

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MAY 12, 1988

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 May 12, 1988. 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 Jones
Michael F. Donlan

Absent

None

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 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 May 12, 1988, 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 6, 1988

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on May 6, 1988, 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 this Authority this twelfth day of May, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting which commenced at 2:45 P.M.

The Minutes of the Meeting of April 21, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Minutes as read.

Copies of a memorandum dated May 12, 1988, were distributed re: Informational Memorandum and Request Authorization to Petition the Zoning Commission to Adopt the Dorchester Avenue Interim Planning Overlay District Amendment, attached to which were copies of a vote; Dorchester Avenue IPOD Briefing Book; Boulevard Planning Districts--staff briefing; Draft Phase One Study, Dorchester Avenue IPOD and a map indicating the location of the district.

Ms. Gay Forbes of staff addressed the Board and answered the Members' questions.

Mr. Donald Gillis, Director of the Mayor's Office of Neighborhood Services, read the letter of strong support from Mayor Raymond L. Flynn of the Dorchester Avenue IPOD. Mr. Gillis informed the Board of the Mayor's and the administration's commitment to the improvement of Dorchester Avenue.

Mr. Homer Russell of staff introduced Mr. David I. Dixon, architect, who outlined the controls that would be put in place for a twelve-month period along Dorchester Avenue to protect the area while planning and zoning are underway.

In reply to Mr. Flaherty's question as to what can be done to eliminate or scale down the auto body shops, Mr. Dixon replied through zoning, change will be effected; that the auto body businesses will not be able to expand.

In reply to question by Mr. Donlan as to the signage along Dorchester Avenue, Mr. Dixon replied with the IPOD, signage should be improved. Also, that some of the resources that are available should be channeled to the merchants along the Avenue; that the incentive aspect would get people to change signs sooner.

District Councillor James Byrne was recognized. He appeared in favor of the proposed IPOD and said that he has felt that Dorchester Avenue has been ignored long enough. He said that he had attended four public hearings and that the response from the community was very favorable. Community meetings were well attended. He also said that Representative Richard Rouse and Congressman Brian Donnelly have been active in the community and are in favor of the proposed Dorchester Avenue IPOD.

At this time, the Chairman recognized Mr. Martin Bauxman, 68 Everett Circle, Stoughton, who owns a store and vacant lot at 400 Dorchester Street. His concern is that any changes that are made might destroy his property rights as he is in the process of upgrading the site. Mr. Flaherty assured him that would not be the case.

There was no opposition.

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

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt Text and Map Amendments to establish the Dorchester Avenue Interim Planning Overlay District in substantial accord with the petition submitted to the Authority at their meeting of May 12, 1988. The purpose of the Dorchester Avenue Interim Planning Overlay District is to protect the community and control development while plans and final rezoning proposals are being developed.

Copy of the aforementioned Application for Text and Map Amendments are incorporated in the Minutes of the Authority as Document No. 5037.

Copies of a memorandum dated May 12, 1988, were distributed re: Maritime Economy Reserve District, attached to which were copies of Text Amendment Application, Boston Redevelopment Authority, Maritime Economy Reserve; Map Amendment Application, Boston Redevelopment Authority, Charlestown: Change W-2 areas to MER-2, which included a map indicating the proposed MER zone; Map Amendment Application Amendment, Boston Redevelopment Authority, East Boston: Change W-2, M-1, M-2 and 1-2 areas to MER-2, which included a map indicating the propoed MER zones; Map Amendment Application, Boston Redevelopment Authority, South Boston: change W-2 and 1-2 to MER-2, which included a map of the South Boston Piers; letter of February 5, 1987, from Lorraine Downey, Harborpark Advisory Committee to Chairman Farrell; letter of September 23, 1988, from Lorraine Downey, Harborpark Advisory Committee to Chairman Farrell, attached to which were copies of proposed MER zone locations; letter of August 10, 1987, from Arthur Lane, President of The Boston Shipping Association, Inc. to Chairman Farrell; October 15, 1987 letter from David W. Davis, Executive Director of MASSPORT to Chairman Farrell; letters of August 11, 1987 and October 3, 1986 from EDIC; October 28, 1987 letter from Linda Bourque to property owners; MER Uses Allowed; List of Owners of Properties in the proposed MER zone; November 11, 1987 letter from McNeil Associates to Gary Brown of staff; December 31, 1987 letter from Boston Fuel Transportation to Director Coyle; January 8, 1988 memorandum to Gary Brown from General Ship Corporation with MER uses allowed; Meetings scheduled to discuss proposed South Boston, East Boston and Charlestown Waterfront Zoning Modifications, with maps an neighborhood newspaper articles, and a proposed vote.

