

MINUTES OF THE ANNUAL MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
MARCH 14, 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 2:00 p.m. on March 14, 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 Thornell

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 the Annual Meeting of the Boston Redevelopment Authority will be held at 2:00 p.m. on March 14, 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

March 1, 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 March 1, 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 First day of March, 1991.


Secretary

Messrs. Coyle and Simonian attended the meeting.

The Minutes of the meeting of January 30, 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: That this is the Annual Meeting of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To re-elect the present officers of the Authority until the next Annual Meeting of the Authority:

Clarence J. Jones, Chairman;

Michael F. Donlan, Co-Vice Chairman/-

Francis X. O'Brien, Co-Vice Chairman;

James K. Flaherty, Treasurer; and

Consuelo Gonzales Thornell, Member.

Copies of a memorandum dated March 14, 1991 were distributed entitled "REQUEST TO POSTPONE A PUBLIC HEARING ON THE STUART STREET/BAY VILLAGE DISTRICT PLAN", which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to postpone a public hearing regarding the Plan and Zoning amendment for the Stuart Street/Bay Village District Plan and Zoning Amendment.

Copies of a memorandum dated March 14, 1991 were distributed entitled "AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON (1) DEVELOPMENT IMPACT PROJECT PLAN FOR BRIGHAM & WOMEN'S HOSPITAL CLINICAL SUPPORT FACILITY AND (2) THE THIRD AMENDMENT TO AND RESTATEMENT OF THE DEVELOPMENT PLAN FOR PDA #10", which included a proposed vote. Attached to said memorandum was a Fact Sheet and a Site Plan.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to schedule a public hearing on the Development Impact Project Plan and the Restatement of the Development Plan for PDA #10, submitted by Brigham and Women's Hospital, on Wednesday, March 27, 1991 at 2:00 pm in the Board Room of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To consider Item 19 at this time.

Copies of a memorandum dated March 14, 1991 were distributed entitled "LOWELL SQUARE TENTATIVE DESIGNATION", attached to which was a Resolution; a map of the area; a Judgement by the Appeals Court for the Commonwealth; and a proposed vote.

Mr. Peter Dreier, Assistant Director; Mr. Gerald Pucillo, Planning Office for Urban Affairs; and Mr. Robert Kuehn, Keen Development, addressed the Authority and answered the Members' questions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY MARCH 14, 1991 RE: TENTATIVE DESIGNATION OF REDEVELOPER OF AREA "E" OF PARCEL 2-1E/1F IN THE WEST END LAND ASSEMBLY PROJECT AREA (LOWELL SQUARE)" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: That the BRA hereby adopt the Resolution entitled "Resolution of the Boston Redevelopment Authority, March 14, 1991, Re: Tentative Designation of Redeveloper of Area "E" of Parcel 2-1E/1F in the West End Land Assembly Project Area (Lowell Square)".

The aforementioned Resolution is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5384.

Copies of a memorandum dated March 14, 1991 were distributed

entitled "REQUEST AUTHORIZATION FOR THE DIRECTOR TO PETITION THE ZONING COMMISSION TO EXTEND THE DOWNTOWN IPOD FOR ONE YEAR IN ORDER TO COMPLETE THE PLANNING AND REZONING OF THE DOWNTOWN", which included a proposed vote.

Mr. Homer Russell, Assistant Director for Urban Design and Development, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to petition the Zoning Commission to extend the time period for expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted. This extension, which is from March 25, 1991 to March 25, 1992 would not be applicable to the Midtown Cultural District, North and South Station Economic Development Areas, Huntington Avenue/Prudential Center District, Leather District, and Government Center/Market District.

Mr. O'Brien left the meeting.

Copies of a memorandum dated March 14, 1991 were distributed entitled "INFORMATIONAL MEMORANDUM REGARDING STAFF EFFORTS ON THE SALE OF URBAN DEVELOPMENT ACTION GRANT LOAN REPAYMENT CONTRACTS", which included a proposed vote.

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

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Mr. O'Brien returned to the meeting.

Copies of a memorandum dated March 14, 1991 were distributed

entitled "HINGE BLOCK REQUEST FOR PROPOSALS IN THE MIDTOWN CULTURAL DISTRICT", which included a proposed vote.

