

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JUNE 6, 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 4:00 p.m. on June 6, 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 4:00 p.m. on June 6, 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 31, 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 31, 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 Thirty-first day of May, 1991.



Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of May 22, 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 June 6, 1991 were distributed entitled "HARVARD UNIVERSITY - ALLSTON CAMPUS 1991 MASTER PLAN UPDATE", which included a proposed vote. Attached to said memorandum was the Harvard University Allston Campus Master Plan.

Mr. Gerry Kavanaugh, Director of Institutional Planning and Mr. Harris Band, sr. Campus Planner, Harvard University, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: In accordance with the provisions of Article 27F of the Boston Zoning Code, Allston-Brighton Interim Planning Overlay District, the Boston Redevelopment Authority approves the Harvard University-Allston Campus 1991 Master Plan Update.

The aforementioned Harvard University Allston Campus Master Plan is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5404.

Copies of a memorandum dated June 6, 1991 were distributed entitled "EAST BOSTON IPOD, EXTENSION OF TIME FOR FOUR MONTHS"¹¹ 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: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to extend the time period for expiration

of the East Boston IPOD to October 11, 1991.

Copies of a memorandum dated June 6, 1991 were distributed entitled "INFILL COLLABORATIVE, ALLOW TRANSFER OF 28 W. COTTAGE STREET BY AN AMENDMENT TO THE LAND DISPOSITION AGREEMENT", which included a proposed vote. Attached to said memorandum was a map of the parcel; a letter dated June 5, 1991 from Evelyn Friedman-Vargas, Executive Director, Infill Collaborative Incorporated; letter dated May 28, 1991 from Linda Mandolini, Massachusetts Community Development Finance Corporation; a draft document entitled "Promissory Note"; a draft document entitled "Mortgage"; and a draft document entitled "Partial Release".

Mr. Thomas O'Malley, Assistant Director for Neighborhood Housing and Development, Mr. Thomas Caffrey, Executive Director, Habitat for Humanity of Boston, and Ms. Adelaide Hall, Project Manager, Infill Collaborative, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed vote by substituting the word "allow" to "approve", so as to read as follows:

That the Director be authorized to approve the transfer of ownership of 28 W. Cottage Street from the Infill Collaborative to Habitat for Humanity of Boston by executing any and all documents necessary to amend the Land Disposition Agreement.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the above vote as amended.

The aforementioned draft Promissory Note, draft Mortgage, and draft Partial Release are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5405.

Copies of a memorandum dated June 6, 1991 were distributed entitled "NEIGHBORHOOD HOUSING FUND SPONSORED ACQUISITION BY THE BOSTON INDIAN COMMUNITY DEVELOPMENT CORPORATION OF THE TECUMSEH

HOUSE", which included a proposed vote. Attached to said memorandum was a sheet with photographs of the property and a map sheet of the area.

Mr. Robert Rush, Deputy Director for Harbor Planning and Development, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorize \$175,000 from the Developers Voluntary Contributions to the Neighborhood Housing Fund for the Boston Indian Council Community Development Corporation, a community based, non-profit organization located in Boston for the purpose of purchasing the Tecumseh House located at 107 Fisher Avenue in the Mission Hill Neighborhood of Boston, in order for that facility to continue to operate as an SRO, as evidenced by execution of a deed restriction limiting the use of the property as such for ten years. Adoption of this vote supersedes all prior action regarding this matter.

Copies of a memorandum dated June 6, 1991 were distributed entitled "DESIGN AND ENGINEERING SERVICES CONTRACT IMPROVEMENTS ON THE BLAIR SITE IN DUDLEY SQUARE, ROXBURY", which included a proposed vote. Attached to said memorandum was a sheet entitled "Respondents to the Solicitation for Proposals, Blair Site, Roxbury".

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 a contract between Allen & Major Associates and the Authority, for engineering and design services related to improvements on the Blair site in Dudley

Square, in the amount of \$25,000 with a contract time of 6 months. Funding is to be provided through a PWED grant.

Copies of a memorandum dated June 6, 1991 were distributed entitled "MEDFORD STREET BY-PASS ROAD, CHARLESTOWN, ENGINEERING SERVICES CONTRACT WITH BRUCE CAMPBELL AND ASSOCIATES, INC, AMENDMENT NO. 4", which included a proposed vote,

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 Amendment No. 4 to the engineering services contract with Bruce Campbell & Associates, Inc. for the Medford Street By-Pass (Haul Road) to extend the contract time to December 31, 1991.

Copies of a memorandum date June 6, 1991 were distributed entitled "CHARLESTOWN PROJECT, MASS. R-55 DEMOLITION & SITE CLEARANCE CONTRACT NO. 13, PERMISSION TO AWARD A CONTRACT TO WAYNE & CO., INC.", which included a proposed vote. Attached to said memorandum was a sheet entitled "Corporate Information Attachment" and a Bid Tabulation sheet.

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 Demolition & Site Clearance Contract No. 13 in the Charlestown Project area, is awarded to Wayne & Co., Inc., the lowest eligible, and responsible bidder in the amount of \$9,277.41, and the Executive Director is authorized to execute a contract on behalf of the Boston Redevelopment Authority.

Copies of a memorandum dated June 6, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", which included a proposed

vote.

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-14918-14974, Z-14921, Z-14937,
Z-14941, Z-14944, Z-14946-14947, Z-14949, Z-14958,
Z-14960, Z-14961-14962, Z-14963, Z-14964, Z-14972,
Z-15013-15014, Z-15022, Z-15028, Z-15029, Z-15030,
Z-15031, Z-15032, Z-15034, Z-15043, Z-15048,
Z-15049, Z-15077.

Copies of a memorandum dated June 6, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

John Roll & Associates	\$ 4,133.32
Fleming Bros., Inc.	11,200.00
McGinley Hart & Associates	3,226.60
Moliterno Stone	86,777.00
Jon B. D'Allesandro Corp.	19,000.00
Northeast Security, Inc.	18,144.00
Bayside Engineering Associates	2,084.22
Bruce Campbell Associates, Inc.	4,284.79
Camdele Construction Co., Inc.	4,361.60
Fleming Brothers, Inc.	6,990.00

Copies of several memoranda dated June 6, 1991 were distributed entitled "PERSONNEL ACTIONS".

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

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

are not accepted by the Authority by June 27, 1991 (the expiration date for most of the Authority's policies), the Executive Director is authorized to extend the present policy coverages until the current proposals, which are now being reviewed and analyzed by the Executive Director and the Insurance Consultant Advisor, are acted upon by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority will hold a meeting on Thursday, June 27, 1991 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:11 p.m.

A handwritten signature in cursive script, reading "Kane Simonian". The signature is written in dark ink and is positioned above a horizontal line.

Secretary