

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JULY 28, 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 on July 28, 1988, at 4:00 P.M. 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>
Robert L. Farrell	None
Joseph J. Walsh	
James K. Flaherty	
Clarence J. Jones	
Michael F. Donlan	

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with CERTIFICATE AS TO SERVICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended, of the General Laws, that a regular meeting of the Boston Redevelopment Authority will be held at 4:00 P.M. on July 28, 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 _____

July 26, 1988

CERTIFICATE AS TO SERVICE AS NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on July 26, 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 twenty-eighth day of July, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the Meeting of July 14, 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 July 28, 1988, were distributed re: Authorization to Advertise a Public Hearing on Two Housing Creation Proposals, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise a public hearing to be held August 18, 1988, at 2:00 P.M. in the Board Room of the Authority for two Housing Creation Proposals (Dacia Street and 640 Tremont Street) sponsored by Federal Development, Inc.

On motion duly made and seconded, it was unanimously

VOTED: To take out of order, and reconsider Board of Appeal Referral, Z-11717, Alexander J. McKenzie, 43-45 Burton Street, Brighton. This matter was voted at the July 14, 1988 meeting.

Representative William Galvin addressed the Board and requested that the matter be reconsidered in view of abutters' opposition and the fact that they were not notified until after the vote was taken.

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

VOTED: In reference to Petition Z-11717, Alexander J. MacKenzie, 43-45 Burton Street, Brighton, for four variances to erect two-family dwelling in a residential (R-5) district, the Boston Redevelopment Authority recommends

denial. Since initial consideration by the Authority, strong opposition has been voiced from the community and abutters who indicate they did not have notice to express opposition previously. Concerns are sub-standard lot, inappropriate design, and parking needed for abutting property.

Copies of a memorandum dated July 28, 1988, were distributed re: Request Authorization to Petition the Zoning Commission to Adopt the Zoning Text Amendment Creating Art Use and Artists' Mixed Use as Use Items in the Zoning Code, attached to which were copies of Text Amendment Application, Boston Redevelopment Authority, Art Use and Artists' Mixed Use, and a proposed vote.

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

Mr. Bruce Rossley of The Office of Arts and Humanities also addressed the Board.

In reply to a question by Mr. Flaherty, Mr. Rossley replied that the public meetings mentioned were held during the last two weeks in March of this year; that they were duly advertised, and held in Fort Point; Jamaica Plain; Fort Point Arts Committee headquarters, and the Mackey School in the South End.

The following appeared in favor of the Text Amendment: Councillors Brian McLaughlin; Thomas Menino; Rosaria Salerno; Robin Peach of the Fort Point Artists Committee; Michael Rottenberg, resident of the City, appearing in behalf of the "Friends of Boston Art"; John McNamara, 69 Summit Avenue, Brookline; Rebecca Hill, President

of the Afro-American Artists, Roxbury; Fernando Requena, 53 East Concord Street; Ron Rothman, 194 Garden Street, Hingham. (He will soon move to East India Row;) and Attorney Edith Netter, 21 Cumberland Street.

Chairman asked if anyone was in opposition. Attorney John Dinneen, representing Boston Wharf, appeared in opposition.

There were approximately 30 additional people who were in support of the Text Amendment, but because of time constraints, were unable to address the Board.

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

VOTED: To take this matter under advisement.

The Chairman declared a recess.

At this point, the Chairman recognized Mr. Flaherty concerning the June 9, 1988, vote of the Authority to erect a memorial plaque in honor of John Boyle O'Reilly.

The Chairman stated for the record that he supported the memorial plaque, and at his request it was included on the June 9, 1988, agenda. He said he realizes that some problems have arisen and hopefully, they will be resolved. For that reason, he stepped down and abstained from taking part in the vote.

On motion by Mr. Flaherty, seconded by Mr. Jones, it was

VOTED: That the Authority hereby rescinds, until further notice, its June 9, 1988, action permitting the Friends of John Boyle O'Reilly, Inc., to erect a memorial plaque and dedicate Parcel C-1C, located at Main and Austin Streets, Charlestown, as the John Boyle O'Reilly Memorial Park.

Copies of a memorandum dated July 28, 1988, were distributed re: Family Day Care Home Zoning Amendment, attached to which were copies of Family Day Care in Boston Submitted to the Authority July 14, 1988; Text Amendment Application, Boston Redevelopment Authority, Day Care Center and Family Day Care Home; Boston Redevelopment Authority, Child and Family Day Care Provision Regulations, July, 1988; Appendix "A," Boston Child-Care Statistics, Distribution of Family Day-Care Providers in Boston; Appendix "B," Corporate and Institutional Day-Care Providers in Boston; House Bill No. 5374, An Act to Provide Child Care Linkage, and a proposed vote.

