

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCT. 3, 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 Oct. 3, 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. M9Closkey 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 Oct. 3, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Sept 28, 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 Sept* 28, 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 3d day of October, 1962.

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The Secretary informed the Authority that the minutes of the meeting of September 26, 1962 were not available because of the pressure of business.

The Secretary presented to the Authority the matter of the allocation of 40,000 square feet in the West End project area to Parcel 7, pursuant to the Revised Redevelopment Plan, and as provided for in the Leasehold Agreement between the Authority and Charles River Park, Inc.

The Chairman relinquished the chair and the Vice Chairman presided during the discussion and consideration of this matter.

On motion by Mr. Massucco, seconded by Mr. Ryan, the Authority

VOTED: to exercise its right to add an aggregate of 40,000 square feet to the land area of Parcel 7 in accordance with the provisions of Section 3{B}(l)(k) of the Revised West End Land Assembly and Redevelopment Plan by subtracting 40,000 square feet from Parcel 1-F, as provided for by Section 204 (f) of the Leasehold Agreement for the West End project area between the Boston Redevelopment Authority and Charles River Park, Inc., the aforementioned 40,000 square feet being specifically identified on Plot Plan entitled "Boston Redevelopment Authority, West End Redevelopment Area, U. R. Mass. 2-3, proposed 40,000 square feet parcel for St. Joseph's R. C. Church; scale 1" = 40'; October 2, 1962".

Copy of the foregoing Plot Plan is filed in the Document Book of the Authority as Document No. 212.

The Chairman resumed the chair at this point.

Certified invoices for services rendered to the Authority under various contracts were presented, as follows:

Bernard Singer - \$3,625.00
Maiden Equipment Corp. - \$19,395.85; \$10,894.00
Elvira Johnson - \$363.75 ; \$972.75
P.G. Counihan - \$8,025.00; \$4,500.00
R. C. Blumenthal Associates -\$1,096.00
Eburn Industrial Research Corp - \$1,054.35
Foley, Hoag & Eliot - \$1,585.00
George Norman Electrical Co., Inc. - \$7,838.00
Salvatore Ramasci, Jr. - \$1,850.00
United Community Services - \$2,072.21

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment of the above invoices as presented to the Authority with the exception of the final payment under Demolition Contract No. 1 to the Maiden Equipment Corporation, amounting to \$10,894, which payment

was authorized subject to the approval of the Executive Director after review of the contract specifications and certification that the contract has been satisfactorily completed.

The Executive Director distributed photostatic copies of a notice of cancellation from the Continental Casualty Company with respect to the insurance policies that had been issued previously to the Maiden Equipment Corporation, said cancellation to be effective at 12:01 a.m. October 11, 1962. The Executive Director further reported that the Chief Engineer had been told by the Maiden Equipment Corporation that there would be insurance coverage obtained from the Travelers Insurance Company through the firm of Obrion Russell prior to the expiration of the Continental Casualty policy.

The Executive Director informed the Authority that it was his recommendation to obtain insurance to protect the Authority's interests in the event the Maiden Equipment Corporation did not obtain coverage by the expiration date and that the cost of the insurance binder would be charged against funds due to the Maiden Equipment Corporation.

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the eviction of Marmer Brothers, 106 Friend Street.

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

VOTED: to waive arrearages in use and occupancy charges and to authorize relocation payment for the following hardship cases: Luigi Logrippio, 35 South Margin Street; Frank Frixia, 49 South Margin Street.

Copies of a memo from the Real Estate Officer dated October 1, 1962 were distributed, recommending adjustments in use and occupancy charges in the Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to approve adjustments as requested for the following; Cosmopolitan Garage, Inc. , Acct. #336; Cooks & Pastry Cooks Association, Account # 1001.

The General Counsel reported to the Authority that additional title work was necessary in the Government Center project to ascertain the ownership of the land in the public squares and streets because of the various changes that

had been made throughout the years in right-of-way adjustments.

Copies of a proposed third party contract with Nyman H. Kolodny to provide title search services was distributed, containing the scope of services and proposed rates.

On motion duly made and seconded, it was unanimously

VOTED: to approve the terms and scope of services of the proposed contract with Nyman H. Kolodny and to authorize the Development Administrator to execute the contract.