Mr. John Leigh, Assistant Director, addressed the Board and answered the Members' questions.

A representative from MASSPORT read letter of support from Executive Director David W. Davis.

Letters in support and made part of the record from Mayor Raymond L. Flynn; Arthur Lane, President of the Boston Shipping Association; Thomas Butler of the South Boston Citizens Association; Douglas R. Berberich, Deputy Director of EDIC Boston; Boston Harbor Associates and Lorraine M. Downey, Chair of Harborpark Advisory Committee.

Attorney Robert H. Quinn, who resides at 1452 Canton Avenue, Milton, representing Mobil Oil Company, the owner of Parcel 8, addressed the Board with some concerns on the use of the property.

The following also addressed the Board with concerns:

Mr. Arthur Agnew, resident of Winchester, representing CWWhittier Company; Mr. John Wales, resident of Marblehead, from Boston Fuel and Barge Company, said the MER is arbitrary. If restrictions are allowed, his company will not be able to raise the money necessary to keep their operations going. Shipping is coming back to the Port of Boston.

Chairman replied that as of this moment, in the continued operation and continued plans, this proposed MER has no effect, but if you wanted to change the use, you would be unduly restricted to which he replied in the affirmative.

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

VOTED: To amend the proposed Petition to the Zoning Commission on the Text Amendment Application, Maritime Economy Reserve, as follows:

The Maritime Economy Reserve Text Amendment Application is hereby amended by inserting, after Paragraph 14, the following paragraph:

15. The changes to the Boston Zoning Code adopted in this text amendment shall not apply to projects which:

- (i) are currently existing; or are under construction, or are designated to be constructed on a privately-owned site, or on a site owned by a public agency; and are the subject of a contract, designation, or lease or other property interest that has been executed, voted, or conveyed by the public agency or private owner, as the case may be, prior to the effective date of this amendment; and, in the case of projects on a site owned by a public agency, have been approved by the public agency prior to the effective date of this amendment; and, further,
- (ii) which do not preclude the site from being converted to maritime-dependent industrial uses; do not deter viable economic maritime-dependent industrial uses of adjacent port lands; and devote more than fifty per cent (50%) of the project's site area to maritime-dependent industrial uses, provided further that the total area devoted to maritime-dependent industrial uses and water-dependent uses is not less than seventy-five (75%) of the project's site area.

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

VOTED: To approve the Text Amendment Application, Boston Redevelopment Authority Maritime Reserve as amended.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority authorizes the Director to petition the Zoning Commission for Text and Map Amendments to establish in the Zoning Code a Maritime Economy Reserve District and designate such districts in Charlestown, East Boston and South Boston, in substantial accord with the petitions submitted to the Authority on May 12, 1988, as amended. The purposes and objectives of the proposed MER district include the following: to preserve for maritime-industrial use adequate piers, wharves, and land necessary for vessels and their support facilities in Boston Harbor; to maintain, foster and promote a maritime economy within the City of Boston; to protect against the encroachment of uses that threaten the continued viability of maritime operations in Boston and along the waterfront consistent with applicable State policy and unique needs of the maritime industry.

A copy of the "Text Amendment Application, Boston Redevelopment Authority Maritime Reserve" and copies of the "Map Amendment Applications" are incorporated in the Minutes of the Authority as Document No. 5038.

The Chairman declared a short recess.

Copies of a memorandum dated May 12, 1988, were distributed re: Authorization to Petition the Zoning Commission for a Text Amendment to the Zoning Code which would make the Operation of Retail Uses between the Hours of 12 Midnight and 6:00 A.M. Conditional in the B-1 and B-2 General Business Districts, attached to which were copies of Text Amendment Application, Boston Redevelopment Authority, Retail Uses Midnight-6:00 A.M. Conditional in B-1 and B-2 Districts, and a proposed vote.

Ms. Gay Forbes of staff, addressed the Board and answered the Members' questions. Ms. Ann Phillips of the Bay Village Neighborhood Association, spoke in favor of the petition.

Letter of May 11, 1988, from The Bay State Road Civic Association, also in support, received and made part of the record.

District James Byrne appeared in support of the petition.

On motion made and seconded, it was unanimously

VOTED: That the Director is authorized to petition the Zoning Commission for a Text Amendment to the Zoning Code which would make the operation of retail uses between the hours of 12 Midnight and 6:00 A.M. conditional in the B-1 and B-2 General Business Districts, in substantial accord with the petition submitted to the Authority at its meeting of May 12, 1988, The Text Amendment would provide the community and city with the ability to review 24-hour retail uses proposed in neighborhoods where resulting traffic and noise could be detrimental to nearby and adjacent residential uses.

