

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

DECEMBER 8, 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 December 8, 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
James K. Flaherty
Michael F. Donlan

Absent

Joseph J. Walsh
Clarence J. Jones

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 will be held at 2:30 P.M. on December 8, 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 —

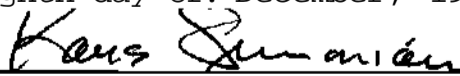
Title Secretary —

December 5, 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 December 5, 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 Eighth day of December, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the Meeting of November 10, 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 Public Hearing regarding a proposed zoning plan for the Midtown Cultural District Special Study Area which was Taken Under Advisement on July 14, 1988 would be held in the City Council Chambers, One City Hall Square, Boston, Massachusetts, at 4:00 P.M. today to accommodate the large number of interested persons.

Copies of a memorandum dated December 8, 1988, were distributed re: An Amendment to the Land Disposition Agreement for the Linwood Court Project (Parcel 35) in the Kittredge Square Urban Renewal Area, Mass. R-167, attached to which were copies of a letter dated November 4, 1988 from the Urban Investment Associates, Inc, Mr. L. Duane Jackson, developer, and a proposed vote.

Mr. Anthony Williams, Assistant Director for Neighborhood Housing and Development addressed the Board and answered the Members' questions.

Mr. Duane Jackson, developer, addressed the Board and answered the Members' questions.

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

VOTED: That the Director be, and hereby is, authorized to execute an amended Land Disposition Agreement for Parcel 35 in the Kittredge Square Urban Renewal Area, to allow for the provision of 3 (three) rental affordable housing units for a period of 5 (five) years, said amended Land Disposition Agreement being subject to all other terms and conditions as previously agreed upon.

Copies of a memorandum dated December 8, 1988, were distributed re: Washington Park Urban Renewal Area Disposition Parcels I-3A, I-3B, I-3C, I-3D—Confirmatory Order of Taking, attached to which were copies of a disposition parcel map and a proposed vote.

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

VOTED: That the Boston Redevelopment Authority adopt and execute an Order of Taking attached hereto for Parcels I-3A, I-3B, I-3C, and I-3D in the Washington Park Urban Renewal Area.

The aforementioned Order of Taking, together with attachments, is incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document No. 5119.

Copies of a memorandum dated December 8, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56 Tentative Designation of Redevelopers of Parcels SE-70, SE-71, Located at 1777-1789 Washington Street, attached to which were copies of a disposition parcel map, letters of support from the following: Cooper Community Center, Inc., Rosie's Place, The Four Corners Neighborhood Association, South End Neighborhood Services Center, Bridge Educational Resource Center, United South End Settlements, Worcester Square Area Neighborhood Association, Church of Saint Augustine and Saint Martin and the Grant Manor Tenants Association, Redeveloper's Statement for Public Disclosure Parts I & II and a proposed Resolution.

Anthony Williams, Assistant Director for Neighborhood Housing and Development, Thomas O'Malley, Senior Project Manager, and Major Lewis of the B.R.A. staff addressed the Board and answered Members' questions.

Peter Munkenbeck, Greater Boston Community Development, consultant for U.D.C., addressed the Board and answered Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF UNITED SOUTH END LOWER ROXBURY DEVELOPMENT CORPORATION, UNITED NEIGHBORS OF LOWER ROXBURY, AND BOSTON BANK OF COMMERCE DISPOSITION PARCELS SE-70 AND SE-71 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS, R-56", was introduced, read and considered.

On motion duly made by Mr. Donlan and seconded by Mr. Flaherty, 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. 5120.

Copies of a memorandum dated December 8, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass R-56 Authorization to Modify the Tentative Designation of United South End/Lower Roxbury Development Corporation (UDC), United Neighbors of Lower Roxbury (UNLR), and Boston Bank of Commerce (BBC) as Redevelopers of Parcel 29A, attached to which were copies of a disposition map and a proposed vote.

