

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 16, 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 November 16, 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>
Msgr. Francis J. Lally	Joseph W. Lund
James G. Colbert	
Melvin J. Massucco	
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 November 16, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Nov. 10, 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 Nov. 10, 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 16th day of November, 1960.

Kane Simonian
Secretary

LS

The minutes of the meeting of November 2, 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 that the employees of the Planning Section of the Authority would be eligible for the State Group Insurance and be entitled to it, but that until the Annual Budget is submitted and approved, there would not be sufficient funds to insure the Authority's contribution.

On motion duly made and seconded, it was unanimously

VOTED: to defer action on the State Group Insurance until the budgetary problems were resolved.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to execute an extension of time agreement to March 1, 1961 for the Beacon Redevelopment Corporation.

The Executive Director distributed copies of a report from the Inter University Case Program written by a student at Harvard on the background of the Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to the Inter University Case Program requesting that publication be withheld until the Authority has had an opportunity to review it since preliminary review indicates that it contains many factual misrepresentations and omissions of pertinent facts.

The Executive Director stated that Land Acquisition Consultant, Mr. McGovern, had recommended the appointment of two additional appraisers for the Government Center Project, namely, William Dolben Jr. and Earle R. Barnard. The qualifications of both men were discussed and on the recommendation of the Land Acquisition Consultant and on motion duly made and seconded, it was unanimously

VOTED: to approve William Dolbeu Jr. and Earle R. Barnard, providing that Mr. Barnard's appointment becomes effective only on the date of his resignation from the City of Boston as Chief Assessor, and further, to make the following findings:

(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 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 foregoing appraisers.

Copies of a letter from Parking Associates, West End, were distributed.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman on his return contact His Honor, Mayor Collins, to determine his views with respect to the use of the West End Project area for commercial parking.

On motion duly made and seconded, it was unanimously

VOTED: that all official correspondence to the Planning Division be reproduced and distributed in the same manner as other official correspondence received by the Authority, namely, that the original be kept in the files and reproduced copies be distributed at the regular meetings of the Authority.

Site Office reports for the West End and Whitney Street were distributed.

A report on the progress of the new Retina Building construction was distributed.

A schedule of acquisition prices for Whitney Street properties was submitted by the Land Acquisition Consultant for approval. On motion duly made and seconded, it was unanimously

VOTED: to defer approval until return of the Chairman.

The Executive Director notified the Authority that he had authorized Donald Graham, Planning Section Administrator, to retain a Planning Assistant on November 14, 1960.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the appointment of Mr. Andrew Anderson-Bell as a Planning Assistant for a six-month period at \$83. 75 per week.

The Executive Director was asked if the Authority had received an acknowledgement of our letter of November 3, 1960 from Charles River Park "A" Inc. with respect to the overdue payment in-lieu-of taxes for Complex 1-A. The Executive Director informed the Authority that no acknowledgement had been received.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to communicate with Charles River Park "A" Inc. as to why no response had been received to the Authority's letter of November 3, 1960.

Mr. Edward J. Logue entered the meeting at this point and delivered in hand copies of a letter from His Honor, Mayor John F. Collins, concerning the Government Center Project, specifically with respect to the arrangements made with Mr. Floete on the transfer of Federally-owned land in the Back Bay toward the payment of the new site of the Federal Building in the Government Center Project.

Mr. Logue informed the Authority of the meetings that had been held with Commissioner Walker, Mayor Collins and himself and of the meetings with Mr. Floete in which negotiations had been undertaken to resolve the price for the sale of the Federal site.

Mr. Logue informed the Authority that Mayor Collins, Commissioner Walker of the Urban Renewal Administration and Mr. Franklin Floete, Administrator of the General Services Administration, were in agreement on the negotiations as presented to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority approve as a location for the proposed new Federal Office Building a site in the Government Center project area bounded by Cambridge Street, New Sudbury Street, New Congress Street and Hanover Street, consisting of 136, 500 square feet, more or less, and designated as "Federal Site" on the attached part plan of the Government Center dated October, 1960.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority approve a value of \$1, 200, 000 as the fair market value of the above described Federal Site for a Federal Office Building to be built by the General Services Administration.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority authorize and direct the Development Administrator to seek approval of the Urban Renewal Administration and the Housing and Home Finance Agency for said price as the fair market value of said parcel and for its disposition to the General Services Administration.

Mr. Edward J. Logue informed the Authority that the Resolutions for the ten GNRP's adopted on 11/2/60 were not in the form required by the URA and therefore had to be amended to include a new paragraph, number 5, for each one and further that the Downtown and Downtown North GNB? Resolutions had to be amended to add the following clause to Paragraph 1 of said Resolutions ". . . and that the development of such area for predominantly non-residential uses is necessary for the proper development of the community. "

Accordingly, Mr. Logue presented to the Authority ten revised Resolutions entitled "Resolution of the Boston Redevelopment Authority Allowing Undertaking of General Neighborhood Renewal Plan and Filing of Application for Federal Advance of Funds" for the following projects: Roxbury-North Dorchester, Downtown North, Back Bay, Charlestown, Jamaica Plain, East Boston, South Boston, Downtown, Parker Hill-Fenway and South End, rneor^orat-
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On motion duly made and seconded, it was unanimously


VOTED: to adopt the revised Resolutions as read for the above-mentioned projects.

