

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 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 July 26, 1961. The meeting was called to order by the Vice 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	
Melvin J. Massucco	
John P. Ryan	

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

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

July 21, 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 21, 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 July, 1961.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

Mr. John P. Ryan, 4 Rollins Place, Boston, presented to the Vice Chairman his credentials as a Member of the Authority, which consisted of a certificate from Mr. Walter J. Malloy, the City Clerk, certifying that John Patrick Ryan has been duly appointed by the Mayor of Boston, confirmed by the City Council and taken the Oath of Office.

The Vice Chairman instructed the Secretary to spread on the records the presentation of the credentials of the new Member of the Authority, Mr. John P. Ryan.

The Vice Chairman, on behalf of the Authority, officially welcomed Mr. Ryan.

On motion duly made and seconded, it was unanimously

VOTED: that there would be no meeting of the Authority on August 2d and that the next meeting of the Authority would be on August 9, 1961.

The minutes of the meeting of July 12, 1961 and the minutes of the adjourned meetings of July 17 and July 20, 1961 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 William N. Dickerman, insurance specialist from the HHFA in Washington, had been in Boston conferring with representatives of the two insurance firms who submitted proposals for public liability insurance for the Government Center, and that in Mr. Dickerman's opinion more favorable rates should be sought by negotiation with these two insurance carriers. The question of ethics in negotiating after proposals were submitted was raised with Mr. Dickerman, as well as the propriety of attempting to get lower figures after the proposals had been solicited and opened in good faith. Mr. Dickerman's answer was that bidding was not required by law and therefore negotiating for a more favorable price was proper.

The Executive Director pointed out that the two insurance companies who had submitted the proposals were of the definite opinion that this was not a very ethical practice and did not intend to negotiate a revision.

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

VOTED: that the Authority adopt the following Resolution:

"After having reviewed all the facts and considerations in connection with the proposed public liability insurance for the Government Center Project, the Authority re-affirms its previous position that it would be in the best public interest for the locality as well as the Federal Government to accept the proposal from the Employers Group, who submitted the lowest proposal, with coverage of \$100,000 per person and \$300,000 per accident, and further, that the Authority believes that the Employers' proposal which was submitted when proposals were solicited from seven insurance companies, is both reasonable and the lowest figure which can be obtained for this insurance coverage."

The Development Administrator was instructed to notify the Regional Office of the Authority's action.

The Executive Director presented a request from the Massachusetts General Hospital for additional West End project land for parking for Hospital personnel.

On motion duly made and seconded, it was

VOTED: to table the matter for future consideration.

Mr. Ryan voted "present" .

The Executive Director reported to the Authority that the problem on the location of the boundaries for Parcel 1-B in the West End had been resolved and that an instrument survey of that parcel would be completed shortly in preparation for delivery of Parcel 1-B to Charles River Park, Inc. on September 8, 1961.

The Executive Director reported that the engineering consultants had completed the plans and specifications for the rough grading and utility installations in the West End project area.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to advertise for a bid opening.

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges for the following former tenants in the Whitney project area: Jacqueline Supple and Frances Mistrullo.

The Executive Director informed the Authority that the Deed, Agreement for Sale and other documents in connection with the transfer of Parcel 11 (land on the corner of Allen and Charles Street in the West End) to the Metropolitan District Commission have been approved by the Regional Office. Negotiations have been completed with the MDC for the conveyance of this parcel, on which the Allen Street Overpass had been constructed.

The Executive Director presented to the Authority a form of the approved Deed. On motion duly made and seconded, it was unanimously

VOTED: (a) that the Authority sell and convey to the Metropolitan District Commission the land shown as Parcel 11 on a plan entitled "Plan of Land in Boston, Delivery Parcel 1A of the West End Land Assembly and Re-development Plan", dated December 21, 1959, William J. Hulbig, Registered Land Surveyor, a copy of which is recorded in Suffolk County Registry of Deeds, Book 7464, Page 381;

(b) that the disposal price of \$5, 408.10 for said Parcel 11 be and hereby is approved, the price being not less than the fair value of the land for uses in accordance with the West End Land Assembly and Re-development Plan;

(c) that the Authority hereby determines that the Metropolitan District Commission has the qualifications and financial resources necessary to acquire and develop the land in said Parcel 11, in accordance with said Redevelopment Plan;

(d) that the deed of said Parcel 11 as presented to the meeting be and hereby is approved;

(e) that the Chairman and Vice Chairman, or either of them, be and they are hereby Authorized to execute any document necessary to effectuate said conveyance of Parcel 11 to the Metropolitan District Commission.