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

VOTED: That the Tentative Designation of UDC/UNLR/BBC as redevelopers of Parcel 29A be modified to reflect the revised development program. The revised plan for Parcel 29A will include thirty-two (32) residential rental units of which two-thirds will be reserved for low- and moderate-income families. The proposed residential mix will consist of 1 studio, 6 one-bedroom units, 10 two-bedroom units, 11 three-bedroom units and 4 four-bedroom units. This project will also accommodate 2,685 square feet of first-floor commercial space and nine (9) off-street parking spaces.

The aforementioned Revised Tentative Designation, together with attachments, is incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document Ho. 5121.

Copies of a memorandum dated December 8, 1988, were distributed re: Charlestown Urban Renewal Area Disposition Parcel P-14 Confirmatory Order of Taking, attached to which were copies of a disposition map and a proposed vote.

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

VOTED: That the Boston Redevelopment Authority adopt and execute an Order of Taking attached hereto for Parcel P-14 in the Charlestown Urban Renewal Area.

The aforementioned Order of Taking, together with attachments, is incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document No. 5122.

Copies of a memorandum dated December 8, 1988, were distributed re: License Agreement with MGH Health Services Corporation at the Charlestown Navy Yard, attached to which were copies of a "Site Plan" and a proposed vote.

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

VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with MGH Health Services Corporation permitting its contractors and sub-contractors to occupy approximately 6,400 sq. ft. of land immediately adjacent to Building 149 along Second Street, bounded on the east by Thirteenth Street and on the west by the steps into the Second Avenue entrance to Building 149 for a maximum period of two months, said License to be in the Authority's usual form and subject to the Authority's usual requirements.

Copies of a memorandum dated December 8, 1988, were distributed re: Congress Street Pedestrian Bridge, Approval of Survey Sub-contractor, which included a proposed vote.

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

VOTED: That Allen, Demurjian, Major & Nitsch be approved as sub-contractor to Graham Gund Associates for the purpose of land survey work related to the Congress Street pedestrian bridge studies.

Copies of a memorandum dated December 8, 1988, were distributed re: Board Appeal Referrals, attached to which were 45 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

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

VOTED: to approve staff recommendations relating to Petition Numbers:

2-11616, Z-12083, Z-12129, Z-12132, Z-12133,
Z-12134, Z-12135, Z-12136, Z-12137,
Z-12138-12139, Z-12U2, Z-12143, Z-12148,
Z-12153, Z-12154, Z-12155, Z-12156, Z-12157,
2-12158, Z-12159-12160, Z-12163, Z-12165,
Z-12168, Z-12169, Z-12170, Z-12171, Z-12175,
Z-12176, Z-12178, Z-12179-12180, Z-12181,
2-12186, Z-12187, Z-12192, Z-1219*1, Z-12197,
Z-12198, Z-12200, Z-12201, Z-12204, Z-12243,
Z-12259, Z-12264, Z-12269, Z-12308.

The aforementioned Board of Appeal Referrals are incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document No.5123.

Copies of a memorandum dated December 8, 1988, were distributed re: Payment to FORTUNE Magazine for advertisements which appeared on October 17, 1988, attached to which were copies of the Statement of Account, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Board authorize payment to FORTUNE Magazine in the amount of \$61,522.50 for its share of the October 17, 1988 advertising supplement on Boston.

Copies of a memorandum dated December 8, 1988, were distributed re: Authorization to Award Snow Contract #8, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That Property Management's Snow Contract #8 be awarded to Fleming Brothers, Inc., as the only responsible and eligible bidder based upon the unit prices bid in the amount of \$195,375. The contract duration will be from execution of the contract to April 30, 1990; and the Executive Director is hereby authorized to execute said Contract on behalf of the Authority. Funding will be from Property Management Funds.

