

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

JANUARY 7, 1982

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 2:00 p.m. on January 7, 1982. The meeting was called to order by the Vice Chairman, and upon roll call, those present and absent were as follows:

Present

Joseph J. Walsh

James K. Flaherty

William A. McDermott, Jr.

Absent

Robert L. Farrell

Clarence J. Jones (came in later)

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 2:00 p.m. on January 7, 1982, 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

December 31, 1981

Title Secretary

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 December 31, 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 seventh day of January, 1982.

  
Secretary

LS

Messrs, Ryan and Simonian attended the meeting.

The Vice Chairman opened the Public Hearing on a Proposed Amendment to the Development Plan for Planned Development Area No. 10 - The Brigham and Women's Hospital, Francis Street in the Fenway.

Mr. Jones entered the meeting during the aforementioned Public Hearing.

Following the Public Hearing on the Proposed Amendment to PDA No. 10 - The Brigham and Women's Hospital, on motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

The minutes of the meeting of December 17, 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 unanimous!

VOTED: To approve the payment of the following bills:

Access International, Into-	\$ 8,439.30
John Avault - 5<	2,475.00
Paul K.Y. Chen, Architec^	7,908.73
Thomas J. Donovan ' "jj	600.00
Envision Corporation f	2,830.17
Earl R. Flansburgh & Associates, Inc.	3,505.50
John Mahoney ConstructionpCo., inc.	103,307.75
John Mahoney ConstructioT\$;Co *, Inc.	85,354.42
Modern Continental Constraction Co., Inc.	10,842.71
North Station Project Advisory Corporation	1,560.00
Margaret C. O'Brien ,,,V	481.32
Margaret C. O'Brien: ' V^	446.94
SG Associates, Inc.	5,260.91
Universal Engineering Corporation	7,365.20
D. Cicconi, Inc. ,	87,831.39
D. Cicconi, Inc.	14,265.32
Modern Continental; Construction Co., Inc.	455*.20
Modern Continental Construction Co., Inc.	49,554.60
John Mahoney Construction Co., Inc.	209,5^9.48
Modern Continental Construction Co.* Inc.	13,646.71
Gary E. Stout .	10,000.00
Capital for Real Estate,*Inc.	1,312.50.
William J. Sales, Jr.. /	7,511.00-*
Downtown Crossing, Association , ,	5,836.89
Museum of Afro Americanftisdory;	12,000.00,
Access Internationals Inc. .	9,759.34*
Access International;^ Inc.	19,464.00:
Capital for Real Eatate\$; Inc.	6,562.50,

Copies of a memorandum dated January 7, 1982 were distributed re Charlestown Navy Yard Security Guard Services, attached to which were copies of a letter dated December 31, 1981 from Central Secret Service Bureau, Inc.; a Tabulation of Bids; and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority grant leave to Central Secret Service Bureau, Inc. to withdraw their bid without prejudice for Security Services in the Charlestown Navy Yard because they find that it will not be possible to perform services as required; and

FURTHER

VOTED: That the Director be further authorized to enter into a contract with Excelon Security Services, Inc. of 870 Massachusetts Avenue, Boston, Mass, for Security Services at the Charlestown Navy Yard. Such contract shall be at the rate of \$7.19 per hour per man and to contain such terms as the Director deems to be in the best interest of the Authority.

Copies of a memorandum dated January 7, 1982 were distributed re Charlestown Urban Renewal Area, Mass. R-55 Disposition Parcel R-93, Final Designation of Redeveloper, attached to which were copies of a resolution and a map indicating the location of the parcel.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF 241 BUNKER HILL STREET TRUST; APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-93 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. 4153.

Copies of a memorandum dated January 7, 1982 were distributed re Charlestown Project, Mass. R-55, Certificate of Completion for Parcel R-90, which included a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: That the Director be and hereby is authorized to issue a Certificate of Completion for Parcel R-90 in the Charlestown Project, Mass. R-55 to Francis A. Stanley, the developer of said parcel.

Copies of a memorandum dated January 7, 1982 were distributed re South End Project, Mass. R-56, Change Order No. 1, Site Preparation Contract Q-2 U.N., D. Cicconi Construction, 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 Site Preparation Contract Q-2 U.N. in the South End Project, Mass. R-56, in the amount of \$965.00 be approved with no change in the contract time, subject to BWSC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with D. Cicconi Construction, Inc.

Copies of a memorandum dated January 7, 1982 were distributed re South End Project, Mass. R-56, Reduction in Retainage, Site Preparation Contract Q-2 U.N., D. Cicconi, Inc., attached to which were copies of Partial Payment Request No. 4A and a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: That Payment Request No. 4A, a portion of the retainage in the amount of \$13,418.62, by D. Cicconi, Inc. for Site Preparation Contract Q-2, Urgent Needs funded, in the South End Project, Mass. R-56, is approved for payment.

Copies of a memorandum dated January 7, 1982 were distributed re Fenway Project, Mass. R-115, Authorization to Enter into a Rehabilitation Agreement for Disposition Parcel 23, attached to which were copies of a letter dated October 15, 1981 from Ruth, Shives & Williams; 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 to enter into a rehabilitation agreement for the properties at 57 and 59 Belvidere Street with Church Realty Trust and SWT Trust for the purpose of rehabilitating said properties into professional office space in accordance with rehabilitation and design standards approved by the Rehabilitation and Design Department of the Authority. All such rehabilitation is to be done at no cost to the Authority.

