

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
JUNE 11, 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 June 11, 1981. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Mr. Robert L. Farrell	Mr. Joseph J. Walsh (came in later)
Mr. James K. Flaherty	
Mr. Clarence J. Jones	
Mr. William A. McDermott, Jr.	

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 June 11, 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

June 5, 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 June 5, 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 eleventh day of June, 1981.


Secretary

LS

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of May 28, 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:

Access International, Inc.	\$14,237.90
Louis Berger & Associates, Inc. & H. W. Lochner, Inc.	10,782.60
Childs, Bertman, Tseckares and Casendino	10,800.00
D. Cicconi, Inc.	82,849.74
D. Cicconi, Inc.	21,301.91
D. Cicconi, Inc.	18,183.00
Richard J. Dennis	750.00
Susan E. Jaster	663.75
C.E. Maguire, Inc.	34,369.59
Margaret C. O'Brien	636.03
Parsons, Brinckerhoff, Quade & Douglas, Inc.	54,187.70
Peat, Marwick, Mitchell & Co.	25,785.00
John Avault	1,361.25
Coco Raynes Graphics, Inc.	2,862.32
Schoenfeld Associates, Inc.	12,475.64
Umbro & Sons Construction Corp.	63,511.22
Weidlinger Associates	972.00
Cousins Construction Company	20,340.00

Copies of a memorandum dated June 11, 1981 were distributed re Downtown Waterfront Project, Mass. R-77, Certificate of Completion for Parcel C-2-C, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver Certificates of Completion for Parcel C-2-C in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, in accordance with the LDA and the 121A Application.

Copies of a memorandum dated June 11, 1981 were distributed re Charlestown Navy Yard Shipyard Phase II/Pier 4 Improvements, Permission to Advertise for Bids, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary be and hereby is authorized to
advertise "Pier 4 Improvement Contract" in the
Charlestown Navy Yard.

Copies of a memorandum dated June 11, 1981 were distributed re Charlestown Navy Yard Muster House Restoration Contract, Change Order No. 1, Folan Waterproofing & Construction Co., Inc., attached to which were copies of Change Order No. 1 and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Change Order No. 1 to the Muster House Restoration Contract in the Charlestown Navy Yard, decreasing the contract amount by \$24,325 with no change in the contract time be approved; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order No. 1 with Folan Waterproofing and Construction Co., Inc.

Copies of a memorandum dated June 11, 1981 were distributed re Charlestown Project, Mass. R-55 Disposition Parcel R-59D-1, 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; and a letter dated April 28, 1981 from Patricia W. Swan.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF SANDRA S. SKARDON, DISPOSITION PARCEL R-59D-1 IN THE 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 Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of
the Authority as Document No. 4076.

Copies of a memorandum dated June 11, 1981 were distributed re
Charlestown Project, Mass. R-55 Disposition Parcel R-11D-2, Confirmatory
Order of Taking, attached to which were copies of a Resolution and an
Order of Taking including Annex A, Taking Area Description.

On motion duly made and seconded, it was unanimously
VOTED: To adopt the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority
that an Order of Taking dated June 11, 1981 relating to
portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS.
R-55, be executed, a copy of which the Secretary shall
cause to be recorded in the office of the Registry of
Deeds for the County of Suffolk."

The aforementioned Order of Taking is filed in the Document
Book of the Authority as Document No. 4077.

Copies of a memorandum dated June 11, 1981 were distributed re
Charlestown Urban Renewal Area, Mass. R-55 Disposition Parcel R-82,
Certificate of Completion, attached to which were copies of a map
indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be and hereby is authorized for and
in behalf of the Boston Redevelopment Authority to
execute and deliver an appropriate Certificate of
Completion for Parcel R-82 in the Charlestown Urban
Renewal Area to 44 High Street Associates in accordance
with the terms of the Land Disposition Agreement.

