

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 4, 1959

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 March 4, 1959. 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. Francis J. Lally James G. Colbert	Melvin J. Massucco Stephen E. McCloskey

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 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 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on March 4, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 27, 1959

Title: Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Feb. 27, 1959 I filed, in the manner provided by Sec. 23A, Chapter 39, 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 27th day of February, 1959.

Kane Simonian
Secretary

LS

The minutes of the meeting of February 25th, 1959 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director presented a financial statement of the operations of various projects which, together with a narrative statement, comprises the Annual Report for the Authority for the year 1958. After a review and discussion, and on motion duly made and seconded, it was unanimously

VOTED: to adopt the Annual Report and to distribute copies of the Annual Report in accordance with the provisions of Section 26U, Chapter 121.

The Executive Director presented a list of former West End tenants who have moved out of state leaving a rent arrearage. On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to waive the rent arrearage for the former site tenants who moved out of state, as contained in the list presented above,

The foregoing list is filed in the Document Book as Document No. 53.

The Executive Director presented a memo from the Site Office Manager concerning credit for overpayment of rent for three site tenants, as follows: Ben Landry, ^f7 Chambers St.; \$13. 50; Richard Perry, 1 Linden Place, \$12. 50; Richard Barbera, 337 Charles St., \$50.00. The Executive Director stated that the credits involved were because these three tenants moved out prior to the end of the month, after having paid a month's use and occupancy charge in advance. Under URA procedures, it is permissible to grant a credit or refund the charges for the unused occupancy. On motion duly made and seconded, it was unanimously

VOTED: that credit be approved and that a refund be made.

The Executive Director presented a form of agreement amending and extending the time of delivery for Parcel J in the West End Project to the Retina Foundation.

On motion duly made and seconded, it was unanimously

VOTED: that the action of the Chairman, Joseph W. Lund, of the Boston Redevelopment Authority in executing and delivering to the Retina Foundation an Agreement of Extension of Time dated March 4, 1959, concerning Parcel J or an alternate Parcel J in the West End Redevelopment Area, extending the time for performance of the original agreement concerning said parcel to April 15, 1959, is hereby ratified.

The foregoing Agreement is filed in the Document Book as Document No. 54.

On motion duly made and seconded, it was unanimously

VOTED: to extend the appointment of West End Site Office Maintenance Man James J. O'Donnell for ninety days.

The Executive Director reported to the Authority on the results of a meeting with Dr. Thomas Giblin, Chairman of the South Boston Rehabilitation and Conservation Committee with respect to a possible urban renewal project in the South Boston area.

The Executive Director presented the written resignation of Associate Counsel John J. Tobin, effective April 1, 1959. On motion duly made and seconded, it was unanimously

VOTED: to accept the resignation.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority would meet informally on Monday, March 9, 1959 at 5:00 p.m. to discuss the Mattapan Project. The Executive Director was instructed to so notify the Members of the Authority.

Relocation and Demolition Reports for priority areas were distributed.

The Executive Director distributed reports from the Site Office concerning three tenants who are uncooperative and in arrears on the payment of use and occupancy charges. After a review of the facts in connection with each case and after a discussion, on the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: that the following three tenants be evicted and that the Executive Director be authorized to sign the Sheriff's warrant: John Balko, 30 Auburn St. ; John Venditti, 85 Poplar St.; James McCarthy, 15 Allen St.

The Executive Director presented a report from the Site Office concerning a hardship case for a tenant named Glenn Luce, 47 Auburn St. There was considerable hardship and medical costs involved for this family, which resulted in a rent arrearage. It was the judgment of the Site Office personnel that this tenant was making every attempt to pay the current rent.

On the recommendation of the Site Office and on motion duly made and seconded, it was unanimously

VOTED: to waive the rent arrearage for use and occupancy prior to March 1, 1959 because of the hardship involved.

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

VOTED: to reappoint for a 90-day period Thomas Powers, Maintenance Man, West End Site Office.

The General Counsel, John C. Conley, and the Land Acquisition Consultant, Mr. Robert McGovern, were called into the meeting at this point. The matter of approved option prices for cases remaining unsettled was discussed. Mr. McGovern, Mr. Conley and the Executive Director presented to the Authority recent letters from the URA Regional Office and reported on several conversations with Regional officials concerning these cases. The Executive Director informed the Authority that on February 18, 1959, the list of recommended option prices on 95 parcels was submitted to the New York Regional Office for concurrence. The Regional Office has requested a resolution of the Authority covering this list and also a resolution approving a schedule of maximum option prices for the remainder of cases which are not yet settled.

After consideration of all the factors involved and after a discussion with

the Executive Director, General Counsel and Land Acquisition Consultant and on motion duly made and seconded, it was unanimously

VOTED: to adopt the following resolution:

WHEREAS, the Boston Redevelopment Authority is a responsible local public agency and

WHEREAS, the Authority, in consultation with the General Counsel and Land Acquisition Consultant, has reviewed the parcels of property and the recommended option prices contained in the letter of February 18, 1959 transmitted to the Regional Office, and has discussed all the factors involved in the acquisition of said parcels,

NOW, THEREFORE, BE IT RESOLVED that the schedule of prices on the West End parcels transmitted to the Regional Office by letter dated February 18, 1959, which were reviewed and discussed at this meeting, be and hereby is approved.

The foregoing schedule of prices is incorporated in the Document Book as Document No. 55.

The General Counsel, and the Land Acquisition Consultant presented a schedule of maximum option prices recommended for the remaining cases not yet acquired. After a discussion of all the factors involved and on motion duly made and seconded, it was unanimously

VOTED: to adopt the following resolution:

WHEREAS, the Boston Redevelopment Authority is a responsible local public agency, and

WHEREAS, the Authority, in consultation with the General Counsel and Land Acquisition Consultant, reviewed the parcels of property and the option prices and discussed all the factors involved in connection with the parcels of property not yet acquired in the West End,

NOW, THEREFORE, BE IT RESOLVED that the schedule of prices on the remaining parcels not yet acquired, which were presented at this meeting,

be and hereby is approved.

The foregoing schedule of prices is incorporated in the Document Book of the Authority as Document No. 56.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:30 p.m.


Secretary