

MINUTES OF A REGULAR MEETING OF  
THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 25, 1958

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on June 16, 1958. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph W. Lund	Stephen E. McCloskey
James G. Colbert	(came in later)
Melvin J. Massucco	Very Rev. Msgr. F. J. Lally

The minutes of the regular meeting of June 16, 1958 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes as read.

(Mr. McCloskey entered the meeting at this point.)

The Chairman stated that he had set up a meeting at 2:30 p.m. on June 25th with Martin Cerel to discuss the Mattapan Project.

The matter of demolition for the West End Project was again discussed in the light of the conference at the New York Regional Office between the General Counsel and the URA officials. It was the consensus of opinion among the Members that further conferences and negotiations with the URA would be useless and only mean considerable delay and that in order to expedite the project a single contract for demolition should be awarded.

On motion duly made and seconded, it was

VOTED: that the West End area be advertised for demolition bids in its entirety and that a single contract be awarded for the entire area.

Mr. Stephen McCloskey voted in opposition and recorded his dissent.

The Executive Director stated that URA Regional officials had requested the Chairman and Executive Director and Land Acquisition Consultant to visit

the New York office to discuss acquisition procedures on Thursday, June 26, 1958.

On motion duly made and seconded, it was

VOTED: to authorize this travel.

On motion duly made and seconded, it was unanimously

VOTED: to make a payment of approximately \$125,000 to HHFA toward the payment of temporary loans in connection with the New York Streets Project.

On motion duly made and seconded, it was unanimously

VOTED: that compensatory time be granted to all employees in the West End Site Office who have worked evenings or Saturdays in addition to their regular hours of duty and that the compensatory time be granted to all employees.

The Executive Director presented a memo from John Hallisey, the West End Site Office Manager, presenting the activity in the Site Office during the evening hours and Saturdays during which the office was kept open to provide service to site occupants. During the period of six weeks that the extra hours were in operation, the amount of people who visited the site office or paid rent was very negligible. In the light of the fact that employees are entitled to \$2.00 for supper money after six o'clock and compensatory time for extra hours of duty, plus the cost of custodial personnel in order to keep the building open, it was decided that the extra office hours are not warranted,

On motion duly made and seconded, it was unanimously

VOTED: that the site office remain open evenings and/or Saturdays only on the 30th of the month, the first and second day of the month during which rent collections are at a peak load, and that the matter be discretionary with the site office manager, subject to the approval of the Executive Director.

The Executive Director stated that a check in the amount of \$1,949,314 had been received from the City of Boston in accordance with the Cooperation Agreement for the West End. The Members of the Authority discussed the deposit of this check, together with the \$5,305,000 due on July 8th from the sale of loan notes. After a discussion and on motion duly made and seconded, it was unanimously

VOTED: that the Treasurer be authorized to deposit in the First National Bank of Boston the second advance of funds in the amount of \$1, 949, 314 transferred to the Authority from the City of Boston in accordance with the Cooperation Agreement in connection with the West End Project, U R Mass. 2-3, said amount to be deposited in the Project Expenditures Account, Project U R Mass. 2-3.

A letter from the Rockland Atlas National Bank concerning the deposit of funds from the preliminary loan notes was distributed and read.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be and hereby is authorized to sign and issue to site occupants thirty-day notices to vacate, as authorized under Chapter 79 of the General Laws with respect to eminent domain.

Mr. McCloskey made the recommendation that the site office personnel make every effort to relocate people of Jewish faith into areas which are accessible to synagogues.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director instruct the site office personnel to make every effort to relocate Jewish families into areas which are accessible to a synagogue.

The Executive Director stated that the United Community Services had recommended the appointment of a social worker to be assigned to the West End site office. The participating agencies of the UCS have been very cooperative and have pledged themselves to assist in every problem concerning the site occupants within their jurisdiction. However, the screening of problem cases and making the proper referral to the appropriate agency is the responsibility of the Authority, according to the UCS. The Authority discussed the advisability of contracting with the UCS for the selection and appointment of a trained social worker on the UCS staff to be reimbursed by the Authority.

On motion duly made and seconded, it was

VOTED: to authorize the Executive Director to write to the Regional Office

of the URA requesting approval to provide for this service.

The Executive Director reported the results of his negotiations for obtaining oil, coal and heating services at prices to reflect the large quantity used. Inquiry revealed that the larger real estate firms in the city, Minot, deBlois & Maddison, Hunneman & Co., A. W. Perry, and others, purchase their fuel at reduced prices because of the quantities involved. The Executive Director recommended that Burton Furber Company be authorized to furnish the oil, coal and heating services at the price which prevails for large consumers.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: that the Burton Furber Company is capable of furnishing the supplies needed and the services necessary in the amounts required to service the entire West End area; and that the prices quoted in the Burton Furber proposal are fair and proper under all the circumstances and at a rate not in excess of what is customarily paid in the locality for equivalent services; and further, that the Chairman be authorized to execute a memo of understanding with the Burton Furber Company to provide the supplies and services as needed for the West End Project.

