

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

NOVEMBER 10, 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 November 10, 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 J. 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 November 10, 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

November 4, 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 November 4, 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 tenth day of November, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting which was convened at 3:30 P.M.

The Minutes of the Meeting of October 28, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously
VOTED: To approve the Minutes as read.

The Chairman informed those in attendance that the meeting was delayed because of late submissions to the Board regarding the Creation of a Light Manufacturing District.

The Chairman announced that this is a Public Hearing on the proposed Zoning Amendment to Create a Light Manufacturing District which was duly advertised in the BOSTON HERALD on November 4, 1988.

On motion duly made and seconded, it was unanimously
VOTED: To take out of order Agenda Item No. 3,
Request Authorization to Petition the Zoning
Commission to Adopt the Zoning Text Amendment
Creating the New Light Manufacturing District.

Copies of a memorandum dated November 10, 1988, were distributed re: Request Authorization to Petition the Zoning Commission to Adopt the Zoning Text Amendment Creating the New Light Manufacturing District, attached to which were copies of "Facts on Boston Class B and C Office Space 1978-1988;" Text Amendment Application, Boston Redevelopment Authority Light Manufacturing District; 124 letters of support from labor, civic, business and community groups in support of the Creation of a Light Manufacturing District.

Statements from Robert Coard of the Action for Boston Community Development, Inc. and Ann Woodward, Deputy Director of Planning, Mayor's Office of Jobs and Community Services, made part of the record.

The Chairman recognized City Councillor Rosaria Salerno who spoke in favor of the Light Manufacturing District.

City Councillor Bruce Boiling also appeared in support of the Creation of a Light Manufacturing District.

Ms. Linda Bourque, Assistant Director, addressed the Board and answered the Members' questions.

Mr. Neil Sullivan, Senior Administrator, Mayor's Office, read letter of support from His Honor, Mayor Flynn.

Letter in support also received from District Councillor Thomas M. Menino.

Letter received from Alan S. Wagle, Co-Chair of the Boston Society of Architects, in support.

Mr. Donald Gillis, Director of the Mayor's Office of Neighborhood Services, also addressed the Board in support of the Light Manufacturing District.

Ms. Marilyn Swartz Lloyd, Director of EDIC and labor leaders, Messrs. Joyce, Nigro and Climo, addressed the Board.

Additional letters of support are being made part of the record.

The following appeared in opposition:

Attorney Howard Levitan of Choate Hall, representing the Newmarket Business Association. The association is opposed to the mapping in the Newmarket District.

Mr. Flaherty left the meeting.

Mr. Harry Orcutt, Vice President of the East Boston Eagle Hill Civic Association. He and his group feel they are the stepchild of East Boston, and they are opposed to the proposed use of the car barn site.

Mr. Ted Hauri, owner of a manufacturing plant in Roxbury, does not believe the LMZ is going to save jobs.

Director Coyle assured all in attendance that their concerns would be addressed.

Mr, Flaherty returned to the meeting.

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

VOTED: To amend Section 36-17--Mapping of the LM District--by the insertion in the third line Page 13, the following:
"area businesses, commercial property owners, and their associations":

Further:To amend the same section, 36-17, by changing the word "may" to "shall", 15th line, Page 13;

Further:To delete the words "without such report," 16th line, Page 13, of said section, so as to read as follows:

SECTION 36-17. Mapping of LM Districts.

Subsequent to the effective date of this article, the Boston Redevelopment Authority shall transmit a copy of any map amendment to establish an LM District to area businesses, commercial property owners and their associations; the Neighborhood Council, Planning and Zoning Advisory Committee, or both, or where no Neighborhood Council or Planning and Zoning Advisory Committee exists, another neighborhood-based committee or council designated by the Mayor (a "neighborhood group"). A copy of such map amendment shall also be sent by mail, postage prepaid, to any person filing a written request for a copy of such amendments, such request to be renewed yearly in December. Said neighborhood group shall, within thirty days after the

date of such transmittal, file with the Boston Redevelopment Authority a report with recommendations. The Boston Redevelopment Authority shall not hold a hearing nor make a recommendation to the commission on a map amendment to establish an LM District until such report with recommendations has been received and considered, provided that if no such report is received within said thirty days, the Boston Redevelopment Authority shall hold a hearing, and render its decision. The Boston Redevelopment Authority shall not recommend the establishment of any such LM District unless it finds that the amendment: (a) will protect significant public investments in the creation or retention of an area for light manufacturing uses; (b) is part of a neighborhood-based planning and rezoning process, conducted pursuant to or established Interim Planning Overlay District; or (c) will protect significant public investments in the creation or retention of specific light manufacturing uses.

