

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON JULY 25, 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 25, 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. McCloskey	
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 25, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By 

July 18, 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 18, 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 25th day of July, 1962\*

  
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of July 12, 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 letter were distributed from the World War I Veterans, USA, Barracks No. 1, requesting the temporary use of the Whitney project land for a carnival.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary be instructed to advise the Veterans group that their request is denied because it is against the policy of the Authority to permit the use of project land for this purpose.

Site Office reports were distributed.

On the grounds of hardship and on the recommendation of the Social Worker and the Site Office Manager, on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize moving allowance for Mrs. Josephine Spinale and John Sharoian.

The Executive Director informed the Authority that several site tenants in the Government Center project area were in arrears in use and occupancy charges and that Site Office reports in each case established the fact that there was no cooperation nor intention to make payment to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the eviction of the following site tenants:

Account No.	347	John Matteo
	422	Frank Raymond
	95	Milano Liquors
	580	Ideal Leather (Byer Furniture Co.)
	880	Dixies Cafe Inc.
	616	Sun Valley Manufacturing Co.

Upon the presentation of certified invoices, on motion duly made and seconded, it was unanimously

VOTED: to authorize the following payments:

Metropolitan Transit Authority	\$ 34,877.89
Muriel Cooper, Design Consultant	1,000.00
United Community Services	8,293.50
Elvira Johnson, transcript, Wash. Pk.	247.50
"                    "                    Brighton	198.75
Management Services Associates	3,000.00
John D. Hewitt, appraiser	7,800.00
James Kelley, insurance	495.00

On the recommendation of the Acting Purchasing Agent, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of a Burroughs Ten-Key Electric Adding Machine at a cost of \$250.10, tax excluded.

The Executive Director distributed copies of two Resolutions in connection with the Fourth Amendatory Contract for the West End project, UR Mass. 2-3.

A Resolution entitled "Resolution Approving and Providing for the Execution of a Fourth Amendatory Contract Amending Loan and Grant Contract No. UR Mass. 2-3 (LG) By and Between the Boston Redevelopment Authority and the United States of America" was introduced by Mr. Colbert.

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

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion and on roll call, the following voted "Aye": Msgr. Lally, Messrs. Colbert, McCloskey, Massucco and Ryan; and the following voted "Nay": None.

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

A Resolution entitled "Resolution Amending that Certain Resolution of the Boston Redevelopment Authority Adopted January 24, 1958 entitled 'Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Project No. 2-3 and Providing for the Security for the Payment Thereof and For Other Purposes'. As Said Resolution was Previously Amended by Resolution of Boston Redevelopment Authority Adopted March 1, 1961", was introduced by Mr. Colbert.

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

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on roll call, the following voted "Aye": Msgr. Lally, Messrs. Colbert, McCloskey, Massucco and Ryan; and the following voted "Nay": None.

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

(The foregoing Resolutions are filed in the Document Book of the Authority as Documents No. 100 and 101.)

The Executive Director distributed copies of a narrative and statistical report on families relocated to date in the Government Center Project.

The next item on the agenda was the question of extras to J. J. Vaccaro Company in connection with the renovation of the 10th and 11th floors of City Hall Annex.

Mr. Colbert made a motion to continue the matter of extras to J. J. Vaccaro Company on the table. Mr. Massucco seconded the motion.

On a call for a vote from the Chair, the following answered "aye": Messrs. Colbert, Massucco and McCloskey; and the following answered "nay": Monsignor Lally and Mr. Ryan.

The Chairman declared the motion carried.

Mr. Ryan moved that the preceding question be taken from the table. There being no second, the motion to take the matter from the table was defeated.

Mr. Bertram Druker and counsel, Mr. Larry Cooke, entered the meeting at this point to discuss the Castle Square development.

After a discussion of the proposed re-use for the Castle Square project area, it was agreed that Mr. Druker would appear before the Authority at the next meeting, August 15th, and present his suggestions for the redevelopment of the area.

Copies of a letter to the Chairman were distributed containing a statement to the City Council dated July 25, 1962 from the Urban Renewal Committee of the South End.

Copies of the stenographer's transcript of the public hearing on the proposed North Harvard project were distributed to the Members. The General Counsel was instructed to render an opinion to the Authority at the next meeting as to whether or not the stenographer's transcript constitutes a public record.

The Development Administrator distributed copies of a memo dated July 25, 1962 entitled Re-use of Washington Park Land Scheduled for Early Acquisition.

