

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 9, 1981

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 9, 1981. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
Joseph J. Walsh
James K. Flaherty
Clarence J. Jones
William A. McDermott, Jr.

Absent

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 2:30 p.m. on April 9, 1981, 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 2, 1981

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 2, 1981, 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 ninth day of April, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of March 26, 1981 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On the presentation of certified invoices, and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

| | |
|--|-------------|
| Able Contractors | \$ 1,942.53 |
| John Avault | 337.50 |
| Applied Logic Corporation | 548.87 |
| Economic Development & Industrial Corp. of Boston | 7,861.23 |
| Filippone & Son Construction Co., Inc. | 1,008.00 |
| Geotechnical Consultants, Inc. | 8,345.25 |
| Susan E. Jaster | 832.50 |
| CE Maguire, Inc. | 85,217.97 |
| John Mahoney Construction Co., Inc. | 4,649.18 |
| John Mahoney Construction Co., Inc. | 30,619.43 |
| John Mahoney Construction Co., Inc. | 15,001.23 |
| Chas. T. Main, Inc. | 5,199.76 |
| Margaret C. O'Brien | 812.50 |
| James Pickman | 8,607.15 |
| Universal Engineering Corp. | 19,976.12 |
| Weidlinger Associates | 3,536.41 |
| Access International, Inc. | 12,297.75 |

Copies of a memorandum dated April 9, 1981 were distributed re Charlestown Project, Mass. R-55, Amendment No. 1 Engineering Services Contract with Edwards & Kelcey, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 1 to the E.P.A. Charlestown, Mass.

R-55 "Full Time Project Representation Services"

Contract increasing the contract amount \$108,000 and extending the contract time to October 30, 1981, be approved subject to Environmental Protection Agency, Mass. Water Pollution Control Division and Boston Water & Sewer Commission approval and that the Director is authorized by and on behalf of the Authority to execute said amendment with Edwards & Kelcey, Inc.

Copies of a memorandum dated April 9, 1981 were distributed re Charlestown Project, Mass. R-55 Site Preparation Contract "A-1", Change Order No. 1 John Mahoney Construction Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 1 to Site Preparation Contract "A-1" in the Charlestown Project, Mass. R-55 (E.P.A. Grant No. C250-509-01) extending the contract time to July 1, 1981, be approved, with no change in the contract amount and the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 1 with John Mahoney Construction Co., Inc.

Copies of a memorandum dated April 9, 1981 were distributed re Charlestown Project, Mass. R-55 Site Preparation Contract "B-1", Change Order No. 2 Umbro & Sons Construction Corp., attached to which were copies of Change Order No. 2 and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 2 to Site Preparation Contract "B-1", in the Charlestown Project, Mass. R-55, (E.P.A. Grant No. C250-509-01) increasing the contract amount by \$12,009.96 with no change in the contract time, be approved subject to final approval of the EPA and State DWPC, and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order No. 2 with Umbro and Sons Construction Corp.

Copies of a memorandum dated April 9, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel X-24, Tentative Designation of Redeveloper, attached to which were copies of a Resolution, a Redeveloper's Statement for Public Disclosure, a Redeveloper's Statement of Qualifications and Financial Responsibility, a two page list of neighbors who favor the development, and a map indicating the location of the area.

On motion by Mr. Flaherty, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 9, 1981 were distributed re Central Business District - Chinatown Gateway Project, Amendment No. 2 Architectural Services Contract Jung/Brannen Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the contract for architectural services with Jung/Brannen Associates, Inc. extending the time to December 15, 1981; adjusting the hourly rates in Article 6; deleting from Article 6:3: "Testing of Materials and Reports"; deleting Article 6.4: on Resident Engineering; and adding Article 6.5: on the inclusion of Street Work; with no change in the contract amount.

Copies of a memorandum dated April 9, 1981 were distributed re Central Business District - Chinatown Gateway Project Engineering Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a contract with Park Square Associates, Inc. for engineering services to provide residency engineering and its related technical services for Part B of the street improvement: under the proposed Site Preparation Contract - Chinatown Gateway, in the Central Business District Urban Renewal Area, with a contract time of six (6) months and a maximum sum of \$18,500; which sum to be funded by the Edward Ingersoll Browne Trust.

