

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEB. 14, 1962

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 Feb. 14, 1962. 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco. John Ryan	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 Feb. 14, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Feb. 8, 1962

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 Feb. 8, 1962 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 14th day of February, 1962.

Kane Simonian  
Secretary

Mr. Logue attended the meeting.

The minutes of the meeting of February 7, 1962 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

Mr. Conley entered the meeting during the executive session.

The Authority discussed a letter from Ernest J. Handy dated February 12, 1962. Mr. McGovern was asked to come into the meeting in connection with the discussion of Mr. Handy<sup>1</sup>'s letter.

On motion duly made and seconded, it was unanimously

VOTED: to instruct Mr. McGovern to contact Attorney Handy and explain the Authority's views concerning the subject of his letter, and further, to request from Mr. Handy the type of information that would be required from Mr. Handy's client in order for the Authority to give further consideration to an adjustment in the use and occupancy charges of Mr. Handy's client.

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

VOTED: that no member of the Redevelopment Authority have access to an appraisal or examine an appraisal unless it is brought before the Authority by a majority membership of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to enter into open meeting.

On motion duly made and seconded, it was unanimously

VOTED: that the Treasurer be authorized to requisition from the Collector-Treasurer, City of Boston, the amount of \$70,000.00 due the Authority under City Council Order passed January 29, 1962 and approved by the Mayor on February 5, 1962.

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

VOTED: to authorize the Executive Director to send out thirty-day notices to vacate to all the occupants in the second demolition section of the Government Center project area.

The Executive Director distributed copies\* of an Application from John J. Curtin and Others, redevelopers of the third parcel in the Whitney-project area for approval of a project under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960 and for consent to the formation and approval of corporation to be organized pursuant to the provisions of said Act.

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

VOTED: to accept the Application and instruct the Executive Director to make all the necessary arrangements in preparation for a public hearing, the date of which will be determined by the Authority when preparations are completed.

The Executive Director distributed copies of a report from Thomas McCusker recommending the eviction of commercial tenants for failure to pay use and occupancy charges after repeated contacts.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants for the following site tenants:

McCarthy's Tavern, 14 Washington Street  
Hilton's, 20 Washington Street  
Danny's Sandwich Shop, 132 Washington Street  
Chardon Motor Mart, 80 Chardon Street  
Graphic Arts Finishers, 40 Chardon Street  
A. Orenburg & Son, 80 Merrimac Street  
Keystone Distributors, 78 Merrimac Street  
Keystone Distributors, 116 Merrimac Street  
House of Hurwitz, 50 Washington Street & 90 Hanover Street  
Sampson Storage, 73 Hanover Street

Site Office reports were distributed. Because of hardship and on the recommendation of the social worker, on motion duly made and seconded it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for the following site tenants in the Government Center project:

Dorothy Burghardt, 54 Norman Street  
Frank Allito, 30 South Margin Street

A memo from the Real Estate Officer was distributed stating that one of the recently approved option negotiators is apparently not too interested in accepting an assignment since he has cancelled one appointment and has not contacted this office on two other dates as promised. At the present time no contract has been executed with him for the performance of his services.

It was the Real Estate Officer's and Executive Director's judgment that this man is not too interested in accepting this assignment and that possibly he would not perform in a manner that would be a credit to the Authority if he were retained.

On motion duly made and seconded, it was unanimously  
VOTED: to rescind the appointment of Edward Duffy.

On motion duly made and seconded, it was unanimously  
VOTED: to rescind the appointment of Charles Lessa as Option Negotiator, Government Center, who declined the appointment.

Copies of a memo dated February 13, 1962 were distributed, containing the names of the real estate appraisers and option negotiators for the Government Center project.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize the Development Administrator to release the names contained in the above-mentioned memo as requested by the City Council.

Copies of a memo dated February 13, 1962 were distributed from the Real Estate Officer re adjustments of use and occupancy charges, Government Center project.

The Authority discussed each case recommended in the above-mentioned memo.

