

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEB. 24, 1960

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 February 24, 1960. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

Present

Joseph W. Lund
Msgr. F. J. Lally
James G. Colbert
Melvin J. Massucco

Absent

Stephen E. McCloskey (came in later)

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 Feb. 24, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

February 18, 1960

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. 18, 1960 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 24th day of February, 1960.

Kane Simonian

Secretary

LS

The minutes of the meeting of February 17, 1960 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 proceed with the election of officers, in accordance with the By Laws of the Authority.

Mr. Joseph W. Lund was nominated for the office of Chairman, and on motion duly made, seconded and adopted, the nominations were closed. After a vote was taken, Mr. Joseph W. Lund was declared to be unanimously re-elected to the office of Chairman.

The Right Reverend Monsignor Francis J. Lally was nominated for the office of Vice Chairman and upon motion duly made, seconded and adopted, the nominations were closed. After a vote was taken, the Rt. Rev. Monsignor Francis J. Lally was declared by the Chairman to be unanimously re-elected to the office of Vice Chairman.

Mr. James G. Colbert was nominated for the office of Treasurer, and on motion duly made, seconded and adopted, the nominations were closed. After a vote was taken, Mr. James G. Colbert was declared by the Chairman to be unanimously re-elected to the office of Treasurer.

Mr. Stephen E. McCloskey was nominated for the office of Assistant Treasurer, and upon motion duly made, seconded and adopted, the nominations were closed. After a vote was taken, Mr. Stephen E. McCloskey was declared by the Chairman to be unanimously re-elected to the office of Assistant Treasurer.

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

The Executive Director distributed copies of a letter from HHFA dated February 19, 1960 concerning the Leasehold Agreement with Charles River Park, Inc. The letter contained comments and minor changes in the proposed Leasehold Agreement which had been executed subject to HHFA approval. HHFA has requested that the Leasehold be revised to include these comments and that

fche Leasehold Agreement be re-executed as an integrated document containing the revisions. On motion duly made and seconded, it was unanimously

VOTED: to approve the Leasehold Agreement aff revised to-contain the comments of the HHFA letter of February 19, 1960 and that the Chairman be *authorized to execute same.* ^ " **!

The Executive Director distributed copies of a letter from Charles River Park, Inc. dated February 19* 1960 requesting permission to enter on Complex 1-A for the ground-breaking pursuant to Section 807 of the Leasehold Agreement in the event that the lease for the first complex has not been executed by the date of the ground-breaking.

On motion duly made and seconded, it was unanimously

VOTED: that the Kxecutive Director instruct Counsel to expedite the preparation of the lease for Complex 1-A in order that the lease may be ready for approval by the Authority and executed subject to HHFA concurrence at the next meeting.

The Executive Director notified the Authority of the National Housing Conference March 13~15th. On motion duly made and seconded, it was unanimously

VOTED: that Members of the Authority who can attend be authorized to do so*

The Executive Director read a copy of a letter from Hill, Barlow, Goodale and Adams re the proposed Parker Hill Project. On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to transmit the letter to the City Planning Board to request their review and recommendations.

Site Office reports were distributed. On the recommendation of the Site Office because of the hardship involved, on motion duly made and seconded it was unanimously

VOTED: to waive rent arrearage and approve relocation payment for former site tenant Robert Hayes, 32 Chambers Street.

The Executive Director distributed copies of a tabulation dated February 23, 1960 containing a list of tenants who have moved to addresses unknown leaving rent arrearage in the amount of \$12, 654. 80. The tabulation also contains a list of ten tenants owing small amounts of money totaling \$67. 76, and a list of six cases amounting to a total of \$59. 90 which Wasserman & Salter, collection agents for the Authority, have recommended waiving as uncollectable.

The tenants who have moved to addresses unknown have not been able to be located by the Site Office staff. The tabulation shows that the Edison, Gas, Telephone and also the local movers in the area have been contacted, with dates of contact, in an attempt to locate the tenants. On motion duly made and seconded, the Authority unanimously

VOTED: to waive the rent arrearage for site tenants on the list dated February 23, 1960, and to make the following findings: (1) that all steps toward collection have been made in accordance with the Authority's policies; (2) that there is no reasonable prospect of collection; (3) that the total of \$12, 782. 46 be charged off as uncollectable.

(The foregoing list dated February 23, 1960 is filed in the Document Book of the Authority as Document No. 89.)

jSr JP The Secretary presented a Resolution entitled Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Loan and Grant for Project No. UR Mass. 2-3.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the above-mentioned Resolution as read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 90.) xX

Mr. Robert McGovern, Land Acquisition Consultant, was called into the meeting at this point to discuss appraisers for the Castle Square Project. Mr. McGovern recommended the appointment of certain appraisers at various fees per parcel.

On motion duly made and seconded, it was unanimously

VOTED: that the following appraisers be approved and that the Land Acquisition Consultant be authorized to assign parcels in accordance with the following fee schedule: Daniel M. Oriscoll, John T. Finnegan, Robert T. Fowler, Jr., George W. Judkins, Frank McFarland, Joseph A. Moran and Aurelio A. Picardi;

	$\frac{4}{5}$	\$
Ordinary vacant land parcels	25.00	
Unusual vacant land parcels, i. e. , playgrounds, parking lots, etc....	50.00	- 100.00
Ordinary tenement or store and tenement properties	60.00	
Additional major structures included in a parcel - additional	20.00	per structure
Commercial parcels	75.00	- 150.00
Special purpose properties	150.00	- 200.00

and further, to make the following determinations with respect to the foregoing appraisers:

(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 the foregoing appraisers.

The Executive Director notified the Authority that the Planning Board was considering eliminating the Mattapan Project from the Capital Improvement Program, pending further information or justification from the Authority.

The Authority discussed the importance of developing the Mattapan area in order to increase the housing supply in connection with the immense

2/24/60

relocation problem and further discussed the advisability of freezing the city-owned parcels to prevent their sale in order to prevent future slums in the area and expensive site improvements and municipal costs for the city,

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director write an appropriate letter to the Planning Board explaining the importance of the Mattapan Project in the overall renewal program.

The following Resolution was presented:

WHEREAS, the Boston Redevelopment Authority has voted to lease the project land in the West End Project, UR Mass. 2-3;

Now, therefore, BE IT RESOLVED that in order to finance the leasing of the West End project land, the Boston Redevelopment Authority hereby agrees to enter into a Definitive Loan Agreement with the HHFA in an amount not to exceed the capital value of the project land to be leased, and further, that the Boston Redevelopment Authority authorize the Executive Director to file an application with the Housing & Home Finance Agency for said Definitive Loan.


On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as presented.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p.m.


Secretary