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

VOTED: That the Director is hereby authorized to petition the Zoning Commission to adopt the Text Amendment establishing the Light Manufacturing District in substantial accord with the petition submitted to the Authority at its meeting on November 10, 1988, as amended above. The Light Manufacturing District is proposed to encourage the establishment of light manufacturing and scientific research and development. Through use restrictions, screening and buffering

requirements, and environmental performance standards, the Light Manufacturing District will help to preserve space for Boston's manufacturers while ensuring that manufacturing development is compatible with nearby residential areas.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

Ten-minute recess at 5:10 P.M.

Meeting re-convened at 5:20 P.M.

Copies of a memorandum dated November 10, 1988, were distributed re: Authorization to Re-Schedule a Public Hearing on the Proposed Midtown Cultural District Permanent Zoning, which included a proposed vote.

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

VOTED: That the Secretary is authorized to re-schedule the Public Hearing concerning adoption of the Midtown Cultural District Plan, including its Zoning Text and Map Amendments, for 2:00 P.M., December 8, 1988, in the Board Room of the Authority.

Copies of a memorandum dated November 10, 1988, were distributed re: Chapter 121A Application of Dudley Neighbors, Inc., attached to which were copies of a Resolution of the Boston Redevelopment Authority Regarding the 121A Application of The Dudley Neighbors, Inc.; Report and Decision on the Application of Dudley Neighbors, Inc.; Exhibit "A," Map of Dudley Triangle and Site Plan; Exhibit "B," Dudley Triangle--Analysis of Variance and Building Permit Activity; Exhibit "C," Massachusetts General Laws, Chapter 80-A, Section 5; Exhibit "D," Dudley Neighbors, Incorporated, Board of Directors, 1987-1989; Exhibit "E," Memorandum of Understanding Between the Applicant and the City; Exhibit "F," The Authority's Appraised Estimates of Market Value for 1987-88 for the Roxbury and Dorchester Areas; Exhibit "G," Development Parcels Phasing Process Site Plan; Exhibit "H," Letters of Support and List of Community Supporters, and a proposed vote.

This matter was Taken Under Advisement on October 13, 1988.

Councillor Bruce Boiling appeared in support of the Dudley Neighbors, Inc. 121A Application.

Mr. Anthony Williams, Assistant Director, addressed the Board and answered the Members' questions.

Mr. Neil Sullivan of the Mayor's Office informed the Board that this is one of the issues in which Mayor Flynn has taken a deep interest. When the Dudley Initiative Members met with the Mayor on the need for affordable housing in the area, he told them to take whatever action was necessary to turn the neighborhood around.

Mr. Sullivan expressed Mayor Flynn's thanks to the community for making this a reality.

Attorney Joseph Feaster, 51 Elmwood Street, Roxbury, representing the Minority Developers, told the Board that they were in opposition to the 121A application, but have since been won over.

Mr. Jones stated that he was particularly glad to hear that Attorney Feaster and the minority contractors are now in favor of the application because support was needed from the minority council.

Mr. Jones commended the Dudley Initiative and went on to say that housing is needed in the neighborhood, but he hopes that the Dudley Neighbors will be aware of the concerns of the neighbors and people who have lived in the area for a long time who will feel they are alienated. This will be a very difficult undertaking and the Initiative will need all the support they can get, and the Authority will be ready to help them if the request is approved.

The Director said that if the Board adopts the Report and Decision and Resolution, it will signal a dramatic and new direction in neighborhood and community development in Boston. Also, that this area is unique and requires special direction at the grass-roots level--that safeguards

and controls are built in--with four members appointed by the Public Facilities Commission, and four members of the Dudley Neighbors, Inc. The new direction we see today requires enterprise, courage and vision to bring about the Dudley Neighbors, Inc.

The Director went on to say that the Mayor had expressed his concerns to the Board. All questions have now been addressed, and we stand ready to embark on a new era. For example, \$19 Million have been approved by this Board for the dozen projects going into the ground in Roxbury. Also, that this is a signal to the private lenders and to the developers that Roxbury is taking control of its own future. The money will be safeguarded because of both the neighborhood's commitment and Mayor Flynn's administration.