Copies of a memorandum dated June 11, 1981 were distributed re Certificates of Completion: 215 West Newton Street, 72 Hammond Street, 86 Hammond Street, and 75 Windsor Street; South End Urban Renewal Area Project: No. Mass. R-56, attached to which were copies of a memorandum dated June 1, 1981 from Bob McGilvray, Chief of Rehabilitation and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver to Low Cost Housing Corporation, Certificates of Completion pursuant to the appropriate sections of the respective Land Disposition Agreements for the following parcels in the South End Urban Renewal area:

<u>Address</u>	<u>Parcel No.</u>
215 West Newton Street	RR-87
72 Hammond Street	RR-97
86 Hammond Street	SE-6
75 Windsor Street.	

Copies of a memorandum dated June 11, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract SD-1, Change Order No. 4, Umbro and Sons, 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-1" in the South End Project, Mass. R-56 with Umbro and Sons, Inc. be approved, decreasing the contract amount by \$18,784 with no change in the contract time, subject to Mass. DWPC approval; and that the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order No. 4.

Copies of a memorandum dated June 11, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "SD-1B", Change Order No. 2, Indiana Gunit and Construction Company, 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 "SD-1B" in the South End Project, Mass. R-56, in the amount of \$6,680 with no change in the contract time, be approved subject to final approval of the E.P.A., State D.W.P.C., and B.W.&S.C.; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with Indiana Gunit and Construction Company.

Copies of a memorandum dated June 11, 1981 were distributed re South End Project, Mass. R-56, Tentative Designation of Redeveloper, Reuse Parcels SE-54 and RC-13, attached to which were copies of a Resolution; a map indicating the location of the area; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; an outline of a Formal Capital Campaign for raising funds; a License to Maintain a Clinic issued by the Massachusetts Department of Public Health; a letter dated April 26, 1976 from the Internal Revenue Service; and a 1980 Income Tax Return with Attachments 1 through 6 for C.O.P.E.

Speaking on behalf of the proposal and responding to the Members' questions was Sheila Grove, President of C.O.P.E. Also speaking in behalf of the proposal were Maureen Finnerty Turner, Carl Lizio, Norma Walsh Cramer, Dorothy Clark and Charles Levin.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Copies of a memorandum dated June 11, 1981 were distributed re Fenway Project, Mass. R-115 Site Preparation Contract 34, 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 34 (C.D.B.G. funding) Symphony Road Temporary Garden, in the Fenway Project, Mass. R-115.

Copies of a memorandum dated June 11, 1981 were distributed re Proposed Amendment to Contract with FENPAC, attached to which were copies of a letter dated May 29, 1981 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the agreement dated June 30, 1980 with FENPAC to provide for a two month extension to contract performance time, until August 31, 1981. There is no increase in the contract upset price.

Copies of a memorandum dated June 11, 1981 were distributed re Kittredge Square Project, Mass. R-167, Request Final Designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Parcel 6 in lieu of Parcel 3, attached to which were copies of a Resolution; a map indicating the location of the parcel; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a letter dated June 3, 1981 from Unity Bank and Trust Company; and a proposed vote-

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF JACK R, WILKINS AND CLAUDIA F. BATISTA, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL 6 IN TRE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4078.

On motion duly made and seconded, it was unanimously

VOTED: That the final designation of Jack R. Wilkins and Claudia F. Batista as redevelopers of Disposition Parcel 3 in the Kittredge Square Urban Renewal area be and hereby is rescinded.

Copies of a memorandum dated June 11, 1981 were distributed re Prudential Center, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the fair rental value for space in the Prudential Center occupied by the Prudential Insurance Company of America is determined to be \$13.00 per square foot.

Copies of a memorandum dated June 11, 1981 were distributed re Authorization to Enter into a Contract with the Metropolitan Area Planning Council and the City of Boston to Receive EPA Section 175 Funds, attached to which were copies of a contract and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a one-year contract with the Metropolitan Area Planning Council and the City of Boston whereby the Authority will receive up to \$20,000 in Section 175 EPA funds for specific transportation planning tasks related to the improvement of parking garage access and circulation.

