

.MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 4, 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 April 4, 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. Mas sueco 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 April 4, 1962 at 73 Trensont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By- Kane Simonian

March 30, 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 March 30, 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 4th day of April, 1962.

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meetings of March 21 and March 28 were read by the Secretary.

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 all staff members who will present evidence at the hearing on the proposed Castle Square project appear before the Redevelopment Authority at 11 a.m. Wednesday, April 11th, to review the data they have assembled; and that memoranda be prepared covering the material to be presented.

With respect to Councillor Foley's Order re expansion of the New England Medical Center and Northeastern University, the Development Administrator reported that the Planning Section's report would be delayed until next week.

Certified invoices were presented to the Authority for payment.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following payments:

Maiden Equipment Company, \$17,560.80
Healy Mailing Service, \$291
Whitman & Howard, \$7191
J. L. Hayden Associates, \$1143.98
CEIR, Inc., \$10,218.20

The Executive Director distributed copies of a memo re the Application for Amendatory Loan and Grant Contract, to provide an additional increase in the Project Temporary Loan and the Federal Capital Grant .

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

VOTED: to adopt a Resolution entitled : "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Loan and Grant, Project No. U. R. Mass. 2-3".

The Authority discussed letters received from Charles J. Gabriel and Ralph H. Hill Associates, who represent redevelopment groups, requesting a meeting with the Authority to discuss construction of a hotel and office building.

The Secretary was instructed to contact the foregoing and arrange for an appropriate time for a meeting with the Authority.

Copies of a letter from Charles River Park, Inc. dated March 20, 1962 were distributed, informing the Authority that excavation and piling for the construction in Parcel 1-B was being delayed because the final street plan on the north side of Parcel 1-B, including the grade for such street and the utility plan, has not been established and made available to Charles River Park, Inc.

The Executive Director informed the Authority that the engineering consultants, J. L. Hayden Associates, have prepared the specifications and submitted the same to the Public Improvement Commission and to the Commissioner of Public Works, and further, that the streets and grades as laid out by our consultants have been approved by the Chief Engineer for the Authority, I. M. Pel Associates, Consultants for the Authority on the Downtown North GNRP area abutting the West End project, and by Donald Graham, Planning Administrator of the Authority, and his staff.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to authorize the preparation of working drawings, specifications and contract documents for the construction of streets and the installation of utilities in Road A, the remaining portion of Road C and the connections of same to the existing peripheral street pattern and further, When these are completed, to advertise for bids for the construction and installation of the same.

The Executive Director advised the Authority that the Retina Building has been practically completed and that a dedication is scheduled for May 22d; that the widening of Staniford Street has been postponed until the demolition of the properties on the Government Center project side of Staniford Street; and further, that because of this, a temporary road would be needed to connect the present Staniford Street right-of-way with the new street which had been previously constructed in the West End project adjacent to the Retina parcel. The purpose of this road would be to serve the Retina Foundation Until such time as the Staniford Street widening takes place.

The Executive Director informed the Authority that Salah & Pecci Construction Company have agreed to construct a temporary road for \$425. Both the engineering consultants and the Chief Engineer for the Authority have agreed that this is a very reasonable price. Inasmuch as the Salah & Pecci Construction Company contract for site improvements has not been closed out pending a final inspection being made, this can be accomplished by a change order in the amount of \$425.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the change order in the amount of \$425 and to approve the construction of the temporary road.

Copies of a letter from Charles River Park dated April 3, 1962 were distributed, concerning the request for change in the plan to permit the construction of a cabana in Complex 1-A. Copies of plans and sketches of the cabanas were also presented.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to ascertain from Charles River Park, Inc. whether or not the swimming pools and cabanas were proposed to be used exclusively by the residents of Complex 1-A or by the residents of all the complexes when the development is completed, and also whether or not it is contemplated that the general public would be excluded from the use thereof; and further, that the matter be tabled pending the receipt of the above information.

Copies of a letter from the John Hancock Insurance Company dated April 2, 1962 were distributed, containing the opinion of James A. Gibson, Assistant Treasurer, with respect to the use of the first floor apartments in Complex 1-B for doctors' offices.

Mr. Colbert made a motion that the request from Charles River Park for change in the Redevelopment Plan to permit the use of the first floor space for doctors' offices be rejected. Mr. Ryan moved that the motion be amended to instruct Charles River Park to proceed forthwith with the construction of Complex 1-B in accordance with the Restrictions and Controls in the Redevelopment Plan as incorporated in the Lease.

Mr. Colbert then made a motion, which was seconded by Mr. Ryan, that the request from Charles River Park "B" Inc. for a variance in order to permit doctors' offices in the first floor space be and hereby is rejected and further, that Charles River Park be instructed to proceed forthwith with the construction of Complex 1-B in accordance with the Controls in the Redevelopment Plan in compliance with the Lease for said parcel.

At this point in the meeting, Mr. Douglas Cochrane and Mr. Charles Liddell of the United South End Settlements, Mr. Traunstein and Mr. DiMatteo entered to discuss the proposed contract with USES for the relocation of families in Castle Square.

Following a discussion, the above named left the meeting.

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

VOTED: to table the matter one week.

Mr. Colbert voted against the motion to table and requested to be so recorded.

Copies were distributed of Councillor Foley's Order of March 26, 1962 concerning the Authority's position on zoning for the Back Bay area, as stated in the May 10, 1961 letter to the Zoning Commission.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to make copies of correspondence and other memoranda in connection therewith for distribution to the Members for consideration at the next meeting.