The Chairman commented that there is no question this type of development is needed in the area, and this is a radical approach which hopefully will work. Also, that an unusual amount of control by this Authority must be exercised over this group; the Authority should receive periodic reports on the progress that is being made; who is still involved in the process. And, as Mr. Jones pointed out, there are and will be many headaches. The area will be set back twenty-five years if this development is not effectively and competently run. The Chairman also said he has some reservations right now as to how this process will be handled.

Mr. Donlan added that he is in awe of the task being undertaken—that it will take a great deal of grit, determination and a sense of purpose to carry this forward. He is also concerned with the soundness of the process.

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

VOTED: That the Authority hereby adopts the attached nine-page Policy Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING THE 121A APPLICATION OF THE DUDLEY NEIGHBORS, INC." dated November 10, 1988. The Authority further specifically adopts the following votes incorporated on Page Nine of said Resolution approving the Report and Decision: to wit

VOTED: That the document presented at this meeting entitled, "REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS, INC. , 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, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A," be and hereby is approved and adopted, and further

VOTED: That a fee waiver under Rule One, Section D of the Rules and Regulations in Chapter 121A Application in the amount of \$5,000.00 be approved by virtue of Dudley Neighbors, Inc. , being a not-for-profit corporation based in the community, whose sole intent is the production of affordable housing.

The aforementioned Resolution, together with the Report and Decision, and other attachments, are incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document No. 5113.

Mr. Donlan left the meeting.

Copies of a memorandum dated November 10, 1988, were distributed re: 87-91 Waverly Street, 50A-60A Edgewood Street, 15-17 Southwood Street, Roxbury, Z-12291-12293, attached to which were copies of three site plans; a map indicating the location of the area; Housing and Employment Agreement, and a proposed vote.

District Councillor Bruce Boiling appeared in favor of this Board of Appeal Application.

Ms. Shay Allen, Project Manager of HDC Roxbury One Associates, and Mr. E. Jackson Hall, President of Hall, Davison and Company, developer, addressed the Board and answered the Members' questions.

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

VOTED: In reference to Petition Z-12291-12293, 81-91 Waverly Street, 50A-60A Edgewood Street and 15-17 Southwood Street, Roxbury, for six dimensional variances, and two interim planning permits in an H-1 and R-8 District for the creation of eighteen (18) two-bedroom townhouses, the Boston Redevelopment Authority recommends approval. The proposed project will create eighteen (18) housing units, of which ten (10) are affordable to low-and moderate-income buyers; will rid the community of unproductive and overgrown vacant lots, and will expedite the physical revitalization of the Sav-Mor neighborhood of Roxbury. There is strong community support for this project.

Mr. Donlan returned to the meeting.

Copies of a memorandum dated November 10, 1988, were distributed re: Environmental Consultants for Parcel 18 and Kingston-Bedford Development Parcels-Request for Additional Funding and Time Extension-attached to which were copies of Exhibit "A," Reimbursement Agreement with Metropolitan/Columbia Plaza Venture Associates; October 28, 1988, letter from Metropolitan/Columbia Plaza Venture, and a proposed vote.

Mr. Anthony Williams and Ms. Pamela Wessling of staff addressed the Board and answered the Members' questions.

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

VOTED: That the Authority authorize the Director

- (i) to execute an amendment to the contract between the Authority and WCH Industries, Inc., dated July 17, 1986, to incorporate the analysis of the Developer's Alternatives; to update the original Environmental Impact Reports, and to re-analyze the Air Quality Study at an additional cost not to exceed \$104,955 from the Project Income Proceeds account, of which \$75,000 will be reimbursed by Metropolitan/Columbia Plaza Associates;
- (ii) to extend the contract time to March 31, 1989; and
- (iii) to execute other related documents with regard to the Reimbursement Agreement with Metropolitan/Columbia Plaza Associates as he may deem to be necessary, appropriate, and in the best interests of the Authority.

