

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCT. 4, 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 Oct. 4, 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 James J. Colbert Melvin J. Massucco John Ryan	Stephen E. McCloskey

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 Oct. 4, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By INCUM 


September 28, 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 Sept. 28* 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 4th day of October, 1961.


Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of September 20, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the Special Meeting of September 25, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Copies of a memo from Wallace Orpin, Chief Engineer, were distributed recommending a 180-day extension with no change in contract price to the John J. Duane Company on the West End contract. This extension of time is made necessary because of the new Retina Foundation building which has not yet been completed and until then the present Retina Foundation quarters on Chambers Street cannot be demolished. The Jewish Family and Children's Service building on the corner of North Russell and Cambridge Street has not yet been demolished and every effort has been made by this group to find a suitable relocation site; as yet, nothing suitable has been found.

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

VOTED: to approve a 180-day extension of time with no change in the contract price to the John J. Duane Company in connection with the West End demolition contract.

A copy of a memo from Wallace Orpin, Chief Engineer, was distributed concerning a 90-day extension of time to the John J. Duane Company with no change in contract price for the Whitney demolition contract. This extension of time is required because of two commercial garages in the project area which have not yet been relocated, and although scheduled for eviction after October 20th, additional time will be required for the demolition of these two garages and the completion of other requirements of the contract, such as grading, etc.

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

VOTED: to approve a 90-day extension of time in the demolition contract with no change in contract price for the John J. Duane Company, Inc. on the Whitney project.

Site Office reports were distributed.

Because of hardship and on the recommendation of the Site Office, use and occupancy- charges of \$158. 75 were waived and relocation payment authorized for Grace MacDonald, formerly of 108 Smith Street; and use and occupancy charges of \$287. 00 were waived for Paul V. Kingsbury, formerly of 1567A Tremont Street, Roxbury.

Copies of a letter from the Cleary Funeral Home were distributed requesting the use of Whitney project land on a temporary basis for parking in connection with their funeral establishment across the street from the project area.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter under consideration and to authorize the Executive Director to acknowledge the letter and inform the proprietor of the funeral home that interim use of project land not needed at this time is not possible because the demolition contract has not been completed, the land is not ready for this use, and further, that the Authority is considering the feasibility of interim use of this land when available.

The Executive Director notified the Authority that the Public Works Commissioner was anxious to widen Staniford Street but that until the structure housing the Fruit Orchard, Inc. is demolished, the widening of the street cannot be advertised for bids. The Executive Director recommended that the Authority authorize the eviction of the Fruit Orchard and Gus' Parking Lot, adjacent thereto.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue an eviction warrant to Gus' Parking Lot and Fruit Orchard, Inc. on or after November 4, 1961.

The Executive Director notified the Authority that the decision of the Board of Appeal on the zoning variance on the residential areas in the West End project, requested by the Authority some time ago, is still in existence, and that until this is changed, the Authority would not be able to utilize some of the project land for interim parking. The Executive Director recommended that the Authority request reconsideration of the Board of Appeal decision in order that this land be utilized for interim parking after the first of the year when the site preparation activities in the project area

are completed and the widening of Staniford Street has been accomplished.

The General Counsel was authorized to contact the Board of Appeal and request reconsideration.

The Development Administrator distributed copies of City Council Orders adopted September 18th concerning (1) a study by the Planning Department of the Authority on the advisability of relocating the proposed MDC filter bed at Deer Island in order to make the Deer Island land area available for other desirable uses; (2) that the Planning Department of the Authority be requested to study the feasibility of the immediate redevelopment for residential use of the area in South Boston bounded by the Southeast Expressway, Dorchester Avenue and Locust Street.

The Development Administrator informed the Authority that he had answered the City Clerk with respect to both Council Orders, advising him that Mr. Donald Graham, Planning Administrator, has been instructed to arrange for a study and report on the subject of both Orders.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator's report on the Council Orders be accepted.

