

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 12, 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 July 12, 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. LaJly	None
Stephen K. McCloakey	
James G. Colbert	
Melvin J. Massueco	
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 July 12, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

July 6, 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 July 6, 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 12th day of July, 1961.

Kane Simonian
Secretary

Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of June 28, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Colbert made a motion, seconded by Mr. McCloskey, as follows:

that the General Counsel be instructed to notify counsel for the Prudential Insurance Company that it is the intention of the Authority to act on the Prudential Application at the regular meeting of the Authority on Wednesday, July 26, 1961;

On a call from the Chairman for a vote, the motion was carried. Mr. Lund voted "present".

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

VOTED: that the Development Administrator be instructed to report to the Redevelopment Authority not later than August 16, 1961 whether any inequities exist between the salaries of the employees in the Operations Department and employees in other departments under the Redevelopment Authority.

The Executive Director presented a letter from Badger, Parrish, Sullivan and Frederick, itemizing their fee for legal services in the Simonian vs B. R. A. case. The Executive Director was instructed to prepare a file for each member containing the itemized bills for services from all the attorneys representing the Authority in said case.

On the recommendation of the Executive Director, and on motion duly made and seconded, it was unanimously

VOTED: to authorize Social Worker Berton S. Fliegel to attend a three-day conference on social work at Plymouth, Massachusetts July 27th to July 30th.

A tabulation of bids received from sub-contractors for the renovation of the tenth and eleventh floors of City Hall Annex was distributed.

Copies of a letter from Lt. A. Vernon Macauley Post dated July 10th addressed to the Vice Chairman were distributed, requesting consideration

for a suitable land area for the relocation of the present Veterans' Post on Commonwealth Avenue. The matter was referred to the Planning Administrator, Donald Graham, for acknowledgment and contact with the Legion Post.

At this point, Judge Charles F. Mahoney, counsel for the Boston Center, Inc., entered the meeting with Mr. Paul Cifrino, President of the group, and Messrs, Eliot Jacobson, W. Chester Browne, Mario Di Carlo, William Ballard and John B. Capen, to discuss the purchase of a site in the Government Center Project Area for the construction of a \$5-\$6 million dollar office building. The spokesman for the group, Judge Mahoney, stated that this was a preliminary visit to inform the Authority of the intentions of the group and that further informational details were being prepared for consideration by the Authority.

A letter from the Public Improvement Commission was distributed advising the Authority that no action has been taken by the P. I. C. on the request for a new fire station in the Bowdoin Square area.

Balance sheets for the quarterly period ending June 30, 1961 for all projects were distributed by the Treasurer.

The General Counsel presented a form of vote authorizing the Chairman or Vice Chairman to execute a lease with Charlesbank Apartments Inc. for the delivery of project land in the Whitney Project Area when it is ready, in accordance with the Agreement to Lease previously executed by the Authority.

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

VOTED: that the Chairman of this Authority, Msgr. Francis J. Lally, or the Vice Chairman of this Authority, Stephen E. McCloskey, are hereby authorized in its name and behalf to execute and deliver any and all instruments which said Chairman or said Vice Chairman shall determine to be necessary or desirable to carry out the Agreement between this Authority and Beacon Redevelopment Corporation dated June 1, 1959, as amended, such instruments to include without limitation a lease from the Authority to Charlesbank Apartments, Inc. of the premises described in Schedule C for

said Agreement, said lease to be in the form set forth in Schedule B for said Agreement with such changes therein as the executing officer shall approve, his execution of any such instrument, including without limitation said lease, to be conclusive evidence of such determination and approval.

A memo from the Real Estate Officer, Mr. Robert McGovern, was distributed recommending payment to the estate of Carleton S. Redmond in the amount of \$1500 for services performed under an appraisal contract for the Government Center prior to his demise.

On motion duly made and seconded, it was unanimously

VOTED: that payment be authorized.

Copies of a letter from the Massachusetts General Hospital were distributed requesting some changes in the present license agreement for the West End Project Area land now used for parking for the Hospital as well as additional land. The letter was referred to the Executive Director for report at the next meeting.