The Executive Director reported to the Authority that as instructed he had contacted the officials of Patten's Restaurant and had been advised by them that there is no intention on the part of the Restaurant to reopen the Court Street premises at this time.

The Executive Director was instructed to obtain a statement in writing from Patten's Restaurant, outlining their intentions and future plans.

Copies of a letter were distributed from Visnick Brothers, owners of a garage and gas station adjacent to the Mattapan project area, endorsing and supporting the proposed project.

The Executive Director reported to the Authority that Huntley's Garage has indicated their desire to accept the offer made by the Executive Director to relocate their parking business at the former Handy Parking Lot on Chardon Street, as recommended to them by the Executive Director. The Executive Director was authorized to continue negotiations and approve the relocation, subject to ratification by the Authority at a later meeting.

Copies of a letter from Piatelli Construction Corporation dated October 1, 1962 were distributed, requesting approval of the Authority to the selection of subcontractors in accordance with the terms of Site Improvement Contract No. 3 for the West End project, which has been awarded to the Piatelli Construction Corporation. Under the provisions of the above contract, subcontractors are authorized^t subject to the approval of the Authority and the Urban Renewal Administration. The subcontractors involved are M. Rufo Company, Inc., A. A. Will Company, Inc.; Old Colony Construction Company. The Executive Director informed the Authority that the subcontractors have been screened and found acceptable by the Chief Engineer, Mr. Orpin.

On motion duly made and seconded, it was unanimously

VOTED: to approve the aforementioned subcontractors under the provisions of the Site Improvement Contract No. 3 with Piatelli Construction Corporation.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be on October 24, 1962 at 10:00 a. m. , and that there would not be any further meeting of the Authority after that date until November 14, 1962 unless a Special Meeting is called by the Vice Chairman if it becomes necessary.

At this point in the meeting Mr. Melvin Newman, Attorney for Back Bay Towers , and Messrs. John Curtin, Fred Maney, Fred Maney Jr. and S. Volpe entered the meeting to discuss the Application of Back Bay Towers, Inc. , Whitney Street project.

The officials of Back Bay Towers were advised of Mayor Collins¹ veto of the Application and the suggestion by His Honor, the Mayor, for an alternative method of development consisting of garden-type, lower density units.

The Back Bay Towers group requested time to consider these suggestions and requested a meeting with the Authority on October 24, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to meet with Back Bay Towers, Inc. at 11:00 a.m. on Wednesday, October 24, 1962.

The Development Administrator distributed copies of a memo dated September 26, 1962 re Mattapan: Cummins Highway, Livermore Street Urban Renewal Area, attached to which were proposed Resolutions as follows:

1. Resolution approving determinations and findings;
2. Resolution approving urban renewal plan and conditions for Relocation Payments;
3. Resolution authorizing filing of Application for Loan and Grant

and proposed votes authorizing the Chairman to execute a Cooperation Agreement with the City of Boston to secure approval of the City of Boston for the urban renewal plan and to submit the urban renewal plan for the Mattapan urban renewal project to the Division of Urban and Industrial Renewal for the Commonwealth of Massachusetts for its approval.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution authorizing the filing of an Application for Loan and Grant for the Mattapan project.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 213.

On motion duly made and seconded, it was unanimously

VOTED: to table the other Resolutions and proposed votes referred to in the foregoing memo.

The Development Administrator distributed copies of a memo dated October 3, 1962 re Government Center; Contract for Re-use Appraisal Services, recommending Larry Smith and Company to make a second re-use appraisal of the Government Center project area. Attached to the memo was a proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute on behalf of the Boston Redevelopment Authority a contract with Larry Smith and Company for a second re-use appraisal of the Government Center project area at a fee not to exceed \$12,000.

The Development Administrator distributed copies of a memo dated September 26, 1962 re Whitney Street, attached to which memo was a draft of proposed amendment to the Land Assembly and Redevelopment Plan for the Whitney Redevelopment Area.

On motion duly made and seconded, it was unanimously

VOTED: to table the memo from the Development Administrator on the Whitney project until the meeting with Back Bay Towers on October 24, 1962.

