

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JUNE 27, 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 5:00 p.m. on June 27, 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 John Ryan	Melvin J. Massucco (came in later)

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 five o'clock p.m. on June 27, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

_____ June 21, 1962 _____ Title: _____ Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on June 21, 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 27th day of June, 1962.

Kane Simonian
Secretary

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Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of June 20, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Authority confirmed the meeting set by the Executive Director with the City Council Urban Renewal Committee for a joint meeting on July 12, 1962 at 1:00 p.m. for the purpose of discussing the Castle Square Early Land Acquisition and other urban renewal matters pending before the Council.

The Development Administrator distributed copies of a memo dated June 27, 1962 re Agreement: with City Government Center Commission, attached to which was a copy of a letter from the Government Center Commission dated June 22, 1962 and attachments: (1) Master Parcel Plan; (2) Land Disposition Agreement; (3) Design Objectives and (4) five site plans numbered 1, 8, 9, 10 and 11, dated June 22, 1962.

(Mr. Massucco entered the meeting at this point.)

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

VOTED: that the Development Administrator be authorized to acknowledge agreement of the Boston Redevelopment Authority, subject to subsequent HHFA concurrence, with the June 22d letter of Mr. Robert Morgan, Chairman, Government Center Commission of the City of Boston.

On motion duly made and seconded, it was unanimously

VOTED: that the regular weekly meeting of the Authority for the week of July 9, 196E will be held on Thursday, July 12, 1962 at ten a. m.

Memo from the site office was distributed re repairs to a fire-damaged building at 29 1/2 Tremont Street in order to make the building secure from further vandalism or hazards.

Copies of a letter from Councillor Peimonte were distributed re the date and time of the public hearing for the North Harvard project.

On the presentation of properly certified vouchers, on motion duly made and seconded, it was unanimously

VOTED: to authorize the following payments:

Whitman & Howard, Government Center, \$6061. 75
Harry Feldman, Inc. , Washington Park, \$7895. 65
Storey, Thorndike, Palmer and Dodge, bond counsel opinion on
loan notes, Government Center, \$1750
Foley, Hoag and Eliot, \$1746.25

Site office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for Maurice Goldman, 43 Norman Street.

Copies of memo dated June 8, 1962 from the Real Estate Officer re adjustments in use and occupancy charges were taken from the table.

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

VOTED: to approve the adjustments in use and occupancy charges as recommended by the Real Estate Officer for the Brattle Company, Account No. 770 and for Fitz Inn Auto Park, Inc., Account No. 1015 (in the amount of \$2200 per month in conformity with the letter dated June 21, 1962 from Fitz Inn Auto Park, Inc.).

The Real Estate Officer's memo of June 25, 1962 concerning adjustments in use and occupancy charges was distributed and discussed.

On motion duly made and seconded, it was unanimously

VOTED: to approve adjustments in use and occupancy charges as recommended by the Real Estate Officer in the above mentioned memo as follows:

1. Josephs. Passaretti, Account No. 1167
2. New England Doll and Novelty Co., Account No. 112
3. Hub Glassware Company, Account No. 624
4. Williams Book Store, Account No. 688.

The Authority discussed a letter from the Senate Ways and Means Committee re House Bill 2974.

The Vice Chairman disqualified himself from taking a position on this matter.

On motion duly made and seconded, it was unanimously

VOTED: that the majority view of the Authority is to take no position on this bill and that the Secretary be authorized to notify the Senate Ways and Means Committee to this effect.

The Executive Director informed the Authority that the Resolutions adopted by the Authority on April 25, 1962 with respect to the State Financial Assistance for the New York Streets and West End projects would have to be rescinded and a current Resolution substituted in order to comply with the procedures of the State Housing Board which require the Authority's Resolutions

to be adopted after City Council action authorizing the filing of the applications for State Financial Assistance ; and further, that since the City Council has adopted Resolutions authorizing the filing of the same, the Authority's Resolutions will be in order.