(Copy of the foregoing Deed of Parcel 11 is filed in the Document Book of the Authority as Document No. 149.)

The Executive Director informed the Authority that negotiations had been completed and plans prepared for the installation of Edison steam lines in the land on the corner of Staniford and Cambridge Streets, West End project, for the purpose of providing steam to the new Retina Foundation

Building pursuant to previous agreements with the Retina Foundation. The steam lines will be located in land which will become a public right-of-way in the spring of 1962, when Staniford Street is widened in accordance with the West End Redevelopment Plan. The license to the Edison Company is revocable and when the land is transferred and becomes a street, the license will continue to be revocable and exist at the pleasure of the City of Boston.

The Executive Director presented to the Authority a form of license to the Boston Edison Company which had been prepared by the attorneys.

On motion duly made and seconded, it was unanimously

VOTED: (a) that the Authority give a license to the Boston Edison Company covering land adjacent to the so-called Staniford Street in the West End Redevelopment Area, and that the License as presented to the meeting be and hereby is approved;

(b) that the Chairman and Vice Chairman, or either of them, be and they hereby are authorized to execute and deliver said license to the Boston Edison Company in the form presented to this meeting.

(The foregoing license is filed in the Document Book of the Authority as Document No, 150.)

The Executive Director informed the Authority that the Water Department of the City of Boston had requested an easement for the laying, maintaining and repairing of pipes and appurtenances in the future "Road A" as shown on Site Preparation Plan for West End development by J. L. Hayden Associates, Inc. dated June 30, 1961. The form of easement was presented to the meeting ,

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

VOTED: to grant said easement to the City of Boston in the form presented to this meeting.

(Copy of the foregoing easement is filed in the Document Book of the Authority as Document No. 151.)

The Executive Director informed the Authority that the Regional Office had refused to concur in the waiver of use and occupancy charges for the premises presently occupied by the Retina Foundation in the West End project area. The Executive Director and General Counsel were instructed

to review the matter and submit a report to the Authority.

The Executive Director informed the Authority that the owners of the building at 73 Tremont Street had quoted a price of \$358.00 to partition off the quarters of the Assistant Counsel and the Real Estate Officer. The Executive Director recommended that this be done.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to contract for the partitioning work to be done in the amount of \$358.00.

In connection with the construction of a new elementary school in the West End project area, the Executive Director informed the Authority as to the results of his conference with Superintendent of Schools Dr. Frederick Gillis on Monday, July 24th, at which Thomas P. McCusker, Coordinator of the Authority was present. The Executive Director stated that Doctor Gillis is opposed to the construction of a new elementary school in the West End project area at this time for the following reasons: (a) because capital funds are not available because of other school construction deemed to be more in the public interest; (b) the Peter Faneuil School on Joy Street can serve the needs of the project area at this time, since it is under-utilized; and (c) until there has been sufficient development of the project to reflect the school needs of the project area with reasonable accuracy, it would be unwise to commence construction of a new elementary school. Doctor Gillis stated, however, that he thought there was a great deal of merit in Mr. Logue's suggestion that the School Department lease space in the ground floors of the West End development for temporary school use and that he would be receptive to discussing it with Charles River Park, Inc.

The Executive Director was instructed to notify Charles River Park, Inc. of the results of the meeting with Doctor Gillis.

A letter was distributed from Mr. Max Kargman, President of the First Realty Corporation of Boston, requesting a meeting with the Authority to discuss purchase of land in the Government Center area.

On motion duly made and seconded, it was unanimously

VOTED: to invite Mr. Kargman and associates to meet with the Authority on August 9th at 10:30 a.m.

The Executive Director reported to the Authority on the loyalty oath and questionnaire, pursuant to the vote of June 28, 1961, as follows:

All of the non-nationals (9 in number) had answered in the negative the questionnaire relative to membership in the Communist Party or subversive organizations. The non-nationals were not required by the vote to take the loyalty oath to defend the Federal and state Constitutions.

