

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON DEC. 19, 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 Dec. 19, 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 Dec. 19, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

December 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 Dec. 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 19th day of December, 1962.

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of November 14, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the meeting of November 21, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the meeting of November 28, 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 approve payment of the following:

Harry Feldman, Inc. , Washington Park engineering survey .
payment No. 3, \$9, 678

Piatelli Construction Corp. , Progress Payment No. 2,
\$39, 755.92

John E. O'Neill, Castle Square appraisals, \$1, 150

John D. Hewitt, Washington Park appraisals, \$2, 675

Richard J. Dennis, Washington Park appraisals, \$2800

Fairchild Aerial Surveys, Inc., \$21,471.39

Harvard University, \$37, 737

United South End Settlements, Inc. , \$5, 786, 65

The General Counsel distributed copies of a memo dated December 19, 1962 re Storage of Fill on Amy Court, West End. The General Counsel , informed the Authority that after conference with Charles River Park "B" Inc. , Piatelli Construction Corporation and Phoenix Urban Corporation concerning the above-mentioned fill, it was recommended that a Change Order be approved with the Piatelli Construction Corporation, extending its contract to August 3, 1963 without cost to the Authority.

The General Counsel furthermore reported that he had prepared a proposed agreement with Charles River Park "B" Inc. , whereby the Authority would be saved harmless and indemnified against any loss which may result from removal of the fill or the completion of site improvement work on Amy Court.

On motion duly made and seconded, it was unanimously

VOTED: to approve a Change Order for the Piatelli Construction Corporation as aforementioned and further, that the Executive Director be authorized to execute an agreement with Charles River Park "B" Inc. to protect the Authority's interest in the removal of the fill and completion of the Amy Court street construction.

Copies of a memo dated December 13, 1962 were distributed re Demolition and Site Clearance Contract No. 3, Government Center Project, Mass. R-35, attached to which were copies of the bank references, statement of bidders' qualifications and a tabulation of all the bids received for same. The Executive Director informed the Authority that the John J. Duane Company had submitted the lowest bid received at the bid opening on December 11, 1962 for Contract No. 3.

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

VOTED: that the Demolition and Site Clearance Contract No. 3, Government Center Project, Mass. R-35, be awarded to the John J. Duane Company, Inc., the lowest responsible bidder, in the amount of \$737,000 and that the Executive Director is hereby authorized to execute the contract for the Authority.

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

VOTED: to instruct the Executive Director not to issue a Proceed Order for the commencement of demolition activities under the Duane contract prior to January 2, 1963.

A memo was distributed dated December 11, 1962 re West End Project, Mass. 2-3, Demolition and Site Clearance, attached to which was a form of a Change Order.

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

VOTED: to approve Change Order No. 4, John J. Duane Company, Demolition Contract, West End Project, U.R. Mass. 2-3, providing for an extension of time of 180 calendar days with no increase in the contract price.

Site Office reports were read.

On the recommendation of the Site Office because of hardship, and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearage and authorize relocation payment for the following Government Center site occupants:

Joseph Spinale, Account No. 172
John Lynch, Account No. 188

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to the Jewish Family Welfare Service and invite the officials of that group to attend the meeting of the Authority on January 16, 1963 at 11:00 a. m.

On motion duly made and seconded, it was unanimously

VOTED: to table the evictions recommended by the Site Office.

Copies of a memo dated December 19, 1962 were distributed re Preliminary Loan Note, West End Project, containing a tabulation of bids received on December 18, 1962.

Mr. Colbert introduced a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5, 138, 000, the Execution of Requisition Agreement No. 5 and the Execution and Delivery of Project Temporary Loan Note No. 6, in Connection with Project No. U. R. Mass. 2-3", which Resolution was read and considered.

Mr. Colbert moved the adoption of the above entitled Resolution as read. Mr. McCloskey seconded the motion. On a call for a vote by the Chair, the following voted "aye": Msgr. Lally, Mr. McCloskey, Mr. Colbert, Mr. Massucco and Mr. Ryan; and the following voted "nay": none. The Chairman thereupon declared the motion adopted as introduced and read.

(The above -entitled Resolution is filed in the Document Book of the Authority as Document No. 233.)

The Executive Director distributed a report to the Authority dated December 18, 1962 re Outstanding Loans and containing a tabulation of all the various types of loan contracts and planning advance contracts from the Federal Government, including the dates of execution and the pertinent interest rates. The General Counsel was instructed to review the applicable provisions of the Federal law and also to confer with the regional officials to ascertain if it is possible to convert these direct loans from the Government into private financing in order to achieve the considerable savings on interest costs.