On motion duly made and seconded, it was unanimously  
VOTED: to approve the recommendations of the Real Estate Officer and authorize adjustments in use and occupancy charges for the following, as contained in the above-mentioned memo:

George I. Feldman Company, 94-96 Washington St.  
Pilgrim Jewelers, 159 Washington St.  
S. M. Levin Company, 82 Washington St.  
Radio Shack Corporation, 167 Washington St.  
M- Hoffman & Company, 120 Portland St.  
Seidman Bros. , 103 Portland St.  
Forecaster, Inc., 116 Merrimac St.  
Sandra Realty, 25 Tremont St.  
Green's Book Store, 89 Portland St.

The Executive Director distributed copies of a proposed vote to amend paragraph 204 (f) of the Charles River Park, Inc. Leasehold Agreement.

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

VOTED: to table the matter until the next meeting.

Copies of a letter were distributed from the Perini Corporation reiterating their interest in the redevelopment of the Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman acknowledge the letter and that the Development Administrator be instructed to follow up the matter.

The design of a proposed sign to be erected under the demolition contract in accordance with the demolition specifications, Government Center project, was reviewed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the sign as revised to insert the word "Honorable" before the name of His Honor the Mayor.

The Executive Director reported to the Authority that Mr. John Alevizos had stated that he does not wish to approve the relocation payment claims for residential tenants in the Government Center, since his responsibility under his contract is for business relocation only.

On motion duly made and seconded, it was unanimously

VOTED: to amend the Resolution Providing for Relocation Payments to Eligible Families, Document No. 164, as follows:

"Effective this day, all residential relocation payments claims will require the approval and signature of John J. Hallisey, the Project Manager, or, in his absence, the Acting Project Manager, and that Section 13 of the above-mentioned Policy is hereby amended to reflect the above change. "

The above amendment pertains only to the Residential Relocation Payment Policy.

Copies of a memo dated February 14, 1962 were distributed from the Development Administrator regarding payment to E. C. Houdlette under his contract dated August 4, 1961.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize payment of \$258.70 to E. C. Houdlette  
for professional services under his contract dated August 4, 1961.

Copies of a memo dated February 14, 1962 were distributed from  
the Development Administrator regarding payment due to CEIR, Inc. under  
their contract dated January 15, 1962 for data processing services.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize payment of \$255.00 to CEIR, Inc. for data  
processing services under contract dated January 15, 1962.

Copies of a memo dated February 14, 1962 were distributed from  
the Development Administrator regarding second payment to Chester Rapkin  
under contract dated July 7, 1961.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize payment of \$6,000 to Chester Rapkin, which  
sum represents second payment due under his contract dated July 7, 1961.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize purchase of complete set of Massachusetts  
Annotated Laws for the office of the Development Administrator.

Copies of a memo from the Development Administrator were  
distributed regarding proposed amendment to contract with Whitman & Howard,  
Inc. in order to obtain engineering information on the Government Center pro-  
ject relating to parcel layouts and grades.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize the Development Administrator to execute  
Amendment No. S-2 to a contract with Whitman & Howard Inc. dated October  
30, 1961 for a maximum sum of \$8,600.00.

Foregoing Amendment filed as Document No. 183.

Copies of a memo dated February 14, 1962 from the Development  
Administrator were distributed entitled Completion of Second Rapkin Report  
on Economic Feasibility of Rehabilitation in the Seaver-Townsend Section of  
the Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously  
VOTED: to place the matter on file.

The Development Administrator recommended the following appointments :

Joseph W. Barry as temporary Senior Planning Aide in the Survey Section of the Planning Department at \$18.00 per day, effective February 19, 1962, terminating June 15, 1962;

Robert C. Carroll as temporary Senior Planning Aide in the Survey Section of the Planning Department at \$18. 00 per day, effective February 19, 1962, terminating June 15, 1962;

Daniel P. Broderick as temporary Junior Planning Aide in the Survey Section of the Planning Department at \$15. 00 per day, effective February 19, 1962, terminating June 15, 1962;

John P. Francis as temporary Junior Planning Aide in the Survey Section of the Planning Department at \$15. 00 per day, effective February 19, 1962, terminating June 15, 1962;

James E. Murphy as a Business Relocation Payment Claims Examiner in the Operations Department at \$6, 500 per annum, effective February 19, 1962.

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

VOTED: to approve the foregoing appointments.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel by the Development Administrator to Washington, D. C. on February 20, 1962 to attend a meeting at the Urban Renewal Administration.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p.m.

Secretary