

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 9, 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 1:30 p.m. on May 9, 1991. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Absent

Clarence J. Jones

James K. Flaherty

Michael F. Donlan

Francis X. O'Brien

Consuelo Gonzales Thornell

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 1:30 p.m. on May 9, 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

May 7, 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 May 7, 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 Seventh day of May, 1991.



Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of April 25, 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 May 9, 1991 were distributed entitled "REQUEST AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON MAY 23, 1991 FOR PROPOSED ZONING TEXT AND MAP AMENDMENTS REGARDING THE ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT AND AUTHORIZATION TO EXTEND THE ALLSTON-BRIGHTON IPOD FOR SIX WEEKS", which included two proposed votes.

Ms. Linda Mongelli-Haar, Assistant 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 amend the proposed vote by changing the date from Thursday, May 23, 1991 to Wednesday, May 22, 1991, so as to read as follows:

That the Secretary is hereby authorized to advertise a public hearing on the proposed Zoning Text and Map Amendments regarding the Allston-Brighton Neighborhood District on Wednesday, May 22, 1991 at 2:00 in the Board Room of the Boston Redevelopment Authority; and further

VOTED: That the Director is hereby authorized to petition the zoning commission to extend the Allston-Brighton Interim Planning Overlay District to June 28, 1991 in order to protect the community from inappropriate land use while new zoning is under considerations,

On motion duly made and seconded, it was unanimously

VOTED: To adopt the vote as amended.

Copies of a memorandum dated May 9, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 REQUEST FOR AUTHORIZATION TO ADVERTISE THE SALE AND DEVELOPMENT OF PARCEL SE-110, LOCATED AT 1682 WASHINGTON STREET AS COMMERCIAL, OFFICE, RETAIL AND/OR HOUSING USES", which included a proposed vote. Attached to said memorandum was a copy of the proposed advertisement and a map indicating the location of the parcel.

Mr. Antonio Torres, Deputy Director for Neighborhood Housing and Development, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to advertise a Request for Proposals for the sale and development of Parcel SE-110, located at 1682 Washington Street for the purpose of securing proposals for the development of 1682 Washington Street as commercial, office, retail and/or housing uses.

Ms. Thornell left the meeting at this time.

Copies of a memorandum dated May 9, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 REQUEST AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS FOR RENT UNDER A LICENSE AGREEMENT FOR OFF-STREET PARKING ON A PORTION OF PARCEL 16B, BOUNDED BY DAVENPORT AND TREMONT STREETS", which included a proposed vote. Attached to said memorandum was a map of the parcel; a copy of the proposed advertisement; and a letter dated May 7, 1991 from Wesley G. Wallace, Jr., Chairman, Board of Trustees, Peoples Baptist Church of Boston.

Mr. Antonio Torres, Deputy Director for Neighborhood Housing and Development, addressed the Authority and answered the Members' questions.

Mr. Lawrence Smith, Douglass Plaza Associates Phase One Limited Partnership, addressed the Authority in support of the proposal and also submitted a letter.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to advertise a Request for Proposals for rent under a license agreement to provide off-street parking on a portion of Parcel 16B. The proposed license area is bounded by Davenport and Tremont Streets and consists of about 30,000 square feet vacant land in the South End Urban Renewal Area, Project No. Mass. R-56.

Copies of a memorandum dated May 9, 1991 were distributed entitled "CONTRACT FOR BARRIER-FREE ACCESS STUDY FOR THE FREEDOM TRAIL", which included a proposed vote.

Mr. Paul Reavis, Assistant Director for Engineering and Design Services, addressed the Authority and answered the Members^f questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter unto a consultant services contract with The Access Group for two months in the amount of \$10,000, for the purpose of developing a barrier-free access study for Boston's Freedom Trail. Funding from the Browne Fund.

Ms. Thornell returned to the meeting at this time.