A copy of the "Text Amendment" is incorporated in the Minutes of the Meeting as Document No. 5039*

Mr. Flaherty returned to the meeting.

Copies of a memorandum dated May 12, 1988, were distributed re: 336 Adams Street and 85 Gibson Street, Dorchester, Z-11488-11489, attached to which were two votes; Location Map, 336 Adams Street; Floor Plans; newspaper article from "The Reporter," October 2, 1987; letter from Councillor James E. Byrne to Mrs. Pat Egan, Dorchester House, with copy of letter from ESO, Inc. architects.

Mr. Ricardo Millett, Assistant Director, addressed the Board.

Mr. Thomas Ginn, 7 Christopher Street, Dorchester, appeared in support of the final plans as presented to the Authority today.

Mr. Charles Mandell, owner of 333 Adams Street, gave a brief history of the property. He purchased the building five years ago, and since then, it has been rehabbed.

When Mr. Flaherty asked architect Bernard Goba if there were any provisions for the handicapped, he replied in the negative--explaining that the issue was never raised. He said they would comply with Article 30 of the Handicapped Code that 570 would be set aside for the handicapped.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed votes by adding the words "and subject to the handicapped provisions in the Zoning Code" so as to read as follows:

In reference to Petition Z-11148 and 11489, 336 Adams Street Realty Trust, 336 Adams Street, and 85 Gibson Street, in Dorchester for seven zoning variances: (1) conditional use; (2) off-street parking; (3) lot area; (4) FAR; (5) building height; (6) open space, and (7) front yard in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos:

That a Transportation Access Plan Agreement be approved by the Boston Transportation Department; and subject to the handicapped provisions in the Zoning Code; and further

That the Authority hereby authorizes the Director to enter into an Affordable Housing Agreement with the developer of 336 Adams Street and 85 Gibson Street in Dorchester, Richard M. Levine and Mr. Charles Mandell.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed votes as amended above.

Copies of a memorandum dated May 12, 1988, were distributed re: Disposition Parcel R-96, (136-142 High Street)--Request for Zoning Variance Approval Recommendations, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two letters to Director Coyle, one from James Broderick, 134 High Street, and one from Thelma Lavallee, 21 Walker Street, Charlestown, both in support of the variance; list of neighborhood residents supporting the proposed rehabilitation; a map indicating the location of the area, and a proposed vote.

Messrs. Millett and English of staff addressed the Board and answered the Members' questions.

Mr. William M. Cotter, one of the principals, addressed the Board and in reply to a question by Mr. Flaherty if it was the same company that constructed units in South Boston, Mr. Cotter replied in the affirmative. Mr. Flaherty said he hoped that the construction in Charlestown would be an improvement. He also asked if provisions were made for the handicapped. Mr. Cotter replied in the negative, but he would make one available.

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

VOTED: To amend the proposed vote so as to read as follows:

That approval is recommended for Zoning Board of Appeal Petitions Z-1269, Z-1270, Z-1271 and Z-1272, regarding Excessive Floor Area Ratio and Insufficient Rear Yard, allowing the Stahley-Cotter Development Corporation to pursue the rehabilitation of twelve housing units on Parcel R-96 (136-142 High Street) in Charlestown, subject to compliance with the provision in the Zoning Code that one unit be accessible to a handicapped person.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed vote as amended above.

Copies of a memorandum dated May 12, 1988, were distributed re: Proposed Memorandum of Agreement Among the Neighborhood Housing Trust, the Authority, and the Public Facilities Department, attached to which were copies of one vote; Housing Payment Agreement; Memorandum of Agreement Among Neighborhood Housing Trust, City of Boston Public Facilities Department, and the Boston Redevelopment Authority; April 22, 1988, memorandum from Deborah J. Goddard, Special Assistant Corporation Counsel, City of Boston, to Corporation Counsel Joseph I. Mulligan, with copy of City of Boston Neighborhood Housing Trust, Promissory Note; copy of City of Boston Mortgage, Neighborhood Housing Trust.

Mr. Ricardo Millett, Assistant Director, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into the Memorandum of Agreement and subsequent Housing Payment Agreements, together with such other documents as may be necessary to implement Housing Payment Agreements.

Copy of the above-mentioned Agreements are incorporated in the Minutes of the Authority as Document No. 5040.

On motion by Mr. Jones, duly seconded, it was unanimously

VOTED: To take out of order Agenda Item No. 12, Final Designation of Mr. Charles Calvey as redeveloper of 22-26 Warren Street, Roxbury.

