

**MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON SEPT. 6, 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 Sept. 6, 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. Francis J. Lally <b>Stephen E. McCloskey</b> <b>James G. Colbert</b> <b>Melvin J. Massueco</b> <b>John Ryan</b>	None

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 Sept. 6, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simoniari

August 31, 1961 Title: \_\_\_\_\_ Secretary \_\_\_\_\_

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING  
(Sec. 23A» Chapter 39. General Laws)

I, Kane Simoniari, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Aug. 31, 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 6th day of September, 1961.**

Kane Simoniari  
Secretary

Messrs. Logue and Conley attended the meeting.

The Secretary read the minutes of the Special Meeting of August 14, 1961. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Secretary read the minutes of the Special Meeting of August 24, 1961. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: that the Executive Director distribute a circular letter to all employees stating that the policy of the Redevelopment Authority is that no expenditures can be incurred other than for the purchase of routine supplies without the prior authorization of the Authority.

A letter from the President of Local Union No. 82, Furniture and Piano Movers Union, was distributed concerning the employment of non-union moving firms for moving of office furniture and for relocation of families.

The Vice Chairman, Mr. McCloskey, stated that this was a very serious public relations matter and should be remedied by adopting a policy that only union movers be employed in the future.

The Executive Director informed the Authority that except for a very recent instance, only union moving firms have been hired by the Authority in connection with any moving which was required, pursuant to the policy of the Authority previously adopted.

The Development Administrator explained that recently a non-union firm had moved office furniture to the Quincy Market quarters of the summer survey personnel. The furniture was loaned to the Authority by the City of Boston under agreement that the Authority would reimburse the City for the cost of moving same and that the City official in charge of loaning the used office furniture had engaged the non-union firm pursuant to the agreement that the Authority would pay the bill. Therefore, the movers had not been hired by the Authority, even though the furniture was moved at Authority expense.

The Executive Director advised the Authority that under Federal procedures and regulations, the individual site occupant is authorized to engage his own moving firm with the option to either pay the moving firm and seek

reimbursement from the Authority or to transmit to the Authority the invoice from the moving company to be paid for by the Authority directly to the mover after audit, and further, that the Federal regulations prohibit the Authority from designating the moving firm for relocation of site tenants.

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

VOTED: to instruct the staff of the Authority to comply with the Authority's policy on the employment of union movers.

The Executive Director was instructed to prepare a reply to the letter from Local No. 82, explaining the Authority's position, for transmittal by the Vice Chairman. •\*

Site Office reports were distributed.

The Executive Director presented an invoice from Henry F. Bryant b Son in the amount of \$9500 for Government Center engineering services, which had been satisfactorily completed as certified by Wallace Orpin, Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment of the above invoice, subject to the availability of funds.

The Executive Director presented to the Authority a request from Charlesbank Apartments, Inc. to revise their Application in order to comply with the FHA requirements for mortgage financing. The General Counsel and the Executive Director recommended that the request be approved.

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

VOTED: to amend the Rules, Regulations and Standards applicable to the Redevelopment Project approved by the Authority in its Report and Decision adopted on February 1, 1961 entitled "Report and Decision on Application by Ernest Henderson and Others for Authorization and! Approval of Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to Formation of a Corporation to be organized under the Provisions of Said Chapter 121 A" so as to permit mortgage financing of the Project insured by the Federal Housing Administration in a sum not in excess of \$4, 500, 000 notwithstanding that the amount of such financing may exceed 90% of the estimated cost of the Project, and to approve any such mortgage financing of the Project.

The Executive Director informed the Authority that Charles River Park, Inc. was ready to execute lease for Parcel 1 B , West End project, but because of the fact that there were some FHA problems to be ironed out concerning the trust form of an entity, Charles River Park, Inc. had requested that the lease be executed to their affiliate in the form of a corporation rather than a real estate trust, as voted at last week's meeting,

The General Counsel explained that the purpose of this change is to prevent a delay in the delivery of Parcel 1 B as scheduled on September 8, 1961 and further, that lease payments and payments in lieu of taxes would commence on September 8th.

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

VOTED: to rescind the vote of August 24, 1961, which approved the Surrender of Lease of Parcel 1 B from Charles River Park, Inc.

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

VOTED: to rescind the vote of August 24, 1961, which approved the Lease of Parcel 1 B to Charles River Park Complex B Trust.

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

VOTED: to approve the Surrender of Lease of Parcel 1 B from Charles River Park, Inc. in the form presented to the meeting and further that the Chairman be authorized to execute the same.

(Foregoing Surrender of Lease filed as Document No. 156.)