Copies of a memorandum dated June 11, 1981 were distributed re Chapter 121A Application of The Atrium on Commonwealth Associates, attached to which were copies of a Fact Sheet and a proposed vote,

Mr. Farrell stated that he was not present at the time of the public hearing and would not vote on the matter.

On motion duly made and seconded, it was

VOTED: That the Authority hereby authorizes the General Counsel to prepare a favorable Report and Decision on the Chapter 121A Application of The Atrium on Commonwealth Associates for Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960.

Mr. Walsh entered the meeting at this point.

Copies of a memorandum dated June 11, 1981 were distributed re Request: Authorization to Seek Private Development Interest in Providing Relocation Housing for the North Station Urban Renewal Project, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority authorizes the Secretary to advertise for developer interest in providing relocation housing through new construction or rehabilitation for the North Station area.

Copies of several memoranda dated June 11, 1981 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5178-5180, Z-5183-5188, Z-5244-5264.

Mr. McDermott voted "Present".

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5210, brought by William and Ruth Elliot, 1386 Dorchester Ave., Dorchester, for a conditional use and a forbidden use for change of occupancy from sales and intallation of tires to sales and installation of tires and mufflers and use

premises for accessory outdoor storage of equipment, parts and vehicles in a General Business (B-1) District, the Boston Redevelopment Authority recommends denial.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5228, brought by Stephen P. Michalowski, 123-125 Anawan Ave., West Roxbury, for a forbidden use for change of occupancy from one family dwelling to one family dwelling and insurance-real estate office in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: that use expire and be reviewed in one year for determination of any adverse impacts; that use extend to petitioner only and expire upon sale, lease or other disposition of property; that there be no signs or advertising on premises.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5193, Z-5204, Z-5209, Z-5211, Z-5223, Z-5225, Z-5226, Z-5229, Z-5231, Z-5236, Z-5227.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4079.

Copies of several memoranda dated June 11, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To rescind the appointment of Maureen Kelley of Boston as Administrative Secretary in the Development Department in Grade 10 - Step 4, at \$14,996 per annum, effective June 1, 1981. This appointment was approved at the Authority meeting of May 28, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Jeffrey P. Brown of Boston as Economic Analyst in the Research Department in Grade 13 - Step 4, at \$20,547 per annum, effective June 15, 1981.

PERSONNEL MEMORANDUM #3

On motion duly made, and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Lisa Alves of Boston as Word Processing Technician II in the Word Processing Center in Grade 8, Step 4, at \$12,263 per annum, effective June 15, 1981.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Johnnie M. Craig of Dorchester as Administrative Clerk III in the Community Development Department, Grade 9, Step 3 at \$12,961 per annum, effective June 15, 1981.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three-month basis of Marie E. Welby of South Boston as Administrative Clerk II in the Director's Office, Grade 8, Step 4, at \$12,263 per annum, effective June 15, 1981.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve the upgrading and promotion of David A. Martignetti from Cartographer II, Grade 11 - Step 2, at \$15,183 per annum to Cartographer IV, Grade 13 - Step 1, at \$17,829 per annum, effective June 15, 1981.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: To authorize and approve Jeanne McBrine of Boston to work as a volunteer intern in the Research Department for a period of twelve weeks, effective September, 1981, at no cost to the Authority.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize John Willig, Economic Planning Coordinator and Lucas DiLeo, Financial Analyst, for travel to Washington, D. C. on June 9, 1981 to discuss the Boylston Building, UDAG with HUD officials.

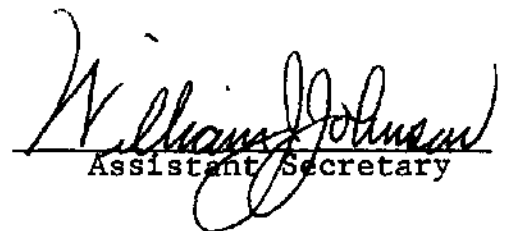
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, June 25, 1981 at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:57 p.m.


Assistant Secretary