Copies of a memorandum dated December 8, 1988, were distributed re: Request to Amend Truck Leasing Contract #3 and Permission to Advertise Truck Leasing Contract #4, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Executive Director is hereby authorized to amend Property Management's Truck Leasing Contract #3 with Hertz-Penske Truck Leasing, Inc., 45 Gerard Street Roxbury, Massachusetts 02119, extending the contract time for an additional one hundred twenty (120) days with no increase in the unit price bid and that the Executive Director is also hereby authorized to advertise for new bids for Truck Leasing Contract #4. Funds to be provided from Property Management.

Copies of a memorandum dated December 8, 1988, were distributed re: Contractual Payments.

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

VOTED: To approve the payment of the following bills:

Fleming Bros., Inc.	\$ 15,840.00
Bernard Frieden	2,000.00
Hertz Penske Truck Leasing, Inc.	1,819.68
Brown & Rowe	4,437.91
Fay, Spofford & Thorndike, Inc.	13,548.08
Saul A. Schapiro	15,042.80
Northeast Security, Inc.	34,469.98
Jet-Line Services, Inc.	36,614.90
Frank B. Rogers	2,200.00
Richard W. Partridge	2,200.00
Coopers & Lybrand	15,000.00
John Mahoney Contruction Co., Inc.	194,664.87
Minority 33.9%/Female 4.5%/Resident 39.9%	
John McCourt Co.	285,632.70
Minority 33.2%/Female 5.6%/Resident 43.3%	
Brown & Rowe	2,568.55
John Mahoney Contruction Co., Inc. (Same as above)	80,488.75
The Hartford Roofing Company, Inc.	46,664.00
Coopers & Lybrand	25,000.00

Copies of a memorandum dated December 8, 1988, were distributed re: Personnel Actions.

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

VOTED: to Take Under Advisement the following promotions—Numbers One through Six; Michael Kearney, Ronald Fong, Linda Tuttle, Ann C. Voorhees, Dolores Clark, Lynne M. Burkett.

PERSONNEL MEMORANDUM #7

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

VOTED: To approve Mr. David Ross, for a 6-week position as Volunteer Intern with the Harbor Planning and Development Department, at no cost to the Authority, retroactively effective to December 1, 1988.

PERSONNEL MEMORANDUM #8

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

VOTED: To approve the Resignations of Julie Brown, Terri Wilkinson, E. Jane Greene, and the Retirement of Mary Doherty.

PERSONNEL MEMORANDUM #9

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

VOTED: That the Director be authorized to sign, on behalf of the Boston Landmarks Commission, a contract for the receipt of \$28,500 from the Massachusetts Historical Commission for the period of September 1, 1988 to July 30, 1989.

PERSONNEL MEMORANDUM #10

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

VOTED: To approve and authorize an amendment to the consultant services contract with Milton Abelson by extending the contract an additional six months, at an hourly rate of \$29.25 in a total amount of \$15,210.

PERSONNEL MEMORANDUM #11

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

VOTED: That the Director be authorized to extend by six-months the professional services contract with Peter Schlesinger, and to increase the contract by \$29,750.

PERSONNEL MEMORANDUM #12

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

VOTED: That the Director be, and hereby is, authorized to enter into a six-month Professional Services Contract extension with Thomas Ennen to work on the harbor rezoning and on land use and the rezoning plan for the Fort Point Channel area, in a maximum amount not to exceed \$27,500.

PERSONNEL MEMORANDUM #13

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

VOTED: That the Director be, and hereby is, authorized to enter into a professional services contract with Emily Achtenburg for a period not to exceed six months for a total contract amount of \$6,000.

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

VOTED: To reconsider the promotion for Michael Kearney.

On motion duly made and seconded, it was unanimously
VOTED: To authorize and approve the promotion
of Michael Kearney From: Acting Deputy
Director of Real Estate Services/
Administration, Grade 11, Step 6, at \$34,609
annually. To: Deputy Director of Real
Estate Services, Grade 13, Step 1 at \$42,278
annually, effective December 12, 1988.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority
will be held on December 22, 1988, at
2:30 P.M.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn to the City Council Chambers
One City Hall Square, Boston, Massachusetts
to consider the public hearing regarding
the Midtown Cultural District.