Copies of a memorandum dated January 7, 1982 were distributed re Kittredge Square Urban Renewal Area Mass. R-167, Rejection of Bid and Authorization to Readvertise for Contract for Exterior Architectural Restoration Work, 15 Morley Street, attached to which were copies of a Tabulation of Bids and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the bid of \$41,300 for Exterior Restoration Work at 15 Morley Street in the Kittredge Square Urban Renewal Area by Raleigh-Kelly Construction Company be rejected; and

FURTHER

VOTED: That the Director be authorized to readvertise for bids for Exterior Restoration Work for the property at 15 Morley Street in the Kittredge Square Urban Renewal Area.

Copies of a memorandum dated January 7, 1982 were distributed re Park Plaza Project, Amendment No. 3 - Extension of Time, Universal Engineering Corporation Consultant Services Contract, Stuart Street Access Road Phase, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 3 to the contract between the Authority and Universal Engineering Corporation, dated January 15, 1981, and as amended, respecting engineering services for the Stuart Street Access Road Phase of the Park Plaza Project, to extend the contract time for an additional six months to July 15, 1982, without any change in the current contract amount, be approved and the Director is authorized to execute said Amendment No. 3.

Copies of a memorandum dated January 7, 1982 were distributed re EDA 302(a) Account, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute an extension to the contract documents with the Economic Development Administration under the EDA 302(a) grant program extending the \$187,500 grant contract period from December 31, 1981 to March 31, 1982.

Copies of a memorandum dated January 7, 1982 were distributed re Extension of Contract with Weidlinger Associates, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and is hereby authorized to extend the contract with Weidlinger Associates, dated October 31, 1980, an additional year, with no increase in the contract amount.

Copies of a memorandum dated January 7, 1982 were distributed re First Amendment to Report and Decision on the Chapter 121A Application of Dorchester Housing Associates, which included a First Amendment to the Report and Decision and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "FIRST AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF DORCHESTER HOUSING ASSOCIATES FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER.ED.) CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A<sup>11</sup> be and is hereby approved and adopted.

The aforementioned First Amendment to the Report and Decision is filed in the Document Book of the Authority as Document No. 4154.

Copies of a memorandum dated January 7, 1982 were distributed re North Station Urban Renewal Project, Permission to Execute a Contract for Engineering Services with CE Maguire, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into an Engineering Services Contract for the North Station Urban Renewal Project in the amount of \$175,000 for a six month period with CE Maguire, Inc.; and that Cullinan Engineering Co. be approved as a sub-contractor for survey work; and that the Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated January 7, 1982 were distributed re Approval of Fourth Amendment to the Contract with Capital for Real Estate, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend further the contract with Capital for Real Estate, Inc, for further services rendered on the Copley Place and Teradyne UDAGs, extending the time of the contract to June 30, 1982. There is no increase in the contract upset price.

Copies of several memoranda dated January 7, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5484 brought by Dorothy Abbe and Eastern Harbor Associates, Inc., 50 Redfield Street, Dorchester, for two variances to erect a four story office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority requests the Board of Appeal postpone a decision until after the next Authority Board Meeting at which the results of a community meeting to be held on January 11th will be known by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5454, Z-5462, Z-5466, Z-5467, Z-5470, Z-5473, Z-5477, Z-5482, Z-5483, Z-5486, Z-5494.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4155.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, January 21, 1982 at 2:30 p.m.

The Vice Chairman recommended that the Members enter into Executive Session to consider the determination of real estate acquisition prices.

On motion duly made and seconded, it was unanimously  
VOTED: To enter into Executive Session.

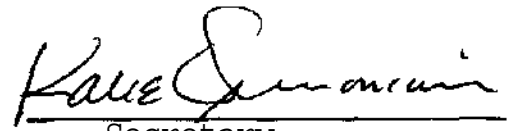
On roll call, the following voted "Aye": Messrs. Walsh, Flaherty, Jones, and McDermott; and the following voted "Nay": None.

The Members entered into Executive Session at 4:20 p.m.

The Members came out of Executive Session at 4:35 p.m.

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

The Meeting adjourned at 4:35 p.m.

  
Secretary

MINUTES OF EXECUTIVE SESSION  
REGULAR MEETING OF THE  
BOSTON REDEVELOPMENT AUTHORITY  
\_\_\_\_ JANUARY 7. 1982 \_\_\_\_\_

Copies of a memorandum dated January 7, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Certificate No. 1, Parcel 167A-4, 31 Billerica St.; Parcel 167A-5, 27-29 Billerica St.; Parcel 167A-9, 19 Billerica St., 14 Lomasney Way; Parcel 167A-11, 15 Billerica St., 10 Lomasney Way; Parcel 167A-16, 12 Lomasney Way; attached to which were copies of a Resolution and five pages of Certificate No. 1.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

On roll call, the following answered "Aye": Messrs. Walsh, Flaherty, Jones and McDennott; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 1 are filed in the Document Book of the Authority as Document No. 4156.

Copies of a memorandum dated January 7, 1982 were distributed re North Station Project, Establishment of Fair Market Value, Certificate No. 3, Parcel No. 168A-10, 60-64 Causeway Street, 2-10 Billerica Street, attached to which were copies of a Resolution and Certificate No. 3.

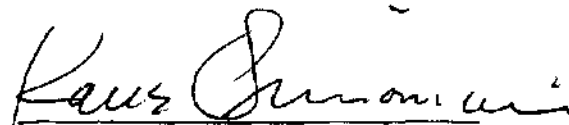
A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

On roll call, the following answered "Aye": Messrs. Walsh, Flaherty, Jones and McDermott; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 3 are filed in the Document Book of the Authority as Document No. 4157.

  
Secretary