Mr. Logue distributed copies of a memo dated October 4, 1961 re Recommendations on Properties to be Taken and Properties to be Excluded, Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to take the recommendations under consideration.

Mr. Logue requested authorization to submit a request to HHFA for concurrence in the eminent domain taking for the Government Center project area as required by the Temporary Loan Contract and the Urban Renewal Manual.

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

VOTED: that the Development Administrator is authorized to submit to Housing and Home Finance Agency a request for concurrence in an eminent domain taking within the Government Center Project Area as required by Section 201 (7) of the contract for a temporary loan (Mass R-35(L) and by the Urban Renewal Manual, Section 13-4-2.

Pursuant to a memo dated October 4, 1961 from Mr. Logue, recommending the reimbursement for moving expenses of David A. Crane, and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize payment of \$533. 75 to David A. Crane for moving expenses from Philadelphia, Pennsylvania to Boston, and further, that the payment of this expense is both reasonable and necessary in this case,

Pursuant to a memo from Mr. Logue dated October 4, 1961, recommending payment to Julian Levi, on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the payment of \$3000 to Julian H. Levi of Chicago, Illinois, for consultant services on the Parker Hill-Fenway GNRP (R-48) under the contract with the Authority dated July 18, 1961.

Mr. Logue recommended that the following eight staff members of the Authority be authorized to attend the N. A. H. R. O. annual meeting October 29th to November 1st in Washington, D. C. , and further that he be authorized to substitute other members of the staff if there were any of the delegates who could not attend: Kane Simonian, William Johnson, Donald Graham, Robert Rowland, Peter Riemer, Gordon Gottsche, Ellis Ash and Edward Logue.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above personnel to attend the N. A. H. R. O. meeting; and further that the Development Administrator present to the Authority the names of any proposed substitutions for approval by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that there would not be any regular meeting of the Authority on Wednesday, November 1, 1961, and that the regular meeting for that week will be held on Friday, November 3, 1961 at ten a.m. ; and further, that there would not be any regular meeting on November 8, 1961.

Pursuant to a recommendation made by Mr. Logue contained in his memo of October 4, 1961, and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to continue the rental of office furniture at \$80. 00 per month for use in the Quincy Market until such time as the tenth and eleventh floors of City Hall Annex are renovated and occupied.

Pursuant to a recommendation from Mr. Logue contained in a memo dated October 4, 1961 and on the motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the payment of \$4000 to the Department of Commerce, Commonwealth of Massachusetts, as the Authority's share of the cost of the demonstration study for business relocation being conducted in conjunction with the Boston College Seminar Bureau.

Mr. Logue distributed copies of a memo dated September 25, 1961 re "Proposal Concerning the City Hall Site", attached to which were copies of "Extract from City Hall Competition Program" dated September 20, 1961 and containing a map showing the site plan for the location of the new City Hall.

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

VOTED: that the Authority endorses the competition for the design of the new City Hall and that the extract from the City Hall Competition memorandum dated September 20, 1961 constitutes the recommendations of the Planning staff at this time; and further, that the Development Administrator be instructed to notify the Chairman of the Government Center Commission on any basic changes that may become necessary.

On the recommendation of Mr. Logue, contained in his memo dated October 3, 1961, and on motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously

VOTED: that Mr. John Hallisey, Site Office Project Manager, be and he hereby is authorized to retain on a part-time, temporary basis, with the approval of the Head of the Operations Department, the existing custodial and janitorial personnel who were in the employ of the former owners of property at such terms and rates as were paid by the former owners in order to perform and provide the heating, janitorial and other services which were furnished by the former owners; and further, that the project manager be authorized to change their assignments as tenants move out and to adjust the compensation accordingly, and to terminate their services when no longer needed; and further, that he be authorized to engage similar personnel who were not employed by the former owners to cover

those properties where the services were performed by the owners or individuals who do not wish to continue on in the Authority's service.