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: That the Authority hereby request that the proposed developers of the Hinge Block submit the following information by 5:00 p.m. on Thursday_f March 21, 1991:

1) The relationship of each Development team to the City, particularly with the impacted communities;

2) A list of Trustees of the New England Medical Center and their home addresses;

3) The number of dealings each team has had with the City and the quality of these dealings;

4) New England Medical Center Hospitals, Inc. - How many employees from the Chinatown community are in management and executive positions in the organization;

5) Leong Company - How many employees from the Chinatown Community are in management and executive positions;

6) McLaughlin Development Co. - The developers attitudes toward the Chinatown community and how the developer proposes to involve the community in the development and employ them.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby requests that the McLaughlin Development Company, Inc., the New England Medical Center Hospitals, Inc., and the Leong Company, who submitted development proposals in response to the Authority's Hinge Block Request for Proposals of September 1990, be invited to submit additional materials and information by 5:00

p.m., March 29, 1991 to the Authority for the deliberation as part of the Hinge Block request for Proposals process.

Copies of a memorandum dated March 14, 1991 were distributed entitled "AUTHORIZATION TO ENTER INTO A TEMPORARY LICENSE AGREEMENT WITH THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY FOR THE PURPOSE OF OCCUPYING AN OFFICE ON THE FIRST FLOOR OF THE PROPERTY AT 2406 WASHINGTON STREET" , which included a proposed vote. Attached to said memorandum was a map of the area and the License Agreement.

Mr. Thomas O'Mailey, Assistant Director for Neighborhood Housing and Development, addressed the Authority and answered the Members^f questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute and deliver a Temporary License Agreement to the MBTA for temporary use of the BRA owned premises located at 2406 Washington Street, for a period not to exceed 6 months, and further that the consideration for said License shall be no more than one (1) dollar. The License is to contain the express opinion that no obligation on the part of the BRA is to be construed beyond the temporary tenancy. The license shall contain the usual requirements and such other terms and conditions as the Director deems proper and in the best interests of the BRA.

The aforementioned memorandum, together with attachments, is hereby incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5385.

Copies of a memorandum dated march 14, 1991 were distributed entitled "CONCURRENCE WITH A STAFF DECISION TO AWARD AN EMERGENCY REPAIR CONTRACT FOR THE ALLEN HOUSE, (CA 1859) AT 1682 WASHINGTON STREET IN THE SOUTH END URBAN RENEWAL AREA, AND PERMISSION TO EXECUTE CHANGE ORDER NO. 1 TO THE CONTRACT FOR EMERGENCY REPAIRS AT

THE ALLEN HOUSE", which included two proposed votes. Attached to said memorandum was a map of the area; an Agreement for Emergency Work; a memorandum dated February 12, 1991; a letter of proposal from Fleming Bros., Inc.; an Emergency Waiver of Public Bidding, from the Executive Office of Administration and Finance, dated February 21, 1991; a Certificate of Insurance; a memorandum dated March 11, 1991; an Inspection Form from the Inspection Services Department; and a Proposal for Change Order No. 1 from Fleming Bros., Inc.

Mr. Thomas O'Malley, 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 contract for Emergency Repairs to the Allen House, a vacant BRA-owned building at 1682 Washington Street in the South End Urban Renewal Area, with Fleming Brothers, Inc. at a cost of \$5,470.00; and further

VOTED: That the Director be authorized to approve Change Order No. 1 to the contract for Emergency Repairs by an amount not to exceed \$1,400 to secure and make safe an additional section of the main interior stairs, install additional platforms in the main stairway, and secure a third floor window from the elements.

Copies of a memorandum dated March 14, 1991 were distributed entitled "UNION PARK STREET AND LALLY PARK CONTRACT E-2 SOUTH END PROJECT, MASS. R-56 PERMISSION TO AWARD A CONTRACT TO MARIO SUSI & SON, INC.", which included a proposed vote. Attached to said memorandum was a Summary of Major Items for Contract E-2; a Tabulation of Bids; and a map of the area.

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

Councillor James Kelly appeared in support of the site

improvements.

On motion duly made and seconded, it was unanimously
VOTED: That Contract E-2 the reconstruction of Union Park
Street between Harrison Avenue and Albany Street; a
short section of Waltham Street abutting Francis J.
Lally Park in the South End area is awarded to the
lowest eligible and responsible bidder, Mario Susi
& Son, Inc., in the amount of \$290,523.75 based
upon the unit prices bid and the estimated
quantities. The Executive Director is hereby
authorized to execute this contract on behalf of
the BRA. Funding to be provided by the Mayor's
Office of Capital Planning.

On motion duly made and seconded, it was unanimously
VOTED: To consider Item 10, Engineering Services Contract
with Bryant Associates, at the end of the agenda.

