

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 12, 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 July 12, 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	None
Stephen E. McCloakey	
James G. Colbert	
Melvin J. Massucco	
John Ryan	

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 July 12, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

July 6, 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 July 6, 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 12th day of July, 1962.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of June 27, 1962 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 the Chief Engineer to the Executive Director dated July 9, 1962 were distributed re West End Site Preparation Contract No. 2, final invoice of Salah & Pecci Construction Company, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment in the amount of \$3274.50 to the Salah & Pecci Construction Company, Inc., and that the payment of the 10% retainage under the contract be withheld until the expiration of the sixty-five days according to the terms of the contract.

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

VOTED: to authorize the following payments:

J. L. Hayden, West End, \$118.88
« J. L. Hayden, Washington Park, \$3925
Maiden Equipment Co., Contract No. 1, Govt. Ctr., \$3165.97
Maiden Equipment Co., Contract No. 2, Govt. Ctr., \$15,276.37
North Terminal Area Study, \$427.40
Foley, Hoag & Eliot, \$2,052.50
Robert C. Blumenthal, \$3,420.00
Freedom House, \$2250.00

Site Office reports were distributed. On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to evict Temple Beverage, Inc., 17-19 Cambridge Street, if they have not vacated the premises by July 25th.

The Executive Director was instructed to ascertain from the Boston Licensing Board if any decision is pending with respect to a transfer of this license.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to evict John Manning, 14 Pitts Street, Account No. 347.

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

VOTED: to waive use and occupancy charges for Carmen DelTricchio, formerly of 12 Allen Street., West End.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for Allister Smith, 4 Staniford Place, Account No. 938.

Copies were distributed of a memo from the Chief Engineer dated July 3, 1962 re demolition contract no. 1, Government Center; Change Order D-1-3, recommending that the demolition contractor be granted a thirty-calendar day extension of contract no. 1. On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order D-1-3, Government Center Project, demolition contract no. 1.

Copies of a memo from the Real Estate Officer dated July 10, 1962 were distributed re Government Center Project, adjustment of use and occupancy charges.

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

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

Bowdoin Amusement Company, Inc. Account 864
All State Sales Corp. , Account 1124-1
Hanover Parking, Account 812
Belmont Furniture Company, Account 631
City Radio Company, Account 741.

Copies of a memo dated July 11, 1962 were distributed from the Real Estate Officer re Handy Parking Lot, Account 479.

The Real Estate Officer recommended that Mr. Solomon, a site occupant parking lot operator, be permitted to take over the above-mentioned lot which has been abandoned by Mr. Handy.

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

VOTED: to table this matter.

Copies of a letter from John B. Hynes, attorney for Bowdoin Square Garage Company, Inc. , dated July 5, 1962 were distributed, containing an offer to pay an additional \$50 a month in use and occupancy charges for permission to utilize the showroom space in the Bowdoin Square Garage and three parking stalls for car rental purposes.

The Executive Director advised the Authority that both he and the Real Estate Officer were in agreement that the present use and occupancy charge for the Bowdoin Square Garage Company, Inc. covers the payment for this space and that this is a usual and ordinary garage activity. However, Mr. Colbert pointed out that even though the present use and occupancy charges cover this, the Authority is under duty to accept an offer of an additional payment under circumstances such as these.

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

VOTED: to accept the offer of the Bowdoin Square Garage Company, Inc. as contained in letter of July 5, 1962 and under the conditions therein contained.

Copies of a letter from Ben Williams Enterprises dated July 3, 1962 were distributed, requesting consideration for the lease of a vacant area on Howard Street in Scollay Square for parking purposes.

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

VOTED: to table the matter.

Copies of a letter from the City Redevelopment Corporation dated July 6, 1962 were distributed, requesting a meeting with the Authority to discuss the development of Castle Square project.

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

VOTED: to invite Mr. Bertram A. Druker et al to meet with the Authority on July 25, 1962 at 11:00 a.m.

The Executive Director informed the Authority that a recent URA regulation requires claims in excess of \$10,000 to be reviewed and approved by the Regional Office prior to payment, and in excess of \$50,000, review and approval by the Washington office of the URA. However, verbal approval has been given by the Regional Office for the Authority to make partial payments not to exceed 80-90% on claims between \$10,000 and \$50,000, pending review by URA.

The Executive Director informed the Authority that this verbal approval was given to Mr. John Alevizos, William Johnson and Robert Litke

and further, that a confirming letter would be forthcoming.

The Executive Director further informed the Authority that specific approval had been given verbally to make partial payments to Morris Gordon & Son and Graphic Arts, Inc. , both of which claims are in excess of \$50, 000.

A list of seven claims was distributed in excess of \$10, 000 now being processed by the Regional Office.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to approve partial payments on any claims pending in the Regional Office in an amount not to exceed 60%, when, in his opinion, the delay in processing is creating hardship and when requested by the claimants, (amended by minutes of Sept. 5, 1962)

Copies were distributed of a tabulation of bids received for electrical work in the new Faneuil Hall Market as previously authorized by the Authority.

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

VOTED: to award the contract for electrical work to George Norman Electrical Company, low bidder, in the amount of \$7963 and that a contract be executed for the same.

The Development Administrator distributed copies of a memo dated July 12, 1962 re award of contracts for photoengraving work and processing of model plates and construction of models for projects, attached to which memo was a tabulation of bids received as previously authorized by the Authority.

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

VOTED: to award the contract to the Eburn Industrial Research Corporation of Hingham in the amount not to exceed \$1054 for the Washington Park Project, and that the Acting Purchasing Agent execute a purchase order for the same.

The Development Administrator distributed copies of a memo dated July 12, 1962 re contract for land acquisition consultants, attached to which was a proposed contract with Meredith & Grew, Inc.

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

VOTED: that the Development Administrator be and hereby is authorized to execute on behalf of the Authority a contract with Meredith & Grew, Inc. for consulting services in connection with the Authority's land acquisition program for a fee not to exceed \$45, 000 in accordance with the form of contract presented to the Authority.

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

VOTED: that the Development Administrator be instructed to contact Meredith & Grew, Inc. and negotiate to include in the aforementioned contract a provision for a review by this firm of the appraisals done for the Authority in the West End project by William Jacobs, the price for this additional service to be negotiated by the Development Administrator.

Mr. Logue advised the Authority that he had been informed by Meredith & Grew that they were not interested in reviewing the Jacobs¹ appraisals and further that HHFA officials would have to give their approval to this added provision in the contract if Meredith & Grew were agreeable.

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

VOTED: to request Mr. Logue to make another effort to persuade Meredith & Grew to perform this additional service and report back to the Authority at the next meeting if Meredith & Grew were agreeable and the fee requested for this service.

It was understood that the basic contract with Meredith & Grew would be executed as proposed in the event the performance of the additional services were refused.

Mr. Colbert asked that the following statement be included in the minutest

"I might say, Mr. Chairman, that in voting for this contract, I believe that an excellent job has been done by the Real Estate Officer. However, I think that if we were to take the position that these consultant services are not necessary, or if we were to oppose such a survey, we would be taking the position that our present procedures are perfect and that there is no room for improvement. "

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

VOTED: that Mr. Colbert's statement be recorded in the minutes as the unanimous view of the Board.

Mr. Logue made the following statement:

"I should like the record to show that this is not only the view of the Board but also my own view. "

The Development Administrator distributed various memoranda concerning personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to appoint Barbara A. Pollock, Secretary, Operations, for six months effective 7/16 @ \$4500;
to reappoint Jerri Z. Grannis, Draftsman, Planning, effective 7/23 @ \$5100;

