

MINUTES OF THE REGUALR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 25, 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 2:30 p.m. on April 25, 1991. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Clarence J. Jones
Francis X. O'Brien
Consuelo Gonzales Thornell

Absent

James K. Flaherty
Michael F. Donlan

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with CERTIFICATE AS TO SERVICE OF 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 2:30 p.m. on April 25, 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

April 19, 1991

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Siraonian, the duly authorized, qualified Secretary of the Boston Redevelopment Authority, do hereby certify that on April 19, 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, Massachuestts, 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 Ninteenth day of April, 1991.


Secretary

LS

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of April 14, 1991 (which were previously distributed) were submitted.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Minutes as submitted.

On motion duly made and seconded, it was unanimously

VOTED: To consider Item 4 at this time.

Copies of a memorandum dated April 25, 1991 were distributed entitled "REQUEST AUTHORIZATION TO ENTER A GRANT AGREEMENT WITH CDC OF BOSTON IN THE AMOUNT OF \$25,000 TO PROVIDE SEED MONEY FOR THE DEVELOPMENT OF A FRAMEWORK FOR A JOB TRAINING PROPOSAL TO CREATE A TRAINING AND RESOURCE INSTITUTE IN COLLABORATION WITH DIGITAL EQUIPMENT CORPORATION (DEC) BOSTON UNIVERSITY (BU) AND THE GOODWILL INDUSTRY (MORGAN MEMORIAL)", which included a proposed vote. Attached to said memorandum was a draft Work Plan and a draft Job Training Proposal.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a grant agreement with CDC of Boston in an amount not to exceed \$25,000 to provide seed money for the creation of an initial proposal for the Crosstown Human Resource and Economic Development Institute. \$14,800 will be covered by the State Public Works Economic Development grant, and the balance of \$10,200 will be covered by BRA project funds.

Copies of a memorandum dated April 25, 1991 were distributed

entitled "REQUEST AUTHORIZATION TO PETITION THE ZONING COMMISSION TO ADOPT THE CENTRAL ARTERY DISTRICT ZONING", which included a proposed vote. Attached to said memorandum was Article 49, Central Artery Special District, Zoning Text Amendment Application and a Map Amendment.

Ms. Linda Mongelli-Haar, Assistant Director for Neighborhood Planning and Zoning and Mr. Eric Schmidt, Director of Downtown Planning, addressed the Authority and answered the Members¹ questions.

Mr. William G. Constable, Vice President, A.W. Perry, Inc. and Mr. Robert B. O'Brien, Executive Director, Downtown North Association, Inc. addressed the Authority and submitted letters in support of the proposed zoning.

The Boston Civic Design Commission submitted a letter of support.

On motion duly made and seconded, it was unanimously

VOTED: That in the matter of the Central Artery Special District Zoning, the Director is hereby authorized to petition the Zoning Commission to adopt the Central Artery Special District zoning text and map amendments in substantial accord with text and map amendments submitted to the Board at its meeting of April 25, 1991, and technical amendments to the Chinatown District, Government Center/Markets District, and South Station Economic Development Area zoning texts and maps to incorporate the Central Artery Area. In giving such authorization, the Board recognizes the significance of implementation of the Central Artery park plan to the environmental, economic and urban design quality, and general quality of life in the City of Boston.

The aforementioned Zoning Text and Map Amendments are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5397.

Copies of a memorandum dated April 25, 1991 were distributed entitled "KITTRIDGE SQUARE URBAN RENEWAL AREA, CERTIFICATE OF COMPLETION FOR PARCEL 33", which included a proposed vote. Attached to said memorandum was a memorandum dated March 29, 1991 from Kenneth V. Keohane, Construction Supervisor, Engineering and Design Services Department and a picture of the structure.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to issue a Certificate of Completion to Leon J. and Carolyn M. Saunders for the structure at 25 Highland Street, Parcel 33, in the Kittredge Square Urban Renewal Area.

Copies of a memorandum dated April 25, 1991 were distributed entitled "REQUEST AUTHORIZATION TO ENTER INTO A GRANT AGREEMENT WITH THE CENTER FOR COMMUNITY ACTION IN THE AMOUNT OF \$10,200 TO USE AS SEED MONEY FOR THE DEVELOPMENT OF A COMPUTER MAPPING TOOL TO BE USED BY COMMUNITY ORGANIZATIONS AND CITY PLANNERS.(THE SEED MONEY WILL BE PROVIDED FROM REPROGRAMMED STATE PUBLIC WORKS ECONOMIC DEVELOPMENT FUNDS", which included a proposed vote. Attached to memorandum was a program summary and a Boston Neighborhoods City-View Project, Pilot Study Proposal.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a grant agreement in an amount not to exceed \$10,200 with the Center For Community Action to provide seed money for the development of a computer mapping tool to be used to train community organizers and city planners. All funding is

provided by the State Public Works Economic Development grant.