After a discussion of the memo, Mr. Colbert requested that the following statement be recorded in the minutes:

"I would like a brief statement on this to appear in the minutes of the meeting. This is a very important matter to consider and act upon within a short period of time. My understanding from Mr. Logue is that this vote in effect is an expression of opinion on what we expect to do; that it doesn't bind us to do these things at these specific locations and there may be some points of consideration such as raised by Mr. McCloskey and that while I am prepared to go along with this vote, before I commit myself definitely on any of these specific projects, I would want to go out into the area and look at each of these locations and then make my determination. I don't want any misunderstanding at a later time that we formally voted it. The main point that I want to make is - we haven't actually designated the specific properties to be taken within the proposed clearance section tracts. Mr. McCloskey raised a point and we might possibly reach a decision at a later time that we don't want to take a particular area. I am afraid this might make it appear that we have approved the clearance section tracts and we haven't done it. "

Mr. Ryan made the motion, seconded by Mr. Massucco, that the foregoing statement by Mr. Colbert be recorded in the minutes as the unanimous view of the Board.

Mr. Thomas McCormick of the Planning Section entered the meeting at this time and distributed the latest copy of the Boston Zoning Code (as proposed July 6, 1962) and enabling Act. Mr. McCormick explained that this was the latest edition of the proposed Boston Zoning Code as revised by the Law Department.

The Authority was informed that under existing legislation, the Zoning Commission is required to submit the proposed zoning regulations to the Authority for consideration and report.

Mr. McCormick also presented to the Authority copies of a letter to the Chairman from Albert V. Colman, Chairman of the Zoning Commission, requesting that the Authority consider and report on the zoning code as it is required by statute within twenty days from the date of the request.

Mr. McCormick stated that only two copies were available at this time but that he would arrange for additional copies of the Zoning Code to be made available to the Authority in the next few days.

The Executive Director was instructed to distribute the above-mentioned material to the Members upon receipt, and the General Counsel was instructed to review the proposed Zoning Code and report to the Authority at the next meeting.

The Development Administrator distributed copies of a memo dated July 25, 1962 entitled Statement of the Boston Redevelopment Authority Concerning Re-use of Land in the Castle Square section of the South End.

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

VOTED: to revise the statement by including an additional paragraph covering the suggestion made by Councillor Foley that the construction of relocation housing units be considered on vacant land scattered throughout the renewal areas in connection with the development of the Castle Square project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above statement with the proposed revisions.

The Development Administrator distributed copies of a memo dated July 25, 1962 re Contract for Preparation of Prototype Programs for Moderate-Rental Housing Development in Washington Park, South End and Charlestown Urban Renewal Areas. The proposed contract would be with architect Carl Koch and Mark Waltch, builder, as consultants.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated July 25, 1962 re Award of Contract for Carpentry Work for the Washington Park Model, containing a tabulation of bids received.

On motion duly made and seconded, it was unanimously

VOTED: to approve the award of the carpentry work on the Washington Park model to Samuel Ramasci Jr., in the amount of \$740. 00.

Copies of a memo dated July 25, 1962 were distributed re the purchase of an air exchange and ventilating equipment for certain rooms in the Quincy Market.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Acting Purchasing Agent to purchase the necessary units in conformance with the Authority's Procurement Policy at a price not to exceed \$1300. 00.

The Development Administrator distributed memos dated July 25, 1962 recommending the following travel authorizations:

attendance of Berton S. Fliegel at the annual Pinewoods Institute, Plymouth, Mass., July 26-29, 1962;  
travel to New Haven of the following staff members or alternates, as may be designated by the Development Administrator:  
Rowland, Tercyak, Schucter, Finnegan, Crane, and four other members of the Planning Staff for a period of not more than two days;  
three members of the staff to Baltimore for review of FHA procedures and techniques for rehabilitation purposes, not to exceed two days;

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above recommendations for travel and further, that the Vice Chairman be authorized to travel to New Haven and Baltimore for the same purposes.

The Development Administrator distributed copies of a memo dated July 25, 1962 re second acquisition appraisers, Washington Park.

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

VOTED: to approve the following appraisers for assignments in  
second acquisition appraisals, Washington Park area:

John S. Cullen	Joseph A. Moran
John E. Beck	John E. O'Neill
Daniel M. Driscoll	Frank B. Rogers
John D. Hewitt	Bernard Singer
John C. Kiley, Jr.	Francis A. Gunn
Frank J. McFarland	Francis J. Sullivan

On the recommendation of the Development Administrator as con-  
tained in memo dated July 25, 1962, and on motion duly made and seconded, it  
was unanimously

VOTED: to approve the following personnel actions:

the appointment of Robert G. Hazen of New Haven, Connecticut  
as Project Director for Downtown, in the Development Depart-  
ment at \$12,000 per annum, effective August 8, 1962;


the appointment of Walter R. Brooks of Cambridge, Massachusetts,  
as Demolition-Building Inspector in the Operations Department at  
\$7500 per annum, for a period of six months, effective Aug. 1, 1962;

acceptance of resignations of Ian Marshall, Architect, effective  
August 15, 1962, and Jean M. Marshall, Senior Planner, effective  
August 15, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:20 p. m.

  
Secretary