

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 15, 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 August 15, 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 August 15, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

August 13, 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 August 13, 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 15th day of August, 1962.

Kane Simonian
Secretary

Messrs. Logue, Ash, Conley and Graham attended the meeting.

The minutes of the meeting of July 25, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to authorize payment of the following bills:

R. C. Blumenthal Associates, \$2,484.00
Freedom House, Inc., \$2,250.00
E.G. Houdlette, \$25.00
Metropolitan Transit Authority, \$33,093.08
G. F. Romagnoli, Inc., \$500.00
United South End Settlements, Inc., \$6,184.52
Whitman & Howard, Inc., \$4,000.00
Anderson-Nichols Company, \$7,100.00
United Community Services, \$961.88
Management Services Associates, \$3,000.00
Maiden Equipment Corporation, Partial Payment No. 6, \$13,543.88
" " " Partial Payment No. 3, \$19,057.77

Copies of five Council Orders were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to make the following disposition of the aforementioned:

- a. Councillor Piemonte Order re Demonstration Grant Program on Victory Road - referred to Development Administrator for report;
- b. Councillor Foley Order re Turnpike Air Rights - referred to Development Administrator for report;
- c. Councillor Foley Order re early submission of material prior to pertinent hearings - referred to Development Administrator;
- d. Order on West End development - referred to Executive Director and General Counsel;
- e. Order on transporting persons from downtown Boston to Logan Airport - referred to Development Administrator.

Copies of a letter from Charles River Park, Inc. dated August 13, 1962 were distributed containing information with respect to conditions and estimated costs for the use of land in Parcel 1-C for overflow parking needs for tenants in Parcel 1-A.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant the license for the temporary use of land in Parcel 1-C in the approximate amount of 30,600 square feet at a use charge equal to the ground rent now being paid by Charles River Park for Parcels 1-A and 1-B and as outlined in the letter of request from Charles River Park, Inc.

Memo from the General Counsel was distributed containing opinion re stenographic report of the North Harvard Project public hearing.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations of the General Counsel.

Copies of a memo from Wallace Orpin, Chief Engineer, dated August 13, 1962 re parcel releases, Government Center, were distributed and noted.

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

VOTED: to authorize the eviction of ABC Products, 58 Portland Street, Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize moving allowances and waive use and occupancy charges for the following hardship cases:

Emmet Paxton, formerly of 10 McLean Street, West End;		
Robert FugHese, 43 Norman Street, Government Center		
Edward Conlon, 11 Staniford Street	"	"
Ida Humes, 29 Norman Street	"	"
Edward Ciarletto, 131 Staniford Street	"	"
Michael Ciarletto, 43 Norman Street	"	"
Anthony Santasuosso, 16 Hale Street	"	"

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to file Requisition No. 6 for Relocation Grant Progress Payment in the amount of \$10,912.00 for the West End project, U. R. Mass. 2-3.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to file Requisition No. 9 for Capital Grant Progress Payment in the amount of \$160,197.00, West End Project, U. R. Mass. 2-3.

Reports from Phoenix Urban Corporation re progress of construction, Complexes 1-A and 1-B, West End, were distributed.

The Executive Director presented copies of a memo from the Chief Engineer re site preparation Contract No. 3, West End project, containing tabulation of two bids received and opinion from the General Counsel. The Chief Engineer had investigated and certified all the information contained in the bid documents and recommended the award to the low bidder.

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

VOTED: to award site preparation contract No. 3, West End project, to the low bidder, Piatelli Construction Corporation, for \$107,000, and the Vice Chairman was authorized to execute the contract.

Copies of a memo from the Real Estate Officer dated August 13, 1962, were distributed.

On motion duly made and seconded, it was unanimously

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

Account No.	635	Tulman Furniture Co.
	689	Diamond Union Stamp Works
	119	Iacono Furniture Co.
	597	House of Hurwitz
	531	Advance Printing Co.
	1111	Photographers Portrait Service
	896	Serdex, Inc.
	59	Central Restaurant & Supply Co.
	1013	Fitz Inn Auto Parks, Inc.
	1015	Fitz Inn Auto Parks, Inc.
	680	H. A. Cochrane & Sons, Inc.
	109	Bergin Co., Inc.
	61	Haymarket Cooperative Bank
	748	Patten's Restaurant
	1117	Court Street Tavern
	563	Rand & Company
	548	M. Hoffman & Co., Inc.
	742	Radio Shack Corporation

Mr. McCloskey made a motion that the Authority take from the table the recommendation of additional funds for payment to the general contract¹¹, J. J. Vaccaro, Inc., for work performed by members of Local No. 4, Hoisting and Portable Engineers Union, in the amount of \$7315.00 in connection with the renovation of City Hall Annex, 10th and 11th floors; and further, that the Authority approve payment of same.