Mr. Ryan introduced a Resolution entitled "Resolution on Urban Renewal Assistance Grant for the West End Project, U. R. Mass. 2-3", which was read in full and considered. Mr. Ryan moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and on roll call, the ayes and nays were as follows: ayes, Monsignor Lally, Stephen E. McCloskey, James G. Colbert, Melvin J. Massucco and John Ryan; nays: none.

The Chairman thereupon declared the motion carried and said Resolution adopted.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 191.)

Mr. Ryan introduced a Resolution entitled "Resolution on Urban Renewal Assistance Grant for the New York Streets Project, U.R. Mass. 2-1", which was read in full and considered. Mr. Ryan moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and on roll call, the ayes and nays were as follows: ayes, Monsignor Lally, Stephen E. McCloskey, James G. Colbert, Melvin J. Massucco and John Ryan; nays: none.

The Chairman thereupon declared the motion carried and said Resolution adopted.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 192.)

Copies of a memo dated June 27, 1962 from Wallace Orpin, Chief Engineer, were distributed re West End project, Garage Alterations and Temporary Parking Lot. This memo was prepared pursuant to a request from Charles River Park A. Inc. in letter dated June 19, 1962 for permission to add an additional story to the existing parking garage, to obtain temporary use of land for parking in Parcel 1-D for the residents of Parcel 1-A until such time as the additional story is constructed on the existing garage, and a request to have Blossom Court be made a private instead of a public way.

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

VOTED: that the Authority record its disposition to grant the foregoing requests and that the Executive Director and the Chief Engineer be authorized to work out the details for final consideration by the Authority.

The Development Administrator distributed copies of a memo dated June 27, 1962 re payment in lieu of taxes to the City of Boston, attached to which was a letter from Mayor Collins dated June 21, 1962 requesting payment in lieu of taxes for the Government Center project. The Development Administrator recommended the payment of \$1, 314, 635.

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

VOTED: that the payment to the City of Boston as determined by the Mayor in letter dated June 21, 1962 to the Authority, in the amount of \$1, 314, 635, is hereby approved.

The Development Administrator presented to the meeting a Resolution entitled "Resolution of the Boston Redevelopment Authority with Respect to Determinations and Findings on the Washington Park Urban Renewal Area Project, Mass. R-24", which Resolution was read and considered.

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

VOTED: to adopt the above entitled Resolution as presented.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 193.)

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

VOTED: that the Secretary be and hereby is authorized to publish in the City Record the determination by the Boston Redevelopment Authority that the Washington Park Urban Renewal Area, and each of certain proposed clearance section tracts situated therein, for which the Authority is preparing an urban renewal plan and for which it proposes to undertake an urban renewal project under the provisions of Chapter 121 of the Massachusetts General Laws, with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including early land acquisition, demolition, clearing, relocation and disposal, in advance of the adoption and approval of an urban renewal plan for the area, is a substandard and decadent area.

The Development Administrator presented to the Authority a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Application for Temporary Early Land Acquisition, Washington Park Urban Renewal Area, Project Mass. R-24", which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as presented.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No., 194.)

The Development Administrator distributed copies of a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Relocation Program and Conditions for Relocation Payments in the Washington Park Urban Renewal Area, Project Mass. R-24", which was read in full and considered.

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

VOTED: to adopt the above entitled Resolution as read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 195.)

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

VOTED; that the Chairman be and hereby is authorized to secure the consent of the City of Boston acting by the Mayor with the authorization of the City Council to the taking by eminent domain or the acquisition by purchase, lease, gift, bequest or grant of land located within the Clearance Section Tracts to be included in the early land acquisition stage of the Washington Park Urban Renewal Area, and the holding, carrying out relocation and making relocation payments, clearing, repairing, and operating of such land, and further to secure from the City of Boston an agreement to assume responsibility for any loss which may arise in connection with the Authority's activities within the Washington Park Urban Renewal Area.