Copies of a memorandum dated May 9, 1991 were distributed entitled "COPLEY SQUARE PARK FOUNTAIN SUBCONTRACTOR DISPOSITION", which included six proposed votes. Attached to said memorandum was a letter dated May 2, 1991 from the Copley Square Centennial Committee, Russell A. Gaudreau, Jr., President; a copy of the check from the Copley Square Centennial Committee in the amount of \$183,322.00; and a document entitled "Memorandum of Understanding Regarding the Maintenance of Copley Square".

Mr. Paul Reavis, Assistant Director for Engineering and Design

Services, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to execute Change Order No.1 to the Amendment to the Subcontract with Moliterno Stone Sales, Inc., increasing the payment amount by \$4,507.00 with no change in the contract time and further that the BRA pay Moliterno Stone \$33,201.00 in retainage for the fountain construction; and further

VOTED: That the Executive Director is hereby authorized to execute Change Order No. 1 to the Amendment to the subcontract with Mass Bay Electrical Corp., increasing the payment amount by \$4,950.51 with no change in the contract time; and further

VOTED: That the Executive Director is hereby authorized to execute Change Order No. 1 to the Amendment to the subcontract with The Waterproofing Company, Inc. increasing the payment amount by \$8,858.73 with no change in the contract time; and further

VOTED: That the Executive Director is hereby authorized to execute Change Order No. 1 to the Amendment to the subcontract with Gonzalez Corporation, increasing the payment amount by \$10,291.10 with no change in the contract time; and further

VOTED: That the Director make payments to Epoxy Injection Systems, Inc. of \$1,350.00 and R.E. Cameron Associates of \$3,000.00 for punchlist items under the contract with John Mahoney Construction Company; and further

VOTED: That the Director be authorized to sign a Memorandum with the Copley Square Centennial Committee, the Parks Department, and the Public Works Department substantially in the form attached.

The aforementioned Memorandum of Understanding is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5400.

Copies of a memorandum dated May 9, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 27 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-14741, Z-14885, Z-14889, Z-14917, Z-14919, Z-14920, Z-14922, Z-14975, Z-14976, Z-14977, Z-14978, Z-14980, Z-14981, Z-14982, Z-14983, Z-14984, Z-14985, Z-14986-14987, Z-14994, Z-14996, Z-14998, Z-14999, Z-15000, Z-15001, Z-15002, Z-15007.

Copies of a memorandum dated May 9, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Paul McGowan	\$ 4,000.00
Fay, Spofford & Thorndike, Inc.	420.19
Parsons Brinckerhoff Quade & Douglas	5,958.94
Frank B. Rogers	2,100.00
Richard Partridge	1,500.00
Grimes Oil Co., Inc.	1,784.84
Camdele Construction Co., Inc.	3,609.60
Paul C.K. LU & Associates	2,452.77
TAMS Consultants, Inc.	727.04
Melvin Levine & Associates	500.00
Schapiro, Hays & Kelly	36,583.75

Copies of a memorandum dated May 9, 1991 were distributed entitled "EXTENSION OF THE LEASE AGREEMENT FOR 185 STATE STREET", which included a proposed vote.

Mr. Paul McCann, Executive Assistant to the 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 extend the Lease Agreement with 185 State Street Associates for 20,400 square feet of space for twelve months with a six month option for a monthly payment of \$11,333.33.

Copies of a memorandum dated May 9, 1991 were distributed entitled "CHARLESTOWN NAVY YARD; AUTHORIZATION REQUESTED FOR AMENDMENT #2 OF TAMS CONSULTANT, INC. CONTRACT FOR GATE 6", which included a proposed vote. Attached to said memorandum was Amendment No. 1 scope of services and Amendment No. 2 scope of services.

Mr. Paul Reavis, Assistant Director for Engineering and Design Services, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the contract with TAMS Consultants, Inc. in an amount not to exceed \$20,800, to be reimbursed by Navy Yard developers, for the purpose of conducting traffic and parking studies for inclusion in the Charlestown Navy Yard DSEIR to be submitted to EOEI.