Copies of a memorandum dated May 12, 1988, were distributed re: Dudley Project, Request to Grant Final Designation of 22-26 Warren Street in the Dudley Square Project Area, attached to which were copies of a Resolution; a map indicating the location of the area; letter of February 26, 1986, from the Project Review Committee to Director Coyle; April 20, 1988, letter from the Bank of Boston to Project Manager Major Lewis, and December 10, 1987, letter from the Bank of Boston to Mr. Charles J. Calvey, Sr.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF CHARLES CALVEY, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF 22-26 WARREN STREET IN THE DUDLEY SQUARE PROJECT AREA." 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. 5041.

Mr. Jones complimented Mr. Calvey for remaining in the area and expanding his business.

Copies of a memorandum dated May 12, 1988, were distributed re: Presentation of the Revitalization Plan for Faneuil Hall Marketplace, which included a summary of the improvements proposed by the Rouse Company for Quincy Market.

Mr. Robert O'Brien, 32 Winthrop Street, Winchester, Vice President and General Manager, Faneuil Hall Marketplace, addressed the Board and answered the Members' questions.

On motion by Mr. Flaherty, and duly seconded, it was unanimously

VOTED: To take the matter under advisement for two weeks.

Mr. Jones asked Mr. O'Brien what the number of minorities doing business in Faneuil Hall was. Mr. O'Brien replied a very small percentage, but he would consider more minority business enterprises. He also could not give Mr. Jones and Mr. Donlan a rough percentage of the minorities out of the 14 million who visit Faneuil Hall each year.

Copies of a memorandum dated May 12, 1988, were distributed re: Casa Esperanza Disposition Price, attached to which were copies of a proposed vote; Fact Sheet; Building and Rehabilitation Plan, and May 11, 1988 vote of the Neighborhood Housing Trust meeting.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into an amendment to the Casa Esperanza Land Disposition Agreement such that the purchase price is \$1.00, together with such other documents as may be necessary to implement said amendment.

Copies of a memorandum dated May 12, 1988, were distributed re: First Amendment to the Housing Creation Proposal Submitted by the Children's Hospital and Approved by the Authority on July 16, 1987, attached to which were copies of the First Amendment to the Children's Hospital Housing Creation Proposal, and three proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority finds on this date, May 12, 1988, regarding the proposed amendment to the Housing Creation Proposal submitted by 745 Atlantic Realty Trust and approved by the BRA on July 16, 1987: (1) that 745 Atlantic Realty Trust submitted on July 9, 1987, a Housing Creation Proposal pursuant to Section 26-3.2 of the Boston Zoning Code;

v2) that the Housing Creation Proposal obligated 745 Atlantic Realty Trust to contribute approximately \$247,005 to the Bricklayers' and Laborers' Non-Profit Housing Company, Inc. as a development grant for the Back of the Hill housing development; (3) that the Authority forwarded the Housing Creation Proposal to the Neighborhood Housing Trust, which voted on July 16, 1987, to recommend that the Authority approve the Housing Creation Proposal; (4) that the Authority after notice and public hearing approved on July 16, 1987, the Housing Creation Proposal as submitted on July 9, 1987; (5) that the certain changes in the unit mix and sales prices, and certain clarifications of the developer's obligations are necessary and appropriate to the successful completion of the Back of the Hill development; (6) that such changes are proposed in the attached First Amendment to the Children's Housing Creation Proposal; (7) that the Neighborhood Housing Trust voted on May 11, 1988, to recommend that the Authority approve the First Amendment to the Children's Hospital Housing Creation Proposal; and further

VOTED: That the Housing Creation Proposal submitted by The Children's Hospital and approved by the Authority on July 16, 1987, is hereby amended with the attached First Amendment to the Children's Hospital Housing Creation Proposal; and further

vOTED: That the Director be, and hereby is, authorized to execute a Housing Creation Agreement pursuant to the Housing Creation Regulations, and such other documents as may be necessary to implement the Housing Creation Proposal and the First Amendment to the Housing Creation Proposal; to ensure the successful development of the said affordable housing development, each on such terms and conditions as the Director deems necessary and appropriate, and with such minor modifications as the Director may allow.

The aforementioned First Amendment to the Housing Creation Proposal, Children's Hospital, is filed in the Document Book of the Authority as Document No. 5042.