Copies of a memorandum dated March 14, 1991 were distributed
entitled "SHAWMUT AVENUE RECONSTRUCTION CONTRACT L-2 SOUTH END
PROJECT, MASS. R-56 PERMISSION TO AWARD A CONTRACT TO MARIO SUSI &
SON, INC." which included a proposed vote. Attached to said
memorandum was a Project Summary Contract L-2; a Tabulation of
Bids; and a map of the area.

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

Councillor James Kelly appeared in support of the site
improvements.

On motion duly made and seconded, it was unanimously
VOTED: That Contract L-2, the reconstruction of Shawmut
Avenue between Upton Street and East Berkeley
Street in the South End area, be awarded to the
lowest responsible and eligible bidder, Mario Susi
& Son, Inc., in the amount of \$716,492.50 based
upon the unit prices bid and the estimated

quantities. The Executive Director is hereby authorized to execute this contract on behalf of the BRA. Funds for this project will be provided through the Mayor's Office of Capital Planning.

On motion duly made and seconded, it was unanimously

VOTED: To consider Item 12, Engineering Services Contract with Moriece & Gary, Inc. at the end of the agenda.

Copies of a memorandum dated March 14, 1991 were distributed entitled "SOUTH END PROJECT, MASS R-56 JAMES HAYES PARK PERMISSION TO AWARD A CONTRACT TO J.B. D•ALLESANDRO, CORP.", which included a proposed vote. Attached to said memorandum was a Tabulation of Bids;; a Summary of Major Items, James Hayes Park; and a diagram of the site.

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

Councillor James Kelly appeared in support of the site improvements.

Ms. Susan Park, Friends of Hayes Park, addressed the Authority in support of the contract and also submitted a letter dated March 12, 1991 and a Newsletter of the organization.

On motion duly made and seconded, it was unanimously

VOTED: That the Contract for the improvements to the James Hayes Park in the South End area is awarded to the lowest responsible and eligible bidder, J.B. D'Allesandro Corp., in the amount of \$272,482.39, based upon the unit prices bid and the estimated quantities. The Executive Director is hereby authorized to execute this contract on behalf of the Authority. Funding for this project will be provided through the Mayor's Office of Capital Planning.

Copies of a memorandum dated March 14, 1991 were distributed

entitled "SOUTH END PROJECT, MASS R-56 HAYES PARK ENGINEERING & DESIGN SERVICES CONTRACT PAUL C.K. LU & ASSOCIATES REQUEST APPROVAL OF AMENDMENT NO. 1", which included a proposed vote. Attached to said memorandum was a Cost Breakdown - Hayes Park, Amendment No. 1; an Engineering Services Contract Summary; and a Company History.

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. 1 to the engineering services contract with Paul C.K. Lu & Associates, dated December 21, 1989, for the improvements to James Hayes Park in the South End area, in the amount of \$37,525.00 increasing the contract amount to \$95,925.00 and extending the contract time to December 31, 1991.

Copies of a memorandum dated March 14, 1991 were distributed entitled "SOUTH END PROJECT, MASS R-56 HAYES PARK MEMORANDUM OF AGREEMENT WITH PARKS & RECREATION DEPARTMENT", which included two proposed votes. Attached to said memorandum was a map of the area and the Memorandum of Agreement for the Maintenance of Hayes Park.

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 hereby authorized to enter into a Memorandum of Agreement with the Friends of Hayes Park and the City of Boston Parks and Recreation Department, to provide for the transfer of ownership of Hayes Park and all responsibilities of maintenance and other liabilities pertaining thereto upon completion of its reconstruction; and further

VOTED: That the Director is hereby authorized to execute any and all documents necessary to effectuate the

transfer of Hayes Park and Recreation Department.

Copies of a memorandum dated March 14, 1991 were distributed entitled "CHARLESTOWN NAVY YARD SHIPYARD PARK PHASE IIIA, BROWN & ROWE, INC. REQUEST APPROVAL OF CONTRACT AMENDMENT NO. 5, JOHN McCOURT COMPANY REQUEST APPROVAL OF AMENDMENT CHANGE ORDER NO. 3", which included two proposed votes.

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 be authorized to execute Amendment No. 5 to the Contract with Brown & Rowe, Inc., dated May 31, 1985, for the Shipyard Park project in the Charlestown Navy Yard, the amendment to include an extension of time to December 31, 1991, with no increase in contract price.