Copies of a memorandum dated April 9, 1981 were distributed re Central Business District - Chinatown Gateway, Permission to Award Site Preparation Contract, attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract - Chinatown Gateway, in the Central Business District Project, be awarded to Modern Continental Construction Co., Inc., the lowest responsible and eligible bidder, based upon the combined lump sum for the gateway with unit bid prices and estimated quantities for the street improvements, in the total amount of \$177,830; and that the Executive Director be authorized to execute said contract on behalf of the Authority. The funds are to be procured from the Browne Trust appropriation.

Copies of a memorandum dated April 9, 1981 were distributed re South End Project, Mass. R--56 Site Preparation Contract "Q-2", Street Reconstruction, Permission to Advertise, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized in behalf of the Authority to advertise Site Preparation Contract "Q-2" in the South End Urban Renewal Project, Mass. R-56.

Copies of a memorandum dated April 9, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract 17B U.N. , Change Order No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract 17B U.N. in the South End Project, Mass. R-56 (Urgent Needs funded) extending the contract time to August 1, 1981, be approved with no change in the contract price; and the Director of Engineering is authorized by and on behalf of the Authority to execute Change Order No. 1 with D. Cicconi, Inc.

Copies of a memorandum dated April 9, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract "H-3T", Change Order No. 6, Umbro & Sons, Inc. for Fidelity & Deposit Co. of Maryland (formerly Coughlan Construction Company), which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 6 to Site Preparation Contract "H-3T" in the South End Project, Mass. R-56, extending the contract time to April 30, 1981 with no change in the contract amount, be approved subject to EPA and Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Umbro & Sons, Inc.

Copies of a memorandum dated April 9, 1981 were distributed re South End Project, Mass. R-56 Site Preparation Contract "SD-2", Change Order No. 4, Modern Continental Construction Company, Inc., attached to which were copies of Change Order No. 4 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 to Site Preparation Contract "SD-2" in the South End Project, Mass. R-56, amounting to \$3,920 with no change in the contract time and based upon the unit bid prices, be approved subject to final EPA, State, and BWSC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Modern Continental Construction Co., Inc.

Copies of a memorandum dated April 9, 1981 were distributed re Fenway Project, Mass. R-115 Site Preparation Contract 19B, Permission to Advertise, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for construction bids on Site Preparation Contract 19B (CDBG & UN) in the Fenway Project, Mass. R-115.

Copies of a memorandum dated April 9, 1981 were distributed re All Urban Renewal Areas Securing & Boarding Up Contract No. 4, Change Order No. 3 Able Contractors, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 to Securing & Boarding Up Contract No. 4 in All Urban Renewal Areas, extending the contract time six (6) months ending October 23, 1981, with no change in the contract price be approved; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Able Contractors.

Copies of a memorandum dated April 9, 1981 were distributed re Contract with Peter J. Stan, Amendment No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to increase the amount of the contract with Peter Stam with an increase in the upset price by \$18,500 for his providing continued professional services in the area of financial management and data processing management to the Boston Redevelopment Authority. The duration of the contract will be extended by seven months. The funding for this endeavor will be provided entirely by CDBG funds.

Copies of a memorandum dated April 9, 1981 were distributed re Personal Services Contract with Dennis M. O'Brien, attached to which were copies of a resume, a form of contract, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Dennis M. O'Brien of Boston for personal services in relation to EPA Section 175 transportation/air quality studies and the Downtown Crossing Project

for a period of up to 35 weeks at a contract price not to exceed \$12,250 subject to other terms and conditions as the Director deems appropriate.

Copies of a memorandum dated April 9, 1981 were distributed re Theatre District/Media Facility Consultant Services, attached to which were copies of background information on Theodora K. Sklover and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute a contract with Thea Sklover to prepare data indicating the current and projected market demand for programming as it applies to Boston's concept of a mixed-use media facility and the identification of potential developers, tenants, and users of such a facility; said contract to be for a period not to exceed six months at a maximum amount of \$11,000 out of Community Development Block Grant funds.

Copies of a memorandum dated April 9, 1981 were distributed re Extension of Personal Services Contract with Stanley M. Smith, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, a three month extension to the personal service contract with Stanley M. Smith in an amount not to exceed \$8,000 for a period ending the 31st of July, 1981.