Copies of a memorandum dated April 25, 1991 were distributed entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON BACK BAY MANOR CHAPTER 121A PROJECT", which included a proposed vote. Attached to said memorandum was a document entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE BACK BAY MANOR PROJECT FOR THE APPROVAL OF PROJECT REFINANCING AND THE TRANSFER OF THIS PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS (Ter. Ed.) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO A NEW MASSACHUSETTS LIMITED PARTNERSHIP, AND FOR THE AUTHORIZATION OF SUCH PARTNERSHIP TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A"; a letter dated March 25, 1991 from J. Kevin Leary attorney for Back Bay Manor, Edmund I. Shamsi, Trustee; Exhibit A, Back Bay Manor Occupancy Status; Exhibit B, Capital Improvements and Repairs; Exhibit C, a letter dated March 26, 1991 from Michelle A, Lewandowski, Assistant Vice President, Goldome Reality Credit Corp.; Exhibit D, Back Bay Manor Associates Limited Partnership Certificate and Agreement of Limited Partnership; and Exhibit E, a map indicating the location of the area.

Mr. Kevin Morrison, Deputy General Counsel, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "THIRD AMENDMENT TO THE REPORT AND DECISION ON THE BACK BAY MANOR PROJECT FOR THE APPROVAL OF PROJECT REFINANCING AND THE TRANSFER OF THIS PREVIOUSLY APPROVED AND DEVELOPED PROJECT UNDER MASSACHUSETTS GENERAL LAWS (Ter. Ed.) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO A NEW MASSACHUSETTS LIMITED PARTNERSHIP, AND FOR THE AUTHORIZATION OF SUCH PARTNERSHIP TO ACT AS AN URBAN REDEVELOPMENT

LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A", be and hereby is approved and adopted in all respects.

The aforementioned Third Amendment to the Report and Decision... and exhibits are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document, No. 5398.

Copies of a memorandum dated April 25, 1991 were distributed entitled "REQUEST RESCISSION OF THE TENTATIVE DESIGNATION OF GOLD KEY DISPOSAL COMPANY AS REDEVELOPER OF PARCEL X-40 IN THE SOUTH END URBAN RENEWAL AREA¹¹, which included a proposed vote. Attached to said memorandum was a map of the parcel and a letter dated April 16, 1991 to Paul Cataldo, Gold Key Disposal Company.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation granted on May 25, 1989 to Gold Key Disposal Company of Boston, for Parcel X-40 in the South End Urban Renewal Area, as Document No. 5182 is hereby rescinded in all respects.

The aforementioned memorandum is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5399.

Copies of a memorandum dated April 25, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO APPROVE A PLANNING GRANT TO THE 3-A ASSOCIATES LIMITED PARTNERSHIP AND THE ASIAN COMMUNITY DEVELOPMENT CORPORATION RESPECTIVELY FOR THE PURPOSE OF CONDUCTING THE SUBSURFACE INVESTIGATIONS AND ENVIRONMENTAL SITE ASSESSMENT FOR PARCEL R3-A/R-3B (a.k.a. PARCEL R3/R3-A) IN THE CHINATOWN NEIGHBORHOOD", which included a proposed vote.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute 1) a planning grant in the amount not to exceed \$44,265 to the R-3A Associates Limited Partnership (R-3A Associates); and 2) a planning grant in the amount not to exceed \$36,000 to the Asian Community Development Corporation (ACDC) in order to allow R-3A Associates and ACDC to enter into a contract with the engineering consultant firm of Goldberg-Zoino & Associates, Inc. (GZA) for periodic payment of consultant services rendered for the completion of the Subsurface Investigations and Environmental Site Assessment for two adjoining affordable housing sites in Chinatown, Parcels R3-A and R-3B, provided that such payment will be based on verifiable costs submitted by the GZA with funding provided by \$200,000 in Public Economic Development grant monies in accordance with the grant reprogramming requested by the Boston Redevelopment Authority through a vote of the Board of Directors on March 27, 1991 and subsequently approved by the Transportation Secretary Richard Taylor on April 8, 1991.

