

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 20, 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 August 20, 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	Msgr. Francis J. Lally
James G. Colbert	Melvin J. Masueco(came in later)
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 August 20, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By 2*^c Kane Simonian

August 14, 1959 Title: _____ Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 2,3A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 14, 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 20th day of August, 1959.

Kane Simonian
Secretary

The minutes of the meeting of August 12th were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Authority discussed the informal meeting with Administrator Floete of the General Services Administration in the Mayor's Office on August 19th in connection with the sale of the site for the new Federal Building - on the following terms: payment of \$650, 000 cash by the General Services Administration in addition to the transfer to the Redevelopment Authority of the land now owned by the Federal Government bounded by Trinity Place, Stuart Street and Clarendon Street.

On motion duly made and seconded, it was unanimously

VOTED: that subject to the approval of the Land Assembly and Redevelopment Plan by the Massachusetts State Housing Board and the Planning Board of the City of Boston of the Government Center Project and subject to the appropriation by the City Council and the Mayor of Boston of the money necessary to carry out said project and subject to entering into a Cooperation Agreement concerning said project between the City of Boston and the Boston Redevelopment Authority, the Chairman be and hereby is authorized to enter into a contract with the United States Government for the sale of Parcels 4 and 5 as shown on a plat labeled "Government Center Study:*¹ prepared by Adams, Howard and Greeley, dated June 30, 1959, and to accept as payment for the same the sum of Six Hundred Fifty Thousand Dollars (\$650, 000, 00) and as further payment to accept conveyance of a certain parcel of land generally bounded and described as follows: situated on the northerly side of Stuart Street, between Clarendon Street and Trinity Place in the City of Boston, comprising an area of 43, 789 square feet.

The Executive Director brought up the matter of engaging the engineering firm of De L*euw, Gather & Company to complete the engineering studies made necessary for the amendment to the Government Center Plan. It was pointed out that the Planning Board does not have any funds left out of the

original appropriation to provide for these additional engineering studies.

The Executive Director stated that the cost of these studies could be paid out of the Authority's budget for City of Boston funds, to be reimbursed out of the Loan Order to carry out the Government Center Project when it is undertaken.

On motion duly made and seconded, it was unanimously

VOTED: to retain the firm of DeLeuw, Gather & Company to complete the engineering services in the amount of \$11, 774, and that the Chairman be authorized to execute a contract with said firm in the form approved by the General Counsel.

The Authority discussed possible sites for the Division of Employment Security Building in the Government Center. The Executive Director was instructed to contact Mr. Charles F. Mahoney, Commissioner of Administration & Finance, and invite him to attend the meeting of the Authority on August 26th, 1959 at 11:00 a.m. to discuss the matter.

The Executive Director submitted a petition from the Massachusetts General Hospital requesting the assent of the Authority to the filing with the City of Boston of a permit for parking on the West End Project land. The Executive Director stated that he had received word from the URA indicating that written approval would be received within a week for the use of project land for this purpose and that considerable time would be saved in processing the parking permit if the assent by the Authority were given at this time.

On motion duly made and seconded, it was unanimously

VOTED: to give assent to the Massachusetts General Hospital for the filing of a parking permit and that the Chairman be authorized to do so.

Report on relocation progress, West End, was distributed.

The General Counsel presented a release from Boston Redevelopment Authority to the Cerel-Druker Redevelopment Corporation in connection with Parcel 3, New York Streets Project, On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Joseph W. Lund, be and hereby is authorized to execute a Release from the Boston Redevelopment Authority to the Cerel-Druker Redevelopment Corporation concerning a certain parcel of land in the New York Streets Project, U. R. Mass. 2-1, described in Land Court Case No. 2203 in the Registry District of Suffolk County.

(The foregoing Release is filed in the Document Book of the Authority as Document No. 71*)

The Executive Director distributed copies of a letter from the Duane Company requesting authorization to burn rubble on the premises of the West End under controlled conditions in order to expedite the progress of the project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize burning for a two-week period commencing August 24 to September 4 inclusive, under the same conditions as previously granted.