The Development Administrator distributed copies of a Resolution and Order of Taking for the South End Renewal Area for consideration by the Authority.

On motion by Mr. Colbert, seconded by Mr. McCloskey, the following Resolution was unanimously adopted:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated December 19, 1962, relating to a portion of the South End Renewal Area No. R-56 be executed, together with a Plan consisting of two (2) sheets, dated December 17, 1962 and drawn by Whitman fit Howard, Inc., Engineers, Boston, Massachusetts, which sheets are respectively entitled Property Line Map, Map 1 and Tabulation Sheet, Sheet 2, all of which are incorporated herein and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Register of Deeds for the County of Suffolk; and

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to said Mayor's satisfaction for the payment of such damages as may be awarded in* accordance with the law by reason of the taking therein made.

(Copy of the Order of Taking dated December 19, 1962, together with the Plan referred to therein, as set forth in the above-mentioned Resolution, is incorporated in the minutes and filed in the Document Book of the Authority as Document No. 234.)

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of a "Letter of Agreement with the Real Property Board".

The above-mentioned Letter contains the agreements reached with the Real Property Board on the proposed site for the garage, the presently estimated fair value for the site, the general as well as specific controls on the parcel, presently estimated size and cost of the garage, terms and conditions of the Land Disposition Agreement, and other pertinent conditions.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized JgL
acknowledge agreement of the Authority with the November 19, 1962 letter from Mr. James J. Sullivan, Jr., Chairman of the Real Property Board.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the Julian Levi Section 112 Report presented at the last meeting.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority accept the Julian Levi Report on Municipal and Institutional Relations Within Boston and the recommendations therein as a guide for the Authority's policy in dealing with institutions under the Development Plan and as a guide in the preparation of Urban Renewal project plans.

Copies of a memo from the Development Administrator were distributed dated December 19, 1962 re request for public hearing on proposed Urban Renewal Plan for the Washington Park Urban Renewal Area, to be held on Monday, January 14, 1963 at 7:30 p.m. in Boston Technical High School; authorization to file a Loan and Grant Application, Part I; Final Project Report, attached to which was a proposed notice of public hearing and a proposed form of Resolution of the Boston Redevelopment Authority authorizing the filing of an Application for Loan and Grant Contract.

On motion duly made and seconded, it was unanimously

VOTED: to approve the public hearing on the proposed Urban Renewal Plan for the Washington Park Urban Renewal Area to be held on Monday, January 14, 1963 at 7:30 p.m. in the Boston Technical High School, and further, that the Secretary be authorized to advertise and publish the legal notice for same.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Application for Loan and Grant for Project Mass. R-24", which Resolution was presented to the meeting, read and considered.

(Copy of the above-entitled Resolution is filed in the Document Book of the Authority as Document No. 235.)

The Development Administrator distributed copies of a brochure entitled "Washington Park Urban Renewal Plan", recommending that T. O. Metcalf Company be engaged to print 15,000 copies at \$2990. On motion duly made and seconded, it was unanimously

VOTED: to authorize the printing of 15,000 brochures by T. O. Metcalf at \$2990.

Copies of a memo dated December 19, 1962 re Washington Park Temporary Rehabilitation Site Office - Agreement with the City Real Property Board, were distributed, recommending that the Authority accept conveyance of property at 89 Elm Hill Avenue without consideration from the Real Property Board and renovate same at a cost not to exceed \$1000 for use as a temporary rehabilitation site office.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above recommendation and to authorize the Development Administrator to accept conveyance of the property at 89 Elm Hill Avenue, Roxbury, without consideration, and to carry out the renovations at a cost not to exceed \$1000.

The Development Administrator presented to the Authority a 121A Application submitted by Arnold Soloway, Robert Leventhal and Robert T. Malone for authority and approval of a project and for the consent by the Authority to the formation of the corporation to be organized by the applicants under said Chapter 121A, said project to be developed on the corner of the Jamaica-way and Perkins Street, Jamaica Plain.

The above-mentioned Application was submitted, together with the required filing fees, by the applicants.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Secretary to record in the minutes the receipt of the above-mentioned Application and filing fees.