Copies of a memorandum dated November 10, 1988, were distributed re: Disposition Parcel R-3D-2, 237 Harrison Avenue-Request for Early Entry License for the Purpose of Stabilizing the Structure, South Cove Project, Mass. R-92, attached to which were copies of a map indicating the location of the area; Inter-Office communication from Robert McGilvray; License Agreement By and Between the Boston Redevelopment Authority and The Chinese Evangelical Church, and a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to execute and deliver a License Agreement for early entry to perform necessary structural repairs to the Chinese Evangelical Church for the property at 237 Harrison Avenue (Parcel R-3D-2), in the South Cove Urban Renewal Area, substantially in the form as attached. Said License or Lease is to contain the express provision that no obligation on the part of the Authority, direct or indirect, is to be construed beyond this Agreement. Said License or Lease shall also contain the express provision that the team shall also obtain liability insurance naming the Authority as additional insured and team agrees to indemnify and hold harmless the Authority from the team's use of the premises. Said License Agreement to include the additional provision that the Authority receive primary insurance coverage.

Copies of a memorandum dated November 10, 1988, were distributed re: Waterford Place, 180-188 Shawmut Avenue, Ward 3_t Z-11743, South End Project, Mass. R-56, which included a proposed vote.

Mr. Ronald Fong, Acting Deputy Director, addressed the Board and answered the Members' questions.

Letter of support received from District Councillor James M. Kelly will be made part of the record.

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

VOTED: In reference to Petition Z-11743, CCBA Limited Partnership, 90 Tyler Street, Boston, for ten zoning variances: (1) conditional use permit for residential use in a manufacturing zone; (2) off-street parking not allowed within the front and side yards; (3) off-street parking design is insufficient; (4) insufficient off-street parking; (5) excessive floor area; (6) insufficient open space; (7) front yard setback; (8) side yard setback; (9) rear yard setback, and (10) parapet setback, the Boston Redevelopment Authority recommends approval, with the following provisos: that plans be submitted to the Boston Redevelopment Authority for design review approval; that a Transportation Access Plan Agreement, including off-street parking, be approved by the Boston Transportation Department and the Authority; that an Affirmative Marketing and Employment Plan and Statement of Non-Discrimination be submitted to the Boston Fair Housing Commission and the Authority for approval.

Mr. Donlan left the meeting.

Copies of a memorandum dated November 10, 1988, Approval to the Board of Appeal Regarding Petition No. Z-12304-12305, attached to which were copies of a map indicating the location of the area, and a proposed vote.

Mr. Thomas O'Malley, Senior Project Manager, addressed the Board and answered the Members' questions.

Letters of support received from District Councillor James M. Kelly; L. Fernando Requena, President of the Worcester Square Area Neighborhood Association, and Doug Kenney and Steve Laskin, residents of 21 East Concord Street, will be made part of the record.

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

VOTED: In reference to Petition Z-12304-Z-12305, Old Boston Restorations, 26-28-34 East Concord Street in the South End for eight (8) zoning variances: Two for Section 15-1, excessive floor area; Two for Section 17-1, insufficient usable open space; One for Section 18-1, insufficient front yard; One for Section 19-1, insufficient side yard; One for Section 30-3, barrier-free access; One for insufficient off-street parking, the Boston Redevelopment Authority recommends approval with the following proviso: that a Transportation Access Plan Agreement be approved by the Boston Transportation Department staff.

Copies of a memorandum dated November 10, 1988, were distributed re: Request for Authorization to Fund Clean-Up of Contaminated Soil on Parcel R-11C, 6-14 East Concord Street, South End Urban Renewal Area, Mass. R-56, attached to which were copies of a map indicating the location of the area; October 3, 1988, letter from Environmental Health & Engineering, Inc.; Inter-Office communication from Robert McGilvray to Thomas O'Malley, and a proposed vote.

Mr. Anthony Williams, Assistant Director, and Mr. David Parker, developer of Parcel R-11C, addressed the Board and answered the Members' questions.

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

VOTED: That the Director is hereby authorized to enter into an agreement to reimburse Old Boston Restorations, Inc., the designated developer of Parcel R-11C, located at 6-14 East Concord Street in the South End Urban Renewal Area, for up to \$75,000 of the verifiable cost of the removal and disposal of contaminated soil and debris from the parcel in accordance with Massachusetts General Laws, Chapter 21-E.

Copies of a memorandum dated November 10, 1988, were distributed re: Request for Design Approval and Authorization for the Director to Execute the Necessary Documents for the Boston Ballet Incorporated to Construct a New Building in Place of the existing Pennock Building, attached to which were copies of Inspectional Services Permit Z-381; Application No. 0653; Certificate of Design Approval; October 5, 1988, letter from Graham Gund Architects to Authority; Minutes of September 15, 1988 Meeting of the Ellis Neighborhood Association; List of General Membership of the Ellis Neighborhood Association;

Motion of September 26, 1988 meeting of the Architecture and Planning Committee to the Ellis Board of Directors; four black and white sketches of the building, and two proposed votes.