Copies of a letter from the City Redevelopment Corporation dated April 2, 1962 were distributed, containing a request for the Authority to consider amending the New York Streets contract in order to acquire and demolish the warehouse building on Traveler Street and the garment building on Dover Street, which buildings were excluded from the original project area .

Mr. Bertram Druker, President of said Corporation, stated in his letter that he had a Letter of Intent from one of the largest corporations in the world, indicating their interest in developing a three million dollar building in the block bounded by Harrison Avenue, Dover, Albany Street and Traveler Street if the above-mentioned two buildings could be eliminated.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to prepare all the pertinent information concerning the request and report to the Authority at the next meeting.

The Executive Director informed the Authority that First Realty Company had requested a meeting with the Authority to discuss relocation housing. The Secretary was instructed to arrange a meeting between the Authority and First Realty on April 25th at 11:00 a.m.

Letters of commendation from a former West End tenant and a present Government Center tenant were distributed for informational purposes.

Site Office reports were distributed.

On the recommendation of the Site Office and on motion duly made and seconded, it was unanimously

VOTED: to authorize a police detail from 8:00 a.m. to 12 midnight on Saturdays and Sundays in the Government Center Project Area to prevent any further vandalism, fires or other disorders.

On the recommendation of the Site Office because of hardship, it was unanimously

VOTED: to waive the use and occupancy charges and approve relocation payments for the following former site occupants:

Dexter Merchant, 3 South Margin Street
Robert Troyan, 3 South Margin Street
Thomas Giubilo, 3 South Margin Street
Wilfred Frenette, 45 So. Margin Street

Reports on recommended evictions for arrearages in use and occupancy charges were distributed.

On motion duly made and seconded, it was unanimously

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

Alfonso Ottaiano, 9 Stamford Street
Jack Rosen, 11 Staniford Street
Gray Wine Co, 154 Hanover Street
Irving Rich, 154 Hanover Street
Dragon Restaurant, 84 Union Street
Union Meats, 86 Union Street
Globe Tavern, 130 Washington Street
Union Tavern, 59 Elm Street
A^Jacob Shoe Co. , 37 Green Street

Roma Extract Company, 102 Portland St.
Plymouth Upholstery Co. , 94 Portland St.
Lock Bookbinding Co. , 94 Portland St.
Boston Cycle Mart, 15 Portland St.
Boston Booth & Chair, 27 Sudbury St.
MorrisHey Furniture Co. , 69 Portland St.
Green's Book Store, 89 Portland St.
M. Abbott-Frazer Co., 14 Sudbury St.
Highway Engineering , Inc. , 18 Cornhill
Silbert & Silbert, 73 Cornhill
House of Hurwitz(Portland Cycle Mart), 20 Portland St.
House of Hurwitz, 6 Portland St.
Hub Barrel Plating Co. , 82 Sudbury St.
Grosser Brothers, 82 Sudbury St.
Arlin Paper Company, 82 Sudbury St.
Utility Engineers, Inc. , 79 Cambridge St.
Irene's Cafe, 19 Tremont St.
Spartan Mfg. Co. , 4 Merrimac St.
Michael Carchia, 20 Pemberton St.

Memos were distributed from the Real Estate Officer, Robert E. McGovern, dated March 26, 1962 and April 2, 1962, containing recommendations for reduction in use and occupancy charges, Government Center.

On motion duly made and seconded, it was unanimously

VOTED: to approve reductions in use and occupancy charges as recommended by the Real Estate Officer for the following:

Vogue Furniture, 48 Union Street
Old Colony Stove Co. , 20 Union Street
Cosmopolitan Garage, Inc. , 44 Pitts Street
Haymarket Cafe, Inc. , 172 Blackstone Street
E. Home's Market, Inc., 152 Blackstone Street
Fitz-Inn Auto Park, Inc. , 29-37 Pemberton Square
Fitz-Inn Auto Park, Inc. , 28-50 Scollay Square
Tulman Furniture Co, , Inc. , 134 Friend Street
Chardon Motor Mart, Inc. , 80 Chardon Street

The opinion of the General Counsel was taken from the table with respect to the questionnaire used by the Social Service Intake Unit, Government Center Site Office. The Development Administrator informed the Authority that a revised questionnaire was being prepared by Mr. Ed Stone.

On the recommendation of the General Counsel and on motion duly made and seconded, it was unanimously

VOTED: to authorize by ratification the action of the Executive Director in postponing from April 16th to April 23d the public hearing on the Early Acquisition Application for the Castle Square project and the South End Urban Renewal Project.

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

VOTED: that the General Counsel be instructed to submit for the record at the next meeting a written statement containing an opinion from bond counsel on the legality of authorizing a date for a public hearing by ratification after the advertisement of the public hearing has been published.

The Development Administrator distributed (PpLie* of memos dated April 4, 1962 recommending (1) subscription to Appraisal Weekly; (2) authorization of travel for Andrew Anderson-Bell to Washington, D. C. on March 27, 1962; (3) authorization for travel to Washington, D. C. by James Finigan, April 2-13, to attend a Family Appraisal Conference held by the FHA.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above mentioned recommendations.

The Development Administrator reported on the status of the Mattapan project and also discussed the relocation housing constructed under FHA Section 221 d-3 by Urban Associates, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:38 p.m.


Secretary
