

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON SEPT. 28, 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 Sept. 28, 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
James G. Colbert
Melvin J. Maasuco
Stephen E. McCloskey

Absent

Msgr. Francis J. Lally

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 Sept. 28, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Sept. 22, 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 Sept. 22, 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 28th day of September, 1960.

Kane S.

Secretary

/ CJL^{AA}

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The minutes of the meeting of September 21, 1960 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 that the date for submittal of the City Budget had been deferred at the request of the Planning Section.

The Executive Director submitted an Application for an Amendatory Contract for the West End Project, including an Application to Revise the Approved Budget for that project.

The Executive Director presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Loan and Grant for Project No. U. R. Mass. 2-3", which was read.

On motion duly made and seconded, it was unanimously

VOTED: that the foregoing Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of An Amendatory Application for Loan and Grant for Project No. U. R. Mass. 2-3" be approved as read.

(The foregoing Resolution is filed in the Document Book of t&e Authority as Document No. 116.)

The Executive Director reported to the Authority that there was a need for some additional field work in connection with the completion of the Castle Square Project and in connection with proposed projects that previously have been under consideration by the Authority. The Executive Director recommended that the Authority re-hire three employees whose services were to have been terminated effective October 4, 1960 because of a reduction in the West End work load, and that these same employees be charged to the annual budget of the City for a three-month period while the additional surveys and plans are being completed.

On motion duly made and seconded, it was unanimously

VOTED: that Francis X. McInnis, Charles O'Brien and Frank Baker be re-employed by the Authority in their present classification and at the same salary rates for a ninety-day period, effective October 5, 1960 at 9:00 a. m. for the purpose of making additional surveys in order to complete the Castle Square Project and other proposed projects; and further, that salaries for this period of employment be charged to the annual City budget of the Authority.

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

VOTED: to waive rent arrearage in the case of Anna Smith, also known as Mary Maczukonis.

The Executive Director informed the Authority that very few appraisals have been completed by the appraisers for the Whitney Project and that the 60-day contractual period for delivery of completed parcels had expired on September 25, 1960. On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be instructed to send letters to all appraisers who have not completed appraisals, informing said appraisers that the Authority will exercise its right to cancel the appraisal contracts for all appraisals that have not been completed by October 10, 1960 at 5:00 p.m.

The Land Acquisition Consultant, Robert E. McGovern, submitted a list of appraisers for the Government Center Project which had been prepared as a result of a conference with the Chairman. The Land Acquisition Consultant had interviewed all of these appraisers as to their qualifications and availability to perform the work.

On motion duly made and seconded, it was unanimously

VOTED: that the following appraisers be approved for work on the Government Center Project: John E. Beck, Elson M. Blunt, Paul A. Cassell, Francis Coughlin, John S. Cullen, Arthur J. Dolben, Daniel M. Driscoll, John Finnegan, Richard Fowler, Philip B. Gates, Benjamin Ginsberg, George W. Judkins, John C. Kiley, Jr., Norman W. Kenny, Samuel B. McCoy, Frank J. McFarland, Joseph A. Moran, John O'Neill, Charles Petitti, Aurelia A. Picardi, Carleton S. Redmond, John Ryan, William Weiner and Edward Wexler; and further, that the Land Acquisition Consultant be authorized to employ said appraisers for work in the Government Center Project and assign parcels for appraisals and establish fees for same in accordance with the approved budget for the project and with the concurrence of the Chairman; and further, that the Authority 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 teapair their ability to furnish impartial reports or raise questions as to their impartiality or fairness;

(3) The compensation to be paid will be fair and proper under all the circumstances and 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 fore-going appraisers.

The Executive Director notified the Authority that temporary maintenance man Joseph Curran had resigned to resume his graduate studies.

The Executive Director submitted a request for a progress payment from the John J. Duane Company which had been approved by the Chief Inspector and the Chief of Development, Mr. Wallace Orpin. On motion duly made and seconded, it was unanimously

VOTED: that progress payment No. 11 to the Duane Company, for West End demolition work, in the amount of \$60, 361. 20 be approved for payment.

The Executive Director submitted a bill from Henry F. Bryant & Son, Inc. for engineering services, Whitney Project, which had been approved by the Chief of Development, Mr. Orpin. On motion duly made and seconded, it was unanimously

VOTED: to authorize payment in the amount of \$975. 00 to Henry F. Bryant & Son, Inc. for engineering services, Whitney Project.

A report comparing the cost of operating the acquired property in the West End with the approved budget for same, together with a narrative explaining the conditions under which the original budget was prepared and the circumstances under which the property was acquired and managed, was read.

The Executive Director stated that Beacon Redevelopment Corporation had requested a modification of the Redevelopment Plan for the Whitney Project to permit the construction of a twenty-five-story building and a minor variation with respect to the division of structures. The Executive Director and the Chief of Development were instructed to contact the other two developers for this project area and ascertain their comments for consideration by the Authority at the next meeting.

Donald Graham, Administrator of the Planning Section of the Authority, attended the meeting at this point and informed the Authority that he could see no planning objection to permitting the increase in the height of the proposed Beacon Redevelopment building.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:05 p. m.



Secretary