A letter from Theodore Shoolman, Vice President, Charles River Park, Inc., dated June 29, 1961 was distributed, requesting that arrangements be made by the Authority for the construction of a new elementary school in the West End Project Area in accordance with the Redevelopment Plan. The Executive Director was instructed to refer the matter to the Superintendent of Schools for his review and comment, together with a suggestion from the Development Administrator that leasing of space in one of the apartment buildings by the School Committee be considered.

The Executive Director presented to the Authority a Form of Easement to the City of Boston for the purpose of laying water pipes and appurtenances and maintaining and repairing the same in Staniford Street from Lyman to Merrimac Streets.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Easement in the form presented to the Authority and to authorize the Chairman or Vice Chairman to execute same.

(The foregoing Easement is filed in the Document Book of the Authority as Document No.14&)

A letter dated Jvly 12, 1961 from Charles River Park, Inc. was received during the meeting, requesting consideration for parking for construction workers in the West End.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file and that the Executive Director dispose of the request along the lines of the policy adopted by the Authority at the previous meeting concerning parking for construction workers.

Mr. McCloskey left the meeting at this point.

The Development Administrator distributed copies of a memo re "Government Center Urban Renewal Project - Agreement with GSA Regarding Federal Office Building Site". Mr. Logue stated that the studies made by the consultants and staff with respect to the Federal Site indicate the desirability of making changes in the Agreement between the Authority and the GSA dated November 30, 1960.

Mr. Logue recommended that the Agreement be revised in accordance with the recommendations of I. M. Pei & Associates, which entail an addition of approximately 60,000 square feet to the original Site. The revisions have been accepted informally by Karl Wallace, Commissioner of the GSA's Public Buildings Service. The Development Administrator requested authorization from the Authority to present the revisions for formal acceptance to John Moore, the GSA Administrator.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to seek acceptance of the above-mentioned revisions from the GSA Commissioner.

The Development Administrator discussed the appointment of a Business Relocation Officer and asked for suggestions from the Authority. It was agreed that the Executive Director would confer with the Development Administrator concerning this matter.

The Development Administrator presented maps of the Washington Park Area and the Roxbury Renewal Area in general, explaining that a revision of the boundaries should be undertaken because of planning and other reasons. It was recommended that the southern boundary of Washington

Park be extended to Seaver Street. The Authority discussed the proposed increase in the boundaries and gave informal approval to the matter being developed further for formal consideration by the Authority and URA processing.

The Development Administrator distributed copies of a memo dated June 14, 1961 re "Economic Feasibility Consultant for Roxbury-North Dorchester Area and recommended that a contract be entered into with Chester Rapkin for economic feasibility studies of the entire Roxbury-North Dorchester Area, with emphasis on the proposed extension of the Washington Park Project.

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

VOTED: that the Development Administrator be authorized to execute a contract with Chester Rapkin of New York for real estate analysis service with respect to the economic and financial feasibility of rehabilitation in the Roxbury-North Dorchester General Neighborhood Renewal Plan Area, Mass. R-50, for a fee of \$14,000, subject to HHFA concurrence.

The Development Administrator distributed copies of a memo dated July 12, 1961 regarding re-submission of Survey and Planning Application for South End and Charlestown. The GNRP Applications for these two projects were rescinded with the approval of the Authority in favor of Survey and Planning Applications for both these areas in their entirety when the new Housing Bill and urban renewal authorizations were passed by Congress. Since the new Bill has passed and the capital authorizations are available, the Survey and Planning Applications have been re-submitted.

The Development Administrator recommended that borings be taken of the sub-soil conditions in the proposed North Harvard Project Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be empowered to authorize borings to be taken in the North Harvard Project Area, not to exceed a cost of \$580.00.

The Development Administrator discussed the matter of re-submitting the Mattapan Project to the HHFA for the purpose of obtaining

Federal funds and suggested that the Executive Director prepare a report containing informational material on the project so that the Development Administrator can process a request for funds.

The Development Administrator distributed a memo re reimbursement of travel expenses for employment interviews.