VOTED: That the Executive Director be authorized to execute amended Change Order No. 3 with John McCourt Construction Company for the completion of the Shipyard Park, Phase III project, in the Charlestown Navy Yard, with an extension of time to May 5, 1991, with no increase in contract price.

Copies of a memorandum dated March 14, 1991 were distributed entitled "PARCEL R-2A1, CHARLESTOWN URBAN RENEWAL AREA MASS PROJECT R-55, BUNKER HILL KNIGHTS OF COLUMBUS BUILDING ASSOCIATION, INC. AMENDMENT TO LAND DISPOSITION AGREEMENT", which included a proposed vote. Attached to said memorandum was a map of the area; a diagram of the site; a letter dated August 9, 1990 from New England Telephone; and a letter dated January 14, 1991 from New England Telephone.

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

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute an amendment to the land Disposition Agreement between the Boston Redevelopment Authority and the Bunker Hill Knights of Columbus Association, Inc., Redeveloper of Parcel R-2A1 in Charlestown, allowing the construction of two additional buildings on the site.

Copies of a memorandum dated March 14, 1991 were distributed entitled "CHARLESTOWN NAVY YARD", attached to which was a Resolution; a map of the area; and a proposed vote.

Mr. Paul Barrett, Assistant Director for Harbor Planning and Development, addressed the Authority and answered the Members' questions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TRANSFER OF LOAN BY NEW BANK OF NEW ENGLAND, N.A. AND RELATED MATTERS" 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. 5386.

Copies of a memorandum dated March 14, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 47 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 Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating to
Petition Numbers:

Z-143X1, Z-14495-14496, Z-14567, Z-14638-14639, Z-

14688, Z-14705, Z-14707, Z-14756, Z-15773, Z-14776, Z-14779, Z-14784, Z-14787, Z-14788, Z-14791, Z-14793, Z-14795, Z-14798, Z-14819, Z-14834, Z-14836, Z-14837, Z-14838, Z-14839-14840, Z-14841, Z-14848, Z-14849, Z-14851, Z-14853, Z-14855, Z-14856, Z-14857 & 14859, Z-14858, Z-14860, Z-14861, Z-14862, Z-14863, Z-14864, Z-14865, Z-14866, Z-14868, Z-14870-14871, Z-14872, Z-14873, Z-14874, Z-14875, Z-14876.

Copies of a memorandum dated March 14, 1991 were distributed entitled "CONTRACTUAL PAYMENT".

On motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

Arthur Andersen & Co.	\$12,000.00
Todd Lee/Clark/Rozaz	4,000.00
Daniel Dennis & Company	10,949.50
McGinley Hart & Associates	10,075.50
Bowen & Hayes, Inc.	1,920.00
Paul McGowan	4,000.00
Fleming Bros., Inc.	14,400.00
Fleming Bros., Inc.	31,140.00
Dongik Lee	4,900.00
Grimes Oil Co., Inc.	1,739.48
Northeast Security, Inc.	37,497.60
National Relocation, Inc.	2,800.00
Coopers & Lybrand	15,000.00
Schapiro, Hays & Kelly	47,782.60
John McCourt Co.	74,179.15
Drexel Turner	10,500.00
H. Herbert Kashian	13,900.00

Copies of a memorandum dated March 14, 1991 were distributed entitled "TECHNICAL ASSISTANCE FROM CONSULTANTS FOR FINAL DOWNTOWN ZONING", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director for Management and Budget, 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 amend the consultant services contract with Sasaki Associates for an additional period of six (6) months for an increase in the contract amount for an additional sum of Six Thousand Dollars (\$6,000) to prepare shadow studies for final Downtown Zoning.

Copies of a memorandum dated March 14, 1991 were distributed entitled "ISSUANCE OF A 120 DAY VACATE NOTICE TO LANGONE'S FUNERAL HOME, 58 MERRIMAC STREET. ISSUANCE OF LICENSE TO PUBLIC WORKS DEPARTMENT. ENTER INTO AN AGREEMENT WITH THE MAYOR'S OFFICE OF CAPITAL PLANNING", which included a proposed vote. Attached to said memorandum was a letter dated March 11, 1991 from Peter w. Scarpignato, Public Works Department; a map of the area; a proposed letter to Joseph A. Langone Jr.; and a letter dated February 28, 1991 from John F. Hanlon, Mayor's Office of Capital Planning.

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 is authorized to enter into a license with the City of Boston Public Works Department granting early access for site analysis as well as for demolition and backfill on release of the property by the BRA. In addition, the Director is authorized to enter into an agreement with the Mayor's Office of Capital Planning which would provide supplemental funding for the BRA's relocation costs.

