

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
SEPTEMBER 3, 1981

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 September 3, 1981. 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

Absent

Clarence J. Jones

William A. McDermott, Jr.

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 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 September 3, 1981, 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

August 28, 1981

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 28, 1981 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 third day of September, 1981.

  
Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of August 20, 1981 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Access International, Inc.	\$102,064.00
John Avault	1,546.87
D. Cicconi, Inc.	165,479.69
Cousins Construction Co.	5,310.00
Cullen Associates	1,000.00
Green International Affiliates, Inc.	4,023.89
WZMR. Habib, Inc.	13,111.04
Susan E. Jaster	975.00
CE Maguire, Inc.	19,821.44
John Mahoney Construction Co., Inc.	22,257.75
Modern Continental Construction Co., Inc.	90,226.64
Schoenfeld Associates, Inc.	7,007.92
Tibbetts Engineering Corp.	684.42
Margaret C. O'Brien	515.70
Universal Engineering Corp.	8,751.89
Excelon Security Services	9,493.87

Copies of a memorandum dated September 3, 1981 were distributed re Waterfront Project, Mass. R-77, Request Amendment to LDA for Long Wharf Hotel to Provide for Completion of Necessary Public Improvements by the Developer, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute a First Amendment to the Land Disposition Agreement between the Authority and The Trustees of the Downtown Boston Properties Trust concerning Parcels A-6 and A-7, to provide for a reimbursement of up to 50% of the first \$120,000 of costs to complete the public improvements on the public street and sidewalks on State Street with a total maximum reimbursement not

to exceed \$60,000 out of the developer land cost. Such Amendment shall include such other terms and conditions as the Director deems appropriate and in the best interest of the Authority.

Copies of a memorandum dated September 3, 1981 were distributed re Amendment to Report and Decision on 121A Application of Commercial Building Trust Providing for the Termination of 121A Approvals Relating to the Project, attached to which were copies of a Report and Decision on the Application to Amend and Terminate; the Application to Amend and Terminate, including Attachment A; a letter dated September 1, 1981 from Palmer & Dodge; the Commercial Building Trust Regulatory Agreement; a memorandum dated August 19, 1981 from David Barrett; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "REPORT AND DECISION ON THE APPLICATION DATED AUGUST 5, 1981 (THE "APPLICATION TO AMEND AND TERMINATE") BY DAVID BARRETT AND ROBERT DeGAETA, AS THEY ARE TRUSTEES OF THE COMMERCIAL BUILDING TRUST, CREATED UNDER A DECLARATION OF TRUST DATED OCTOBER 23, 1978, TO AMEND THEIR ORIGINAL APPLICATION (THE "APPLICATION"), DATED OCTOBER 25, 1978, AND ENTITLED "APPLICATION OF DAVID BARRETT AND ROBERT DeGAETA, TRUSTEES, FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASS. G.L. CHAPTER 121A, AS AMENDED, AND UNDER ST. 1960, c. 652, AND FOR CONSENT, TO THE ORGANIZATION OF COMMERCIAL BUILDING TRUST AS PROJECT OWNER" AND TO TERMINATE APPROVALS HERETOFORE GIVEN BY THE BOSTON REDEVELOPMENT AUTHORITY PURSUANT TO THE APPLICATION" be and hereby is approved and adopted, the Authority hereby taken and making the Action and Decision therein set forth.

The aforementioned Report and Decision on the Application to Amend and Terminate and the Application to Amend and Terminate are filed in the Document Book of the Authority as Document No. 4109.

Copies of a memorandum dated September 3, 1981 were distributed re Government Center Project, No. Mass. R-35, Authorization to Grant Certificate of Completion for Parcel 2H, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute a Certificate of Completion for Disposition Parcel 2H in accordance with a Land Disposition Agreement for the parcel in the Government Center Urban Renewal Area, Project No, Mass, R-35.

Copies of a memorandum dated September 3, 1981 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Final Designation of Redevelopment of Parcel R-1/294-296 Columbus Avenue, attached to which were copies of a Resolution; a map indicating the location of the area; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; and a letter dated August 27, 1981 from Manassa Systems, Inc.

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 R-1 IN THE 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 Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4110.

On motion duly made and seconded, it was unanimously

VOTED: That the Land Disposition Agreement and Deed not be executed until additional documentation of the financial condition of Manassa Systems, Inc. is submitted in a form satisfactory to the Director and is submitted to the Members of the Authority.

Copies of a memorandum dated September 3, 1981 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Proclaimer of Minor Modification of the South End Urban Renewal Plan/Parcel R-1, 294-296 Columbus Avenue, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION" was introduced, read and considered.

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

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4111.

Copies of a memorandum dated September 3, 1981 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Tentative Designation of Redeveloper Re-Use Parcel 37B/9-11 Thorndike Street, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL 37B IN THE 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 Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4112.

