charged to other accrued leave, if available.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To accept and place on file the resignation of Angela Dawson, Account Payable Supervisor/M&B.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend for six months, the existing contract with C. Vincent Haynes for photographic survey and record services with no change in contract upset price.

PERSONNEL MEMORANDUM #6

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 Douglas Housman for an amount not to exceed \$23,205, based on a maximum of 35 hours weekly at \$25.50 per hour. This contract to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the Professional Services Contract with Thomas J. Piper to work on the Central Artery increasing the contract amount by \$16,000.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend consultant services contract with Regional Economic Models, Inc., George Treyz, President, for upgrading, updating and improving the econometric projection model of Boston and the metro area, for three months, effective January 1, 1991, at a cost of \$2,800, payable quarterly on certification of performance.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a six month Professional Services Contract with William H. McCarthy for an amount not to exceed \$24,500 based on a maximum of 35 hours weekly at \$26.92 per hour. This contract is to

be effective upon completion of latest agreement with this consultant.

PERSONNEL MEMORANDUM #10

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to sign, on behalf of the Boston Landmarks Commission, Personal Services Contracts with Steven R. Pendery for a maximum amount of \$9,900 and with Kathleen Kelly Broomer and Kimberly A. Shilland with maximum sums of \$5,000 each. These contracts would utilize funds from the Massachusetts Historical Commission.

The Chairman declared a recess at 3:19 p.m.

The meeting resumed at 4:05 p.m.

Mr. Jones polled the Members for the purpose of entering Executive Session to consider the Custom House and the retirement of Arthur G. Coffey.

On roll call, the following voted "Aye": Ms. Thornell; Messrs. Donlan, O'Brien, Flaherty and Jones. The following voted "Nay": None.

Mr. Jones announced that public session would resume following the close of Executive Session.

The Members entered Executive Session at 4:14 p.m.

The Members came out of Executive Session at 4:42 p.m. and resumed Regular Session.

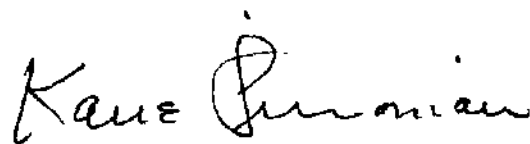
On motion duly made and seconded, it was unanimously

VOTED: That the Authority will hold the Annual Meeting at the next meeting of the Authority on Thursday, March 14, 1991 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:48 p.m.



Secretary