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

VOTED: to approve the Lease of Parcel 1 B to Charles River Park "B" Inc. in the form presented to the meeting and further that the Chairman be authorized to execute the same.

(Foregoing Lease filed as Document No. 157.)

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

VOTED: that the Executive Director be authorized on behalf of the Authority to requisition \$70,000 from the City of Boston pursuant to an Order approving a Special Appropriation for the Boston Redevelopment Authority for Planning Department purposes, passed by the City Council on June 5, 1961 and approved by His Honor, Mayor Collins, on June 6, 1961.

The Executive Director distributed copies of an Order adopted by the City Council on August 28, 1961 proposed by Councillor Foley and requesting that the Authority furnish the City Council with copies of the latest economic feasibility report on the Government Center, Washington Park and Roxbury Renewal project areas.

The Development Administrator, Mr. Logue, stated that these surveys were now being made and would be available in the near future.

On motion duly made and seconded, it was unanimously

VOTED: to notify the City Council that these surveys were now being made and would be available for the Council as soon as they are completed.

The Development Administrator was instructed to prepare a letter for transmittal by the Chairman to the City Council to this effect.

On motion duly made and seconded, it was unanimously

VOTED: to authorize Robert E. McGovern, Real Estate Officer, in consultation with the General Counsel, to establish maximum option prices on the Government Center parcels, subject to the concurrence of the New York Regional Office of the Urban Renewal Administration.

The Development Administrator distributed copies of a memo re payment to Foley, Hoag & Eliot for legal services and recommended the payment of \$1204.55 for services rendered in the month of July, 1961.

On motion by Mr. Ryan, seconded by Mr. Massucco, it was

VOTED: to authorize the above payment.

Mr. Colbert stated that he wished to be recorded as stating that he feels the firm of Foley, Hoag & Eliot is doing work beyond what has been authorized by the Redevelopment Authority.

The Development Administrator distributed a memo dated September 6, 1961 recommending payment of \$2600 to New England Survey Service, Inc. for services rendered under contract for aerial surveys.

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

VOTED: to authorize the above payment.

The Development Administrator distributed copies of a memo dated September 6, 1961 recommending payment to Julian H. Levi of Chicago, Illinois, in the amount of \$3000 for services rendered under a contract for the Parker Hill-Fenway GNRP project.

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

VOTED: to authorize the foregoing payment.

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

VOTED: to approve travel expenses incurred by Robert Litke for a trip to New York City on August 30, 1961 in connection with the contract with Colonel Bingham for the Government Center project.

The Development Administrator distributed copies of a memo recommending the payment of travel expenses for employment interviews.

On motion by Mr. Ryan, seconded by Mr. Massucco; it was unanimously

VOTED: to approve the following employment interview travel expenses: John Stainton of Pittsburgh, Pennsylvania, \$84.40; Richard L. Brown of West Hartford, Connecticut, \$24.50; Walter L. Smart of Philadelphia, Pennsylvania, \$71.72.

The Development Administrator recommended the approval of moving expenses for Patrick McCarthy from Berkeley, California to Boston, Massachusetts, subject to the presentation of a voucher and audit of same, and for J. R. Rothermel, Jr., from Madison, Wisconsin to Boston in the amount of \$893.55.

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

VOTED: to table the recommendation for moving expenses for the above pending receipt of an opinion from Lewis H. Weinstein re the legality of the payments.

The Development Administrator distributed a memo re staff appointments recommending the appointment of Walter Smart of Philadelphia, Pennsylvania as Development Specialist at \$9500 per annum, effective October 4, 1961.

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

VOTED: to table this appointment until the next meeting.

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

VOTED: to appoint the following Junior Transportation Planning  
Aides at an hourly rate of \$1. 875, effective September 6, 1961: Ronald Bioeker,  
Edward V. Hickey Jr.

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

VOTED: to appoint the following Development Program employees:

Leo W. Fanning, Draftsman, @ \$5, 500 per annum, effec. 9/11/61  
Peter E. Neitz, Draftsman, @ \$5, 100 per annum, effec. 9/18/61

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

VOTED: to accept the resignation of the following employees:

Cynthia Hullinger, effective 8/22/61  
Grace Ellis, effective 8/29/61

Mr. Ryan brought up the subject of what the Authority's policy is  
on the transfer of liquor licenses displaced from project areas and suggested  
the possibility of the Authority's seeking legislation to authorize payment for  
rescinded licenses. The matter was deferred by the Authority for further  
discussion.


On motion duly made and seconded, it was unanimously

VOTED: to extend the employment of Vincent K. Gates as Engineer  
until September 20, 1961, pending a recommendation from the Development  
Administrator concerning the future status of this position.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:28 a.m.

  
Secretary