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

On motion duly made and seconded, it was unanimously VOTED: That the Director is authorized to petition the Zoning Commission to adopt an Amendment to the Boston Zoning Code which would make "Family Day Care Home" an allowed use in all districts which allow residential uses in substantial accord with the petition submitted to the Authority on July 14, 1988.

The aforementioned Amendment to the Boston Zoning Code, "Family Day Care Home," is filed in the Document Book of the Authority as Document No. 5076.

Copies of a memorandum dated July 28, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56, Change of Corporate Name of Redeveloper of Parcels SE-59 to 66, Located at 67 to 81 East Berkeley Street, and 212-214 Shawmut Avenue, and also Parcel SE-88, Located at 83 East Berkeley Street and 1135-1149 Washington Street, attached to which were copies of a map indicating

the location of the parcels; July 19, 1988, letter from Tenants' Development Corporation to Robert McGilvray of staff which included copy of the original Articles of Organization for TDC, and a proposed vote.

Attorney Ivy Dilworth of staff addressed the Board and answered the Members' questions,

On motion duly made and seconded, it was unanimously

VOTED: That the final designation and Lease Agreement voted on July 14, 1988, for Parcels SE-59 to 66 and SE-88 be changed to substitute the name, "TDC East Berkeley Street Management, Inc."¹¹ for the name Tenants' Development Corporation x^herever it shall appear.

Copies of a memorandum dated July 28, 1988, were distributed re: Request for Authorization to Amend the Cooperation Agreement for Planned Development Area, No. 25, Baker Chocolate Mills Site, 1235-1345 Adams Street, South Dorchester, attached to which were copies of Baker Mills Site Study, and a proposed vote.

Mr. James Campbell, Vice President of Related Companies Northeast, addressed the Board and answered the Members' questions.

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

VOTED: That the Authority hereby authorizes the Director to execute a Second Amendment to the Cooperation Agreement dated June 2, 1987, as amended, by an Amendment dated April 15, 1988, for Planned Development Area No. 25 to reflect an adjustment in the number of affordable units to be built

in Phase I and II of the Project. Such amendment shall provide for (i) minimum of fifteen (15) affordable units (of which at least seven (7) two-bedroom units shall be for low-income families), and a maximum of twenty-six (26) affordable units in Phase I of the project, and (ii) a minimum of four (4) affordable units (of which at least three (3) affordable units shall be upper-moderate income units, and one (1) affordable unit shall be a moderate-income unit), and a maximum of fifteen (15) affordable units to be built in Phase II of the project.

Copies of a memorandum dated July 28, 1988, were distributed re: Disposition Parcel R-107 (353-361 Main Street) Tentative Designation of Redeveloper, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps indicating the location of the area; Developer's Statement of Qualifications and Financial Responsibility (Form 2); Disclosure Statement; Redeveloper's Statement of Qualifications and Financial Responsibility, Part Two; Non-Discrimination and Affirmative Marketing Statement; June 30, 1988, letter from Central Bank to the Authority; two letters dated July 9, 1987--one from Senator Francis D. Doris, and one from City Councillor Robert E. Travaglini--both in favor of the designation; letter of August 11, 1987, from Councillor Michael J. McCormack in support of the proposal, and a proposed Resolution.

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

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF BREEDS HILL DEVELOPMENT GROUP, PARCEL R-107 (253-261 MAIN STREET and 3-A LAWNWOOD PLACE), CHARLESTOWN URBAN RENEWAL PROJECT, 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. 5077.

Copies of a memorandum dated July 28, 1988, were distributed re: Parcel R-42B-1A (121-123 Main Street); Authorization to Execute Land Disposition Agreement Amendment, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps indicating the location of the parcel, and a proposed vote.

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

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

VOTED: That the Director be authorized to execute a Land Disposition Agreement Amendment with Round Corner Company (successor entity of the Charlestown Development Corporation) allowing for a partial change of use from residential to commercial on Parcel R-42B-1A, located within the Charlestown Urban Renewal Area,

Copies of a memorandum dated July 28, 1988, were distributed re: Disposition Parcel C-7 (Mishawum & Main Streets), Authorization to Execute License Agreement, attached to which were copies of two maps indicating the location of the parcel; June 21, 1988 letter from Jane F. Garvey, Commissioner of the Executive Office of Transportation and Construction to Director Coyle, and a proposed vote.

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

VOTED: That the Director be authorized to execute a License Agreement with the Massachusetts Department of Public Works (in the Authority's usual form), allowing them to occupy Parcel C-7 for the purposes of locating a temporary ambulance lay-over facility in conjunction with the Central Artery North Area (CANA) Project.

