

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 7, 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 June 7, 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>
Stephen E. McCloskey	Msgr. Francis J. Lally
James G. Colbert	Joseph W. Lund (came in later)
Melvin J. Massucco	

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 June 7, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

— June 1, 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 June 1, 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 7th day of June, 1961.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley were present at the meeting.

The minutes of the meeting of May 31, 19&1 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director presented a bill from James J. Cody, Jr. , counsel for Mr. McCloskey in the Simonian vs. Boston Redevelopment Authority case in the amount of \$3, 950.

On motion duly made and seconded it was unanimously

VOTED: to instruct the General Counsel to contact Mr. Cody and obtain an itemized statement, showing the number of hours and fee per hour.

The Executive Director presented a bill from the John J. Duane Company in the amount of \$87, 131. 60 for progress payment on the West End Demolition Contract. Mr. Wallace Orpin, Chief Engineer, certified that the services had been rendered and recommended payment.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the progress payment as recommended.

The Executive Director also presented a bill from John J. Duane Company in the amount of \$4, 670 for the demolition of the White Fund Building in the West End which was under a separate contract. Inspectors on the job and Mr. Wallace Orpin, Chief Engineer, certified that all services had been rendered satisfactorily under this contract and recommended payment in full.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment of \$4, 670 for services performed under the above-mentioned contract.

Mr. James F. Kelley, insurance broker for the Authority, entered the meeting at this point and discussed the quotations received from the

Employers Insurance Company and the Travelers Insurance Company for public liability for the Government Center Project.

On the recommendations of the insurance broker and the Executive Director and upon motion duly made and seconded it was unanimously

VOTED: to accept the proposal from the Employers Insurance Company for public liability coverage in the Government Center Project to be effective upon eminent domain takings, subject to the approval of the Housing and Home Finance Agency. Mr. James F. Kelley recommended that the Authority take up fire insurance policies in the amount of the insurable anticipated net rental income on those buildings which are scheduled for later stages of demolition.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the insurance broker to arrange for policies to cover this situation for submittal to the Authority for review and approval.

The Executive Director informed the Authority that the ninety-day extension on delivery of Parcel IB to Charles River Park, Inc., would expire on June 8, 1961. Charles River Park, Inc. had previously requested a six-month extension of time for delivery of this parcel, but an extension was granted for only ninety days. The Executive Director presented to the Authority a request from Charles River Park, Inc., dated May 11, 1961, for an additional ninety-day extension for delivery of Parcel IB. The Executive Director informed the Authority that the same factors which made the delivery of Parcel B unfeasible in March of this year are still present and that an additional ninety-day extension is warranted in order for Charles River Park, Inc., to obtain the Federal Housing Authority mortgage commitment on Parcel IB.

The Development Administrator, Mr. Logue, stated that he had written to the Federal Housing Authority, requesting that the occupancy percentage criterion be reduced from 70% to 50% at least in order to expedite the construction of the succeeding complexes. Mr. Logue distributed copies of a letter from the Federal Housing Authority, dated May 29, 1961, stating that the occupancy criterion had been reduced from 70% to 50% and that a survey was being made to determine whether additional reductions were feasible.

On motion duly made and seconded it was unanimously

VOTED: that delivery of Parcel IB to Charles River Park, Inc., be extended from June 8, 1961, to September 8, 1961.

The Secretary was instructed to record in the minutes that Msgr. Lally and Mr. Lund had previously expressed their approval of the ninety-day extension and that this extension was granted at today's meeting in the absence of the aforesaid members in order to meet the June 8, 1961 deadline.

The Executive Director notified the Authority that Charlesbank Homes had requested that the Authority grant a deviation in the Building Code with respect to the installation of a fire sprinkler system in the kitchens of all apartments, in place of which Charlesbank Homes requested a fire detection system be installed. This substitution has been approved by the Chief of the Boston Fire Department. A copy of a letter dated May 16, 1961, from the Chief of the Fire Department has been submitted to the Authority together with the written request for the deviation.

On motion duly made and seconded, it was unanimously

VOTED: to table the request from Charlesbank Homes for one week and that our Chief Engineer, Mr. Orpin, be instructed to prepare a memorandum on the request together with a statement from the National Fire Protection Association.

