

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

DECEMBER 22, 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 2:30 P.M. on December 22, 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

Clarence J. Jones

Joseph J. Walsh
(entered late)

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 22, 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

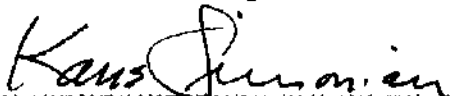
Title ..Secretary

December 19, 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 19, 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-second day of December, 1988.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the Meeting of December 8, 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 December 22, 1988, were distributed re: Request for Authorization to Exchange up to \$5 Million in Cash for up to \$5 Million Dollars Worth of Development Impact Project Agreements (Linkage Payments), attached to which were copies of a proposed vote.

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

Mr. Walsh entered the meeting.

Mr. Saul Schapiro, Counsel for the Authority, addressed the Board and answered Members' questions.

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

VOTED: To Amend the proposed vote by the addition of "The terms of said purchase to be subject to the approval of the Authority Board" so as to read as follows:

That the Director be and hereby is authorized to negotiate the purchase of up to \$5,000,000 (nominal) of Development Impact Project Agreement obligations, for up to \$5,000,000 present value dollars, and further that the Director be and hereby is authorized to enter into and execute the necessary agreements and instruments in order to effectuate said purchase, all such documents to be on such terms and conditions as the Director deems reasonable and in the best interests of the Authority; the terms of said purchases shall be subject to the approval of the Authority Board.

Mr. Walsh voted "Nay"

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

VOTED: To approve the proposed vote as amended above.

Mr. Walsh voted "Nay"

Chairman recognized Councillor Bruce Boiling.

Councillor Boiling appeared in support of Agenda Items Nos. 4, 5, 6 and 7 pertaining to Housing issues.

Copies of a memorandum dated December 22, 1988, were distributed re: Request for Approval for the Director to Enter into a Contract with Charles Finn to Examine Lending Practices, Particularly with Regard to Housing and Community Development, of Financial Institutions in Boston, attached to which were copies of a proposed vote.

Mr. Peter Dreier, Director for Housing, addressed the Board and answered Members' questions.

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

VOTED: To amend the proposed vote by the addition of: "Subject to the Approval of the Authority", so as to read as follows:

That the Authority hereby authorize the Director to enter into, subject to the approval of the ...Authority/ ^a six-month contract, not to exceed \$25,000, with Charles Finn of the University of Minnesota to examine the lending and related practices of Boston financial institutions (including banks, insurance companies, and pension funds) with regard to affordable housing and community economic development in Boston neighborhoods. Mr. Finn will also work to expand the capacity of both BRA and community/non-profit institutions to conduct and follow-up on similar research and engage in outreach to community groups

(such as CDCs) to better understand the role of financial institutions in community-based housing and economic development efforts.

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

VOTED: To approve the proposed vote as amended above.

Copies of a memorandum dated December 22, 1988, were distributed re: Request Authorization to Advance an Additional Two Hundred Fifty Thousand (\$250,000) Dollars to the Authority's Neighborhood Development Fund in Order to Further Promote Housing Production, attached to which were copies of a proposed vote.

Mr. Donlan left the meeting.

Mr. Joseph Noonan, Assistant Director for Management and Budget, addressed the Board and answered Members' questions.

Mr. Donlan returned to the meeting.

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to increase the maximum allowable contribution to the Neighborhood Housing Fund from \$500,000 to \$750,000.

Copies of a memorandum dated December 22, 1988, were distributed re: Washington Park Urban Renewal Area Mass. R-24, Parcels I-2A, C, and D; Loan to Fountain Hill Square Limited Partnership; Approve Change to Development Program; Authorize Documents as Necessary, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That a loan in the amount of \$187,048 to the Fountain Hill Square Limited Partnership for the construction of Phase One of the Fountain Hill Project, consisting of forty-six (46) condominium units of which four (4) units shall be for Low-Income

Households and fourteen (14) units shall be for Moderate-Income households, is hereby approved secured by a mortgage on the properties programmed for Fountain Hill Phase Two and Three and subject to availability from other funding sources for \$281,000 or the amount necessary to complete the construction of Phase One of the Fountain Hill Project. The loan shall be upon the following terms:

(1) Interest shall accrue at a rate of seven percent (7%) per annum.

