

MINUTES OF THE REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 22, 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 May 22, 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

James K. Flaherty

Michael F. Donlan

Francis X. O'Brien

Consuelo Gonzales Thornell

Absent

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 May 22, 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 17, 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 17, 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 Seventeenth day of May, 1991.

  
Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of May 9, 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 22, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO RESCHEDULE A PUBLIC HEARING FOR PROPOSED ZONING TEXT AND MAP AMENDMENTS REGARDING THE ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT", which included a proposed vote.

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 hearing date to June 13, 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 Thursday, June 13, 1991 at 2:00 in the Board Room of the Boston Redevelopment Authority; and further

VOTED: That the Secretary is hereby authorized to advertise a public hearing on the proposed St. Vincent<sup>f</sup>'s Interim Planning Overlay District (IPOD), on Thursday, June 13, 1991 at 2:30 in the Board Room of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the vote as amended.

Copies of a memorandum dated May 22, 1991 were distributed entitled "AMENDMENT TO ARTICLE 28 OF THE BOSTON ZONING CODE", which included a proposed vote. Attached to said memorandum was a Text

Amendment Application; and a letter dated 16, 1991 from Dean John de Monchaux, MIT and Chairman, Boston Civic Design Commission.

Mr. Homer Russell, Assistant Director for Urban Design and Development and Mr. Thomas Maistros, Executive Director, BCDC, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to petition the Zoning Commission for an amendment to Article 28 of the Boston Zoning Code in substantial accord with the draft petition submitted at the meeting of May 22, 1991. The amendment would permit the BCDC to have a quorum of not less than five members and a vote of fewer than four members.

The aforementioned Text Amendment Application is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5401.

Copies of a memorandum dated May 22, 1991 were distributed entitled "PERMISSION TO EXECUTE A LICENSE AGREEMENT WITH BOSTON TOWING, INC. FOR USE OF SOUTH END PARCEL 54C - 11 WAREHAM STREET", which included a proposed vote. Attached to said memorandum was a Tabulation of Bids; a map of the parcel; and a draft document entitled "License Agreement By And Between Boston Redevelopment Authority and Boston Towing Co."

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: The Director be authorized to execute a License Agreement with Boston Towing Co., 120 Wayland Street, Dorchester, MA as the highest responsible and responsive bidder for use of Parcel 54C, containing approximately 5,000 square feet of land in the South End Urban Renewal area, substantially in the form as attached, with a License Fee of

Seven Hundred Dollars (\$700.00) a month for three years from date of execution and a 30 day "notice to quit" clause by which the BRA may require the Licensee to vacate the land with a 30-day written notice with all the usual terms and conditions in effect.

The aforementioned memorandum, together with attachments, is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5402.

Copies of a memorandum dated May 22, 1991 were distributed entitled "AUTHORIZATION TO EXECUTE AN AGREEMENT REGARDING SYNDICATION PROCEEDS AND AMENDMENT OF HOUSING CREATION AGREEMENT, AN ASSIGNMENT AND AMENDMENT OF ESCROW AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS IN CONNECTION WITH THE SYNDICATION OF THE WATERFORD PLACE PROJECT LOCATED ON PARCEL 3B-2B IN THE SOUTH END URBAN RENEWAL AREA", which included a proposed vote.

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: The Director be authorized to execute an Agreement Regarding Syndication Proceeds and Amendment of Housing Creation Agreement, an Assignment and Amendment of Escrow Agreement and any other necessary documents in connection with the syndication of Waterford Place allowing Perry/Jaymont Venture to assign its interest in the Developer to CCBA, setting forth the use of any syndication proceeds and allowing the Developer a period of one (1) year after the deposit of Excess Proceeds in the Housing Creation escrow account to obtain the BRA's approval of the use of said funds for an affordable housing project in Chinatown and containing any other terms and provisions deemed

necessary and appropriate by the Director and the Chief General Counsel.

Copies of a memorandum dated May 22, 1991 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA MASS PROJECT #R-55 AUTHORIZATION TO ADVERTISE", which included a proposed vote. Attached to said memorandum was Attachment A, a list of 16 parcels in Charlestown with maps indicating the location of each of the 16 parcels.

Mr. Robert Rush, Deputy Director for Harbor Planning and Development, addressed the Authority and answered the Members<sup>1</sup> questions.