Copies of a memorandum dated May 12, 1988, were distributed re: First Amendment to the Housing Creation Proposal Submitted by 745 Atlantic Realty Trust and Approved by the BRA on July 16, 1987, attached to which were copies of three votes; First Amendment to the 745 Atlantic Realty Trust Housing Creation Proposal; Exhibit "A," Back of the Hill Tollhouses, Sources and Uses of Funds/Unit Sales Prices.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority finds on this date, May 12, 1988, regarding the proposed amendment to the Housing Creation Proposal submitted by 745 Atlantic Realty Trust and approved by the BRA on July 16, 1987; (1) that 745 Atlantic Realty Trust submitted on July 9, 1987, a Housing Creation Proposal pursuant to Section 26-3.2 of the Boston Zoning Code;

(2) that the Housing Creation Proposal obligated 745 Atlantic Realty Trust to contribute approximately \$247,005 to the Bricklayers' and Laborers' Non-Profit Housing Company, Inc. as a development grant for the Back of the Hill housing development; (3) that the Authority forwarded the Housing Creation Proposal to the Neighborhood Housing Trust, which voted on July 16, 1987, to recommend that the Authority approve the Housing Creation Proposal; (4) that the Authority after notice and public hearing approved on July 16, 1987, the Housing Creation Proposal as submitted on July 9, 1987; (5) that the certain changes in the unit mix and sales prices, and certain clarifications of the developer's obligations are necessary and appropriate to the successful completion of the Back of the Hill development; (6) that such changes are proposed in the attached First Amendment to the Children's Housing Creation Proposal; (7) that the Neighborhood Housing Trust voted on May 11, 1988, to recommend that the Authority approve the First Amendment to the Children's Hospital Housing Creation Proposal; and further

VOTED: That the Housing Creation Proposal submitted by The Children's Hospital and approved by the Authority on July 16, 1987, is hereby amended with the attached First Amendment to the Children's Hospital Housing Creation Proposal; and further

VOTED: That the Director be, and hereby is, authorized to execute a Housing Creation Agreement pursuant to the Housing Creation Regulations, and such other documents as may be necessary to implement the Housing Creation Proposal and the First Amendment to the Housing Creation Proposal; to ensure the successful development of the said affordable housing development, each on terms and conditions as the Director may deem necessary and appropriate, and with such minor modifications as the Director may allow.

The aforementioned First Amendment to the Housing Creation Proposal, 745 Atlantic Realty Trust, is filed in the Document Book of the Authority as Document No. 5043.

Copies of a memorandum dated May 12, 1988, were distributed re: Status Report on the Westminster-Willard Chapter 121A Housing Development.

The Chairman asked when the trial between Shamsi and V&M Management would start. Deputy General Counsel Kevin J. Morrison replied that the trial has now been scheduled to start on May 23, 1988, but no later than May 31, 1988.

The Chairman expressed some concern regarding the Authority taking any action which would favor either party to the pending litigation.

The Director agreed to withdraw his proposed first vote requesting the Authority to support the conversion of the project to a limited equity cooperative.

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

VOTED: To amend the proposed vote so as to read as follows:

That the Director be, and hereby is, authorized to enter into a consultant contract with a consultant mutually acceptable to the Authority and the Westminster tenants in an amount not to exceed \$25,000, said contract to be for preliminary analysis on behalf of the Westminster-Willard tenants as to the structure of the proposed cooperative, and to identify a scope of work for developing such a cooperative, said contract to be funded out of proceeds from the settlement of Boston Redevelopment Authority v. Back Bay Restorations, et.al., Land Court Civil Action No. 116134.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed vote as amended.

There will be no further action taken until the pending litigation is finalized.

Copies of a memorandum dated May 12, 1988, were distributed re: Partial Certificate of Completion for 72 Warren Avenue in the South End Urban Renewal Area, Mass. R-56, attached to which were copies of inter-office memorandum May 9, 1988, 4-18 Clarendon Street/72 Warren Avenue, Limited Partnership for 72 Warren Avenue--14 apartments--Certificate of Use and Occupancy Permit; map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion to the 4-18 Clarendon Street/72 Warren Avenue Limited Partnership for 14 units of equity housing at 72 Warren Avenue in the South End Urban Renewal Area.

Copies of a memorandum dated May 12, 1988, were distributed re: Southwest Corridor Parcel Two, Request for Early Site Entry, attached to which were copies of a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, be and hereby, is authorized to execute and deliver a License Agreement for early entry with HI-TECH Structures for surveys and site preparation of SWC-2; said License shall further provide that the Licensee shall

obtain liability insurance naming the Authority as additional insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated May 12, 1988, were distributed re: Informational Memorandum Concerning City Council Report on Custom House Competition, attached to which were copies of the Boston City Council Committee on the Arts and Humanities.

On motion duly made and seconded, it was unanimously

VOTED: To note and place on file.

Copies of a memorandum dated May 12, 1988, were distributed re: Charlestown Navy Yard, Pier Four, One-Day License Agreement for Use of Pier-1988 Boston Tugboat Muster and Parade, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a one-day license agreement with The World Ship Society, allowing them use of Pier Four for their annual Tugboat Muster and Parade, to be held August 27, 1988, between the hours of 9:00 A.M. and 6:00 P.M. Said agreement is to be named in the Authority's usual form, with the Authority named as additional insured.