The Executive Director presented a request for a Progress Payment from the Duane Company in the amount of \$80, 624. 60. An Application for Payment had been approved by the inspectors and the Chief of Development, Mr. Orpin.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment in the amount of \$80, 624. 60.

Demolition Progress Reports were distributed.

The Executive Director distributed copies of a letter from the Administrator of the HHFA notifying the Authority that the West End Project had been certified for Title 220 insurance by the Federal Housing Administration.

There was a discussion of the delay in the Application for Planning Advance for the Washington Park Project. The Chairman was authorized to write a letter to the Regional Office requesting the reasons for the delay and urging that the matter be expedited.

The Executive Director presented a Site Office report regarding Anthony Aceto, 27 Lowell Street, West End. Said report contained the

conditions of hardship in the case of the foregoing site tenant. On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations of the Site Office for the waiver of rent arrearage in the amount of \$280.00 and that relocation payment be authorized.

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

Relocation Reports for the West End Project were distributed and reviewed by the Authority. After review of all the reports, it was unanimously

VOTED; that the following tenants be evicted, and that the Executive Director be authorized to sign eviction warrants: Anthony Medugno, Sebastiano Petrella, Phillip Copello, Frank Cartolano, Donald McArdle.

The Executive Director informed the Authority that title searches would be needed of the parcels to be excluded from the Government Center Project in order that boundary descriptions be prepared for the Redevelopment Plan for that project.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to engage an attorney to secure the title information for the required parcels at a sum not to exceed \$40.00 per parcel.

The Executive Director presented a list dated August 18, 1959 containing the names of West End tenants who had moved to addresses unknown leaving a rent arrearage totaling \$8,126.07. The Site Office has attempted to find the whereabouts of these tenants through the Gas, Edison, and Telephone Companies and the Post Office. The report includes the dates upon which the various utility companies were contacted,

On motion duly made and seconded, it was unanimously

VOTED: to make the following findings with respect to the list presented totaling \$8, 126.07 and dated August 18, 1959:

(a) that all steps toward collection required by the Authority's policies have been made; (b) either there is no reasonable prospect of collection or the probable cost of further efforts to collect would not be warranted because of the amount of the delinquencies; and further, that the aforementioned list in the amount of \$8,126. 07 dated August 18, 1959 be charged off as uncollectable.

(The foregoing list is filed in the Document Book of the Authority as Document No. 72.)

The Executive Director presented a request from Salah & Pecci for payment of \$5, 743. 98, which is the balance of payment due to Salah & Pecci for site improvements under contract for the New York Streets Project. The payment of this amount completes the payment under that contract except for four items which are in contention by the contractor. The Chief of Development, Mr. Orpin, has recommended payment and the General Counsel has stated that this is a proper payment and does not prejudice the Authority's position with reference to the claims for extras by the contractor.

On motion duly made and seconded, it was unanimously

VOTED: to approve the payment to Salah & Pecci in the amount of \$5, 743. 98 in connection with the New York Streets Project.

The Executive Director submitted a personal services contract in accordance with the guide form contract approved by URA for the employment of Berton S. Fliegel, Social Worker. The Authority had previously voted to authorize the appointment of a social worker under contract for a one-year term of employment only. The Executive Director presented the personnel application, qualifications and references for the above-named person, which were reviewed by the Authority. On the basis of the information submitted at this meeting, it was

VOTED: to adopt the following findings with respect to the employment of Berton S. Fliegel: (a) that the above-mentioned is qualified legally and by experience to perform the services provided in accordance with the contract;

(b) 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 for services of equivalent scope and quality, and (c) that the guide form contract presented at this meeting be approved and that the Chairman be authorized to execute same in the amount of \$6500 per annum.

Mr. McCloskey voiced opposition to this appointment and upon roll call voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:30 p.m.


Secretary