On motion duly made and seconded, it was unanimously

VOTED: The Director is authorized to advertise and seek developer interest in sixteen vacant parcels located within the Charlestown Urban Renewal Area for reuse as, but not limited to, open space and off-street parking.

Copies of a memorandum dated May 22, 1991 were distributed entitled "MASS. URBAN RENEWAL AREA (PROJECT #9-55) REQUEST TO AMEND LAND DISPOSITION AGREEMENT (LDA) TO ALLOW THE CONSTRUCTION OF THREE CONDOMINIUM UNITS ON PARCEL R-31A-2 IN CHARLESTOWN THAT WAS DESIGNATED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING AND APPROVAL OF RECOMMENDATION FOR PETITION Z-15019 FOR A VARIANCE TO CONSTRUCT A THREE FAMILY DWELLING", which included two proposed votes. Attached to said memorandum was a letter dated March 8, 1991 from Bruce B. Daniel; two maps of the area; the proposal for 44 Warren Street, Charlestown; and a Standard Form Purchase and Sale Agreement for the property.

Mr. Robert Rush, Deputy Director for Harbor Planning and Development, and Mr. Bruce Daniel, developer of the proposed project, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: The Director is authorized to execute an amendment to the Land Disposition Agreement dated June 28, 1985 between the Boston Redevelopment Authority and Tontine Crescent Associates, Inc. allowing the construction of three condominiums on Parcel R-31A~2, located at 44 Warren Street within the Charlestown Urban Renewal Area. Said amendment shall be in the Authority's usual form and contain such terms and provisions as the Director finds necessary and appropriate; and further

VOTED: In reference to petition Z-15019, 44 Warren Street Realty Trust, Bruce B. Daniel, Principal, 44 Warren Street, Charlestown, for a variance to erect a three family dwelling in a general business Urban Renewal Area subdistrict. The Boston Redevelopment Authority recommends approval. The proposal is consistent with the surrounding land uses. No abutter opposition.

Copies of a memorandum dated May 22, 1991 were distributed entitled "FINAL DESIGNATION OF REDEVELOPER, AND ASSOCIATED VOTE FOR: MASS PROJECT R-55, CHARLESTOWN URBAN RENEWAL PLAN, CHARLESTOWN NAVY YARD, PARCEL # 150", attached to which was a Resolution; a site plan; a map of the parcel; a Redeveloper's Statement for Public Disclosure; a Disclosure Statement; a 40J Disclosure Statement; and a proposed vote. Also submitted was binder containing a letter of transmittal; Relevant Experience of the development team; Redevelopers Statement; Proposal Summary; Financial Information; and Design Submission.

Mr. Paul Barrett, Assistant Director for Harbor Planning and Development; Mr. James Masterman, Esq.; and Mr. John W. French, architect, addressed the Authority and answered the Members' questions.

Mr. Dennis McLaughlin, Charlestown Neighborhood Council; Ms. Judy Evers, Mayor's Office of Neighborhood Services; and Ms. Peg

McNeil, Charlestown Against Drugs, addressed the Authority in support of the proposed project.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF PARCEL 150 ASSOCIATES AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL 150, AND AUTHORIZATION FOR DIRECTOR TO PETITION THE PUBLIC IMPROVEMENTS COMMISSION (PIC) TO DISCONTINUE A PORTION OF THIRD AVENUE, IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55" 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.

On motion duly made and seconded, it was unanimously VOTED: The Director be and hereby is, authorized on behalf of the Authority to petition the Public Improvements Commission (PIC) of the City of Boston to discontinue as a public way a portion of Third Avenue in the Charlestown Navy Yard.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5403.

Copies of a memorandum dated May 22, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 24 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<sup>1</sup> questions.

On motion duly made and seconded, it was unanimously VOTED: To approve staff recommendations relating to Petition Numbers:  
Z-14893, Z-14895, Z-14897, Z-14898, Z-14899, Z-14908, Z-14925, Z-14930, Z-14932, Z-15003, Z-15004,

2-15006, Z-15009, Z-15011, Z-15012, Z-15017, Z-15018, Z-15020, 2-15021, Z-15023 & 15033, Z-15024, Z-14025, Z-15026, Z-15027.