Copies of a December 19, 1962 memo were distributed re Public Hearing; Jamaica-way, containing summary information on the proposed 121A Application for the Jamaica-way - Perkins Street Project and recommending that a public hearing be held.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hold a public hearing on January 17, 1963 at 7:30 p.m. at the Mary Curley School, 493 Center Street, Jamaica Plain, Massachusetts, in the matter of a proposed Application submitted by Arnold Soloway, Robert Leventhal and Robert T. Malone for authority and approval of a project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and for the consent by the Authority to the formation of a corporation to be organized by the

applicants under said Chapter 121A for the purpose of undertaking and carrying out the project and further, that the Secretary be authorized to advertise the same.

The Development Administrator distributed copies of a memo dated December 19, 1962 re Actions Required by this Authority in anticipation of Filing of an Early Land Acquisition Application for the Charlestown Urban Renewal Area; attached to which was a folder containing a check list of documents required for inclusion in the Early Land Acquisition Application binder, statement of City Departments, statement of John DeSimone, Chief of Surveys, together with exhibits.

Also attached to the memo was a complete binder containing the Application for Temporary Loan for Early Land Acquisition Project No. Mass. R-55.

The above-mentioned documents and informational material was submitted to the Authority for its consideration in connection with later actions concerning this project.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Secretary to insert a two-column, two-inch advertisement on page one of the Globe and Herald-Traveler and on page two or three of the Record-American on the public hearing to be held on January 7th for the Charlestown Renewal Project.

The Development Administrator distributed copies of a memo dated December 19, 1962 re Preliminary Plans for New City Hall.

On motion duly made and seconded, it was unanimously

VOTED: that the graphic preliminary studies determining in a general way the basic ideas of both the new Boston City Hall and the Plaza, prepared by the "architect" for said new City Hall and represented by eighteen (18) sheets each marked "Preliminary Studies, New Boston City Hall and Plaza", dated June 20, 1962, be and the same hereby are approved by the Boston Redevelopment Authority, subject to subsequent Federal HHFA concurrence; and that Francis J. Lally, Chairman, Boston Redevelopment Authority, be and hereby is authorized and directed to endorse such approval on each of the aforesaid eighteen (18) sheets and sign the same in the name and on behalf of said Authority.

Copies were distributed of a December 19, 1962 memo re Status Report on Parcel 12 of the Government Center.

The above-mentioned memo contained an interim report on the Beacon Construction Company proposal for Parcel 12.

Copies of a December 19, 1962 memo were distributed re Downtown Waterfront - Faneuil Hall Urban Renewal Project; Boston Redevelopment Authority-Waterfront Development Corporation Agreement, attached to which memo was a copy of proposed Agreement between the Boston Redevelopment Authority and the Downtown Waterfront Corporation.

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

VOTED: to table the matter.

Copies of a December 19, 1962 memo were distributed re Renewal of Contract for Transportation Consulting Services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a renewal of the contract between the Boston Redevelopment Authority and the firm of Barton Aschman Associates, Inc. and Robert C. Davidson for the provision of transportation consulting services for a six-month period ending June 30, 1963 on the same terms as the present contract except that the Development Administrator shall be authorized to engage employees of Barton Aschman Associates, Inc., in addition to Mr. Davidson, at a rate not to exceed \$20.00 an hour, provided that the maximum compensation per month does not exceed \$1300.

The Development Administrator distributed copies of a letter dated December 19, 1962 from Hugh Sutbbins, Chairman of the Design Advisory Committee, recommending that Professor Lawrence Anderson be appointed to fill the vacancy on the Design Advisory Committee because of the demise of Mr. Henry Shepley.

On motion duly made and seconded, it was unanimously

VOTED: to appoint Professor Lawrence Anderson to fill the vacancy on the Design Advisory Committee.

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

VOTED: to approve the purchase of map storage files at a total cost not to exceed \$1450.