(2) A balloon payment of the outstanding principal, accrued interest, and interest shall be made prior to the commencement of the construction of Phase Two of the Fountain Hill Project, but in any event not later than the third anniversary of the date of the Loan Agreement set forth below.

FURTHER

VOTED: That the Director is hereby authorized to execute a Loan Agreement with the Fountain Hill Square Limited Partnership and to execute or amend such other documents as the Director deems appropriate to effectuate the development described herein.

Copies of a memorandum dated December 22, 1988, were distributed re: Request for Additional Funds for the Infill Collaborative, Inc., Housing Rehabilitation Project to Offset a Revenue Shortfall Due to Reduced Appraised Unit Values, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That additional funds totaling Ninety-Seven Thousand Four Hundred Dollars (\$97,400) be committed to the Infill collaborative. Inc., and that combining this with the

previously authorized \$80,800 will result in a grant of \$178,200 necessary to remedy an expected project revenue shortfall due to reduced unit sales prices, funds to come from the Neighborhood Housing Fund; and that the Director be, and hereby is, authorized for and on behalf of the Authority to execute any and all documents, agreements or grant instruments that the Director deems to be in the best interest of the Authority in order to insure a timely completion of the project.

Copies of a memorandum dated December 22, 1988, were distributed re: Establishment of a Downpayment Assistance Program for the Winslow Court and Infill Housing Developments, attached to which were copies of a proposed vote and a proposed resolution.

Mr. Ronald Pong, Acting Deputy Director for Neighborhood Housing and Development, addressed the Board and answered Members' questions.

On motion duly made by and seconded, it was unanimously

VOTED: To amend the proposed votes by the addition in the third paragraph of the following words: "Allow f-or the loan to revert to a grant after 10 years", so as to read as follows:

That the attached resolution of the Boston Redevelopment Authority regarding an establishment of a Downpayment Assistance Program as outlined herein for the purpose of facilitating production of affordable housing by community-based, non-profit organizations and MBE/WBEs in Boston's neighborhoods be adopted;

FURTHER

VOTED: That the Authority fund the Program provided that such amount shall not exceed \$95,000;

FURTHER

VOTED: That the Director be and hereby is authorized to enter into an agreement with QIC Housing Development Corporation and/or the Boston Bank of Commerce or other financial institutions approved by the Board of Directors of the Boston Redevelopment Authority to make the funds available as outlined in the Downpayment Assistance Program to unit purchasers of the Winslow Court project, said agreement to be on such terms and conditions as the Director may deem to be necessary, appropriate, and in the best interests of the Authority; Allow for the loan to revert to a grant after 10 years.

FURTHER

VOTED: That the Director be and hereby is authorized to enter into an agreement with the Infill Collaborative and/or the Boston Bank of Commerce or other financial institutions approved by the Board of Directors of the Boston Redevelopment Authority to make the funds available as outlined in the Downpayment Assistance Program to unit purchasers of the Infill Housing project, said agreement to be on such terms and conditions as the Director may deem to be necessary, appropriate, and in the best interests of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the above four votes with the amendment in the third paragraph as indicated.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE ESTABLISHMENT OF A DOWNPAYMENT ASSISTANCE PROGRAM FOR THE PURPOSE OF FACILITATING THE PRODUCTION OF AFFORDABLE HOUSING BY COMMUNITY-BASED, NON-PROFIT ORGANIZATIONS AND MINORITY BUSINESS ENTERPRISES/WOMEN BUSINESS ENTERPRISES IN BOSTON'S NEIGHBORHOODS 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 this Meeting and filed in the Document Book of the Authority as Document No. 5124.

