

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCT. 28, 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 October 28, 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> |
|------------------------|--------------------------------------|
| Msgr. Francis J. Lally | Joseph W. Lund |
| James G. Colbert | Stephen E. McCloskey (came in later) |
| Melvin J. Maseucco | |

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 October 28, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

October 23, 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 October 23, 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 28th day of October, 1959, •*

Kane Simonian
Secretary

LS

The minutes of the meeting of October 21st were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to reaffirm the previous vote of the Authority, namely, that the Authority will convey to the General Services Administration for the construction of the new Federal Building the site presently proposed for the new city hall, with the understanding that the entire site plan for the Government Center will be redesigned if time permits it; otherwise, the proposed City Hall site will be conveyed to the GSA as presently designed.

On motion duly made and seconded, it was unanimously

VOTED: to grant the request of the John Duane Company for permission to burn for a two-week period from November 2 to November 16th, inclusive, under the same conditions as previously imposed.

The Executive Director presented information re Fruit Orchard, Inc., obtained from their accountants, containing the gross volume of business figures for several years before the eminent domain taking and covering the monthly figures since the taking.

On the recommendation of the Executive Director because of the loss of business and the hardship involved due to reduction in the population of the West End area, it was unanimously

VOTED: to reduce the rental for the Fruit Orchard from \$175 per month to \$100 per month, effective June 1, 1959, on the condition that all rental arrearage be paid up prior to December 1, 1959.

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

On motion duly made and seconded, it was unanimously

VOTED: to notify the Mayor and Council about the Authority's decision to carry out the extension of the New York Streets project and that an appropriate release be prepared and distributed.

The Executive Director distributed copies of a letter from the Federal Housing Administration stating that the feasibility of the West End Project Area for mortgage insurance had been determined.

On motion duly made and seconded, it was unanimously

VOTED: that the regular weekly meeting of October 4th be omitted and that the Authority meet informally on November 11th at 10:30 a.m.

The Executive Director informed the Authority that under Federal procedures, peripheral or boundary streets of the West End Project area could not be constructed, widened or improved with project funds and that under Federal procedures, these improvements would have to be installed by the City as a non-cash grant-in-aid.

In order to avoid duplication of engineering and in order to coordinate the engineering and construction of these periphery streets, the Executive Director recommended that the Mayor be requested to give consideration to engaging the same engineering firm to be retained by the Authority for the interior streets and utilities.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to make this suggestion to His Honor, Mayor Hynes.

Site Office Reports were distributed.

Relocation Payment and waiver of rent arrearage on grounds of hardship was granted in the following amounts and for the following site tenants: Joseph Fitzpatrick, 25 Eaton Street, \$504.00; Lillian LaRose, 3 Allen Place, \$420.00.

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

VOTED: to evict Josephine Skaradowski, 19 Eaton Street, and that the Executive Director be authorized to sign the eviction warrant.

City Council Order dated October 19, 1959 re Chapter 121A was discussed by the Authority and on motion duly made and seconded, it was unanimously

VOTED: that the Council Order be taken under advisement.

The Vice Chairman reported to the Authority that the Mayor had requested the Vice Chairman and Executive Director to accompany him to Washington to discuss the Federal Building site with Administrator of the General Services Administration on Thursday, October 29th,

At this point, Mr. Caruso of Caruso Associates entered the meeting and discussed further changes in the preliminary draft of the proposed brochure which had been previously accepted by the Authority.

After a discussion, it was unanimously

VOTED: that Mr. Caruso take up the revisions with the Executive Director for a final review.

At this point, Mr. Bertram Druker and Martin Cerel entered the meeting to discuss the redevelopment and extension of the New York Streets Project.

On motion duly made and seconded, it was unanimously

VOTED: to designate the Cerel Druker Redevelopment Corporation as the redeveloper of the New York Streets Extension, subject to mutual agreement on price and other terms.