A memo from the Chief Engineer dated September 22, 1961 was distributed recommending the payment of \$2400 to Clarkeson Engineering Company pursuant to contract dated April 12, 1961 for services completed to date on Downtown North GNRP and Government Center projects.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above payment.

Copies of a letter dated October 2, 1961 from the Real Property Department, City Hall, were distributed concerning vacant land at Franklin, Pearl, Hartford and Wendell Streets. The Real Property Board had unanimously voted on September 29, 1961 that this vacant land is no longer needed for off-street parking purposes. In accordance with clause F, Section I of Chapter 474 of the Acts of 1946, as amended, the vote taken by the Real Property Board requires the approval of the Boston Redevelopment Authority and the Boston Traffic Commission. The foregoing letter requested approval of the Authority pursuant to Chapter 474 of the Acts of 1946.

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

VOTED: to refer the matter to the Planning Section for study and report to the Authority.

Mr. John Ryan voted "present", explaining that "my company might represent a party of interest in bidding for the property when it is sold at public auction and therefore I feel that it is proper that I abstain from voting on anything to do with this matter. "

Mr. Logue distributed copies of a memo dated October 4, 1961 recommending staff promotions as follows:

John J. DeSixnone, employee in the Development Department, from the position of Rehabilitation Specialist at \$8400 per annum to the position of Chief of Surveys at \$11,000 per annum;

Salvatore J. Salipante, an employee in the Planning Department, from the position of Junior Planner at \$5500 per annum to the position of Senior Planner at \$7200 per annum.

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

VOTED; to table the recommendations for promotion for one week.

Pursuant to recommendation from Mr. Logue contained in his memoranda dated October 4, 1961, and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to approve the following:

the appointment of Marvin L. Manheim of Cambridge, Massachusetts, as a 180-day temporary appointee in the Surveys Section of the Planning Department for the position of Data Processing Technician at \$3. 75 per hour, effective October 9, 1961 on a part-time basis - approximately twenty hours per week;

the reinstatement to the Development Program under the provisions of Chapter 652 of the Acts of 1960 of Raphaela DiPietro of Hyde Park, Massachusetts, as Principal Clerk Stenographer in the Zoning Division of the Planning Department at \$4737. 15 per annum, effective October E, 1961;

A Resolution entitled Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-35 and Providing for the Security for the Payment Thereof, and For Other Purposes was introduced by Mr. Massucco.

Said Resolution was then read in full and discussed and considered.

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. Colbert seconded the motion and on roll call, the following voted "Aye": Messrs. Colbert, Massucco, Ryan and Monsignor Lally;

and the following voted "Nay¹": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 161.)

A Resolution entitled Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-35 was introduced by Mr. Massucco.

Said Resolution was then read in full and discussed and considered.

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. Colbert seconded the motion, and, on roll call, the following voted "Aye": Messrs. Colbert, Massucco, Ryan and Monsignor Lally;

and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 162.)

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

VOTED: to authorize payment of a bill for a luncheon at the Yankee Fisherman on September 25, 1961, in connection with the visit by Commissioner Slayton and the Twenty-One Million Dollar Early Acquisition Loan, Government Center, in the amount of \$135. 85.

Mr. Ryan stated that he thought that a Mayor's Mansion and also a Governor's Mansion would be appropriate and desirable in the downtown area and suggested that the Planning Department make studies to determine the feasibility of the matter. The suggestion was not acted upon.

Mr. Ryan suggested that material be prepared showing all the various planning proposals and projects that are under way in Boston and possibly the preparation of a "Pavilion of Progress"¹¹. Mr. Logue stated that he had given considerable thought to this and that when the material is in unified form, he would make recommendations.

Mr. Ryan requested that the Planning Department detail plans for the landscaping of Cambridge Street in cooperation with the Massachusetts General Hospital and the firm of Sasaki and Walker of Charles River Park, Inc. and the Beacon Hill Civic Association.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12 noon.


Secretary