Copies of a memorandum dated March 14, 1991 were distributed

entitled "APPROVAL OF CONTRACT WITH NATIONAL RELOCATION CONSULTANTS, INC. FOR THE EVALUATION OF BUSINESS RELOCATION CLAIMS", which included a proposed vote. Attached to said memorandum was a rate schedule; a bid letter dated March 12, 1991 from Relocation Consultants; a bid letter dated March 12, 1991 from National Relocation Inc.; and a bid letter dated March 12, 1991 from Relocation Specialists.

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 execute a contract with National Relocation, Inc. and the Boston Redevelopment Authority. The contract would be for a six month period at an hourly rate of fifty (\$50.00) dollars for a maximum of Nine Thousand Seven Hundred Fifty (\$9,750.00) dollars.

Copies of a memorandum dated March 14, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO SOLICIT PROPOSALS FOR AN ECONOMIST EDITOR", which included a proposed vote.

Mr. Joseph Noonan, 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 solicit proposals for providing economic editing services for a term of one year in accordance with the Uniform Procurement Act.

Copies of a memorandum dated March 14, 1991 were distributed entitled "REQUEST FOR AUTHORIZATION TO SOLICIT PROPOSALS FOR A HOUSING PLANNER", 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 provision of housing planning services for a term of one year in accordance with the Uniform Procurement Act.

Mr. Flaherty left the meeting at this time.

Copies of a memorandum dated March 14, 1991 were distributed entitled "PERMISSION TO ADVERTISE SECURITY SERVICES CONTRACT #4 AND PERMISSION TO EXTEND SECURITY SERVICES CONTRACT #3", which included two proposed votes.

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 Executive Director is hereby authorized to advertise for bids for Security Services Contract #4. Funding for this contract will be from Property Management funds, and funds received from Developers within the Historic Monument area of the CNY. All contract bids are to be submitted to the BRA for its review, approval, and/or rejection; and further

VOTED: That the Executive Director is hereby authorized to execute an amendment of Security Services Contract #3 with Northeast Security Inc., One Harvard Street, Brookline, MA extending the contract time until June 30, 1991 at a current hourly rate of \$12.60 per hour.

Mr. Flaherty returned to the meeting at this time.

Copies of a memorandum dated March 14, 1991 were distributed entitled "INSURANCE ADVISOR SERVICES", which included a proposed vote. Attached to said memorandum was a proposal submitted by Betterley Risk Consultants date January 21, 1991.

Mr. Joseph Noonan, Assistant Director, addressed the Authority

and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized to retain the services of Betterley Risk Consultants, Inc. as the Authority's insurance coverages at \$150 per hour for the principal and \$50 per hour for the associate, together with routine out-of-pocket costs, it being agreed that in no event will the total cost exceed \$9,000.

Copies of several memoranda dated march 14, 1991 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Francis Adams as General Accountant in the Management and Budget Department in Grade 9, Step 1, at \$25,989 per annum effective March 18, 1991.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary increase for Laurence Gillis:

FROM: Grade 5, Step 3 at \$18,295 per annum

TO: Grade 6, Step 3 at \$20,391 per annum, effective March 18, 1991.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize 40 days advance sick leave for Mary Hamilton, Switchboard Operator in Management and Budget Department.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize an additional 10 days advance sick leave for Ralph Piemonte, Community Liaison in the Policy Development and Research Department.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To accept and place on file the resignation of Jeffrey Brown, Economic and Housing Analyst, effective March 4, 1991; and
To accept and place on file the retirement of Alexander Ganz, Assistant Director for Planning Development and Research.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a one year Professional Services Contract with Alexander Ganz in a total contract amount not to exceed \$26,350.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a two month Professional Services Contract with consultant Milton Abelson for an amount not to exceed \$5,300. Based on a maximum of 20 hours weekly at \$30.42 per hour. This agreement to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a two month Professional Services

Contract with Rolf Goetz, for an amount not to exceed \$7,000 based upon a maximum of 21 hours weekly at \$38.48 per hour. This agreement to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a 12 month professional services contract with Marion Brink Associates in a total contract amount not to exceed \$35,000.

PERSONNEL MEMORANDUM #10

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to extend by three months the contract with Lawland W. Long for technical services in the area of economic development for an additional cost not to exceed \$12,500.00.

Mr. Donlan left the meeting at this time.

Copies of a memorandum dated March 14, 1991 were distributed entitled "VOLUNTARY TERMINATION PROGRAM", which included a proposed vote and two attachments.