Copies of a memorandum dated December 22, 1988, were distributed re: South End Renewal Area, Project No. Mass. R-56, Final Designation of Redevelopers of Parcel SE-72, Located at 1734-1740 Washington Street and Authorization to Change the Corporate Name of the Designated Redeveloper of Parcel SE-72, attached to which were copies of a map of the location, a letter dated December 14, 1988, from Ann L. Slattery, Director, Paul Sullivan Housing Trust, and a proposed Resolution.

Mr. Thomas O'Mailey, Senior Project Manager, addressed the Board and answered Members¹ questions.

Mr. Jim Keefe, Developer's consultant, addressed the Board and answered Members' questions.

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

On motion duly made by and seconded, it was unanimously

VOTED: To place this matter at the end of the calendar.

Copies of a memorandum dated December 22, 1988, were distributed re: South End Renewal Area, Project No. Mass R-56, De-designation of Redeveloper of Parcel SE-110, Located at 1682 Washington Street and Parcel RR-121, Located at 1724-1726 Washington Street, attached to which were copies of a map of the location, a letter from Roger E. Tackeff, Chairman, Renaissance Properties and a proposed vote.

On motion duly made by and seconded, it was unanimously

VOTED: To place this matter at the end of the calendar.

Copies of a memorandum dated December 22, 1988, were distributed re: Certificate of Completion for Parcel SE-58 Located at 1134-40 Washington Street, in the South End Urban Renewal Area Project No. MA. R-56, attached to which were copies of an Inspection Form, a parcel map and a proposed vote.

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

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

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of completion to HUB Building Realty Trust for the improvements of Parcel SE-58 located at 1134-40 Washington Street in the South End Urban Renewal Area.

The Chairman declared a short recess 5:00 p.m.

The meeting re-convened 5:15 p.m.

Copies of a memorandum dated December 22, 1988, were distributed re: Consultant Services for Cultural District, attached to which were copies of a proposed vote.

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

VOTED: That the Director be and hereby is authorized to extend the existing consultant services contract with David Dixon Associates contract by \$10,000 to provide detailed shadow studies, along three major streets in Midtown Cultural District and by an additional \$5,000 to complete a detailed facade and signage design study for Dorchester Avenue IPOD.

Copies of a memorandum dated December 22, 1988, were distributed re: Consultant Services for Cultural District, attached to which were copies of a proposed vote.

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

VOTED: That the Director be and hereby is authorized to extend a consultant services contract to the firm of Perry, Dean, Rogers and Partners for \$6,000 to assess the urban design and planning guidelines for the Midtown Cultural District.

Copies of a memorandum dated December 22, 1988, were distributed re: Consultant Services for Cultural District, attached to which were copies of a proposed vote.

On motion duly made by and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a consultant services contract to the firm of Technology Integration and Development Group, Incorporated, for \$10,000 to assess the wind impacts associated with the build-out in the Midtown Cultural District.

Copies of a memorandum dated December 22, 1988, were distributed re: Community Participation Process for Cultural District, attached to which were copies of a proposed vote.

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

VOTED: That the Director be and hereby is authorized to amend the consultant services contract to engage ARTS/Boston to provide additional administrative services for the Cultural District Task Force including the establishment of a Cultural District Trust Fund for an amount not to exceed \$6,500.

Copies of a memorandum dated December 22, 1988, were distributed re: South Cove Urban Renewal Area Project No. Mass. R-92, Final Designation of the Quincy School Community Council, Inc, as the Redeveloper of Parcel P-3B, 28-52-34-36 Oak Street, attached to which were copies of a map of the location, Redeveloper's Statement for Public Disclosure, a letter of December 14, 1988, from Saul A Schapiro, Esq., of Schapiro & Margolin, a memorandum of "Decision and Order on Plaintiffs' Motion for Preliminary Injunction" signed by John L. Murphy, Jr., Justice of the Superior Court dated November 16, 1988 and a proposed Resolution.

Mr. William Whitney, Assistant Director for Urban Design and Development, addressed the Board and answered the Members' questions.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL P-3b IN THE SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92", was introduced read and considered.

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

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution, together with attachments, is filed in the Document Book of the Authority as Documentment No. 5126.

