

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MAY 10, 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 May 10, 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>
Msgr. F. J. Lally Stephen E. McCloskey James G. Colbert Joseph W. Lund	Melvin J. Massucco (came in later)

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 May 10, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

May 4, 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 May 4, 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 10th day of May, 1961.

Kane Simonian
Secretary

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Messrs. JLogue, Conley and Graham attended the meeting.

The minutes of the meeting of May 3, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

(Mr. Massucco entered the meeting at this point.)

The Executive Director presented the latest plan of the convenience shopping center, Parcel 1 C, submitted by Charles River Park, Inc. The Chief Engineer, Wallace Orpin, had reviewed the plan and found it to be in compliance with the restrictions and controls, except for the landscaping requirement and building setbacks. The restriction of 5% landscaping and 8*foot setback from the property line were specified in the Land Assembly and Redevelopment Plan for the main shopping center on Cambridge Street but were made applicable by reference also to the convenience shopping center as well. The Executive Director stated that in his opinion these restrictions were entirely unnecessary for the convenience shopping center because of the fact that Parcel 1 C is located in the heart of an area which is very well landscaped and which has a very low coverage of land; therefore landscaping and setback are unnecessary. Variance of these restrictions was recommended by the Executive Director in accordance with Pp. G 3 of the Plan.

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

VOTED: to adopt the following Resolution:

"The Authority hereby, in accordance with Pp G 3 of the Land Assembly and Redevelopment Plan of the West End project, grants a variance of the setback and landscaping restrictions identified as B (3) (c) and B (3) (f), respectively, with respect to Parcel 1 C; and further, that the plans for parcel 1 C (convenience shopping center) (identified as A-1-c, convenience shopping, Charles River Park, Inc. , 5/1/61, Victor Gruen and Associates) be approved, except for the cul-de-sac, which is to be redesigned prior to submittal to the Authority for approval. "

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to execute an extension of time agreement to June 30, 1961 to the Beacon Redevelopment Corporation.

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

VOTED: to authorize Mr. McCloskey to attend a meeting in Washington, D. C. with the AFL-CIO investment officials to discuss the investment of union health and welfare funds in housing and transit.

The Development Administrator, Mr. Logue, recommended that the per diem travel allowance be increased to \$18.00 a day, in conformity with the City of Boston practice.

On motion duly made and seconded, it was unanimously

VOTED: to amend the Personnel Policy of the Authority and to approve \$18.00 per day for all official travel.

The Development Administrator presented a memo re mandatory referrals of proposed zoning regulations to the Boston Redevelopment Authority and a suggested letter to Mr. Albert V. Colman, Chairman of the Zoning Commission, containing the Authority's comments and views on the proposed zoning regulations. After a discussion, on motion duly made and seconded, it was unanimously

VOTED: to revise the letter by adding another sentence at the end of the 4th paragraph on page 1 to cover the Authority's present views and contemplated plans for the Castle Square area; and further, that the Chairman be authorized to transmit the letter to the Zoning Commission.

The Development Administrator recommended that the Authority lease space on the 10th and 11th floors of City Hall Annex from the City with the right to renovate the property, to be financed by project funds.

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

VOTED: to authorize the execution of a lease with the City of Boston for the term of four years commencing with July 1, 1961, at an annual rental of not less than One Hundred Ten Thousand Dollars (\$10,000) and upon such other terms as the Mayor shall consider proper, of the tenth and eleventh

floors of City Hall Annex with reasonable access thereto through the entrances, exits, corridors, stairways and automatic elevators of said Annex, and with a right in said Authority immediately upon the execution of the lease to enter upon the premises and make alterations therein in accordance with plans and specifications to be approved by the Assistant Commissioner of Real Property with one-fourth of the cost thereof to be deducted annually from the rent otherwise payable, and with the City obligated to furnish heat, hot and cold water, electricity, automatic elevator service and janitorial service; provided that official approval from the Urban Renewal Administration is obtained as to the terms of the lease and provided further that the Mayor and City Council agree to transfer such additional funds as may be necessary pursuant to the terms of the proposed lease, said lease being shown in the Document Book of the Authority as Document No. 141; and further, that the Development Administrator be authorized to submit the proposed lease to the Mayor and Council after receiving the approval from the Urban Renewal Administration.

The Development Administrator submitted a memo dated May 10, 1961 re staff appointments as follows:

Peter P. Riemer, of Falls Church, Virginia, as the Project Director for the Government Center Project and the Downtown North GNRP Area, assigned to the Development Department at \$13,500 per annum, effective July 5, 1961.

William O. Adams, of Pittsburgh, Pennsylvania, as Development Specialist in the Development Department at \$8,000 per annum, effective May 17, 1961.

Edith D. Hershoff, of Newton, Massachusetts, as Secretary in the Development Department at \$4,500 per annum, effective May 31, 1961.

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

VOTED: that the appointments be laid on the table for a week.

The Development Administrator informed the Authority that he had received a list containing thirteen names from the URA recommended by the URA for the second appraisals in the Government Center.

Mr. Logue reported that he had conferred with the Executive Director and the General Counsel and the Real Estate Officer concerning these names. All but three of the names are completely unknown to the Authority Members and staff. The General Counsel and Real Estate Officer have made arrangements to interview all of the nominees on the list and review their qualifications.

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

VOTED: that the following appraisers be approved:

William S. Morrissey, 73 Tremont Street, Boston;
Earle R. Barnard, 232 Bay State Road, Boston;
Leo M. Flynn, 38 Sherman Street, Everett;


and further, that contracts be executed and appraisals assigned immediately.

The Development Administrator informed the Authority that he is writing to the Regional Office requesting that names of additional qualified appraisers be furnished and further urging that the Regional Office consider the approval of some of the qualified appraisers who have been previously approved by the Authority and in whom the Authority has confidence.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:50 p.m.


Secretary