Me- Jones left the meeting at this time.

Copies of a memorandum dated May 12, 1988, were distributed re: Charlestown Navy Yard, Request Grant to Purchase Equipment for the Courageous Sailing Center, attached to which were copies of a memorandum dated April 6, 1988, to Mr. Edward Roche from Paul Barrett of Parks and Recreation, 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 the City of Boston Parks and Recreation Department; said contract to provide for the award of the sum of \$87,000 to the Courageous Sailing Center, to be disbursed from the Charlestown Navy Yard Common Area Maintenance Fund. Said monies are to be awarded only on the condition that the monies be used exclusively for the purchase of boats and related equipment; and further

VOTED: That the Director be, and hereby is, authorized to solicit proposals to install and maintain a docking and float system at Pier 4 in the Navy Yard, such system to be provided to the Authority on a lease basis with an option to purchase the system at a future date, all submitted proposals to be presented to the Authority Board for consideration and approval.

Copies of a memorandum dated May 12, 1988, were distributed re: Charlestown Navy Yard Community Fund; Grant to the Charlestown Preservation Society, attached to which were copies of March 24₁ 1988, letter from Attorney John L. Tobin to Director Coyle; Charlestown Preservation Society Schedule of Activities May 7-14, 1988; House Tour; Art Exhibition; Library Lecture; Park Clean-Up; Preservation Ball; Donation Form; Special Thanks; map indicating the location of the area, and a proposed vote.

Mr. James English, Deputy Director, addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute a Grant Agreement in the amount of \$10,000 and to be disbursed from the Charlestown Navy Yard Community Fund, to the Charlestown Preservation Society in order to create a permanent fund for the maintenance and upkeep of the revitalized Thompson Square island and streetscape in Charlestown.

Mr. Jones returned to the meeting.

At this point in the meeting, the Chairman reported that he had received a request from Mr. Conway regarding extending the time for completion of the Veterans' Memorial and the waiving of the \$1000 penalty clause by June 17, 1988. Chairman recommended that we do nothing for the time being; see where they are on June 17, 1988, and make the developer aware of the situation.

Mr. English informed the Authority that the developer has submitted design plans for BRA design review, and that we will continue to urge them to meet the deadline.

Copies of a memorandum dated May 12, 1988, were distributed re: Disposition Parcel X-39A, Authorization to Issue a Certificate of Completion, Charlestown Urban Renewal Area, Mass. R-55, 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 authorized to deliver a Certificate of Completion to Frederic and Katherine Blaikie for Parcel X-39A, consisting of 600 sf., and improved as yard space. Said Certificate is to be in the Authority's usual form, and in accordance with the terms of the Land Disposition Agreement and Deed between the Authority and Frederic and Katherine Blaikie, executed June 18, 1975.

Copies of a memorandum dated May 12, 1988, were distributed re: Building 106--Charlestown Navy Yard-- Authorization to Execute Lease Amendment--attached to which were copies of Lease Amendment, Building 106, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority (the "Authority"), in connection with the redevelopment of Building 106 in the Charlestown Navy Yard, to execute a Lease Amendment, in substantially the form as presented at this meeting, which constitutes the first amendment to a certain Ground Lease, entitled "Building 106 Lease," by and between the Authority, as Landlord, and Basilica Associates 1 Limited Partnership, as Tenant, dated as of July 11, 1986, and recorded in the Suffolk Registry of Deeds, Book 12940, Page 138, and any and all related documents deemed necessary and appropriate by the Chief General Counsel.

The aforementioned Lease Amendment, Building 106, Charleston Navy Yard, is filed in the Document Book of the Authority as Document No. 5044.

Copies of a memorandum dated May 12, 1988, were distributed re: Appropriation to the Boston Ground Water Trust, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director is authorized to enter into a funding agreement with the Ground Water Trust and to provide \$25,000 for initial consultant studies.

Copies of a memorandum dated May 12, 1988, were distributed re: Long Wharf, Phase II: Amendment to Contract for Professional Services by and between the Boston Redevelopment Authority and Sasaki Associates, Inc., attached to which were copies of the Amendment; Schematic Design/Cost Estimate/Budget Areas, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute an amendment to the contract between the BRA and Sasaki Associates, Inc., for Long Wharf Phase II dated October 1, 1985, substantially in the form attached herewith. Such proposed Amendment would provide additional funding of \$70,000 for sub-consultant work; \$40,000 for Supplementary Services, and a resultant increase in the contract upset amount; and a modification of the geographic limit of work. Funding would be provided by DEM, in accordance with Long Wharf Phase II Agreement between the BRA and DEM dated September 13, 1984.

