

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 29, 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 April 29, 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	Melvin J. Massucco (came in later)
Very Rev. Msgr. F. J. Lally	Stephen E. McCloskey
James G. Colbert	

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 April 29, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 24, 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 April 24, 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 29th day of April, 1959.

Kane Simonian  
Secretary

The minutes of the meeting of April 22, 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 reported to the Authority on the results of a meeting with Mr. Herman Banquer for a possible Charlestown project sponsored by Mr. Gilbert Hood of the Charlestown Rehabilitation Committee.<sup>x</sup>

The Executive Director announced the resignation of Gerald Burzillo, Field Worker, West End Site Office, which was accepted by the Authority effective May 8th.

On the recommendation of the Executive Director, Thomas Benson, presently employed as Temporary Maintenance Laborer, was promoted to fill the vacancy as Field Worker at \$4200 per annum, effective May 11th.

On the recommendation of the Executive Director, Mr. WiUiam Ward was appointed as Maintenance Laborer at \$1. 80 per hour for a ninety-day period to fill the vacancy created by Mr. Thomas Benson.

Mr. Massucco entered the meeting at this point.

The Executive Director notified the Authority that the City Council had approved the budget for the Authority in the amount of \$22, 000.

On motion duly made and seconded, it was unanimously

VOTED: that the Treasurer be authorized to request the \$22, 000 as appropriated from the City Collector-Treasurer.

The request from John J. Duane Company for a permit to burn rubble on site was tabled for a week.

A telegram from Representatives Ansel and Harmon of Ward 14 was read concerning an extension of the Roxbury Renewal Project to cover the Erie, Ellington and Nightingale Street areas, which are contiguous to the project as delineated. After a discussion, it was unanimously

VOTED; that consideration be given to the request from Representatives Ansel and Harmon and that Lloyd Sinclair be authorized to study the additional

area and prepare the necessary documentation for an amendment; but that the application as delineated and authorized by the City Council be transmitted to the URAjWith the amendment to be submitted later if approved by the Authority.

The Whitney Project lease terras were discussed by the Authority, and on motion duly made and seconded, it was agreed to hold a meeting on Thursday, April 30th at 10:30 a.m. with Messrs. Furlong and Morgan, representing the Beacon Redevelopment Corporation, to discuss the lease terms.

The Executive Director read a letter from Gus\* Parking Lot on Cambridge Street, requesting a reduction in rent because of loss of business due to debris, dirt and dust caused by adjacent demolition and because of the relocation of families who formerly patronized the lot. The Executive Director stated that the Land Acquisition Consultant and the Site Office were investigating the request and would prepare a report for consideration by the Authority at the next meeting.

The Executive Director brought up the subject of a pro tanto payment for the West End property owners who have not yet settled their cases. The Authority had previously voted to make a pro tanto payment not in excess of 80% of the option price approved by the URA, whereas the URA has authorized a pro tanto payment not less than 80% of the approved option price.

On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel, on behalf of the Authority, be authorized to make a pro tanto payment to the owners of the West End properties whose cases have not yet been settled in an amount not less than 80% of the approved option price and in conformity with the URA plans.

Relocation and Demolition reports , West End, were distributed.

The Executive Director recommended that commercial rent arrearage in the West End be referred to a collection agency. On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel be authorized to engage a collection agency for the collection of commercial arrearage in the West End.

The Executive Director reported that the Land Acquisition Consultant had recommended the appointment of Paul Cassell and Arthur Dolben to provide additional appraisals for the West End project. On motion duly made and seconded, it was unanimously

VOTED: that the Authority make the following determinations with respect to the appraisers named above:

(1) The selected appraisers possess qualifications justifying an expectation that they will furnish appraisal reports on which the Local Public Agency and HHFA can act with confidence and that they will be able to support their conclusions capably in the event of investigation or court proceedings;

(2) The appraisers do not have any interest, present or prospective, that could impair their ability to furnish impartial reports or raise questions as to their 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 contracts with the selected appraisers 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;

and further, that the Chairman be authorized to execute contracts with said appraisers.

The Executive Director distributed copies of a letter from Charles J. Horan containing comments on the Revised Redevelopment Plan, West End.

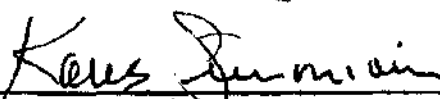
The Executive Director distributed copies of a report on the assessed value of prominent buildings in the Government Center area..

The Executive Director read a letter from the Fire Commissioner, requesting an appointment with the Authority to discuss the temporary use of project land to house the Bowdoin Square Fire Station, which is going to be taken for the State Office Building. It was agreed that the Fire Commissioner be notified to attend the meeting of the Authority on May 6th at 11:30 a. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:05 a.m.

  
Secretary