

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 2, 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 March 2, 1960 • 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	Monsignor F. J. Lally
James G. Colbert	Melvin J. Massucco(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 March 2, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 26, 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. 26, 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 2d day of March, 1960.

Kane Simonian
Secretary

The Executive Director notified the Authority- that Charles River Park Inc. had submitted the plans for the first complex of Parcel 1-A for Authority approval pursuant to Section 302 of the Leasehold Agreement and Section G-1 of the Land Assembly and Redevelopment Plan for the West End, which plans contain two variances from the Controls of the Redevelopment Plan.

The Executive Director informed the Authority that Charles River Park Inc. had requested the Authority to approve the following variances in accordance with Section G-3:

- (1) to allow a 45-foot setback between the 23-story building and the 16-story building; and
- (2) to allow a 40-foot driveway on Allen Street;

The Executive Director stated that the Chief of Development, Wallace B. Orpin, had reviewed the plans as submitted and found them to be in conformity with the Controls and Regulations, except for the two variances requested, and further that Mr. Orpin had recommended that the variances be granted.

Upon the recommendation of the Chief of Development and the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to approve the following variances in accordance with the provisions of Section G-3 of the Redevelopment Plan:

- (1) to allow a 45-foot setback between the 23-story building and the 16-story building; and
- (2) to allow a 40-foot driveway on Allen Street,

and further, to approve the plans for Parcel 1-A submitted by Charles River Park Inc. in accordance with Section 302 of the Leasehold Agreement and Part G-1 of the Redevelopment Plan.

The Executive Director notified the Authority that Charles River Park Inc. would need permission to enter on Parcel 1-A by March 2d at the latest in order to make preparation for the groundbreaking on March 8th. On motion duly made and seconded, it was unanimously

VOTED: that Charles River Park Inc. be authorized to enter upon Parcel 1-A effective March 1st in order to make preparation for the ground-breaking and start of construction.

Mr. Massucco entered the meeting at this point.

The Executive Director notified the Authority that Advance Planning Associates had satisfactorily completed their consultant services in connection with the Castle Square project and were entitled to payment of the balance of \$4000 under the contract.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of \$4000 to Advance Planning Associates.

The Executive Director reported to the Authority on the results of his meeting with representatives of the National Association for Advancement of Colored People,

The Executive Director stated that the Authority would have to open a new account called the Temporary Loan Repayment for the West End Project in order to deposit proceeds from lease or sale of land. On motion duly made and seconded, it was unanimously

VOTED: to authorize the Treasurer to open a Temporary Loan Repayment account in the First National Bank of Boston.

The Executive Director submitted names of eight additional appraisers for the Castle Square Project and stated that Mr. McGovern and Mr. Conley had looked over their qualifications and interviewed the persons named.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following appraisers: John B. Byrne, John S. Cullen, Paul R. Duffly, John C. Kiley Jr., John E. O'Neill, John/Chapman, George M. Romanes Jr. and C. Eugene Farnam, and further, that the Authority make the following findings with respect to them:

- (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 these appraisers be assigned and paid in accordance with the fee schedule adopted on February 24, 1960, and further, that the Chairman be authorized to execute contracts with the foregoing appraisers.

The Executive Director reported to the Authority on his meeting with the prospective Mattapan redeveloped and his attorney, Mr. Hertan, who have agreed to prepare a new site plan for consideration by the Authority for the proposed Mattapan Project showing how it can be done in stages.

The Executive Director presented to the Authority an amendment to the Massachusetts General Hospital Parking Agreement whereby other project land in the West End would be substituted in the Agreement for land in Complex 1-A presently used by the MGH for parking. On motion duly made and seconded, it was unanimously

VOTED: to approve the amendment and authorize the Chairman to execute same and further that the Chairman be authorized to give assent on behalf of the Authority to the application for a parking permit by the MGH.

(The foregoing amendment is filed in the Document Book of the Authority as Document No. 91)

The resignation of James M. Delehanty, Assistant Cashier, Site Office, was accepted.

The Executive Director notified the Authority that there was a budget hearing scheduled by the City Council at 2:00 p.m. March 2d on the annual City Budget for the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to renew for another ninety days the appointment of Site Office Maintenance Men Thomas Powers and James O'Donnell.

The Executive Director presented to the Authority a request for an extension of time for the Retina Foundation under the Agreement for Sale of Parcel J.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman of the Boston Redevelopment Authority be and he hereby is authorized in its name and behalf to execute and deliver to the Retina Foundation the Agreement of Extension of Time concerning Parcel J or an alternate Parcel J in the West End Project Area in substantially the form as presented to this meeting.

(The foregoing Extension is filed in the Document Book of the Authority as Document No. 92. }

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:20 p.m.


Secretary