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

VOTED: that the Boston Redevelopment Authority hereby authorizes the reimbursement of travel expenses of \$106.32 for two employment interviews of David A. Crane of Philadelphia, Pennsylvania; travel expenses of \$84.40 for an employment interview of Mr. John Stainton of Pittsburgh, Pennsylvania; of travel expenses of \$36.40 for employment interview of Mr. Joel Frisch of Irvington, New Jersey.

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

VOTED: that the Boston Redevelopment Authority hereby authorizes the reimbursement of moving expenses for Ellis E. Ash from Arlington, Virginia; David A. Crane from Philadelphia, Pennsylvania; Edward J. Logue from New Haven, Connecticut; Peter Riemer from Falls Church, Virginia; J. R. Rothermel Jr. from Madison, Wisconsin, and Thaddeus Tercyak from Pittsburgh, Pennsylvania, subject to the presentation of the moving bills and auditing of same.

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

VOTED: that the Director of Administrative Services be authorized to grant up to five additional days of annual leave to any employee who, by reason of his or her period of employment with the Authority, has not earned two weeks' vacation, provided that the additional annual leave granted, together with the earned annual leave, shall not exceed ten days.

The Development Administrator distributed four personnel memos re staff appointments dated July 12, 1961, recommending the employment of several summer personnel and staff appointments.

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

VOTED: that the following appointments be approved:

for the summer survey program, as Junior Transportation
Planning Aides at an hourly rate of \$1. 875, period now to Sept. 15, 1961:

Hewitt R. Joyner
Henry M. Leen
Robert A. Nobile
Ervin O. Parris
Preston Redwine
Gastrel L. Riley
Gerald M. Saxe

for the summer survey program, as Junior Planning Aides
at an hourly rate of \$1. 875 period July 17 to September 15, 1961:

James W. Harney
John E. Sullivan III

for the Development Program:

Vincent K. Gates, of Boston, as Project Engineer in the Operations Department, for a period of 60 days at the rate of \$38.46 per day, effective July 8, 1961. Mr. Gates' salary will be paid entirely from project funds.

Joel Frisch of Irvington, New Jersey, as Chief Planning Analyst assigned to the Renewal Planning Division of the Planning Department at \$10,000 per annum effective August 2, 1961. Mr. Frisch's salary will be paid entirely from project funds.

Herbert Cohen, from Draftsman in the Planning Department at \$5100 per annum to Chief Draftsman in the Planning Department at \$7800 per annum. All of Mr. Cohen's salary will be paid from project funds.

John David Farley of Cambridge, Massachusetts as Senior Planning Designer assigned to the Comprehensive Planning Division of the Planning Department at \$7800 per annum, effective July 26, 1961. Mr. Farley's salary will be paid entirely from project funds.

Susan K. Smith, of Cambridge, Massachusetts, as Junior Planner assigned to the Renewal Planning Division of the Planning Department at \$5500 per annum effective August 2, 1961. Miss Smith's salary will be paid entirely from project funds.

Ruth Lois Simonds of Allston, as Secretary assigned to the Development Department at \$4, 500 per annum effective July 17, 1961. Miss Simonds' salary will be paid entirely from project funds.

Helen R. Conley of Dorchester as Secretary assigned to the Development Department at \$4, 000 per annum effective July 17, 1961. Miss Conley's salary will be paid entirely from project funds.

Juanita Ann Parham of Dorchester as Secretary assigned to the Development Department at \$4, 000 per annum effective August 2, 1961. Miss Parham's salary will be paid entirely from project funds.

Mr. John McMorrow, Director of Administrative Services, entered the meeting at this point and distributed copies of a tabulation of bids from general contractors, which had been opened at twelve noon, for the renovation of the tenth and eleventh floors of City Hall Annex. Mr. McMorrow reported that the bid documents and the references and financial

position of the bidders would have to be checked for compliance with applicable statutes.

It was agreed that the review of the bids could be completed for a report to the Authority by Monday, July 17, 1961.

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

VOTED: to adjourn the meeting until Monday, July 17, 1961 at 11:00 a.m.

The meeting closed at 12:44 p.m.


Secretary