Ms. Bernice McLennan, Director of Human Resources, addressed the Authority and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to offer the attached Voluntary Termination Program to all employees with one year of full-time service.

The aforementioned memorandum, together with attachments, is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5387.

Mr. Donlan returned to the meeting at this time.

On motion duly made and seconded, it was unanimously

VOTED: To consider Items 10 and 12 at this time.

Copies of a memorandum date March 14, 1991 were distributed entitled "UNION PARK STREET & LALLY PARK ENGINEERING & DESIGN SERVICES CONTRACT SOUTH END PROJECT, MASS, R-56 MORIECE & GARY, INC. REQUEST APPROVAL OF AMENDMENT NO. 2", which included a proposed vote. Attached to said memorandum was a Contract Summary and Amendment 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 Authority to execute Amendment No. 2 to the engineering services contract with Moriece & Gary, Inc., dated April 30, 1990, for the improvements to Union Park Street (Albany Street to Harrison Avenue), a portion of Waltham Street abutting Monsignor Francis J. Lally Park and Monsignor Lally Park in the South End area, increasing the amount by \$40,100.00 and extending the contract time to December 31, 1991. Funding to be provided by the Mayor's Office of Capital Planning.

Copies of a memorandum dated March 14, 1991 were distributed entitled "SHAWMUT AVENUE ENGINEERING SERVICES CONTRACT SOUTH END PROJECT, MASS. R-56 BRYANT ASSOCIATES, INC. REQUEST APPROVAL OF AMENDMENT NO. 1", which included a proposed vote. Attached to said memorandum was a cost breakdown and a 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

Authority to execute Amendment No. 1 to the engineering services contract with Bryant Associates, Inc. dated November 13, 1989, for the improvements to Shawmut Avenue between Upton Street and East Berkeley Street in the South End area, in the amount of \$74,000, and extending the contract time to December 31, 1991. Funding to be provided from Mayor's Office of Capital Planning.

The Chairman declared a recess at 4:54 p.m.

The meeting resumed at 5:00 p.m.

Mr. Jones polled the Members' for the purpose of entering Executive Session to consider Litigation matters.

On roll call, the following voted "Aye": Ms. Thornell; Messrs. Donlan, O'Brien, Flaherty and Jones.

Mr. Jones announced that Regular Session would resume following the close of Executive Session.

The Members entered Executive Session at 5:05 p.m.

The Members came out of Executive Session at 5:40 p.m. and resumed Regular Session.

Copies of a memorandum dated March 14, 1991 were distributed entitled "BACK BAY RESTORATIONS COMPANY PAYMENT OF NOTE AND MORTGAGE", which included a proposed vote. Attached to said memorandum was a Payment and Escrow Agreement.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute a Payment and Escrow Agreement (the "Agreement"), in substantially the form attached hereto, with St. Paul Surplus Federal Bank for Savings ("St. Paul"), to provide for the payment by St. Paul of \$775,000 ("Payment Amount") to the Authority, through Bingham, Dana & Gould, as escrow agent ("Escrow Agent") for all of the Authority's right, title and interest in a Promissory Note dated July 21, 1986

by Back Bay Restorations Company ("BBRC") ("Note") and a first mortgage securing the Note ("Mortgage") on certain properties located at 148 and 238 Marlborough Street, Boston, Massachusetts (the "Properties"), with such Payment Amount, plus interest, to be released by the Escrow Agent to the Authority upon exhaustion of any appeals or challenges to the December 5, 1990 Bankruptcy Court Order confirming foreclosure sale of the Properties to St. Paul or a final decision, without any further possibility of challenge or appeal, that declines to confirm or that rejects the confirmation of such foreclosure sale to St. Paul. Provided further that the Director is authorized to execute and deliver to St. Paul an assignment of the Mortgage, the Note fully endorsed to St. Paul, and all other documents referred to in the Agreement, and to execute and deliver any other documents necessary to complete this transaction.

The aforementioned memorandum, together with attachments, is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5388.

VOTED: That the proceeds referenced in the above vote shall be treated as unencumbered by any prior vote of the Authority and shall be considered, when realized, as general revenue of the Authority.

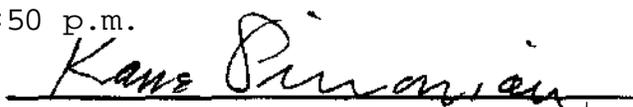
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be Wednesday, March 27, 1991 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:50 p.m.



Secretary