Mr. Lund entered the meeting at this point.

A memorandum dated June 6, 1961 from the Real Estate Officer, Mr. Robert E. McGovern, was distributed, recommending with the concurrence of the General Counsel that the maximum price of two parcels be increased.

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

VOTED: to approve the following maximum option prices:

Parcel 8A-16	\$20,000
Parcel 9B-13	\$13,000

Site Office reports were distributed.

The Development Administrator distributed to the Authority a proposed Public Housing Policy Statement for consideration by the Boston Redevelopment Authority.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter for one week.

The Development Administrator reported to the Authority on the status of the amended Prudential Application and stated that he expected the Application to be presented to the Authority on June 21, 1961.

The Dev. Admstr. requested authorization to obtain competitive bids for the demolition and construction work on the tenth and eleventh floors of the City Hall Annex.

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

VOTED: that the Development Administrator be authorized to obtain sealed competitive bids for demolition and construction work on the tenth and eleventh floors, City Hall Annex, Boston, Massachusetts, in accordance with the specifications prepared by Sert, Jackson and Gourley, as approved by

the Development Administrator of the Authority and the Assistant Commissioner of Real Property of the City of Boston.

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

VOTED: that the action of the Development Administrator in retaining the services of Lewis H. Weinstein in connection with the Prudential Development for services rendered to April 30, 1961, be ratified and that the payment of \$1,447.50 to Foley, Hoag & Eliot for the services of Lewis H. Weinstein et al be authorized.

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

VOTED: that the action of the Development Administrator in retaining Mr. Weinstein of Foley Hoag & Eliot for legal services rendered on the Prudential Center Development from May 1, 1961, be ratified, subject to the limitation that no more than \$1,500 be incurred unless specifically authorized by the Authority.

Mr. Massucco left the meeting at this point.

The Development Administrator submitted bills to the Authority for payments due on existing contracts.

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

VOTED: to authorize payments as follows:

1. I. M. Pei Associates \$16,200 due on May 17, 1961 in connection with the Downtown North GNRP Contract,
2. Adams, Howard & Greeley \$75 in connection with the Proposed Boston Zoning Code,
3. Chester Rapkin \$4,000 for services in connection with the Washington Park Project on the condition that payment be withheld until budgetary approval and Federal funds have been received.

4. Sert, Jackson & Gourley \$10,066.61 in connection with the renovation of the tenth and eleventh floors at City Hall Annex on the condition that payment be withheld until budgetary approval and Federal funds have been obtained.

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

VOTED: to authorize the following payments for reimbursement for travel expenses incurred for employment interviews:

Peter Reimer, Washington, D. C. (2 interviews)	\$122.64
Kathleen Kralowec, Minneapolis, Minn.	\$163.94
H. Alan Speak, Pittsburgh, Pa.	\$83.90
Albert H. Roohr, Philadelphia, Pa.	\$21.63

On motion duly made and seconded it was unanimously

VOTED: to table the bill from Foley, Hoag & Eliot on Simonian vs Boston Redevelopment Authority case until all attorneys' bills in connection with this case have been itemized.

The Development Administrator submitted the nomination of Mr. Anthony J. DiMatteo as Development Assistant at \$6,500 as of June 21, 1961.

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

VOTED: to table the nomination of Mr. DiMatteo and the other nominees which were submitted at last week's meeting until such time when full membership is present.

On motion duly made and seconded, it was unanimously

VOTED: to approve Mr. Louis Simons, 665 Massachusetts Ave., Boston, as an appraiser for the Government Center Project second appraisals..

The Development Administrator distributed copies of a memo dated June 7, 1961, re: Summer Survey Program.

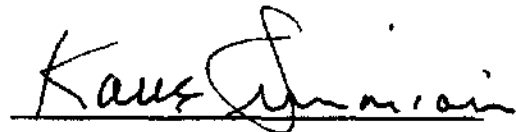
On motion by Mr. Lund, seconded by Mr. Colbert, it was
unanimously

VOTED: to authorize the Development Administrator to
execute a requisition for for \$167, 275 for project funds from the Urban
Renewal Administration for the above-mentioned Summer Survey Program.,

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:35 p.m.


Secretary