Copies of a memorandum dated September 3, 1981 were distributed re East Boston Piers, Project Advisory Committee Agreement, attached to which were copies of an Agreement between the Boston Redevelopment Authority and the East Boston Project Advisory Committee dated August 29, 1981 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby approves the Agreement to Insure Citizen Participation by and between Boston Redevelopment Authority and East Boston Project Advisory Committee and hereby ratifies and confirms the execution of said Agreement by the Director of the Authority on August 29, 1981.

The aforementioned Agreement is filed in the Document Book of the Authority as Document No. 4113.

Copies of a memorandum dated September 3, 1981 were distributed re North Station Urban Renewal Project, Authorization to Award Contract for Title Examination Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Thomas J. Donovan of Boston to undertake the necessary title examinations in the North Station Urban Renewal Project in an amount not to exceed \$11,000 and for a period of three months.

Copies of a memorandum dated September 3, 1981 were distributed re Permission to Advertise Fuel Oil, Snow Removal and Equipment Rental Contracts, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to advertise for bids for: (A) Fuel Oil Delivery and Equipment Service; (B) Snow Removal and Sanding; and (C) Equipment Rental (two case shovel loaders) Contracts for the Authority's Property Management. All three contract bids are to be submitted to the Authority's Board for its review, approval and/or rejection.

Copies of a memorandum dated September 3, 1981 were distributed re Authorization to Execute a Contract with Envision Corporation, Boston, Massachusetts, under the Air Quality Technical Assistance Grant, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute a contract with Envision Corporation, Boston, Massachusetts to produce audio-visual materials under the Air Quality Technical Assistance Demonstration Grant, Contract will be dated as of August 6, 1981 and will not exceed \$17,000; payment to be made from funds in the Air Quality Technical Assistance Grant.

Copies of a memorandum dated September 3, 1981 were distributed re Zoning Text Amendment Regarding Outdoor Sales or Displays of Merchandise on Premises of Retail Stores, attached to which were copies of Text Amendment Application No. 84 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Text Amendment Application No. 84 by the Building Commissioner of the City of Boston, which would make the sale or display of merchandise out of doors on the premises of retail stores (Use Item Nos. 34 and 35) a conditional use in Local and General Business Districts, the Boston Redevelopment Authority recommends approval. The conditional use status of such sale or display will allow the Board of Appeal to exercise its judgment in terms of the type of merchandise and the suitability of the location.

Copies of a memorandum dated September 3, 1981 were distributed re First Amendment to 121A Entity, Fenway Studios, Inc., attached to which were copies of a Fact Sheet and two proposed votes.

On motion duly made and seconded, it was unanimously  
VOTED: That a public hearing on the application of Fenway  
Studios Cooperative be held at the offices of the  
Boston Redevelopment Authority at 2:00 p.m. on  
September 17, 1981; and

FURTHER  
VOTED: That the Secretary is authorized and directed to  
publish notice of said hearing in accordance with the  
"Rules and Regulations Governing Chapter 121A Projects  
in the City of Boston".

On motion duly made and seconded, it was unanimously  
VOTED: The "Rules and Regulations Governing Chapter 121A  
Projects in the City of Boston", Rule 1, Section D (1)  
shall provide that any amendment of a Chapter 121A  
application requiring a further hearing and amendment  
to the Report and Decision shall be accompanied by a  
filing fee of \$1,000.

Copies of several memoranda dated September 3, 1981 were  
distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously  
VOTED: To approve the Director's recommendations relating to  
Petition Nos. Z-5324, Z-5325, Z-5326, Z-5329-5330,  
Z-5333, Z-5337, Z-5340, Z-5365.

The aforementioned Board of Appeal Referrals are filed in the  
Document Book of the Authority as Document No. 4114.

Copies of several memoranda dated September 3, 1981 were  
distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously  
VOTED: To approve the resignation of Richard Hall, Senior  
Administrative Assistant, effective August 28, 1981; and



FURTHER

VOTED: To approve the retirement of Mary Ryan, Administrative Assistant II, effective July 31, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the temporary appointment on a three month basis of Susan R. Garber of Boston as Assistant Project Coordinator, Charlestown Navy Yard, Community Development Department, in Grade 14 - Step 7, at \$26,357 per annum, effective September 8, 1981.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To retroactively approve and authorize the Director and Matthew Coogan, Project Coordinator, South Station and Fort Point Channel, for travel to Washington, D. C. on August 31, 1981 to meet with Economic Development Administration officials regarding South Station EDA Grants.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Margaret Brown, Assistant General Counsel, for attendance at the Massachusetts Continuing Legal Education - New England Law Institute Conference on Development Constraints and Opportunities to be held in Boston on October 24, 1981, at an individual registration fee of \$80.00.


On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, September 17, 1981 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:34 p.m.

  
Secretary