

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON SEPTEMBER 24, 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 September 24, 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 Very Rev. Msgr. F. J. Lally James G. Colbert Melvin J. Massucco	Stephen E. McCloskey (came into meeting later)

The minutes of the meeting of September 17, 1958 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

(At this point, Mr. McCloskey entered the meeting.)

The Executive Director read Audit Report No. 7, Project U.R. Mass. 2-1, New York Streets. Findings made by the auditors and the replies by the Executive Director were discussed.

On motion duly made and seconded, it was unanimously

VOTED: that the replies to the findings made by the Executive Director be concurred in and that the Executive Director be instructed to take whatever definitive actions are necessary in order to comply with the Audit Report.

The Executive Director stated that he had been unable to recruit a secretary whose qualifications were satisfactory for a maximum salary of \$3750 per year as authorized previously. On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to employ an additional secretary at a salary not to exceed \$4000.

The General Counsel reported that he had contacted the responsible officers of the sponsors of the Whitney Renewal Area in connection with the Authority's objection to the choice of the corporate name, Boston Redevelopment Corporation; and also advised that the sponsoring corporation was agreeable to changing the name of their corporation in order to eliminate confusion.

At this point in the meeting, Mr. Arthur Gartland of Cronin & Gartland, insurance brokers and insurance consultants to the Authority for the West End Project, entered the meeting and discussed in detail the results of the conference held in this office with the representatives of the Employers' Liability, Housing & Home Finance Agency, and this Authority with respect to the proposal made by the Employers' group for the public liability insurance. West End Project, which proposal had previously been accepted by the Authority, subject to URA approval. Comments made by Mr. W. N. Dickerman, Insurance Specialist of the HHFA Washington office, were discussed.

On motion duly made and seconded, it was unanimously

VOTED: to accept the proposal made by the Employers' Group, retrospective rating Plan D, as submitted, with the property damage coverage to be excluded.

The Executive Director informed the Authority that the New York Regional officials had already approved the appointment of a social worker for one year only in connection with problem cases of displaced families in the West End Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be instructed to contact the United Community Services and solicit recommendations for social workers, to be submitted to the Authority at the next meeting.

The Executive Director informed the Authority of the need for having an appraisal made of the White Fund Building in the West End in order to obtain an

estimated cost of acquisition for that building if it is to be included in the Revised Redevelopment Plan. Inasmuch as this is a special purpose building, there will be a question of replacement costs and it will be necessary for the appraisal to be made in conjunction with an engineer.

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

VOTED: to approve Arthur Dolben as the appraiser to make an appraisal of the White Fund Building at a fee not to exceed \$1500; and further that the following determinations be made:

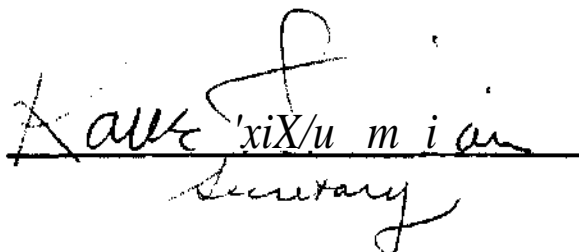
- (1) The selected appraiser possesses qualifications justifying an expectation that he will furnish appraisal reports on which the Local Public Agency and HHFA can act with confidence and that he will be able to support his conclusions capably in the event of investigation or court proceedings;
- (2) The appraiser does not have any interest, present or prospective, that could impair his ability to furnish impartial reports or raise questions as to his impartiality or fairness.
- (3) The compensation to be paid is fair and proper under all the circumstances and is at rates that do not exceed what typically would be paid in the locality for equivalent services, based on the compensation that has been and is being paid by others for similar services.
- (4) The contract with the selected appraiser will best serve the interest of the project, with due regard for, but not primary consideration of, the objective of holding the expense to a minimum.

At this point in the meeting, Charles J. Horan, the Regional Director of Region I, URA, entered the meeting and talked over urban renewal. There was no official purpose for Mr. Koran's visit except for the fact that he was in Boston at the time. However, Mr. Horan made some general comments about Mattapan and other parts of the program.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:05 p.m.

  
Secretary