Copies of a memorandum dated December 22, 1988, were distributed re: Chinatown Survey and Related Planning Activities, Follow-up on the Board Authorization of October 26; Request for Authorization to Contract for (1) A Community Service Needs Assessment Study, and (2) A Feasibility Study for a Comprehensive Community Facility on the "C" Block, attached to which were copies of a letter dated December 21, 1988, from Richard Chin, Chinatown-South Cove Neighborhood Council and a proposed vote.

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

VOTED: That the Director be and hereby is authorized to enter into a consultant contract with the Henderson Planning Group for four (4) months for an amount up to \$20,000, to assist the staff in carrying out (1) a needs assessment study on community service, and (2) a feasibility study on a multi-function community center on the "C" block in Chinatown, provided that a professional with working knowledge of the Chinatown community and relevant language skills be retained by the firm for the design of needs assessment questionnaire and related outreach to the Asian community.

Copies of a memorandum dated December 22, 1988, were distributed re: Charlestown Urban Renewal Area iMA Project #R-55> Parcels R-31A and R-31B (Tontine Crescent) 44 Warren Street (Hearth House Site) Authorization to Issue Project Default Notification, attached to which were copies of a parcel plan of the location and a proposed vote.

Mr. Robert Rush, Acting Deputy Director Harbor Planning and Development, addressed the Board and answered Members' questions.

On motion duly made and seconded it was unanimously
VOTED: That the Director be authorized to execute
and issue a formal notification of project
default to Tontine Crescent Associates,
Inc. , for failure to commence construction
of the single-family residence on the
"Hearth House Site" at 44 Warren Street,
Charlestown, as required under the terms
of the project's June 28, 1985 Land
Disposition Agreement.

At this time, the Members considered Agenda Item
No. 8, South End Renewal Area, Project No. Mass R-56, Final
Designation of Redevelopers of Parcel SE-72, Located at 1734-1740
Washington Street and Authorization to Change the Corporate
Name of the Designated Redeveloper of Parcel SE-72, attached
to which were copies of a proposed Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON
REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF 1734 WASHINGTON
STREET LIMITED PARTNERSHIP FOR DISPOSITION PARCEL SE-72 IN
THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS R-56", was
introduced, read and considered.

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

VOTED: To amend the proposed Resolution as read
and considered by adding paragraph 7 as
follows: That the Twenty Thousand (\$20,000)
Dollar pre-development loan voted by the
Authority to the Paul Sullivan Housing
Trust on November 10, 1988, be evidenced
by a promissory note executed by the 1734
Washington Street Limited Partnership
and secured by a mortgage on the premises
said mortgage to be subordinated.

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

The aforementioned proposed Resolution, together with the amendment and other attachments are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document..No. .5127-

At this time, the Members considered Agenda Item No. 9, South End Renewal Area, Project No. Mass R-56, Dedesignation of Redeveloper of Parcel SE-110, Located at 1682 Washington Street and Parcel RR-121, Located at 1724-1726 Washington Street, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the tentative designation of Renaissance Properties, Inc., as redeveloper of Parcels SE-110 and RR-121 be rescinded.

Copies of a memorandum dated December 22, 1988, were distributed re: Government Center Project, Parcel 7-1, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: To place this matter at the end of the calendar.

Copies of a memorandum dated December 22, 1988, were distributed re: Government Center Project, Parcel 7-1, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: To place this matter at the end of the calendar.

Copies of a memorandum dated December 22, 1988, were distributed re: Board of Appeal Referrals, attached to which were 28 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

On motion duly made and seconded, it was unanimously
VOTED: To approve staff recommendations relating to Petition Numbers:

Z-11920-11921, Z-11965, Z-12003,
Z-12046 & 12295, Z-12088, Z-12205, Z-12206,
Z-12207, Z-12208, Z-12213, Z-12214, Z-12215,
Z-12219, Z-12300, Z-12320, Z-12415-12416,

Z-12438, Z-12439, Z-12492, Z-12015, Z-12024,
Z-12105, Z-12190, Z-12191, Z-12195-12196,
Z-12217, Z-12359, Z-12361.