Copies of a memorandum dated May 9, 1991 were distributed entitled "CHARLESTOWN NAVY YARD (CNY): AUTHORIZATION REQUESTED TO SOLICIT PROPOSALS FOR WIND AND SHADOW IMPACT STUDIES", which included two proposed votes. Attached to said memorandum was a summary of the Scope for Wind and Shadow Impact Analyses/Building

l-Biomedical Research Center.

Mr. Paul Reavis, Assistant Director for Engineering and Design Services, 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, in an amount not to exceed \$10,000 for the purpose of conducting qualitative wind and shadow studies of Phase l-Biomedical Research Center (CNY) for inclusion in the Section 61 Finding to be submitted to EOEA; and further

VOTED: That the Director is authorized to enter into a contract with the lowest responsible bidder.

Copies of several memoranda dated May 9, 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 Fuwad Thowfeek to a temporary 6 week position as a Volunteer Intern in the Policy Development and Research Department, at no cost to the Authority, retroactively effective to April 29, 1991.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: To accept and place on file the retirement of Marie C. Warner, Affirmative Action Auditor/M&B, effective June 30, 1991.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To authorize an appropriation of \$75,000 for the renewal of the summer employment program for the

period June 24 to August 30, 1991.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To accept and place on file the following list of thirty-four (34) employees who accepted the Voluntary Termination Bonus Program offered to Authority staff on March 15, 1991:

Muhammad Abdus-Sabur, Deputy Director/UDD;

Thomas Ambler, Sr. Administrative Assistant, EDS;

Jill S. Bard, Word Processing Mgr./M&B;

Gail O'Hare Barry, Archivist/EDS;

Linda Carroll, Administrative Assistant/NPZ;

John Donovan, Jr., Administrative Assistant/RES;

Paul Fitzgerald, Liaison Asst./UDD;

Andrew Foley, Research Analyst/PDR;

Scott Fowler, Asst. Project Mgr./UDD;

Pamela Fullerton, Special Asst. to BCDC/UDD;

M. Bassim Halabi, Urban Designer/Planner/UDD;

Johnette Hill, Secretary/DIR;

Michael Kau, Architect/UDD;

Christopher Kelly, Planning Asst./HPD;

Francois Konga, Macroeconomic research Analyst/PDR;

Donna Lawler, Secretary/LAW;

Sheila Maith, Special Assistant/DIR;

Alison Mayes, Special Assistant/NPZ;

Vincent McCarthy, Planning Assistant/NPZ;

Kenneth McLaughlin, Planning Assistant/UDD;

Penn Moulton, special Assistant/HPD;

Deepti Nijhawan, Engineer/Architect/HPD;

John Noone, Asst. Project Mgr./HPD;

Julie O'Neil, Administrative Assistant/UDD;

Kristina Ostman, Planning Assistant/NPZ;

Ellen Pinkos-Cobb, land Use Lawyer/NPZ;

Abraham Ryan, Laborer/RES;

William Ryan, Assistant Foreman/RES;
David Shelton, Data Entry Clerk/NHD;
Mary Shelton, Word Processing Tech./M&B;
Janine Stober, Administrative Asst./M&B;
John Tuttle, Computer Operator/M&B;
Paige Van Wirt, Special Assistant/DIR;
Geneva Walker, Administrative Secretary/HPD.

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize the purchase of one table
at the Irish/American Labor Coalition Annual Awards
Dinner on June 6, 1991 at a cost to the Authority
of \$500.00.

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize the purchase of one table
at Alianza 2000 ('91) on June 8, 1991 at a cost to
the Authority of \$500.00.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will be held
on Wednesday, May 22, 1991 at 2:30 p.m.

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

The meeting adjourned at 2:35 p.m.



Secretary