Copies of a memorandum dated May 22, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Bryant Associates, Inc.	\$ 8,148.60
Jung/Brannen Associates	3,632.40
Daniel Dennis & Company	1,335.98
Northeast Security	18,144.00
Schapiro, Hays & Kelly, P.C.	21,049.92
Frank B. Rogers	2,100.00

Copies of a memorandum dated May 2, 1991 were distributed entitled "CHARLESTOWN NAVY YARD: AUTHORIZATION REQUESTED FOR AMENDMENT OF TAMS CONSULTANT, INC. CONTRACT", which included a proposed vote. Attached to said memorandum was a list of amendments to Gate 6 Design and Transportation Studies contract; and proposed scope of services for Amendment No. 3.

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 is authorized to execute an amendment to the contract with TAMS Consultants, Inc. in an amount not to exceed \$18,000, to be reimbursed by Navy Yard developers, for the purpose of conducting a traffic, parking and air quality study for inclusion in the Charlestown Navy Yard DSEIR to be submitted to EOEI.

Copies of several memoranda dated May 22, 1991 were distributed entitled "PERSONNEL ACTIONS".



PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Arlyne Grant, Employee Assistance Coordinator/Human Resources Administrator for reinstatement from Military Leave of Absence effective May 21, 1991.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Boston Landmarks Commission a contract amendment for the receipt of an additional \$1,500 from the Mass. Historical Commission resulting in a revised grant amount of \$22,500 for period of September 12, 1990 to July 31, 1991.

VOTED: That the Director be authorized to sign on behalf of the Boston Landmarks Commission, amendments to the Personal Service Contracts with Steven R. Pendery, Kathleen Kelly Broomer and Kimberly A. Shilland increasing each contract by an additional \$500 each. Such increases would utilize funds from the Mass. Historical Commission.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be, and hereby is, authorized to enter into a twelve (12) month contract in an amount not to exceed \$48,000 with Paul McGowan, Esq., for special counsel services on Federal matters including, but not limited to, EDA funding and transportation issues relating to the South Station, Parcel 5 Charlestown Navy Yard Aquarium legislation, Army Corp. of Engineers Funding for the Charlestown Navy Yard, Custom House issues, Federal funding relating to CBDG and UDAG

and future and pending legislation involving housing and Urban Renewal programs. Mr. Paul McGowan will submit Quarterly Progress Reports.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize a 3-month professional services contact with James English in a total contract amount of \$10,000.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to enter into a twelve month Professional Services Contract with Rolf Goetze, for an amount not to exceed \$42,000 based on a maximum of 21 hours weekly at \$38.48 per hour. This agreement to be effective upon expiration of current agreement with this consultant.

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 twelve month Professional Services Contract with Milton Abelson, not to exceed \$31,637 based on a maximum of 20 hours weekly at \$30.42 per hour. This agreement 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 enter into a twelve month Professional Services Contract with Regional Economic Models, Inc. for an

amount not to exceed \$12,400 for providing an econometric model. This agreement to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize travel to Washington, D.C.  
the week of May 20, 1991 for Alex Ganz, consultant.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Assistant Director, Peter  
Dreier for travel to Washington, D.C. May 31, 1991.

PERSONNEL MEMORANDUM #10

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Hughes Monestine for  
attendance at the Minority Developers Executive  
Program, June 10-19, 1991 at MIT, at a cost of  
\$750.

PERSONNEL MEMORANDUM #11

On motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize the following title change  
for Theodore Chandler:  
From: Director of Policy Planning  
To: Chief of Staff, effective May 20, 1991.

Copies of a memorandum dated May 22, 1991 were distributed entitled "DEMOGRAPHIC RESEARCH SOFTWARE PROGRAM REQUEST TO SOLICIT BIDS", which included a proposed vote.

Ms. Bernice McLennan, Director of Human Resources, addressed the Authority and answered the Members<sup>1</sup> questions.

On motion duly made and seconded, it was unanimously

VOTED: That the CPO be authorized to issue a purchase order in an amount not to exceed \$7,500 for a software program to conduct demographic research using 1990 Federal census data.

On motion duly made and seconded, it was unanimously

VOTED: That the next meetings of the Authority will be June 6, 1991 at 4:00 p.m. and June 13, 1991 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:35 p.m.

A handwritten signature in cursive script that reads "Kaz Peranian". The signature is written in dark ink and is positioned above a horizontal line.

Secretary