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. 5125.

Copies of a memorandum dated December 22, 1988, were distributed re: Contractual Payments.

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

Northeast Security, Inc.	\$ 16,617.60
D. Clancy & Sons, Co.	11,663.37
Bernard Frieden	2,000.00
Grimes Oil Co., Inc.	637.53
Historic Boston, Incorporated	1,320.95
John McCourt Co. Minority 30.6%/Female 12.7%/ Resident 38.7%	370,928.80
Sasaki Associates, Inc.	1,100.00
Fordham & Starrett	19,260.60
Paul McGowan	8,000.00
Hertz Penske Truck Leasing, Inc.	1,042.89
Sasaki Associates, Inc.	24,074.50
Universal Engineering Corp.	21,682.48
Eliahu Romanoff, President Regional Science Research Center	3,780.00
Saul Schapiro	17,238.95
Bowen & Hayes, Inc.	2,812.00
David Dixon & Associates	48,969.00

Copies of a memorandum dated December 22, 1988, were distributed re: Personnel Actions.

PERSONNEL.MEMORANDUM #1

On motion duly made by Mr. Flaherty and seconded by Mr. Donlan, it was unanimously
VOTED: To approve the appointment of Kevin M. Walsh, of South Boston, as Director of Management and Operations in the Director's Office in Grade 14, Step 5, at \$56,623 per annum, effective December 26, 1988.

PERSONNEL.MEMORANDUM #2

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

VOTED: To approve the promotion of Ronald Fong,
From: Housing Planner/Analyst, Housing
Department, Grade 11, Step 7 at \$35,598
annually.

To: Deputy Director of Neighborhood Housing
and Development, Grade 13, Step 1, at
\$42,278 annually, effective
December 26, 1988.

PERSONNEL MEMORANDUM #3

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

VOTED: To approve the promotion of Linda Tuttle
From: Assistant, Administration and Finance
Department, Grade 10, Step 2 at \$27,899
annually.

To: Special Assistant, Administration
and Finance Department, Grade 11, Step
4 at \$32,631 annually, effective December
26, 1988.

PERSONNEL.MEMORANDUMft4

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

VOTED: To approve the promotion of Ann C. Voorhees
From: Planning Assistant, Neighborhood
Planning and Zoning, Grade 9/ Step 5,
annual salary \$27,785.

To: Planner, Neighborhood Planning and
Zoning Department, Grade 11, Step 4, annual
salary \$32,631, effective December 26, 1988.

PERSONNEL MEMORANDUM #5

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

VOTED: To approve the promotion of Lynne M. Burkett
From: Administrative Assistant, Real Estate Division, Law Department in Grade 7, Step 7, annual salary \$24,050.
To: Administrative Secretary, Executive Director/Secretary Department in Grade 8, Step 7, annual salary \$26,635 effective December 26, 1988.

PERSONNEL MEMORANDUM #6

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

VOTED: To approve the promotion of Dolores Clark
From: Grade 9, Step 9, at \$31,053 annually
To: Grade 11, Step 6 at \$34,609 annually, effective December 26, 1988.

PERSONNEL MEMORANDUM .ft7.f. #8 & J.9.

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

VOTED: To Take Under Advisement the following promotions: Victor Karen, Thomas O'Malley and Robert Rush.

PERSONNEL .MEMORANDUM #10.

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

VOTED: To approve the Change of Title with no change in salary or grade for Araxi M. Janjigian
From: Settlement Clerk in the Office of the Chief General Counsel
To: Legal Assistant in the Office of the Chief General Counsel effective December 26, 1988.

PERSONNEL MEMORANDUM...:ft 11

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

VOTED: To approve the Change in Title with no change in salary or grade for Laurie Onanian:

From: Administrative Assistant/Office Manager in the Policy Development and Research Department.

To: Public Information Specialist in the Policy Development and Research Department, effective December 26, 1988.