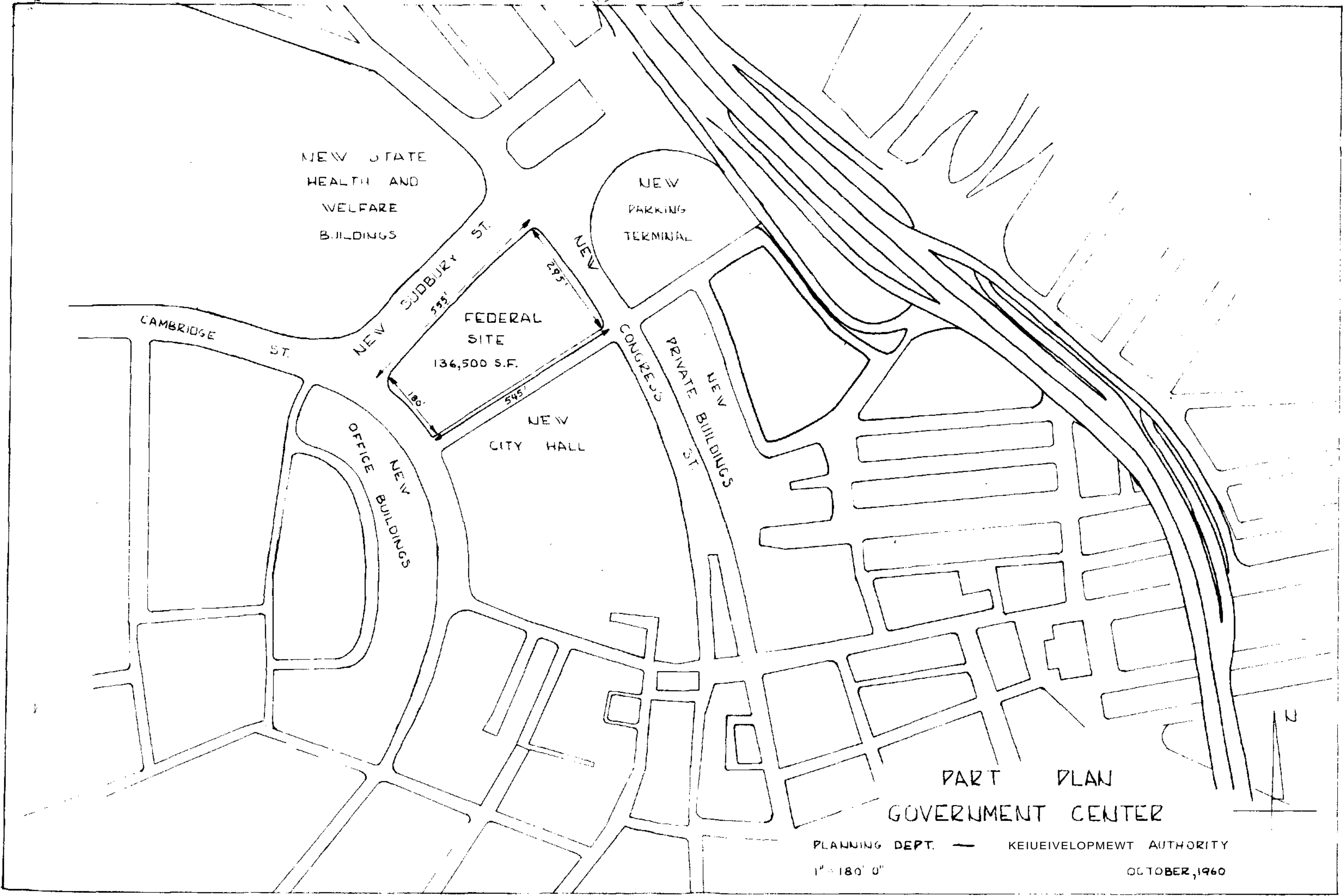
(The foregoing revised Resolutions are filed in the Document Book of the Authority as Document No. 124.)

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:22 p.m.


Secretary



NEW STATE
HEALTH AND
WELFARE
BUILDINGS

NEW
PARKING
TERMINAL

FEDERAL
SITE
136,500 S.F.

NEW
CITY HALL

PART PLAN
GOVERNMENT CENTER

PLANNING DEPT. — DEVELOPMENT AUTHORITY
1" = 180' 0" OCTOBER, 1960