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

VOTED: that the Chairman be and hereby is authorized to secure the consent of the State Housing Board of the Commonwealth of Massachusetts to the taking by eminent domain or the acquisition by purchase, lease, gift, bequest or grant, and the holding, carrying out relocating and making relocation payments, clearing, repairing, and operating, of the whole or any part or parts of land in the Washington Park Urban Renewal Area, and further, to secure the consent and approval of the State Housing Board to the execution of a loan contract between the Boston Redevelopment Authority and the United States of America under the provisions of Title I of the Housing Act of 1949, as amended, to provide financial assistance for such early land acquisition and related activities,

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

VOTED: that the Chairman be and he hereby is authorized to secure the approval of the Emergency Finance Board of the Commonwealth of Massachusetts to the acquisition of land in the Washington Park Urban Renewal Area and entering into a contract with the Federal Government for a temporary loan or loans in connection therewith.

Mr. Colbert requested that the following statement be incorporated in the minutes:

"First of all, I would like to say that I am prepared to vote for all these resolutions today. We had a hearing Monday night at the Boston Technical High School, at which the public sentiments or the sentiment of a very large gathering of people was practically unanimous in support of this project. I am not certain in my mind that this can work. I believe it is in the nature of a pilot project and an experiment. Neither am I completely clear in my own mind that this is exactly what some of the people who favor it think it is. I hope it is. I hope it will work and I hope it is what the people over there believe it is - and with that in mind I think we should expedite this. I think there has been a clear expression of sentiment by the people in the district that they want this. We must assume, I believe, that they realize what it is and I think we should go forward with it as quickly as possible. Therefore, I would so move.

Mr. Ryan stated that it should also be added that Mr. Colbert's remarks represent the unanimous view of the Authority.

The Development Administrator distributed copies of a Survey and Planning Application for the Downtown Waterfront - Faneuil Hall Renewal Area for consideration by the Authority. The Authority reviewed and discussed the Application, together with the maps and supporting documentation.

The Development Administrator presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving an Application

for Survey and Planning and Authorizing the Filing of said Application for the Downtown Waterfront - Faneuil Hall Renewal Area", which Resolution was read in full and considered.

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

VOTED: to adopt the foregoing Resolution as read.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 196.)

The Development Administrator distributed copies of a memo dated June 27, 1962 re Whitney Street Project.

The Authority discussed the Application of Back Bay Towers, Inc. for consent to the formation of a Chapter 121A Corporation to carry out the project.

Copies of a report from the General Counsel, which previously had been distributed to the Members, were again presented to the meeting, entitled "Report and Decision on Application of John J. Curtin and Others for Authorization and Approval of a Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for the consent to formation of a corporation to be organized under the provisions of said Chapter 121A to be known as Back Bay Towers, Inc. "

Mr. Colbert made a motion to adopt the Report and Decision by the Authority on the Application of John J. Curtin, Herbert B. Kerr, Frederick J. Mahony, Sebastino Volpe, Lilian K. Drescher and Harry D. Barr for approval of a Redevelopment Project in the Whitney Redevelopment area, which Report and Decision has just been read and considered, and to authorize and approve the Redevelopment Project referred to in said Application and consent to the formation of Back Bay Towers, Inc. to carry out the Project.

Mr. McCloskey seconded the motion.

On a call for a vote by the Chairman, the following voted "aye": Messrs. Colbert, McCloskey and Massucco, and the following voted "nay": Monsignor Lally and Mr. Ryan.

The Chairman declared the motion carried.

(The foregoing Report and Decision is filed in the Document Book of the Authority as Document No. 197.)

The Development Administrator presented to the Authority a Relocation Program for the South End Urban Renewal area which contained revisions required by recent changes in the Urban Renewal Manual. The Development Administrator explained to the Authority that all of the revisions were of a minor nature, consisting of additional information, including a change in the official name of the submittal from Relocation Proposals to Relocation Program.

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

VOTED: that the relocation plan for the relocation of the families and businesses displaced in carrying out an early land acquisition program in the Castle Square portion of the South End Renewal Area contained in the Relocation Report approved by the Authority at its meeting of June 13, 1962 be and it hereby is amended by deleting said Relocation Report in its entirety and substituting therefor the relocation plan contained in the Relocation Program submitted to this meeting and that said Relocation Program as thus amended be and it hereby is approved, and in connection therewith it is hereby found and determined that the proposal contained in said Relocation Program is in conformity with acceptable standards and can be reasonably effected to permit the proper prosecution and completion of such early land acquisition.