Mr. Ryan seconded the motion.

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

¹¹ Mr. Chairman, our General Counsel has told us that in his opinion this money should not be paid. This contractor, in the opinion of our Legal Advisor, is not entitled to this money. Legally it should not be paid. I think the Board would be making a payment they should not be making. It would not be protecting the public interest and would be a dereliction of duty for the Authority to make this payment. I would like to have it entered into the minutes of the meeting that the General Counsel has advised the Authority that this payment should not be made; that the contractor is not entitled to it. He also informs us that the architect has also stated that the contractor is not entitled to this money. How the Authority can go ahead and approve this payment is beyond me. I would say the duty of the Authority is to provide payments which should be paid, not payments in the form of gifts. We should pay the contractor only what he is entitled to be paid. "

Mr. Ryan requested that the following statement be entered into the minutes:

"We should pay for the work if it is properly done. We have a moral obligation. "

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

The Chairman declared the motion carried.

The Development Administrator distributed copies of a memo dated August 15, 1962 entitled Preclusion of Conflict of Interest on Part of Contractor under the Terms of Proposed Koch-Waltch contract.

Mr. Ryan moved to take from the table the proposed Koch-Waltch contract, which had been laid on the table at the last meeting.

The motion was not seconded and therefore defeated.

The Development Administrator distributed copies of a memo dated August 15, 1962 entitled Referral of Proposed Zoning Code, attached to which was a letter dated August 15, 1962 which was proposed to be sent to the Zoning Commission, together with a copy of the Authority's letter of May 10, 1961 to the Commission on the same subject.

The Authority discussed revisions, and on motion duly made and seconded, it was unanimously

VOTED: to approve the letter as revised.

(See reverse of page for John Ryan statement)

The Development Administrator distributed copies of a Resolution dated August 15, 1962 entitled Proposed Resolution for Adoption by the Boston Redevelopment Authority Commending the Consultants on the Inner Belt and Expressway System, Boston Metropolitan Area, 1962; and endorsing the recommended routes for the Inner Belt and Expressway system; and further, pledging the full cooperation of the Authority to that end.

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

VOTED: to adopt the Resolution as presented and read.

The Development Administrator distributed copies of a memo dated August 15, 1962 entitled Approval of Three Proposed Public Elderly Housing Projects, attached to which memo were three suggested letters to the Housing Authority.

NEW ZONING ISSUES

(1) Proposed floor area ratios are too low in prime downtown office building and urban apartment building locations.

(2) Floor area ratio is too low in prime downtown office building locations. The amount of prime land to satisfy high price residential and residential demands will pay for height and view,

(3) zoning code should encourage and permit the highest economic use of land and the buildings to be built thereon. Locational value that attracts investment and part of market demand cannot be spread out and thereby and interrelated lay parks and vacant land and attract to the economic use of luxury, commercial and residential demand.

(4) Specifically it is felt that the maximum Floor Area Ratio should be included of the total lot area and that the floor area ratio should be 20 rather than 10. On a 20,000 square foot piece of land, the office building developer would find it far more economical with economic incentives and demand to build a 20-30 story building with an efficient floor area of 20,000 square feet that for all practical purposes the

10-1 !> story building that a B-10 district and PAR would restrict a developer to in building a 20,000 foot floor area which is probably the sx>st efficient size. Actually, the present touting of B-155 for office buildings would be more encouraging to a developer on 20,000 square feet of land, since he could build approximately 350,000 square feet of building versus the 200,000 square feet plus that the floor-area ratiott of the ten would permit.

(5) Better PAR would increase land values and provide a stronger tax base for land assessments for Downtown eowercial and uptown comaercial and residential areas*

(6) <3ne of the big problems of suburbs and cities with sprawl problems such as Los Angeles is the difficulty in communication and cohesivaness that results from uncontrolled and unconcentrated use of central land. Horizontal spread becomes inefficient at a point and vertical effectiveness in my opinion is the best answer.