The Executive Director stated that an error had been made in the salary rate for Mrs. MUDredBuck, former employee of the Charlesbank Homes, who was hired by the Authority at the time of the eminent domain taking, Mrs. Buck's annual salary at Charlesbank was \$2500 per year, not \$200 a month as reported previously.

On motion duly made and seconded, it was unanimously

VOTED: to adjust the salary of Mildred Buck to \$2500 per year, retroactive to the date of employment.

The Executive Director reported that Mr. Robert Creighton, Assistant Regional Director of the URA, had visited this office for two days on June 18th and 19th with two other representatives of the Regional Office to review our relocation payments procedures and property management and rent collection procedures. As a result of the visit and conferences, Mr. Creighton stated that he was authorized

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to give approval on the spot to the additional personnel requested by the Authority for the site office. Mr. Creighton approved the need for two assistant cashiers, one of which was recently appointed, a relocation payments supervisor, a relocation payments claims examiner, and a relocation payments clerk. Mr. Creighton also agreed that an administrative assistant was necessary at the Central Office for the purpose of preparing reports and other documentation required by the URA. However, Mr. Creighton had not been authorized to approve anything but site office personnel. Mr. Creighton further stated that he thought we should appoint the administrative assistant since he was clearly needed and since we are a responsible local public agency. This position was included in the application to revise our budget which was submitted to the regional office in February.

On the recommendation of the Executive Director, it was unanimously

VOTED: to approve the appointment of the following personnel, effective when needed:

(1) Frank McInnis, Relocation Payments Supervisor, at \$5500; (2) Dennis Donovan, Relocation Payments Claims Examiner, \$4800; (3) Mary Driscoll, Relocation Payments Clerk, \$3900; Thomas Garrity, Assistant Cashier, \$3900; Michael Nazzaro, Administrative Assistant, Central Office, \$5200; and that the Executive Director be authorized to fill the vacancy for Clerk Stenographer at the site office created by the reassignment of Mary Driscoll.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Joseph W. Lund, of the Boston Redevelopment Authority, be and he is hereby authorized in its name and behalf to execute and deliver to Retina Foundation the Purchase and Sale Agreement conveying a certain parcel of land in the West End redevelopment area as approved by this Board at a meeting held on May 21, 1958 with any changes therein which are required by the Housing and Home Finance Agency, and that Kane Stmonian, Secretary, be and he hereby is authorized in its name and behalf to execute and deliver a certificate to

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the effect that the Housing and Home Finance Agency has approved the agreement dated May 21, 1958 between the Boston Redevelopment Authority and the Retina Foundation, to which this certificate is attached, and that all changes required by it have been made and all conditions satisfied. , X

Insurance proposals received for the West End Public Liability Insurance were tabled until the next meeting.

At this point in the meeting Mr. Gene Tannen of Gruen Associates, Mr. Rappaport of Charles River Park Inc. , Doctor Clark of the MGH and Sherman Morss of Shepley, Bulfinch, together with Professor Howard of Adams, Howard & Greeley entered the meeting to discuss the MGH problem of land requirements for expansion on Allen Street. The problem and issues involved were further discussed by the representatives of these groups. After the above-mentioned people left the meeting, the Authority further discussed what transpired at this and previous meetings sponsored by the Authority among the same group with respect to the MGH-Allen Street problem. It was the unanimous opinion of the Authority that the matter had been clarified and explored completely and that in order to expedite the processing of the revised Redevelopment Plan, the Authority should put the matter to a vote.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request of Charles River Park, Inc. to revise the West End Redevelopment Plan in accordance with the Victor Gruen Associates' proposal, subject to the recommendations made by Adams, Howard & Greeley, Planning Consultants, engaged by the Authority for the purpose of reviewing the Victor Gruen proposal. "

On motion duly made and seconded, and on the recommendation of the Executive Director, it was unanimously

VOTED: to accept the proposal, subject to the approval of the URA, of the Victor Gruen and Associates in the amount of \$13,500 to prepare the application

for the revised Redevelopment Plan and to prepare the necessary documentation required for the submittal of the application to the URA; and further that the Authority make the following determinations: (a) that Victor Gruen and Associates is qualified legally and by experience to perform the services to be provided in accordance with the contract, and (b) on the basis of experience gained from other projects and a review of all the circumstances, that the compensation to be paid the contractor is fair and proper under all the circumstances and at a rate not in excess of what is customarily paid in the locality for equivalent services', and further that the Chairman be and hereby is authorized to execute a contract with Victor Gruen and Associates in the amount of \$13, 500 for the preparation of an application to revise the Redevelopment Plan and the preparation of the necessary documentation required by the URA.

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"M" "A"

A Resolution entitled: Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5, 305, 000, the Execution of Requisition Agreement No. 1, and the Execution and Delivery of Project Temporary Loan Note No. 1 In Connection with Project No. UR Mass. 2-3, was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. McCloskey seconded the motion, and, on roll call, the following voted "Aye":

Messrs. Colbert, Lund, Massucco and McCloskey

and the following voted "Nay":

None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(The foregoing Resolution is filed as Document No. 37 in the Document Book of the Authority.

Upon motion duly made and seconded, it was

VOTED:

To adjourn.

The meeting adjourned at 12:30 p. m.

  
Secretary