(Copy of the foregoing Relocation Program is filed in the Document Book of the Authority as Document No. 197A.)

The Development Administrator distributed copies of a memo dated June 27, 1962 re Information Concerning the Federal Annual Budget. Attached to the memo was a copy of the Authority's 1962 Annual Budget for a six-month period as explained in the above-mentioned memo in compliance with the recommendation from URA.

The Development Administrator requested that the proposed contract with Beasley and Beasley be taken from the table. Mr. Ryan made a motion that the Beasley and Beasley contract be approved. The Chairman seconded the motion. On a call for a vote by the Chair, Monsignor Lally and Mr. Ryan voted aye; Messrs. Massucco, McCloskey and Colbert voted nay.

The Chairman thereupon declared the motion defeated.

Mr. Colbert made a motion that the Development Administrator bring in a recommendation at the next meeting to have a review of the West End land acquisition activities made by a qualified Boston real estate firm

if he feels it is necessary.

Mr. Massucco seconded the motion. On a call for a vote by the Chair, Messrs. Massucco, McCloskey and Colbert voted aye; Monsignor Lally voted nay; Mr. Ryan voted "present".

The Chairman thereupon declared the motion carried.

Copies of a City Council Order by Councillor Foley dated June 25, 1962 were distributed re the relocation policy of the Authority on the Castle Square project.

The Development Administrator distributed copies of a memo outlining the policy recommended for adoption by the Authority and entitled "Statement on the Feasibility of Relocation for the Castle Square section of the South End Urban Renewal Project Area, attached to which was a statement of John P. Alevizos dated June 6, 1962 as to the business relocation policies to be implemented in the Castle Square urban renewal areas.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations as contained in the aforementioned memos and further, that the Chairman be authorized to communicate with the City Council in compliance with Councillor Foley's order, advising the City Council that the policies as recommended is the adopted policy position of the Boston Redevelopment Authority.

On motion by Mr. McCloskey, seconded by Mr. Massucco, on the recommendation of the Development Administrator, it was unanimously

VOTED: to approve the payment of moving expenses for Maynard Guy from Providence, Rhode Island to Boston.

The Development Administrator distributed memoranda dated June 27, 1962 concerning personnel actions.

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

VOTED: to approve the following personnel actions:

the appointment of:

Stanley J. Britton, Development Specialist at \$8750 per annum
Arlyn E. Hastings, Planning Assistant at \$5000 per annum
Jan W. Wampler, Jr. Planning Designer at \$6240 per annum
Anne G. Donovan, Secretary at \$5000 per annum, eff. 8/6 for 6-mo. period
Constance R. Hope, Secretary at \$4000 per annum, eff. 7/2 "
Sheelah C. Fallon, Secretary at \$3800 per annum, eff. 7/2 "
James A. Feeley, Develop. Aide at \$3900 per annum, eff. 7/2 "
James A. Cassidy, Jr. Plan. Aide at \$3900, eff. 6/27; terminating 9/15

the reappointment of:
Peter B. Offringa, Senior Planning Designer at \$130 per week, eff. 7/15

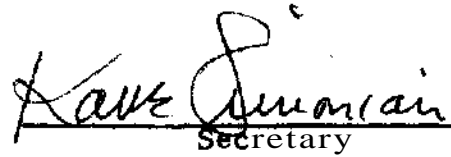
promotions and increments:

Ambrose Griffin to Site Office Mgr. , Castle Square at \$8000, eff. 7/1
Albert Terban to Asst. Site Office Mgr. (Maintenance)Castle Sq. at \$7500, eff. 7/1
John Cahill to Demolition Supervisor, Govt. Ctr. at \$6750, eff. 7/1
Frank Melville, Field Worker, from \$5000 to \$5200, eff. 7/4/62
Esther King " " 5000 to \$5200 "
Joseph Buckman " " 5000 to 5200 "
Samuel Mollica " " 4500 to 5000 "
Gerald Kennealy " " 4500 to 5000 "

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 7:28 p. m.


Secretary