The Executive Director reported that all employees of the Authority who are nationals, 196 in number, had signed the loyalty oath and questionnaire except Beverly Meeker of 4 Merrill Street, Cambridge, and three employees who are currently on vacation, as follows: Janet Bowler, Archie Paskell and Mary Irwin. Mr. Logue reported to the Authority that he was of the opinion that Miss Meeker, who is a part-time employee, would sign the oath and that arrangements had been made to talk to her about it.

The Executive Director reported that another employee, Gastrel Riley, had signed the questionnaire as well as the oath, but had added to the oath the words "unless conscience contradicts".

Mr. Colbert moved that Beverly Meeker and Gastrel Riley will not continue their employment with the Authority until the oath and questionnaire are signed properly.

Mr. Massucco seconded the motion.

On a call from the chair for a vote, Messrs. McCloskey, Massucco and Colbert voted "aye"; Mr. Ryan voted "present".

The motion was carried.

The Chairman brought up the matter of the use of West End project land for parking for the construction workers on the Charles River Park development and recommended that project land be leased to Charles River Park at reasonable rates for the provision of parking for construction workers in order to expedite the progress of the construction.

The Vice Chairman left the chair and the Treasurer, Mr. Colbert, presided.

The Vice Chairman, Mr. McCloskey, made a motion that the Authority lease adequate land to Charles River Park, Inc. for the purpose of providing parking for construction workers. Mr. Ryan seconded the motion.

On a call from the chair for a vote, Messrs. McCloskey and Ryan voted "aye"; Mr. Colbert and Mr. Massucco voted "nay".

The motion was not carried.

The Development Administrator, Mr. Logue, presented to the Authority a memo re Mandatory Referral - \$5,000,000 Loan Order, pursuant to the provisions of Chapter 3, Section 23 of the Revised Ordinances of 1961. It was explained that the Loan Order contains Capital Expenditure requests for improvements in several City departments and that the referral to the Authority is made in connection with the Authority's capacity as the Planning Board for the City of Boston.

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

VOTED: that the Boston Redevelopment Authority, under the provisions of Chapter 3, Section 23 of the Revised Ordinances of 1961, concurs in the necessity of the expenditures proposed in the Mayor's \$5,000,000 loan order request to the City Council and that while the Authority is cognizant that many such expenditures may later be affected by Urban Renewal, the extraordinary nature of the repair and maintenance items proposed is of such character that delay or further postponement would not be in the best interests of the City of Boston, with the exception of the proposed modernization of Police Headquarters, should a new headquarters be constructed in the Government Center project area.

The Development Administrator distributed several memoranda re personnel appointments and changes.

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

VOTED: to authorize and approve the following personnel changes and appointments:

Junior Transportation Planning Aides at an hourly rate of \$1.875, effective July 31 for the period to September 15, 1961:

Ernest F. Hart Jr.
Dominic F. Iadonisi Jr.
Francis W. Irwin
Robert P. Porter
Joseph E. Vaughn

Development Program employees:

William R. Watson, Jr. Transportation Planner @ \$5,500 per year;
Joanne Marie Lord, Secretary @ \$4000 per year
both effective July 31, 1961;

Summer Survey Program, period to September 15, 1961:

Patrick F. Nagle, Jr. Draftsman @ \$2. 25 per hr.
David B. Shoemith, Jr. Planning Interne @ \$2. 50 per hr.
both effective July 31, 1961;

Operations Department:
Margaret M. Nolan, Clerk-Stenographer @ \$3800 per yr.
effective July 31, 1961

Recision of the following appointments:
Henry M. Leen as Jr. Transportation Planning Aide
Chester C. Jones as Senior Planner

Acceptance of the resignation of
Ruth Lois Simonds, Secretary, effective July 17, 1961

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

VOTED: to table the nomination of Kenneth H. Salk of Providence,
Rhode Island, as Development Specialist in the Development Department at
\$8000 per annum, effective September 13, 1961.

The Development Administrator requested travel authorization
for Messrs. Logue, Ash, Rowland and Riemer to go to Washington on July 27-th
for a meeting with the URA Commissioner and also requested approval retro-
actively for travel by Ellis Ash to the Boston Metropolitan Area Renewal Meet-
ing sponsored by Senator Benjamin Smith in Washington on July 25th.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel as above.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:10 p.m.


Secretary