Copies of a memorandum dated May 12, 1988, were distributed re: Charlestown Navy Yard, Site Preparation Contract No. 3, John Mahoney Construction Company, Inc., Change Order No. 5, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 5 to Site Preparation Contract No. 3 in the Charlestown Navy Yard be approved, increasing the contract amount by \$75,812.52. The Director is hereby authorized by and on behalf of the Authority to execute such Change Order.

Copies of a memorandum dated May 12, 1988, were distributed re: Columbia Point Project, Engineering Services Contract No. 3, Universal Engineering Corporation, Inc., Request Approval of Amendment No. 7, attached to which were copies of an inter-office memorandum from John Tomasz to Paul Reavis, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Amendment No. 7 to the contract between the Authority and Universal Engineering Corporation in the Columbia Point Project Area, dated June 8, 1983, is hereby approved, extending the time to June 30 > 1989, and increasing the amount by \$79,406.00 to \$528,406.00. The Director is authorized to execute said Amendment No. 7 on behalf of the Authority.

Copies of a memorandum dated May 12, 1988, were distributed re: South End Area, Mass, R-56, Worcester Square Park, Site Preparation Contract No. 50, Permission to Advertise, attached to which were copies of Background of contract, and 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 for bids for Site Preparation Contract No. 50 which will provide substantial improvements to Worcester Square Park in the South End Area.

Copies of a memorandum dated May 12, 1988, were distributed re: Columbia Point Project, Site Preparation Contract No. 1, Request Permission to Award Contract, attached to which were copies of a Bid Tabulation; Draft of Memorandum of Agreement, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract No. 1 in the Columbia Point Project be awarded to the John Mahoney Construction Co., Inc., the lowest, responsible and eligible bidder, in the amount of \$2,179,899.50 based upon unit bid prices and estimated quantities, and that the Executive Director be authorized to execute said contract on behalf of the Authority; and

That the Director be authorized to enter into a Memorandum of Agreement with the City of Boston Public Works Department to receive up to \$374,680.00 in funding for Contract No. 1.

Copies of a memorandum dated May 12, 1988, were distributed re: Site Preparation Contract "G-2," Street Improvements, Tent City Area, Permission to Advertise for Bids, South End Project, Mass. R-56, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized on behalf of the Authority to advertise for bids for Site Preparation Contract "G-2." This contract provides for the reconstruction of Yarmouth Street and Dartmouth Street adjacent to Tent City in the South End Project Area.

On motion duly made by Mr. Flaherty, seconded by Mr. Jones, it was unanimously

VOTED: That THE BOSTON BANK OF COMMERCE, Boston, Massachusetts, (hereinafter, with any successor, the "Bank"), be designated as a depository of this Authority's funds and of checks, notes, drafts and other items payable to or endorsed in favor of this Authority, and that the Chairman and Treasurer Jointly may open one or more certificate of deposit accounts with the bank from time to time as said number of officers and/or persons determine, each of which accounts may be drawn upon or charged by check, draft, or other written order signed by said persons so acting or by bank wire transfer made pursuant to written or oral instructions believed by the Bank in good faith to have been given by said persons so acting.

The above-mentioned Resolution is filed in the Document Book of the Authority as Document No. 5045.

On motion duly made by Mr. Flaherty, seconded by Mr. Jones, It was unanimously

VOTED: That THE OLYMPIC INTERNATIONAL BANK & TRUST COMPANY:, Boston, Massachusetts, (hereinafter, with any successor, the "Bank"), be designated as a depository of this Authority's funds and of checks, notes, drafts and other items payable to or endorsed in favor of this Authority, and that the Chairman and Treasurer Jointly may open one or more certificate of deposit accounts with the bank from time to time as said number of officers and/or persons determine, each of which accounts may be drawn upon or charged by check, draft, or other written order signed by said persons so acting or by bank wire transfer made pursuant to written or oral instructions believed by the Bank in good faith to have been given by said persons so acting.

The above-mentioned Resolution is filed in the Document Book of the Authority as Document No* 5046.

Copies of a memorandum dated May 12, 1988, were distributed re: Board of Appeal Referrals, attached to which were 58 zoning petitions prepared by the Authority staff for transmittal to the Board of Appeal.

Ms. Gay Forbes, Deputy Director, addressed the Board and answered the Members' questions.