PERSONNEL MEMORANDUM .#12

On motion duly made and seconded, it was unanimously

VOTED: To approve the Resignation of John Bell, Senior Planner, Neighborhood Housing and Development, effective January 5, 1989.

PERSONNEL MEMORANDUM #13

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

VOTED: That the Director be, and hereby is, authorized to amend the Professional Services Contract with Rolf Goetze, extending the contract time by 6 months, at an hourly rate of \$37.00 in a total amount not to exceed \$20,000 for this amendment.

PERSONNEL MEMORANDUM...#14

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

VOTED: That the Director be, and hereby is, authorized to amend the contracts with Hubert J. Kelley, Richard Partridge and Frank Rogers to provide for a total increase of \$15,000 to each contract amount and six month extension to each contract.

PERSONNEL MEMORANDUM #15

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

VOTED: That the Director be, and hereby is, authorized to amend the contracts with John Cullen and Richard Dennis to provide for an extension of time. Each contract to expire on July 1, 1989.

PERSONNEL MEMORANDUM #16

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

VOTED: That the Director be, and hereby is, authorized to increase the existing contract with Coopers & Lybrand to include a Review of the Authority's financial statements as of June 30, 1988 for inclusion in the financial statements of the City of Boston in an amount not to exceed \$49,500.

PERSONNEL MEMORANDUM #17

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

VOTED: That the Director be, and hereby is, authorized to enter into a contract with Arthur Andersen & Co. to review the financial aspects of the developer leases for an amount not to exceed \$90,000.

PERSONNEL MEMORANDUM #18

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

VOTED: To Place on File--Progress Report of the Arthur Andersen & Co. Special Projects.

PERSONNEL MEMORANDUM .#19

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

VOTED: That the Director be, and he hereby is, authorized to execute Amendment No. 11 to the Revised Contract for Professional Services with Saul A Schapiro, Esq., by increasing the total compensation of such contract as amended by \$50,000.

PERSONNEL MEMORANDUM. #20

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

VOTED: That the Director be, and hereby is, authorized to enter into a contract with Mark Johnston for six months for an amount not to exceed \$16,687.

Copies of a memorandum dated December 22, 1988, were distributed re: Roxbury Open Space Planning Study, attached to which were copies of a "Statement of Qualifications for the Proposed Roxbury Open Space Needs Assessment" from Boston Urban Gardeners, a Resume from Elizabeth Ann Arndtsen, a Resume from Charlotte Kahn, and a proposed vote:

Ms. Linda Bourque, Assistant Director for Neighborhood Planning and Zoning, addressed the Board and answered Members' questions.

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

VOTED: That the Director be, and hereby is, authorized to enter into a consultant contract with Boston Urban Gardners, Inc. (Charlott Kahn, Principal) for three (3) months for an amount not to exceed \$15,000, to assist the planning staff by providing open space and land use planning recommendations within Roxbury.

At this time, the Members considered Agenda Item Numbers 18 and 19.

Copies of a memorandum dated December 22, 1988, were distributed re: Government Center Project, Parcel 7-1, attached to which were copies of the "Land Disposition Agreement By and Between the Boston Redevelopment Authority and the Commonwealth of Massachusetts Acting by and Through Its Department of Public Works" dated December 1, 1988, with Exhibits B through F which included a Form of Release, Concept of Drawing of the Public Improvements, Design Guidelines and Standards, a Working Schedule, a Site Plan, Ground Floor Axonometric, Subgrade 1 Plan, Ground Floor Plan, 4th Floor Plan, Building/Central Artery Section, a view of Hanover Street, a view of Blackstone Street, three proposed votes and two proposed Resolutions.

Mr. Paul McCann addressed the Board and answered the Members' questions.

Mr. Matthew Coogan, Deputy Secretary, Commonwealth of Massachusetts Department of Public Works, addressed the Board and answered the Members' questions.

Ms. Myrna Putziger, Counsel for Congress 7, addressed the Board and answered Members' questions.

Copies of a proposed Arbitration Agreement were distributed to the Members of the Board.

Mr. Flaherty requested a recess 6:25 p.m.

The meeting re-convened at 6:35 p.m.