Copies of a memorandum dated July 28, 1988, were distributed re: Final Designation of Redeveloper, Building 79, Charlestown Navy Yard, attached to which were copies of a map indicating the location of the area; June 20, 1988, letter from Boston Harbor Investment Group, Inc. to Mr. James English; May 21, 1987, letter from Donald J. Wynne, President of Boston Harbor Investment Group, Inc. to Attorney Kelly King of staff; May 7, 1987, Release; July 13, 1988, letter from Boston Trade Bank to Donald J. Wynne, and a proposed Resolution.

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

The Director instructed Mr. English to submit a status report to the Board at the next regularly scheduled meeting on Buildings 197, 79, 114, 104, 75 and 105.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE BOSTON HARBOR INVESTMENT GROUP INC., AS DEVELOPER OF BUILDING 79, CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, 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. 5078.

Copies of a memorandum dated July 28, 1988, were distributed re: Approval of Eight (8) Sub-Contractors to John McCourt Company, General Contractor, Shipyard Park Phase III Contract, Charlestown Navy Yard, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That Spector Metal Products of Holbrook, MA.; Cassidy Bros. Forge, Inc. of Rowley, MA.; Indianhead Construction & Equipment Corp. of North Easton, MA.; Architectural Paving and Stone, Inc. of Hingham, MA.; Trimount Bituminous Products. Co. of Everett, MA.; Mass. Bay Electrical Corporation of East Boston, MA.; M.O.N. Landscaping of Fall River, MA., and J. W. Egan Co., Inc. of Newtonville, MA., be approved as sub-contractors to the John McCourt Co., the General Contractor, on Shipyard Park Phase III, in the Charlestown Navy Yard.

Copies of a memorandum dated July 28, 1988, were distributed re: Approval of five (5) sub-contractors to General Contractor, John McCourt Co. , Long Wharf Phase 1-A Contract, Waterfront Project, Mass. R-77, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That Cyclone Fence Co. of Randolph, MA.; Gallup Brothers Landscaping of Cambridge, MA.; Spector Metals Products of Holbrook, MA.; Bersani Brothers, Inc. of Quincy, MA. , and Mass. Bay Electric Corporation of East Boston, MA. , be approved as sub-contractors to John McCourt Company, the General Contractor, on Long Wharf Phase 1-A, Waterfront Project, Mass. R-77.

Copies of a memorandum dated July 28, 1988, were distributed re: Whittier Street Neighborhood Health Center, 20 Whittier Street, Technical Assistance and Engineering Services Contract, Fay, Spofford & Thorndike, Inc., Amendment No. 4, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to execute Amendment No. 4 to the Technical Assistance and Engineering Services Contract dated August 26, 1985, with Fay, Spofford & Thorndike, Inc., to provide technical and engineering services for the repairs to the Authority-owned building at 20 Whittier Street, extending the contract time to September 30, 1988, with no change in the contract amount.

Copies of a memorandum dated July 28, 1988, were distributed re: Universal Engineering Corporation, Engineering Consulting Services, Permission to Execute Amendment No. 8, attached to which were copies of Proposed Amendment No. 8, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director is authorized on behalf of the Authority to execute Amendment No. 8 to the Contract between the Authority and Universal Engineering Corporation dated August 10, 1984. This Amendment shall extend the contract term for an additional six (6) months but shall not change the current contract amount.

Copies of a memorandum dated July 28, 1988, were distributed re: Engineering Services Contract for Crosstown Street, Fay, Spofford & Thorndike, Inc., Amendment No. 16, South End Project, Mass. R-56, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized on behalf of the Authority to execute Contract Amendment No. 16 to the present engineering services contract, dated October 25, 1976, with Fay, Spofford & Thorndike, Inc. in the South End Project, Mass. R-56, extending the contract time to March 31, 1989, with no change in the contract amount.

Copies of a memorandum dated July 28, 1988_f were distributed re: Approval of Contract for Transportation Planning Services, 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 the consultant services contract with TAMS Consultants, Inc. for nine months in the amount of \$25,000 for transportation planning and related engineering services.

Copies of a memorandum dated July 28, 1988, were distributed re: Site Preparation Contract W-5, Request Permission to Award a Contract, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of a Bid Tabulation, Improvement Summary Sheet, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That Site Preparation Contract W-5 in the Charlestown Project be awarded to Mario Susi & Son, Inc./Susi Bros., the lowest, responsible and eligible bidder in the amount of \$348,039.00, based upon unit bid prices and estimated quantities; and the Executive Director is authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated July 28, 1988, were distributed re: Permission Requested for a New Engineering Contract No. 15, Campus, Mass. R-129, and Kittredge Square, Mass. R-167, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized on behalf
of the Authority to extend Engineering
Services Contract No. 14 in the Campus High
and Kittredge Square Project Areas with
Green International Affiliates, Inc., with
no increase, for a period of six months
from the date of expiration which was April
18, 1988.

