

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

APRIL 11, 1991

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 April 11, 1991. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Absent

Clarence J. Jones

James K. Flaherty

Michael F. Donlan

Francis X. O'Brien

Consuelo Gonzales Thome

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with CERTIFICATE AS TO SERVICE OF NOTICE 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 2:30 p.m. on April 11, 1991, 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

April 9, 1991

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified Secretary of the Boston Redevelopment Authority, do hereby certify that on April 9, 1991, 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 said Authority this Ninth day of April, 1991.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of March 25, 1991 (which were previously distributed) were submitted.

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

On motion duly made and seconded, it was unanimously
VOTED: To consider Items 6 and 8 at this time.

Copies of a memorandum dated April 11, 1991 were distributed entitled "FINAL DESIGNATION SOUTH COVE URBAN RENEWAL AREA R-92 PARCEL R-3D-2 237 HARRISON AVENUE", attached to which was a Resolution; a letter from Anne Lee, Vice President, Shawmut Bank dated March 11, 1990; Boston Chinese Evangelical Church Financial Report for April, 1990; a letter from Gerald Fong, Norris Kozodoy Krasnoo and Fong, dated May 31, 1990; a letter from Gerald Fong, Chairman of the Building Expansion Committee, dated November 8, 1988; a letter from Gerald Fong of Norris Kozodoy Krasnoo & Fong dated November 7, 1988; Boston Chinese Evangelical Church, Financial Statement for the Year Ending September 30, 1989; three renderings; a map of the area; a copy of the Central Register Notice; and a proposed vote. Also distributed was an Information Summary Re: Redevelopment of 237 Harrison Ave. Boston, MA.

Mr. Thomas O'Malley, Assistant Director for Neighborhood Planning and Zoning; Mr. Chi Ming Sze, Architect; and Ms. Anna Yeh, Building Committee, Chinese Evangelical Church, addressed the Authority and answered the Members¹ questions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE BOSTON CHINESE EVANGELICAL CHURCH AS REDEVELOPER OF PARCEL R-3D-2 IN THE SOUTH COVE URBAN RENEWAL AREA, APPROVAL OF SCHEMATIC DRAWINGS AND SPECIFICATIONS, AUTHORIZATION TO EXECUTE LAND DISPOSITION AGREEMENT AND DEED", Was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the aforementioned Resolution as read and considered.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5393.

Copies of a memorandum dated April 11, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 TENTATIVE DESIGNATION OF REDEVELOPER OF PARCELS 54D, 55 AND 55A, BOUNDED BY EAST DEDHAM AND PLYMPTON STREETS", attached to which was a Resolution; a map of the area; and a proposed vote.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members¹ questions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE; TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCELS 54D, 55 AND 55A SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56", was introduced read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the aforementioned Resolution as read and considered.

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5394.

Copies of a memorandum dated April 11, 1991 were distributed entitled "BOYLSTON BUILDING", which included a proposed vote. Attached to said memorandum was an Amendment to Project Loan Agreement.

Mr. Brian DeLorey, Director of the Midtown Cultural District, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Copies of a memorandum dated April 11, 1991 were distributed

entitled "FIRST AMENDMENT TO THE REPORT AND DECISION ON THE DUDLEY NEIGHBORS, INC., CHAPTER 121A PROJECT ("DUDLEY NEIGHBORS PROJECT")", which included two proposed votes.

Mr. Thomas O'Malley, Assistant Director; Mr. Gus Newport of DSNI, Inc.; Mr. Kelly Brown, Project Manager, DSNI, Inc.; Mr. Henry Thayer, Rackerman Sawyer and Brewster; Ms. Mary Freeley, Rackerman Sawyer and Brewster; and Ms. Debra Goddard, Associate Deputy Director, Public Facilities Department, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "FIRST AMENDMENT TO THE REPORT AND DECISION ON THE DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) 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 in all respects.

VOTED: That a fee waiver under Rule One, Section D of the Rules and Regulations in Chapter 121A First Amendment Application in the amount of \$4,200.00 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 First Amendment to the Report and Decision... is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5395.

Copies of a memorandum dated April 11, 1991 were distributed entitled "AUTHORIZATION TO SOLICIT PROPOSALS FOR ENGINEERING

SERVICES RELATED TO IMPROVEMENTS ON THE BLAIR SITE IN DUDLEY SQUARE, ROXBURY", which included a proposed vote.

Mr. Paul Reavis, Assistant Director for Engineering and Design Services, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and is hereby authorized to solicit proposals to provide survey and contract documentation services related to improvements on the Blair site in Dudley Square. Funding to be provided through a PWED grant.

Copies of a memorandum April 11, 1991 were distributed entitled "AUTHORIZATION TO LEASE PARCEL 2310 IN DUDLEY SQUARE, LOCATED AT 17 WILLIAMS STREET TO M + C CARIBBEAN ENTERPRISES, INC.", which included a proposed vote. Attached to said memorandum was a document entitled "Lease Agreement By and Between Boston Redevelopment Authority and M & C Caribbean Enterprises, Inc." and three maps of the site.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

on motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a lease agreement in substantially the form attached hereto with M & C Caribbean Enterprises, Inc. containing a three (3) year term at a rent of \$2,600 per year and to enter into any other necessary and appropriate documents as determined by the Director and the Chief General Counsel in connection with the lease of the land at 17 Williams Street subject to any easements and/or encumbrances.

