

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 19, 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 October 19, 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 James G. Colbert Melvin J. Mas sue co StephenE. McCloskey	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 October 19, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

October 13, 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 October 13, 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 19th day of October, 1960.

Kane Simonian
Secretary

10/19/60

The minutes of the meeting of October 5, 1960 and of the adjourned regular meeting of October 10, 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 informed the Authority of the illegal parking problem in the West End, which, from time to time, got out of control. At the present time the field workers and police officers are patrolling the area in order to keep trespassers out. In an effort to barricade the area to illegal parkers, it would be necessary to install a guard rail, chain link fence, or distribute telegraph poles or large pieces of lumber 10 x 10 along the inside sidewalk lines. The Executive Director was instructed to investigate the marketability of some of the cleared land for interim paid parking, and further to contact the Regional Office, requesting concurrence in using this land for interim parking under competitive bidding conditions.

The Executive Director submitted an invoice from Salah & Pecci Company for payment for site improvements commieted in Parcel J, the Retina Foundation parcel. The Construction Inspector and the Chief of Development had both certified that the contract work was completed in accordance with the specifications.

On motion duly made and seconded, it was unanimously
VOTED: to approve payment to Salah & Pecci Company for site

improvements completed in Parcel J, West End Project, in the amount of \$6500.

•^ On motion duly made and seconded, the Executive Director was authorized to file Requisition for Capital Grant Payment No. 6, West End, in *the amount of \$1,178, 056. 00.* ^

The Executive Director informed the Authority that Mrs. Mary Irwin, Switchboard Operator, had requested to be employed on a part-time basis for an indefinite period because of pressing personal problems at home.

On motion duly made and seconded, it was unanimously
VOTED: to grant the request for part -time employment, and that the

Executive Director be empowered to authorize the hours of employment and that Mrs. Irwin be paid on a probated hourly basis, effective October 24, 1960.

The Executive Director submitted a letter from Minot, DeBlois & Maddison, representing the owners of the building at 73 Tremont Street, stating that the rental charges for the space occupied by the Authority would have to be increased from \$8800 to \$9660 effective December 1, 1960 on the expiration of the present lease.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority accept the increase and that the Executive Director be instructed to notify Minot, DeBlois & Maddison that the Authority preferred to stay on a tenant-at-will basis until the space problem of the Authority had been resolved.

Relocation Progress Reports for the West End and Whitney Street were distributed.

On motion duly made and seconded and on the recommendation of Mr. Oazzi, the Project Manager, a rent arrearage in the amount of \$100 was waived and relocation payment authorized for Roderick MacDonald, 123 Conant Street, Roxbury.

The Executive Director presented a request from Mr. McGovern, Land Acquisition Consultant, to retain two engineers for appraisal work in conjunction with the real estate appraisal of the Government Center Project. Qualifications of John Gill and Frank Whelan were presented to the Authority and on motion duly made and seconded, it was unanimously

VOTED to approve the appointment of John Gill and Frank Whelan to perform engineering services in connection with appraisals of the Government Center Project and further to make the following findings: that the foregoing are qualified legally and by experience to perform the services to be provided in accordance with the contracts; (b) the compensation to be paid will be fair and proper under all the circumstances and at a rate not in excess of that which is customarily paid for services of equivalent scope and quality, and (c) that it is in the best interests of the project that contracts be awarded to the foregoing contractors without consideration of bids or proposals; and further, that the engineers be compensated in accordance with the schedule of fees established by the Land Acquisition Consultant, with the concurrence of the Chairman.

The Executive Director presented a memo from Donald Graham, Administrator of Planning Division, containing recommendations with regard to personnel in the Planning Division.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following: step-rate increase for Dorothea P. Lynch, Senior Clerk Typist - \$68.75 to \$71.25; 180-day temporary appointments for Phyllis Gottlieb, Senior Planner, Margot Mitchell, Junior Planner, and Cynthia Hullinger, Junior Planner; also, appointment of part-time Junior Planner Beverly Meeker at \$2.80 per hour, effective retroactively to October 17, 1960, for a period of 180 days.

Quarterly Balance Sheets for all projects were distributed.

The General Counsel distributed a proposed set of minimum rules and regulations governing applications for approval of 121A projects.

On motion duly made and seconded, it was unanimously

VOTED: that the matter be tabled one week until the Members have an opportunity to review the subject matter.

The Executive Director presented a request from the Massachusetts General Hospital for an amendment to the Agreement for a License for Use of Land for Parking in the West End Project Area, in accordance with which it was requested to substitute other project land for part of the project area currently being used under the terms of the original Agreement. Also presented was a request from the MGH for assent by the Authority to an application for permission to use premises for parking, to be submitted to the Building Commissioner.

On motion duly made and seconded, it was unanimously

VOTED: to assent to the application for permission to use the premises to be submitted to the Building Commissioner by the MGH.

On motion duly made and seconded, it was unanimously

VOTED: to approve the second Amendment to the Agreement by and between the Boston Redevelopment Authority and the Massachusetts General Hospital for Use of Land for Parking .

(The foregoing Amendment to Agreement is filed in the Document Book of the Authority as Document No. 119.)

The Executive Director informed the Authority that Mr. McGovern, Land Acquisition Consultant, was ready to assign work to option negotiators for the Whitney Project in the very near future.


On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to select and retain option negotiators, not to exceed eight in number, in accordance with the schedule of fees established for Federal projects, and further, that the Executive Director be authorized to execute contracts with the option negotiators selected.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn the meeting until 4:00 p. m. on October 20, 1960.

The meeting closed at 12:20 p.m.


Secretary