Copies of a memorandum dated April 25, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 32 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:

Z-14811-14813, Z-14877, Z-14880, Z-14891, Z-14914, Z-14915, Z-14916, Z-14918 & 14974, Z-14923, Z-

14934, Z-14935, 2-14936, Z-14938, Z-14939, Z-14940,
Z-14942, Z-14943, Z-14948, Z-14950, Z-14953, Z-
14954, Z-14955, Z-14956, Z-14957, Z-14959, Z-14965,
Z-14966, Z-14969, Z-14970, Z-14973, Z-14865.

Copies of a memorandum dated April 25, 1991 were distributed
entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Northeast Security, Inc.	\$19,350.45
Camdele Construction Co., Inc.	1,010.50
Regional Economics Models, Inc.	2,800.00
Schapiro, Hays & Kelly	23,107.80
Stull & Lee, Inc.	4,805.28
Northeast Security, Inc.	18,093.60
Allston-Brighton CDC et al	3,684.98

Copies of a memorandum dated April 25, 1991 were distributed
entitled "REQUEST FOR PURCHASE OF BACKUP DEVICE FOR THE MICROVAX
SYSTEM", which included a proposed vote. Attached to said
memorandum was a list of three bid prices.

Mr. Joseph Noonan, Assistant Director for Management and
Budget, addressed the Authority and answered the Members¹
questions.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the Chief Procurement Officer to issue
a purchase order in the amount of \$3,457 for the
computer hardware device from Massachusetts
Computer Group, Inc.

Copies of a memorandum dated April 25, 1991 were distributed
entitled "TECHNICAL ASSISTANCE FROM CONSULTANTS FOR FINAL DOWNTOWN
ZONING", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director for Management and
Budget, addressed the Authority and answered the Members¹

questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend consultant services contract with Sasaki Associates for an additional period of six (6) months for an increase in the contract amount for an additional sum of Nine Thousand Dollars (\$9,000) to prepare shadow studies for final Downtown Zoning.

Copies of a memorandum dated April 25, 1991 were distributed entitled "AUTHORIZATION TO ENTER INTO A TRANSFER AGREEMENT TO RECEIVE A GRANT OF \$312,115 IN FUNDS FROM THE NEIGHBORHOOD DEVELOPMENT FUND", which included a proposed vote. Attached to said memorandum was Exhibit A, Parcel to Parcel Linkage 1 Program Roxbury & Chinatown Community Development Activities, BRA Costs Incurred on Programs.

Mr. Joseph Noonan, Assistant Director for Management and Budget, 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 enter into a Transfer Agreement with the City of Boston governing the Authority's receipt and use of the \$312,115 grant from the Neighborhood Development Fund for the Parcel to Parcel Linkage 1 Program.

Copies of a memorandum dated April 25, 1991 were distributed entitled "PARCEL D-10", which included a proposed vote. Attached to said memorandum was a copy of the Request for Proposals, Parcel D-10, Boston.

Mr. Stephen Coyle, Director, 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 an RFP soliciting proposals for purchase of limited portions of the BRA's interest in Parcel D-10, said solicitation to be substantially in accordance with the attached document entitled "Request for Proposals, Parcel D-10, Boston" dated April 27, 1991, including such terms as the Director deems appropriate and in the best interest of the Authority.

Copies of several memoranda dated April 25, 1991 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to extend for six-months the professional services contract with Don Klabin in an amount not to exceed \$27,000.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend by three months the contract with Lawland W. Long for technical services in the area of economic development for an additional cost not to exceed \$12,500.00.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, approved and authorized to extend by 6 months the contract with Antonio J. Fiol-Silva for \$20.18 per hour in an amount not to exceed \$18,400.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a 3 month Professional Services Contract with Brian Coyne for an amount not to exceed \$9,500 based on a maximum of 35 hours weekly at \$20.70 per hour. This contract to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Board Member Michael Donlan for attendance at the NAHRO Seminar on Comprehensive Public Housing and Community Development Skills for Commissioners in Williamsburg, Virginia, May 10 and 11, 1991.

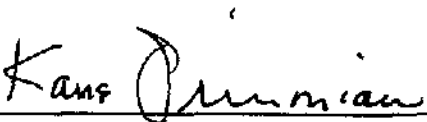
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on May 9, 1991 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:17 p.m.



Secretary