Mr. Anthony Williams introduced Mr. David Brown, General Manager of the Boston Ballet, who addressed the Board and answered the Members' questions.

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

VOTED: That the Authority hereby approves the proposal of the Boston Ballet Incorporated to construct a new five-story building in place of the existing Pennock Building in the Boston Center for the Arts complex, and further authorizes the Director to execute the documents necessary to effectuate the development.

FURTHER VOTED: In addition, the Authority is asked by Palmer & Dodge, Counsel to the Boston Ballet, to approve the necessary variances with the Zoning Board of Appeal.

FURTHER VOTED: That in reference to Petition Z-12290, Boston Ballet, Incorporated, 19 Clarendon Street, for one conditional use permit and three variances, the Authority recommends approval.

Copies of a memorandum dated November 10, 1988, were distributed re: De-Designation of Redeveloper of Reuse Parcel SE-72 Located at 1734-1740 Washington Street, Known as the Lodging House, and Tentative Designation of Paul Sullivan Housing Trust as Redeveloper of Parcel SE-72, attached to which were copies of a map indicating the location of the area; Resolution of the Boston Redevelopment Authority Tentatively Designating Paul Sullivan Housing Trust, Disposition Parcel SE-72; October 26, 1988 letter from Director Ann L. Slattery to Director

Coyle; September 20, 1988, letter from Renaissance Properties to Director Coyle, and a proposed vote.

District Councillor Bruce Boiling appeared in support of the de-designation and tentative designation of the Paul Sullivan Housing Trust as redeveloper of Parcel SE-72.

Mr. Donlan returned to the meeting.

Mr. Anthony Williams, Assistant Director, introduced Ms. Ann Slattery, Director of the Paul Sullivan Housing Trust, who addressed the Board and answered the Members' questions.

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

VOTED: That the tentative designation of Renaissance Properties, Inc. as redeveloper of Parcel SE-72 in the South End Urban Renewal Area be rescinded.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PAUL SULLIVAN HOUSING TRUST, DISPOSITION PARCEL SE-72, SOUTH END PROJECT, MASS. R-56," 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, together with attachments, is incorporated in the Minutes of the Meeting and filed in the Document Book of the Authority as Document No, 5114.

Copies of a memorandum dated November 10, 1988, were distributed re: Request Authorization to Enter Into a Loan Contract with Paul Sullivan Housing Trust, Parcel SE-72, 1734-1740 Washington Street, attached to which were copies of a map indicating the location of the parcel; October 26, 1988, letter from Ann Slattery, to Director Coyle, and a proposed vote.

District Councillor Bruce Boiling appeared in support of the Loan Contract.

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

VOTED: That the Director be, and hereby is, authorized to execute any and all legal documents in the name and on behalf of the Authority with Paul Sullivan Housing Trust for an amount not to exceed \$20,000 for the pre-construction costs to be incurred in the planning of SRO units and retail space at 1734-1740 Washington Street.

Copies of a memorandum dated November 10, 1988, were distributed re: Tentative Designation of 103, 105 and 126 Fisher Avenue, attached to which were copies of two Site Plans, and a proposed Resolution.

Mr. Robert Rush, Senior Project Manager, addressed the Board and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF 103, 105 and 126 FISHER AVENUE, LOCATED IN JAMAICA PLAIN, CITY OF BOSTON," 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, together with attachments, is incorporated in the Minutes of the Meeting, and filed in the Document Book of the Authority as Document No. 5115.

Copies of a memorandum dated November 10, 1988, were distributed re: The Revitalization Plan for Faneuil Hall Marketplace, attached to which were copies of Number of Merchants Responding to the Inquiry; Boston Residents' Construction Employment Plan for Faneuil Hall Marketplace, Boston; First Source Agreement/Preliminary Statement; Memorandum of Understanding; Breakdown of Ownership, Pushcart Ownership, Store Employees; Revitalization Fact Sheet; Formulation of the Revitalization Program; Site Improvements; Exterior Building Restoration; Quincy Market Building Improvements; South Market Building Improvements; North Market Building Improvements; Graphics and Signage Program; Miscellaneous Improvements, and two proposed votes.