Copies of a memorandum dated April 9, 1981 were distributed re Authority to File an Application for Funds with the Commonwealth of Massachusetts under the Parking Facilities Reimbursement Act of 1980 for the South Station Air Rights Development Project, attached to which were copies of an application; a letter dated March 16, 1981 to Edward T. Hanley, Executive Office of Administration and Finance; an Order of

the Boston City Council dated February 4, 1981; a letter dated March 3, 1981 from Byron J. Matthews, Secretary Executive Office of Communities and Development; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to file an application with and receive funds from the Commonwealth of Massachusetts Parking Facilities Grant Program.

Copies of a memorandum dated April 9, 1981 were distributed re Authorization to Extend Line of Credit Guaranteed by E.P.A. Grants, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to borrow an amount not to exceed six million dollars from the New England Merchants National Bank, substantially in accordance with the terms of the original note. The proceeds of the loan are to be used as necessary to pay costs incurred under the agreement between the Boston Water and Sewer Commission and the Boston Redevelopment Authority dated May 3, 1978 for a pollution abatement project in Charlestown and the South End. The loan is to be repaid from reimbursements received under said agreement, but nevertheless the full faith and credit of the Boston Redevelopment Authority is to be pledged to secure the loan. The Director is further authorized to execute whatever notes or other certificates of indebtedness and whatever agreements with the bank providing for the issuance and security of the same as may be necessary to effectuate said loan.

Copies of a memorandum dated April 9, 1981 were distributed re Transfer Agreement and Project Loan Agreement for Teradyne Project, which Included two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the Director to enter into and to ratify and confirm a Transfer Agreement with the City of Boston dated March 31, 1981 pursuant to which the City shall provide to the Authority the proceeds of a \$4,636,500 UDAG Grant for the Teradyne Project, to be administered by the Authority in accordance with the terms of the Grant; and

FURTHER

VOTED: To authorize the Director to enter into and to ratify and confirm a Project Loan Agreement with Teradyne, Inc. dated March 31, 1981 pursuant to which the Authority shall loan to Teradyne, Inc. the proceeds of the \$4,636,500 UDAG Grant to the City of Boston, with appropriate terms for administering the loan in accordance with HUD requirements.

Copies of a memorandum dated April 9, 1981 were distributed re Transfer Agreement and Project Loan Agreement for Copley Place Project, which included two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the Director to enter into a Transfer Agreement with the City of Boston, pursuant to which the City shall provide to the Authority the proceeds of an \$18,850,000 UDAG Grant for the Copley Place Project to be administered by the Authority in accordance with the terms of the Grant; and

FURTHER

VOTED: To authorize the Director to enter into a Project Loan Agreement with Urban Investment and Development Co. (UIDC) pursuant to which the Authority shall make to UIDC a grant of \$3,800,000 and a loan of \$15,000,000 from the proceeds of the \$18,850,000 UDAG Grant to the City of Boston, with appropriate terms for administering the loan in accordance with HUD requirements.

Copies of several memoranda dated April 9, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. 2-5117, Z-5115, Z-5030, Z-5145, Z-5148, Z-5151, Z-5154, Z-5155.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4060.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was unanimously

VOTED: That the appeal of the Boston Redevelopment Authority to the Board of Appeal be withdrawn regarding Variance 557-563 Tremont Street; and

FURTHER

VOTED: That the Board of Appeal be advised that the Boston Center for the Arts had filed the application for the appeal without the approval of the Authority.

Copies of several memoranda dated April 9, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract for accounting services with Thomas J. Joy; said contract to be for a ninety-day period and a maximum contract price not to exceed \$5,200 for services, at a daily rate of \$122. This contract to be effective April 21, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the Director; the Executive Director; any Board Member who wishes to attend, Philip Zeiger, Director of Planning; Marc Older, Assistant Director of Planning; Richard Mertens,

Director, Special Projects, Planning; and Susan Allen, Director, Development Policy; to attend the 1981 American Planning Association National Planning Conference in Boston on April 25-29, 1981, at an individual registration fee of approximately \$165.00.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Shirley Muirhead, Landscape Designer in the Urban Design Department, for attendance at the National Association for Olmstead Parks Conference in Boston on April 23-26, 1981, at an individual registration fee of \$65.00.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Susan Allen for attendance at the Downtown Planning and Design Conference in Portland, Maine on April 21 and 22, 1981, at a cost of \$25.00.


On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, April 23, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:25 p.m.


Secretary