(7) Again specifically, the Uptown area of Boston including the South Cove, Back Bay and the Fenway area would attract far more developers with an PAR of 10 rather than 5, so that again luxury

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Recommendation: That in endorsing the new zoning which has
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On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: that the Boston Redevelopment Authority finds that the three housing developments proposed by the Boston Housing Authority, known as Mass. 2-35, Washington Street, Brighton, Mass. 2-36, Gustin Street, South Boston, and Mass 2-37, Chestnut Hill Avenue, Brighton, conform to the General Plan and that the Chairman be authorized to send letters in the form presented to this meeting to the Boston Housing Authority to that effect.

The Development Administrator distributed copies of a memo dated August 15, 1962 entitled Central Business District Project - Downtown GNRP, attached to which was a Survey and Planning Application to URA and informational material marked as Exhibits A to J inclusive.

Mr. Colbert presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving an Application for Surveys and Plans for the Central Business District Urban Renewal Project", which Resolution was read and considered.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: to adopt the above-mentioned Resolution as presented and read.

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 202.

On motion by Mr. Colbert, seconded by Mr. Ryan, 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 filing of a Survey and Planning Application for the proposed Central Business District Urban Renewal Project.

Copies of Exhibit B, entitled Central Business District Project Memo of Understanding was presented to the meeting, containing an Agreement between the Mayor, the Authority and the Committee for the Central Business District Inc.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: to approve the Memo of Understanding and to ratify the execution of the agreement by the Development Administrator on behalf of the Authority.

Copies of Exhibit C were distributed entitled Central Business District Project - Robert Gladstone Contract.

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 this Authority contract with Robert M. Gladstone for professional services for market analysis and other economic studies in connection with the development of the Authority's Downtown G. N. R. P. plans for a fee not to exceed \$23, 500.

Copies of Exhibit D were distributed entitled Downtown R-46, East Boston, R-44, Back Bay, R-47, Parker Hill-Fenway, R-48, Jamaica Plain R-49, South Boston, R-51, Washington Park, R-24, Charlestown, R-55, South End, R-56 - Larry Smith Contract.

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 this Authority contract with Larry Smith and Company for professional services for market analysis and other economic studies in the G. N. R. P. and project areas listed in the above mentioned Exhibit D for a fee not to exceed \$70, 000, the entire cost of the contract to be paid from the above mentioned G. N. R. P. and project area funds.

The Development Administrator distributed copies of a memo dated August 15, 1962 re proposed public hearing with respect to Boston Redevelopment Authority findings for the Tremont-Mason Street urban renewal area (non-assisted) 220 certification, attached to which was a draft of an urban renewal plan for the area and a suggested form of notice for public hearing.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hold a public hearing on September 5, 1962 at 9:30 a.m. at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts in the matter of a proposed determination that the Tremont-Mason Street urban renewal area is a decadent area and in the matter of a proposal for the undertaking of a non-assisted Land Assembly and Redevelopment or Urban Renewal Project by the Authority under Massachusetts General Laws, Chapter 121 and under the Housing Act of 1949, Title I, as Amended.

The Development Administrator distributed copies of a memo dated August 15, 1962 re Tremont - Mason Street Renewal Plan - Conformance to the General Plan. The foregoing memo contained recommendation of the Planning Administrator that two minor clarifications be made in the text and maps of a General Plan for the Central Business District, Boston City Planning Board, 1960.

On motion duly made and seconded, it was unanimously

VOTED: that a paragraph be added at the end of page 32 of a General Plan for the Central Business District, Boston City Planning Board, 1960, as follows:

Outside the residential areas shown on the Land Use and Transportation Plans, residential uses in mixed-use buildings or mixed-use developments would be appropriate, provided the other uses were compatible, retailing, consumer services and general office activities, and provided further that the buildings or developments were subject to careful public controls;

ami further, {nat a note be inserted on the map entitled "Prospective Building Density" on page 33 of A General Plan for the Central Business District, Boston City Planning Board, 1960, as follows:

A range of structural densities is permissible in any of the proposed classifications if the overall average density is within the prescribed range.

The Development Administrator distributed copies of a memo dated August 15, 1962 re Landscape Design Master Plan Contract for the Government Center Project area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Sasaki Walker and Associates, Inc. for the preparation of a Landscape Design Master Plan for the Government Center Project area for a fee not to exceed \$10,000, subject to any necessary approval of HHFA, the entire cost of the contract to be paid from project funds.

The Development Administrator distributed copies of a memo dated August 15, 1962 re Government Center Project; Petition to Public Improvement Commission for Street Discontinuances.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to petition the Public Improvement Commission of Boston to discontinue streets within the

Government Center Project area whenever necessary in connection with the carrying out of the project development activities and whenever necessary for the conveyance of project land to redevelopers.