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

VOTED: That the Authority approves the Revitalization Plan for Faneuil Hall Marketplace with the proviso that the project be subject to further design review; and

VOTED: That the Director be authorized to execute the Construction Employment Plan, First Source Agreement and Memorandum of Understanding substantially in the form attached.

The aforementioned Revitalization Plan, Construction Employment Plan, First Source Agreement and Memorandum of Understanding, are filed in the Document Book of the Authority as Document No. 5116.

Copies of a memorandum dated November 10, 1988, were distributed re: East Boston IPOD Special Study Areas--Technical Assistance From Consultants--which included a proposed vote.

Ms. Linda Bourque, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: That the Director be and hereby is authorized to enter into a consultant contract with Linea 5, Inc., (John Myer, principal), for nine (9) months for an amount equal to \$45,000, to assist the staff in carrying out plans for Special Study Areas Three and Four in the East Boston IPOD and along Chelsea Street in the Charlestown Waterfront Area, said amount to come from the Authority's planning funds.

Copies of a memorandum dated November 10, 1988, were distributed re: Board of Appeal Z-12362-12383, Wilbert Circle, Wilbert Road and Lome Street, Dorchester, attached to which were copies of two maps indicating the location of the area; June 5, 1987, letter from Senator Royal L. Boiling, Sr. to President Allen of Lena Park Community Development Corporation; June 4, 1987, letter from Councillor Bruce C. Boiling to Dr. Allen of the Lena Park Community Development Corporation; letters from Mt. Bowdoin/Glenway Neighborhood Services and from the Franklin Park Mobil to Dr. Allen, and a proposed vote.

Mr. Anthony Williams, Assistant Director, introduced Mr. Robert Jones, Project Manager of the Public Facilities Department, who addressed the Board and answered the Members' questions.

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

VOTED: In reference to Petition Z-12362-12383--1-3-5-7-12 Wilbert Circle; 2-4-6-8-10-12-14-16-18-20-31-33-35-37-39-41-45 Wilbert Road; 11-13-15-17-19-22-24-26-28-33-40-42-53-56 Lome Street, Dorchester, for 71 dimensional variances in an H-1 District, the Boston Redevelopment Authority recommends approval. The proposed project will create a limited equity cooperative of 60 new housing units of which 39 will be affordable to low-and moderate-income buyers, will rid the community of unproductive and vacant lots and expedite the physical revitalization of the Franklin Field neighborhood. There is strong community support.

Copies of a memorandum dated November 10, 1988, were distributed re: Disposition Parcel R-59-B-2 (30 Washington Street), Request for Land Disposition Agreement Amendment, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps, and a proposed vote.

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

VOTED: To table this matter.

Copies of a memorandum dated November 10, 1988, were distributed re: Disposition Parcel R-96 (136-142 High Street), Final Designation of Redeveloper, Charlestown Urban Renewal Area, Mass. R-55, attached to which were copies of two maps indicating the location of the parcel; October 7, 1988 letter from First Trade Union Savings Bank to Stahley Corporation, and a proposed Resolution.

This matter was tabled at the October 16, 1988, meeting.

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

VOTED: To take this matter from the table for action.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER 136-142 HIGH STREET TRUST, PARCEL R-96 (136-142 High Street, Charlestown), CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55," was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: To adopt the Resolution as read and considered.

Mr. Flaherty voted "Nay."

The aforementioned Resolution, together with attachments, is filed in the Document Book of the Authority as Document No. 5117.

Copies of several memoranda dated November 10, 1988, were distributed re: Board of Appeal Referrals, attached to which were 46 zoning petitions prepared by the Authority staff for transmittal to the Board of Appeal.

Ms. Linda Bourque, Assistant Director, addressed the Board and answered the Members' questions.

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

VOTED: To amend Z-11679, James Cairns, 203-205 Blue Hill Avenue, Roxbury, by deleting approval with proviso, and inserting in place thereof, recommends deferral pending further community review, so as to read as follows:

In reference to Petition Z-11679, James Cairns, 203-205 Blue Hill Avenue, Roxbury, for conditional use and extension of non-conforming use to increase capacity of tavern from 52 to 156 persons in an apartment (H-1) and local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral_____pending_____further_____community review.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations as amended:
Z-11679, Z-11755, Z-11845, Z-11866, Z-11894, Z-11971, Z-11978, Z-12028, Z-12029, Z-12039, Z-12045, Z-12049, Z-12070, Z-12071-12074, Z-12078, Z-12081, Z-12089-12090, Z-12104, Z-12109, Z-12110, Z-12111, Z-12112-12113, Z-12H5-12116, Z-12118, Z-12119, Z-12123, Z-12124, Z-12125, Z-12126-12127, Z-12128, Z-12130, Z-12131, Z-12140, Z-12141, Z-12145, Z-12146, Z-12147, Z-12166, Z-12167, Z-12177, Z-12185, Z-12216, Z-12246, Z-12285 , Z-11675 and Z-12242.