The Executive Director presented to the meeting a form of agreement between the Authority, the Boston Herald-Traveler Corporation and Cerel-Druker Redevelopment Corporation consenting to the conveyance by Boston Herald-Traveler Corporation to George J. Pagliarulo of three parcels of land described in said agreement and releasing Boston Herald-Traveler Corporation and Cerel-Druker Redevelopment Corporation from all agreements, covenants and restrictions imposed upon them in connection with the conveyance to them respectively of said three parcels.

(Copy of the Agreement presented to the meeting is filed in the Document Book of the Authority as Document No. 81.)

On motion duly made and seconded, it was unanimously

VOTED: that the Vice Chairman, Rt. Rev. Msgr. Francis J. Lally, of the Bofiton Redevelopment Authority, be and he hereby is authorized in its name

and behalf to execute and deliver to Boston Herald-Traveler Corporation and Cerel-Druker Redevelopment Corporation, at such time as the Boston Redevelopment Authority receives from the Federal Housing & Home Finance Agency consent to the conveyance and release described hereinbelow, an agreement consenting to the conveyance by Boston Herald-Traveler Corporation to George J. Pagliarulo of the following three parcels of land:

Parcel A: A parcel of land containing four hundred twenty-four (424) square feet in said Boston which is a portion of the premises shown as Parcel No. 5 on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding & Buchanan, Inc., Consulting Engineers, Boston 35, Mass., dated March 6, 1957, Revisions June 26, 1957, recorded with Suffolk Deeds, Book 7263, page 415, and bounded:

SOUTHEASTERLY by Albany Street, eight feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, fifty-three feetj
NORTHWESTERLY by a portion of Parcel No. 5, eight feet; and
NORTHEASTERLY by a portion of said Parcel No. 5, fifty-three feetj

A portion of said premises is described in Certificate of Title No. 65498 and shown as Lot 2 on Land Court Subdivision Plan 3893B.

Parcel B: The parcel of land described in Certificate of Title No. 65498 shown as Lot 1 on Land Court Subdivision Plan 3893B.

Parcel C: The parcel of land described in Certificate of Title No. 65498 shown as Lot 4 on Land Court Subdivision Plan 3893B.

and releasing Boston Herald-Traveler Corporation and Cerel-Druker Redevelopment Corporation from all agreements, covenants, restrictions and conditions entered into or imposed upon them in connection with the conveyance to them respectively of said three parcels, said Agreements to be in such form and to contain such terms and conditions as said Vice Chairman shall deem best and his execution thereof shall be a sufficient determination.

On motion duly made and seconded, it was unanimously

VOTED: that the Vice Chairman of the Boston Redevelopment Authority, its successors and assigns, be and he hereby is authorized in its name and behalf to execute and deliver to George J. Pagliarulo at such time as he satisfactorily completes the redevelopment of the following parcels:

Parcel A: A parcel of land containing four hundred twenty-four (424) square feet in said Boston which is a portion of the premises shown as Parcel No. 5 on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding & Buchanan, Inc., Consulting Engineers, Boston 35, Mass, dated March 6, 1957; Revisions

June 26, 1957, recorded with Suffolk Deeds, Book 7263, Page 415, and which is bounded:

SOUTHEASTERLY by Albany Street, eight feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, fifty-three feet;
NORTHWESTERLY by a portion of Parcel No. 5, eight feet; and
NORTHEASTERLY by a portion of said Parcel No. 5, fifty-three feet;

A portion of said premises is described in Certificate of Title No. 65498 and shown as Lot 2 on Land Court Subdivision Plan 3893B.

Parcel B: The parcel of land described in Certificate of Title No. 65498 shown as Lot 1 on Land Court Subdivision Plan 3893B.

Parcel C: The parcel of land described in Certificate of Title No. 65498 shown as Lot 4 on Land Court Subdivision Plan 3893B.

A Certificate of Completion or Satisfaction; and that such Certificate shall be a conclusive determination of satisfactory completion by said George J. Pagliarulo of the redevelopment of said three parcels in compliance with all agreements to which he is subject in completing said redevelopment.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:25 p. m.


Secretary