The aforementioned Lease is incorporated in the Minutes of the meeting and filed in the Document Book of the Authority as Document No. 5396.

Copies of a memorandum dated April 11, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 CERTIFICATE OF COMPLETION FOR PARCEL 3B-2B, LOCATED AT 180-190 SHAWMUT AVENUE", which included a proposed vote. Attached to said memorandum was a map of the parcel; a memorandum dated April 8, 1991; an Inspection Form dated March 1991, prepared by Kenneth V. Keohane, Construction Supervisor; a Certificate of Use and Occupancy; and three photographs of the parcel.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to issue a Certificate of Completion to the Chinese Consolidated Benevolent Association for improvements to parcel 3B-2B, located at 180-190 Shawmut Avenue, in the South End Urban Renewal Area.

Copies of a memorandum dated April 11, 1991 were distributed entitled "CNY SIGNAGE STUDY ENGINEERING SERVICES CONTRACT WITH KRENT/PAFFETT ASSOCIATES, INC. AMENDMENT NO. 1", which included a proposed vote.

Mr. Paul Reavis, Assistant Director, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 1 to the engineering services contract with Krent/Paffett Associates, Inc. for completion of a CNY signage study, effectuating an extension in time only through September, 1991.

Copies of a memorandum dated April 11, 1991 were distributed entitled "CHARLESTOWN PROJECT AREA ENGINEERING SERVICES CONTRACT EDWARDS & KELCEY, INC. REQUEST APPROVAL OF AMENDMENT NO. 5", which included a proposed vote. Attached to said memorandum was

Amendment No.4, Cost Breakdown; Engineering Services Contract No. 30 contract summary; Scope of Services, Charlestown Street Reconstruction Mitigation Plan; and a memorandum from the Mayor's Office of Capital Planning dated April 4, 1991.

Mr. Paul Reavis, Assistant Director, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the Authority to execute Amendment No. 5 to Engineering Services Contract No. 30 with Edwards & Kelcey, Inc. increasing the contract amount by \$25,700.00 and extending the contract time to July 31, 1991; and further approving the additional amount of \$10,000 to develop a management plan for traffic and parking during the construction phase, all in the Charlestown Project Area. Funding to be provided by the Mayor's Office of Capital Planning.

Copies of a memorandum dated April 11, 1991 were distributed entitled "CHARLESTOWN NAVY YARD ENGINEERING SERVICES CONTRACT BAYSIDE ENGINEERING ASSOCIATES, INC. AMENDMENT NO. 4", which included a proposed vote. Attached to said memorandum was a contract summary; and an Amendment No. 4 contract summary.

Mr. Paul Reavis, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the BRA to execute Amendment No. 4 to the Engineering Services Contract with Bayside Associates, Inc. dated March 4, 1985, in the Charlestown Navy Yard, extending the contract time to November 30, 1991, and increasing the contract amount by \$6,500.00 to new contract amount of \$168,500.00.

Copies of a memorandum dated April 11, 1991 were distributed

entitled "BOARD OF APPEAL REFERRALS", attached to which were 22 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Brian Byrnes, Deputy Director for Neighborhood planning and Zoning, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating to
Petition Numbers:

Z-14794, Z-14815, Z-14833, Z-14835, Z-14850, Z-
14852, Z-14854, Z-14905, Z-14906, Z-14907, Z-14909,
Z-14910, Z-14911, Z-14912, Z-14913, Z-14924, Z-
14926, Z-14927, Z-14928, Z-14929, Z-14931, Z-14933.

Copies of a memorandum dated April 11, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Historic Boston, Inc.	\$ 2,762.18
Richard Partridge	2,200.00
Frank B. Rogers	2,200.00
Fleming Brothers, Inc.	5,470.00
Fleming Brothers, Inc.	3,970.00
Todesca Equipment Co.	141,030.52
Bryant Associates, Inc.	16,652.68
Mario Susi & Son, Inc.	42,804.43
Todesca Equipment Co.	258,808.50
John McCourt Co.	452,236.85
Fay, Spofford & Thorndike, Inc.	189.04
Parsons Brinckerhoff Quade & Douglass	4,549.81
Chan, Kreiger & Associates	2,231.44
Brown & Rowe	11,740.71
McGinley, hart & Associates	16,727.93

Copies of a memorandum dated April 11, 1991 were distributed

entitled "CHARLESTOWN NAVY YARD (CNY) : AUTHORIZATION REQUESTED FOR CONTRACT WITH HMM ASSOCIATES, INC.", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director for Management and Budget, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to enter into a contract with HMM Associates, Inc., in the amount of \$16,000, to be reimbursed by CNY developers, for the purpose of conducting air quality and infrastructure studies for inclusion in the CNY Master Plan/DSEIR to be submitted to EOEa.

Copies of a memorandum dated April 11, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO SOLICIT PROPOSALS FOR AN URBAN HISTORIAN", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to solicit proposals for providing urban research and conference reporting services for a term of one year in accordance with the Uniform Procurement Act.

Copies of several memoranda dated April 11, 1991 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM *1

On motion duly made and seconded, it was unanimously

VOTED: TO approve and authorize Gail Barry, Archivist in the Engineering and Design Services Department for a 6 month Dependent Care Leave of Absence Without Pay.