The meeting adjourned at 4:00 P.M. to reconvene
at the City Council Chambers to conduct the public hearing
regarding the Midtown Cultural District.

The Members of the Boston Redevelopment Authority
reconvened in the City Council Chambers, One City Hall Square,
Boston, Massachusetts 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:

Present

Robert L. Farrell
James K. Flaherty
Michael F. Donlan

Absent

Joseph J. Walsh
Clarence J. Jones

Messrs. Coyle and Simonian attended the meeting.

Chairman opened the meeting and stated that this is a public hearing regarding the Midtown Cultural District that was duly advertized and announced the procedures that would govern the meeting.

Copies of a memorandum dated December 8, 1988, were distributed re: Midtown Cultural District Plan and Midtown Cultural District Zoning and copies of the Downtown Zoning/Midtown Cultural District Plan/Plan to Manage Growth which included framework for the plan, the zoning executive summary, and the new zoning plan.

Mr. Coyle, Director, and Ms- Kristen McCormack, Director, Midtown Cultural District, introduced the plan.

Twenty-five letters of support were received and will be made part of the record.

The following appeared in support of the Midtown Cultural District Plan:

Councillor Thomas Menino
Councillor James Byrne
Councillor Maura Hennigan-Casey
Representative David Cohen
Bruce Rossley, Commissioner of the Office of the Arts and Humanities for the City of Boston
Larry Murray, Midtown Cultural District Task Force
Reverend Charles Hendrick, Tremont Temple
Susan Park, Chairman, Boston Preservation Alliance
Bill Moy, Co-Moderator of Chinatown Neighborhood Council
Joe Nigro, Greater Boston Building Trades
William Coughlin, Parks Commissioner
Ken Nuy, on behalf of Bing Wong, Chinese Economic Development Council, Inc.
Bethany Kendall, Executive Director, Downtown Crossing Association
Henry Szeto, President, Chinese Consolidated Benevolent Association.

Chairman recognized and read into the record letter of support from Councillor Michael McCormack.

Elaine Ferish, Director, Parents United for Child Care
Lorraine Downey, Director, City of Boston Environment Department
Ted Landsmark, Mayor's Office of Jobs & Community Services
Vuzi Modona, Visual Arts
Jay Ostrower, ABCD, Vice Chairman of Job Training Alliance
Ron Rothman, Artists Foundation
Doris Chu, President, Chinese Cultural Institute and member of Midtown Cultural Task Force
Diana Battle, Art of Black Dance and Theatre
Donald Brown, Boston Public Schools
Mary Hines, Co-Chair of the Boston Women's Commission

(Those who appeared in support continued)

Lawland Long, Quincy Community School
John Reardon, Assistant Director, Mayor's Office of Jobs &
Community Services
Robert Coard, ABCD, Executive Director
Mark Primack, Greenspace Alliance
Laura Barret, MassPirg
Monica McKey, Dance Umbrella
Judee Shupe, Boston Resident
Kate Williams, National Organization for Women
Lawrence Chan, Chinatown Land Development Task Force
George Joe, South Cove YMCA
Jim Queen on behalf of Todd Lee, Boston Society of Architects
Liz Lattamore on behalf of Councillor Sarlerno
Alex Twining, Senior Vice President, F.D. Rich Company of Boston
Caroline Ross, The Boston Office of the Office for Children
Alma Finneran, ABCD
Robyn Carton, Child Care Resource Center
Barbara White, 9-5 Organization for Women Office Workers
Atty. Alan Rothenberg, representing Druker Co.

The Chairman asked if there was anyone in attendance in opposition to the Midtown Cultural District Plan. There was no response.

Let the record show there was no opposition to the plan.

The Chairman then informed all interested persons and agencies that the public comment would end on December 30, 1988.

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

VOTED: to take this matter under advisement.

The meeting adjourned at 6:35.


Secretary