Copies of a memorandum dated July 28, 1988,
were distributed re: Heritage-on-the-Garden,
Arlington-Hadassah Urban Renewal Project, Certificate
of Completion, attached to which were copies of an
Inspection Form, and a proposed vote.

Messrs. Paul McCann and Paul Reavis of staff addressed
the Board and answered the Members¹ questions.

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

VOTED: To amend the proposed vote by adding the
words, "subject to the submission of a Letter
of Credit in an amount satisfactory to
the Director of the Authority," so as to
read as follows:

That the Director is authorized to issue
a final Certificate of Completion for the
Heritage-on-the-Garden in the
Arlington-Hadassah Urban Renewal Project,
subject, however, to the submission of a
Letter of Credit in an amount satisfactory
to the Director of the Authority.

On motion duly made and seconded, it was unanimously
VOTED: To adopt the proposed vote as amended above.

Copies of a memorandum dated July 28, 1988, were distributed
re: Contractual Payments.

On motion duly made and seconded, it was unanimously
VOTED: To approve the payment of the following bills:

Bernard Frieden	\$ 4,000.00
Regional Economic Models, Inc. George Treyz, President	2,800.00
Fleming Bros.	11,160.00
Paul McGowan	4,000.00
Saul Schapiro	23,495.11
Williamson Associates, Inc.	6,300.00
John McCourt Co. Minority 5.4%; Female 4.9%; Resident 13.1%	370,835.35
Daniel Dennis & Company	3,084.75
Elijah Romanoff, President Regional Science Research Center	2,025.00
Todd Lee/F.R. Clark Associates, Inc.	13,500.00
Schoenfeld Associates, Inc.	1,075.57
Brown & Rowe	8,911.49
Hertz Penske Truck Leasing, Inc.	1,762.18
Northeast Security, Inc.	16,663.76
Brown & Rowe	9,281.15
Schoenfeld Associates, Inc.	5,000.00
Schoenfeld Associates, Inc.	16,663.44
Sasaki Associates, Inc.	454.41
Childs Engineering Corporation	16,230.60

Copies of several memoranda dated July 28, 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 Bernice
Payne, Dorchester, Human Resource Administrator,
Grade 10, Step 1, Management and Budget
Department, at \$25,472 per annum, effective
August 1, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: To approve the temporary appointment of Anthony
A. Williams, Watertown, Assistant Director for
Neighborhood Housing and Development, in the
Neighborhood Housing and Development Department,
Grade 15, Step 1, at \$55,440 per annum, effective
September 1, 1988.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To approve the following title changes and
promotions:

William Whitney, Assistant Director of Urban
Design and Development, Urban Design and
Development Department, Grade 15, Step 1,
at \$55,440 per annum, effective August 1, 1988;

Bernice McLennan, Director of Human Resources,
Management and Budget Department, Grade 14,
Step 1, at \$47,132 per annum, effective
August 1, 1988.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously
VOTED: To accept the following resignations:

Mary Bourguigon, effective August 5, 1988;
Deborah Oriola, effective August 19, 1988

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: To approve the change in status from full-time
employee to part-time employee for Julie
O'Neill, Administrative Secretary, Urban
Design and Development Department as follows:
28-hour, four-day week, with salary and
benefits pro-rated accordingly, effective
August 1, 1988.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized
to extend the Authority's contract with
consultant Lawrence Kennedy for three months.

PERSONNEL MEMORANDUM #1

Copies of a memorandum dated July 28, 1988, were distributed
re: Financial and Compliance Audits of the Authority for the
15-Month Period Ending September 30, 1988, attached to which
were copies of Coopers & Lybrand's Financial Statement Audit,
and Daniel Dennis & Company, Financial and Compliance Audit--
Single Audit Act of 1984, and two proposed votes.

Mr. Joseph Noonan, Assistant Director for Management and
Budget, 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 a contract with Coopers & Lybrand
for the purpose of auditing the Authority's
financial statements for the 15-month period
ending September 30, 1988, in an amount not to
exceed \$96,500.00.

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a contract with Daniel Dennis and Company for the purpose of auditing funds received from the Federal Government in accordance with the Single Audit Act of 1984, for the 15-month period ending September 30, 1988, in an amount not to exceed \$12,000.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously VOTED: To authorize and approve the attendance of Bizhan Azad at the 1988 Conference of the Urban & Regional Information System Association (URISA), Los Angeles, California, August 7-11, 1988. Registration is \$325.00. Reimbursement for necessary travel expenses will be made.

The Chairman polled the Members to enter into Executive Session for the purpose of considering a litigation matter.

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

The Chairman announced that the Public Session would be resumed after the Executive Session.


The Members entered into Executive Session at 6:45 P.M.

The Members came out of Executive Session at 6:50 P.M. and resumed the Regular Meeting.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will
be held on August 18, 1988, at 2:00 P.M.

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

The meeting adjourned at 6:55 P.M.



Secretary

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