The Development Administrator distributed copies of a memo dated October 3, 1962 re Government Center project, Demolition and Site Clearance Contract No. 3.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the meeting of October 24, 1962.

The Authority further requested that a report be prepared showing the number of vacancies and other pertinent information concerning the proposed demolition contract area.

The Development Administrator distributed copies of a memo dated October 3, 1962 re Government Center: Selection of a Developer for the Proposed Eight-Story Private Office Building on Cambridge Street (Parcel 12), attached

to which memo were copies of the following material:

Land Disposition policies and procedures for Parcel 12;
Map of Government Center area;
Urban Renewal Plan provisions relating to Parcel 12;
Land Disposition Agreement for Parcel 12;

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

VOTED: to authorize the newspaper advertising in the Boston papers soliciting invitations for proposals from developers to be submitted by November 14, 1962.

The Development Administrator distributed copies of a memo dated October 3, 1962 re Site Office for Washington Park urban renewal area, containing an explanation of the selection for the Site Office location and the amount of equipment and renovations that will be necessary to open up the Site Office.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to execute an agreement for space in St. Richard's Church for the Washington Park Site Office, providing for payment by the Authority for a pro rata share of heat and utilities, and further, to approve the expenditure of a sum not to exceed \$2000 for renovating the space; and further, to approve purchase of office equipment needed to furnish the Site Office as outlined in the above-mentioned memo.

On the recommendation of the Development Administrator as contained in memo dated October 3, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of three manual typewriters.

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

VOTED: to authorize travel to Washington, D. C. for the Deputy Development Administrator to attend an Executive Committee meeting of the NAHRO October 22 and October 23, 1962.

On the recommendation of the Development Administrator as contained in memo dated October 3, 1962, and on motion duly made and seconded it was unanimously

VOTED: to approve the payment of moving expenses for James Drought from Washington, D. C. to Boston, and the payment of \$182. 05 for the employment interview of Stuart Gottlieb of Forth Worth, Texas; and \$38. 55 for the employment interview of Joel Wise of Philadelphia, Pennsylvania.

The Development Administrator distributed copies of a memo dated October 3, 1962 re personnel actions,

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions as recommended:

appointments as follows:

Reginald W. Griffith as Architect, Planning Department, at \$7250 per annum, effective October 8, 1962;

Frances F. Miller as Clerk-Typist, Development Department, at \$3600 per annum, effective October 8, 1962, for a period of three months;

reappointments as follows:

Evarts Erickson as Development Specialist, Development Department, at \$7500 per annum, effective October 8, 1962 for a period of three months;

David P. Ries as Development Assistant, Development Department, on a part-time basis at \$2. 50 per hour, effective October 4, 1962;

increments as follows:

Joseph Todesco, Administrative Clerk, Operations, from \$5500 to \$5800 per annum, effective October 8, 1962;

Helen R. Conley, Secretary, Development Department, from \$4000 to \$4750 per annum, effective October 8, 1962;

Katherine H. Hyland, Secretary, Operations Department, from \$3900 to \$4200 per annum, effective October 8, 1962;

promotion and increment as follow^:

George Breene, from Junior Planner, Planning Department, at \$5800 per annum to Development Specialist, Development Department, at \$7200 per annum, effective October 8, 1962;

Transfers: from Operations Dept. employee to Development Program employee:

John T. Fitzgerald, Maintenance Man in Operations at \$2. 32 per hour, effective October 8, 1962;

Thomas Gaffe^* Maintenance Man in Operations at \$2. 32 per hour, effective October 8, 1962;

Copies of a letter dated October 2, 1962 from the Federal Housing Administration were distributed concerning the FHA's willingness to accept applications for mortgage insurance in the Washington Park urban renewal area.

The Development Administrator distributed copies of binders which contained all the required material necessary in connection with the filing of an Application for Temporary Loan for Early Land Acquisition for Project Mass. R-56.

On motion duly made and seconded, it was unanimously


VOTED: to adopt the Resolution as presented entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Application for a Temporary Loan for Early Land Acquisition for Project Mass. R-56".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 214.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:19 p.m.

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Secretary