The aforementioned Board of Appeal Referrals, together with attachments, are incorporated in the Minutes and filed in the Document Book of the Authority as Document No. 5118.

Copies of a memorandum dated November 10, 1988, were distributed re: Technical Assistance Contract No. 1, Contract Amendment No. 6, South Station Air Rights Project, Central Business District, which included 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 Contract Amendment No. 6 to the present Technical Assistance Contract No. 1, dated February 9, 1984, with Parsons, Brinckerhoff, Quade & Douglas, Inc. in the South Station Project, extending the contract time to September 1, 1989, and increasing the contract amount from \$115,000 to \$165,000.

Copies of a memorandum dated November 10, 1988, were distributed re: Management and Budget.

On motion duly made and seconded, it was unanimously VOTED: To approve for payment the following bills which were Tabled on October 26, 1988:

John McCourt Co.	\$ 128,291.75
Minority 32.3%; Female 5.5%; Resident 40.7%	
John Mahoney Const. Co., Inc.	4,794.18
Minority 33.5%; Female 6.8%; Resident 34.7%	
David Dixon & Associates	5,345.50
David Dixon & Associates	21,087.00
Northeast Security, Inc.	16,698.38
Hertz Penske Truck Leasing, Inc.	2,218.17
John Mahoney Const. Co., Inc.	304,462.23
Minority 36.3%; Female 4.6%; Resident 40.7%	
Saul Schapiro	13,566.84

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

Northeast Security, Inc.	\$ 16,617.60
Fordham & Starrett	24,792.86
WCH Industries, Inc.	40,000.00
John McCourt Co.	453,234.08
Minority 31.9%; Female 12.9%; Resident 33.8%	
Todd Lee/F.P. Clark Associates, Inc.	1,575.00
Brown & Rowe	3,500.00
Green International Affiliates, Inc.	1,148.40
Historic Boston, Incorporated	25,190.00
Schoenfeld Associates, Inc,	307.80
Clark & Rapuano	27,224.25
Fay, Spofford & Thorndike, Inc,	2,310.29
John Mahoney Const. Co., Inc.	125,654.13
Minority 32%; Female 10%; Resident 41.3%	
John Mahoney Const. Co., Inc.	100,271.56
(See above statistics)	
John Mahoney Const. Co., Inc.	221,919.64
Minority 33.8%; Female 9.6%; Resident 41.1%	
Bowen & Hayes, Inc.	6,300.00
Coopers & Lybrand	15,000.00

Copies of several memoranda dated November 10,
1988, were distributed re: Personnel Actions.

On motion duly made and seconded, it was unanimously
VOTED: To Take Under Advisement the following
promotions—Numbers One Through Five;
Michael Kearney, Ronald Fong, Linda Tuttle,
Ann C. Voorhees and Dolores Clark.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to amend the Authority's contract
with consultant Lawrence Kennedy for the
publication of books on "Cities" and
"Planning in Boston," and assistance in
a "Briefing Book" on the Massachusetts
Economy. The amendment would extend for
six months at a cost not to exceed \$22,000
based on a maximum of 35 hours and \$24.27
per hour.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized to enter
into a six-month professional services
contract with Kathleen Giordano to provide
community outreach regarding major projects
and issues that are the principal
responsibility of Harbor Planning and
Development, in a maximum contract amount
not to exceed \$15,000.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be and hereby is authorized
to enter into a six-month professional
services contract with William H. McCarthy
in an amount not to exceed \$24,500.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is
authorized to enter into a six-month
professional services contract with Don
Klabin in an amount not to exceed \$24,000.


On motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized to amend
the professional services contract with
L. Fernando Milan for an increase of \$9,500
to contract upset price, and a three-month
extension to performance time.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized to extend
for one year a professional services contract
with Maria Karagianis.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority
will be held on December 1, 1988, at 2:30
P.M.

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

The meeting adjourned at 7:30 P.M.


Secretary

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