

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 26, 1961

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 April 26, 1961. 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>
Msgar. Francis J. Lally	Melvin J. Massucco (came in later)
Stephen E. McCloskey	
James G. Colbert	
Joseph W. Lund	

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 April 26, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 20, 1961

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 April 20, 1961 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 26th day of April, 1961.

LS

Kane Simonian
Secretary

Messrs. Logue, Conley and Graham attended the meeting.

The minutes of the meeting of April 19, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

House Bill 3064, concerning disposition of publicly owned lands, was distributed.

On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel be directed to confer with the Speaker of the House and President of the Senate for the purpose of amending the proposed Bill by excluding redevelopment authorities.

Mr. Massucco entered the meeting at this point.

A letter from Charles River Park, Inc. , dated April 20, 1961, was distributed concerning parcel 1-B and the design of Lowell Street abutting the parcel. The Executive Director was instructed to prepare a complete report on the status of the proposed street and on the discussions that have taken place concerning same.

A letter from Jerome L. Rappaport, dated April 24, 1961, was distributed concerning the type of stores proposed for the convenience shopping center. The letter was placed on file.

A memo from Robert E. McGovern, Real Estate Officer, was distributed, recommending an increase in the maximum approved option price for parcel 8C-6, which had been concurred in by the General Counsel.

On motion duly made and seconded, it was unanimously

VOTED: to approve the maximum option price of \$52, 500 for parcel 8C-6, 123-125 Conant Street, Roxbury.

Site office reports were distributed.

Because of hardship, and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges amounting to \$192. 50 and authorize moving allowance for Joseph Brown, 39 Whitney Street, Roxbury.

Mr. Wallace Orpin, Chief Engineer, entered the meeting at this point to discuss site improvements for the West End project, such as water, sewer, storm drainage, private utilities and major grading in the area.

The Executive Director recommended that Mr. Orpin be authorized to prepare the plans and specifications for the site improvements for submittal to the Authority in contemplation of advertising and carrying out the site improvements in the near future.

Mr. Colbert stated that the request to the Authority from the Prudential Insurance Company to postpone action on the Prudential Application has made it almost impossible to fulfill the condition made by Mr. Fred Smith of the Prudential that the approval and Supreme Court action be resolved by June 30, 1961. The Development Administrator, Mr. Logue, was instructed to discuss the matter with His Honor, the Mayor, and to contact Mr. Fred Smith to ascertain whether or not the June 30th condition was still considered by Prudential to be in effect in the light of the request to postpone action on the Application.

Mr. Logue was asked to report on the status of the proposed Brighton project. Mr. Logue recommended that the Real Estate Officer begin to prepare proposals for appraisers.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Real Estate Officer prepare proposals and line up appraisers for the Brighton project for consideration by the Authority.

The Development Administrator distributed a memo dated April 20, 1961 entitled, "Proposal to engage Chester Rapkin as a consultant to make a report on the economic feasibility of residential rehabilitation in the Washington Park renewal area¹¹, attached to which was a form of contract for professional services.

On the recommendation of the Development Administrator and on motion made by Mr. McCloskey, seconded by Mr. Massucco, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Dr. Chester Rapkin of New York City for technical services to be performed with respect to the Washington Park Renewal Area (Mass.R-24) for the fee of \$13,500, subject to the concurrence of the Urban Renewal Administration.

Mr. Logue submitted a memo to the Authority re payments due to I. M. Pei Associates for consulting services for the Government Center project

and Downtown North GNRP, with attached invoices as follows:

<u>Downtown North GNRP</u>	<u>Government Center Project</u>
February, 1961: \$16,200	March, 1961: \$ 14,400
March, 1961: 16,200	April, 1961: <u>14,400</u>
April, 1961: <u>16,200</u>	
\$48,600	\$ 28,800

Each invoice contained a certification from Donald Graham, Planning Administrator, that services have been satisfactorily performed and that approval of payment is recommended.

Mr. Logue assured the Authority that the contracts with I. M. Pel had been approved by the Regional Office and that payment was in order, regardless of the fact that the requested revision of the approved budget to include these services is still pending in the Regional Office.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to authorize payment to I. M. Pel in the amount of \$77,400 as per the above invoices for the Government Center and Downtown North GNRP projects.

The Development Administrator recommended the approval of the appointments which were tabled at the last regular meeting.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the appointment of Robert M. Litke and Jean C. MacCarthy be taken from the table and approved, as follows:

Robert M. Litke, of Annandale, Virginia, as Development Specialist It assigned to the Development Department, at \$9,000 per annum, effective May 24, 1961;

Jean C. MacCarthy, of Framingham, Massachusetts, as Senior Planner, in the Planning Department, at \$6,500 per annum, effective May 24, 1961;

A motion was made by Mr. Massucco, seconded by Mr. Lund, to take from the table and approve the appointment of

Russell M. Traunstein, of Rochester, New York, as South End Project Director in the Development Department, at \$13,500 per annum, effective May 24, 1961;

Mr. Colbert stated that he wished to have it in the record that he thought the salary of \$13,500 was out of line.

The Chairman called for a vote, and the following answered "aye":

Messrs. Massucco, Lund and Monsignor Lally; Mr. Colbert and Mr. McCloskey answered "present".

Mr. Logue presented a memo dated April 26, 1961 on staff appointments containing six personnel recommendations as follows:

Thaddeus J. Tercyak, of Pittsburgh, Pennsylvania, as Development Specialist in the Development Department at \$9, 500 per annum, effective June 15, 1961;

Arnold A. Schuchter, of Cambridge, Massachusetts, as Principal planner in the Planning Department at \$8,000 per annum, effective May 17, 1961;

Miriam Libby Blank, of Brookline, Massachusetts, as Senior Planner in the Planning Department at \$6, 500 per annum, effective June 12, 1961;

Roy H. Kennix, of D'onaldsonville, Louisiana, as Development Assistant in the Development Department at \$5, 500 per annum, effective May 17, 1961;

Margaret A. Wilson, of Boston, Massachusetts, as Secretary at \$4, 200 per annum, effective May 3, 1961;

Carmella I. Jackson, of Somerville, Massachusetts, as Secretary at \$4, 200 per annum, effective May 3, 1961;

On motion by Mr. Massucco, seconded by Mr. Colbert, it was unanimously

VOTED: to table the recommendations for one week.

Mr. Colbert brought up the matter of salary increases for two secretaries who take down the transcript of the Authority meetings.

On the recommendation of the Development Administrator and on motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to grant a \$300 per year increase in salary to Mary F. Coughlin and Anne F. Carroll, effective April 26, 1961.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:08 p.m.


Secretary