On the recommendation of the Development Administrator contained in memo dated August 15, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to award contract for carpentry work for the Charlestown, South End and Parker Hill-Fenway project models to Samuel Ramasci Jr. , at a price not to exceed \$2405. 00.

On the recommendation of the Development Administrator contained in memo dated August 15, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to award contract to Air and Refrigeration Service, Inc. for furnishing and installing air conditioner's for the Quincy Market office^ at a total price not to exceed \$1097. 59.

On the recommendation of the Development Administrator contained in memo dated August 15, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to approve the purchase of two electric typewriters at a cost not to exceed \$900. 00.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to reimburse travel expenses for employment interviews for the following:

Alois K. Strobl of Philadelphia, \$61.84
Donald W. Clifford of Norristown, Pennsylvania, \$53.60
Robert Shawn of Rockville, Maryland , \$73. 80

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

J.R. Rothermel to Philadelphia, Pennsylvania on August 14, 1962;
Edward J. Logue to Philadelphia, Pennsylvania Aug. 25 to 29, 1962;

On the recommendation of the Development Administrator as contained in memo dated August 15, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to extend contract with Berton S. Fliegel, Social Worker, for an additional six months at no change in compensation, effective on August 17, 1962.

On the recommendation of the Development Administrator as contained in memo of August 15, 1962, on motion duly made and seconded, it was unanimously

VOTED: to approve contract for second acquisition appraisals for the Washington Park Project with Reginald H. Gallagher of 1 Court Street, Boston.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to take from the table and approve the appointment of Mark S. Taylor of Baltimore, Maryland, as Principal Planner in the Planning Department at \$9000 per annum, effective August 15, 1962; and further, to authorize payment of moving expenses from Baltimore, Maryland for the aforementioned.

On the recommendation of the Development Administrator as contained in memo dated August 15, 1962 entitled Personnel Actions, and on motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Appointments:

Richard W. White, Chief Planning Designer at \$9500 in the Planning Department, effective August 16, 1962;

Thomas H. Jenkins, Development Specialist at \$8500 in the Development Department, effective August 16, 1962;

Frank A. Lind, Development Assistant at \$6500 in the Development Department on a six-month basis, effective August 16, 1962;

John M. Flaherty, Accountant in the Operations Department at \$6500 on a six-month basis, effective August 2(J, 1962;

Barbara Altman, Librarian at \$5800 in the Planning Department on a six-month basis, effective August 20, 1962;

Joanne C. Sideris, Secretary at \$5000 in the office of the Development Administrator, on a six-month basis, effective August 16, 1962;

Emma Rose Dejessus as Statistical Clerk-Typist in the Development Department at \$3800 on a six-month basis, effective August 16, 1962;

Reappointment as follows:

James E. Finigan Jr. as Development Specialist at \$8500 in the Development Department on a six-month basis, effective August 16, 1962;

Resignations:

Margaret Wilson, Secretary, effective July 27, 1962
Carmella Jackson, Secretary, effective August 7, 1962
Judith Piper, Secretary, effective September 7, 1962
Rhoda Feuer, Junior Planner, effective October 18, 1962

On the recommendation of the Development Administrator, and on motion duly made and seconded, it was unanimously

VOTED: that the title of Paul L. McCann be changed from Junior Clerk to Administrative Clerk at \$90.00 per week, retroactive to August 1, 1962, with future part-time service to be computed at \$2. 60 per hour.

The Executive Director distributed copies of a letter from the Regional Office of the URA dated August 9, 1962 concerning the disposition of Parcel 7, West End Project. In connection with the disposition of the aforementioned Parcel 7, copies of the following material were distributed and discussed by the Authority:

letter from the Archdiocese containing an offer to purchase Parcel 7;

the Redeveloper's Statement of Qualifications and Financial Responsibility, which was submitted by the Archdiocese;

a copy of the proposed Deed to be executed in the conveyance of Parcel 7 to the Archdiocese;

a copy of the Agreement between the Archdiocese and the Authority concerning the credits for consequential damages and site improvements in connection with the disposition of Parcel 7;

Mr. Colbert read a Resolution entitled Resolution Concerning Sale of Parcel 7, West End Project, UR Mass. 2-3, to the Roman Catholic Archbishop of Boston.

Said Resolution was read in full and considered.

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

VOTED: to adopt the foregoing Resolution as read.

(The above-mentioned Resolution, attached to which are the proposed Deed and the Agreement Concerning Credits, is filed in the Document Book of the Authority as Document No. 203.)

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:18 p.m.


Secretary