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

VOTED: To amend the proposed vote so as to read as follows:

In reference to Petitions Z-11533-11534, Woodward Group, LTD., Kevin M. Walsh, President, 30-32-34 Woodward Street, South Boston, for eleven variances to sub-divide and erect four-unit apartment structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the proviso that plans with particular respect to removal of headhouse be submitted to the Authority for design review approval. Appellant has reviewed plans with abutters resulting in project being reduced from four-story, six-unit dwelling to three-story, four-unit apartment structure and off-street parking increased from two to six spaces.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed vote as amended.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating
to Petition Numbers:

Z-11175, Z-11238, Z-11261, Z-11262,
Z-11270, Z-11274, Z-11279, Z-11286,
Z-11297, Z-11302, Z-11308. Z-11311,
Z-11318, Z-11320, Z-11321, Z-11361,
Z-11380, Z-11396. Z-11408. Z-11416,
Z-11422, Z-11425, Z-11426, Z-11429.
Z-11430, Z-11431, Z-11432, Z-11452,
Z-11454, Z-11457, Z-11458, Z-11461.
Z-11462, Z-11463-114 ~~64~~ , Z-11465, Z-11467_F,
Z-11468, Z-11470, Z-11471, Z-11472.
Z-11473, Z-11476, Z-11479, Z-11481,
Z-11491, Z-11494, Z-11495, Z-11498.
Z-11499, Z-11503, Z-11504, Z-11507,
Z-11508, Z-11509, Z-11517, ..
Z-11597-11599 and Z-116~~67~~.

**The aforementioned Board of Appeal Referrals are filed
in the Document Book of the Authority as Document-Ko, 5047.**

Copies of a memorandum dated May 12, 1988, were
distributed re: Management and Budget.

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:

Fleming Bros., Inc.	\$	7,920.00
TAMS Consultants. Inc.		14,483.50
Childs Engineering Corp.		9,837.72
John Mahoney Const. Co., Inc. Resident 16.5%; Minority 16.0%; Female 0.8%		266,877.42
Fay, Spofford and Thorndike		1,832.85
Northeast Security, Inc.		16,617.60
John Mahoney Const. Co., Inc. Resident 18.5%; Minority 18.7%; Female 1.3%		23,836.64
Frank B. Rogers		2,400.00
HMM Associates		548.99
Regional Economic Models, Inc.		2,800.00
Bernard Frieden		2,000.00
Benedict & Ryder Associates, Inc.		17,720.00
Northeast Security, Inc.		34,343.04
Institute of Contemporary Art		14,000.00
Green Intl. Affiliates, Inc.		10,271.18
Parsons, Brinckerhoff, Quade and Douglas, Inc.		1,613.29
CE Maguire, Inc.		390.12
Fordham & Starrett		11,660.72
Grimes Oil Co., Inc.		2,280.99
Fleming Bros., Inc.		3,605.00
Fay, Spofford & Thorndike, Inc.		537.27
Fay, Spofford & Thorndike, Inc.		12,185.49
Edwards & Kelcey, Inc.		10,460.90
Kallman, McKinnell & Wood Architects, Inc.		9,000.00
Andover Engineering & Design, Inc. Resident 61.2%; Minority 45.1%; Female 9.5%		9,152.78
John J. Atouey too.structipn^Co» inc. Resident 28.6%/Minority 30.2%/Female 8.3%		64,504.53
U. S. Bureau of Reclamation		2,970.00

Copies of several memoranda dated May 12, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To approve the temporary appointment of Alice Lawrence, Boston, Budget Manager, Management and Budget Department, Grade 13, Step 3, at \$42,543 per annum, effective May 16, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To accept the following resignations:
Kevin Kulduff, effective May 6, 1988
Leslie Lamont, effective May 13, 1988.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously VOTED: To approve the following retirements:
John I. Fitzgerald, Jr., effective May 31, 1988
Charles H. Kougeas, effective May 3, 1988.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously VOTED: To approve reinstatement of Jeffrey Brown, Economic Analyst, from Leave of Absence Without Pay, effective June 20, 1988.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was
unanimously

VOTED: To approve Academic Leave of Absence Without
Pay for Ms. Jean Morgan for the period
May 9, 1988 through September 19, 1988.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was
unanimously

VOTED: That the Director be authorized to contract
with Margaret O'Brien to prepare a final
report on the 1985 Household Survey, and
to plan for the 1990 census and survey,
and to report on current trends in
population, with a term of one year and
compensation not to exceed \$12,000.

PERSONNEL MEMORANDUM #7

Copies of a memorandum dated May 12, 1988, were
distributed re: Affirmative Action-Informational
Memorandum--which was noted and filed.

On motion duly made and seconded, it was
unanimously

VOTED: That the next meeting of the Authority
will be held on May 26, 1988, at 2:30
P.M.

On motion duly made and seconded, it was
unanimously

VOTED: To adjourn.

The meeting adjourned at 6:10 P.M.


Secretary