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

VOTED: To amend the first and second proposed votes by the addition of the words: "Subject to..the...execution of the Arbitration Agreement", so as to read as follows: That subject to the execution of the Arbitration. Agreement, the Authority hereby rescinds the tentative designation of Congress 7 Limited Partnership as the developer of Parcel 7-1 in the Government Center project.

VOTED. That subject to the execution of the Arbitration Agreement, to adopt the Resolution substantially in the form attached hereto as Attachment "A" regarding a designation of the Commonwealth of Massachusetts, acting by and through its Department of Public Works, as the developer of Parcel 7~1 in the Government Center Proposal.

VOTED: To adopt the Resolution substantially in the form attached hereto as Attachment "B" regarding a Proclaimer of Minor Modifications to the Government Center Urban Renewal Plan for Parcel 7"! which modifications are necessary to utilize the site for Artery-related purposes.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed votes as amended.

The aforementioned Land Disposition Agreement together with exhibits are filed in the Document Book of the Authority as Document No. 5127A.

On motion duly made and seconded, it was unanimously

VOTED: To amend the proposed Arbitration Agreement submitted to the Board at the meeting of December 22, 1988, by changing the term of seven (7) days in paragraph 4, page two, to 30 days, so as to read as follows:

4. Selection of arbitration. There shall be a panel of three arbitrators. One arbitrator shall be selected by each party, and the two arbitrators shall select a third arbitrator. Congress 7 and the BRA shall each submit to the other, within 30 days of the execution and delivery of this agreement, their designations of their respective arbitrators. The third arbitrator shall be a certified

public accountant affiliated with a major national accounting firm with at least five years experience in performing accounting services for major commercial real estate developments.

FURTHER
VOTED:

To amend the proposed Arbitration Agreement submitted to the Board at the meeting of December 22, 1988, by changing the month stated in Paragraph 6, page 2, as March to the month of April, so as to read as follows:

6. Time for completion of arbitration.

The parties agree to use their best efforts to commence and complete the arbitration proceeding in the shortest possible time. In no event shall the award of the arbitrators be rendered later than April 7, 1989. In the event that the arbitrators shall not have rendered their award by April 7, 1989» then this agreement shall be null and void and of no effect and the parties shall be left to their respective rights and obligations existing prior to the making of this agreement as if this agreement had not been made.

On motion duly made and seconded, it was unanimously

VOTED: To approve the proposed Arbitration Agreement as amended.

The aforementioned Arbitration Agreement as amended is filed in the Document Book of the Authority as Document No. 5127B.

Copies were distributed of the resolutions, referred to in the proposed votes included in the Government Center Parcel 7-1 Memorandum identified as attachments "A" and "B", entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED DISPOSITION OF PARCEL 7 IN THE GOVERNMENT CENTER URBAN RENEWAL AREA PROJECT

NO. MASS. R-35" and "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS", were introduced, read and considered.

On motion duly made and seconded, it was unanimously VOTED: Subject to the execution of the Arbitration Agreement, to adopt the Resolutions substantially in the form attached.

The aforementioned Resolutions (A & B), are filed in the Document Book of the Authority as Document No. 5128.

Copies of a memorandum dated December 22, 1988, were distributed re: Government Center Project, Parcel 7~1, attached to which were copies of a proposed vote.


On motion duly made and seconded, it was unanimously VOTED: The Authority hereby authorizes Saul A. Schapiro of Schapiro and Margolin to act as counsel for the Authority in the arbitration process that will resolve threatened litigation between Congress 7 Limited Partnership, the previous tentatively-designated developer, and the Authority concerning Congress 7's claim for reimbursement for out-of-pocket costs related to its efforts to produce the project; said arbitration process to be in accordance with the document attached hereto and incorporated herein by reference; the Chairman is further authorized to execute said agreement on behalf of the Authority.

On motion duly made and seconded, it was unanimously VOTED: That the next meeting of the Authority will be held on January 12, 1989, at 2:30 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn

The meeting adjourned at 7:00 P.M.


Secretary