On the recommendation of the Development Administrator, as contained in memoranda dated December 19, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

New appointments, six-month basis:

			\$	eff.
Charles W. Grady	Rehab. Specialist	Develop. Dept.	7500	1/2/63
William Mahoney	" "	"	7500	1/2/63
Kenneth Pyle	Cartographer	Planning	7500	1/14/63
Richard Mertens	Senior Planner	Planning	7200	1/2/63
Hugh McBrien	Field Inspector	Operations	7200	1/2/63
Jules Selig	Arch. Historian	Planning	7000	1/2/63
Fred. Salvucci	Sr. Trans. Planner	Planning	6500	1/2/63
Charles Kougeas	Com. Rel. Advisor	Development	8250	1/9/63
John W. Lyons	Develop. Assist.	Development	5200	1/2/63
Emily Smith	Graphic Designer	Planning	5200	1/2/63
Phyllis Hunter	Draftsman	Planning	5100	1/2/63
Irving Weiner	Draftsman	Planning	5100	1/2/63
William McHugh	Develop. Aide	Development	5000	1/2/63
Julius Levine	Develop. Aide	Development	5500	1/2/63
Richard Trainor	Main. Clerk	Operations	4800	1/2/63
Paul Crisafulli	Draftsman	Planning	4680	1/2/63
Ann Mayers	Audit-Clerk Typist	Operations	3800	1/2/63
James McMahan Jr.	Messenger-Clerk	Adm. Mgmt.	3400	1/2/63

New appointments, hourly basis:

Dwayne Nuzum	Renderer	Planning	3.00 hr.	1/2/63
Irving Welfeld	Develop. Aide	Development	2.75 hr.	1/2/63*
Charles Chavarria	Model Builder	Planning	2.50 hr.	1/2/63**
Robert Dinsmore	Model Builder	Planning	2.50 hr.	1/2/63**

terminating April 2, 1963 ** terminating May 31, 1963

RQ appointments, new assignments and salary adjustments therefor:

Mark Breen	Develop. Assist.	Development	6000	12/19/62
Robert Crowley	Develop. Assist.	Development	6000	12/17/62
Paul Power	Develop. Assist.	Development	5700	12/21/62
James Cassidy	Jr. Planning Aide	Planning	3900	12/17/62
Margaret Driscoll	Secretary	Development	3800	12/26/62
Sheelah Fallon	Secretary	Development	3800	1/3/63

on a six-month basis:

Evert Erickson	Develop. Specialist	Development	7500	1/9/63
James A. Feeley	Develop. Aide	Development	3900	1/3/63
Frances F. Miller	Clerk-typist	Development	3800	1/9/63

on a three-month basis:

James Flaherty	Messenger-Clerk	Adm. Mgmt.	2730	12/14/62
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on a six-week basis:

Constance R. Hope	Secretary	Planning	4000	1/3/63
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Increments, Reclassifications and Promotions, effective 1/2/63, as follows:

		<u>From</u>	<u>To</u>
		\$	\$
Andrew Anderson-Bell	Chief Planning Designer	9500	9750
Regina Burns	Secretary	4000	4250
Melrose Carrington	Draftsman	5500	5800
James Dennis	Draftsman	5100	5300
Raphaella DiPietro	Prin. Clerk-Stenographer	4737	5000
Mary Downey	Head Clerk	5300	5500
Edna Foley	Receptionist	3800	4000
Barry Gersin	Graphic Designer	5500	5700
Jerri Grannis	Draftsman	5100	5300
Edith Hershoff	Secretary	4750	5000
Rita Hopkinson	Secretary	4000	4250
Mary Irwin	Switchboard Operator	4300	4500
Howard Kahn	Development Specialist	8500	8750
Helen Lane	Secretary	3800	4000
Evelyn Lisle	Draftsman	5100	5400
Joanne Lord	Secretary	4000	4250
Esther Manton	Clerk-typist	3600	3800
Thomas McCormick	Director of Planning	12000	12250
Robert Meredith	Senior Planner	7200	7500
Peter Neitz	Senior Draftsman	6000	6300
Archie Paskell	Junior Planner	6188	6350
jSusan Smith	Junior Planner	5500	5750
Janice Sulfaro	Secretary	4000	4250
Jan Wampler	Junior Planning Designer	6240	6600
Katherine Whitelaw	Planning Assistant	4500	4750
Maro Baghdoyan	Draftsman	5100	5800
Daniel Herlihy	Draftsman	5100	5700
Leon Jacklin	Planning Draftsman	5100	5700
Roy Kennix	Development Assistant	5500	6000
Lawrence Mayall	Draftsman	5100	5750

	<u>From</u>	<u>To</u>
Martin Adler	Prin. Planner at \$8000	Chief Planner at \$9000
Edward Allen	Admin. Clerk at \$4750	Supply Officer at \$5750
Chas. Bartoloni	Bus. Reloca. Serv. Rep. at \$6500	Sr. Bus. Reloca. Service Rep. at \$7500
Richard Beatty	Prin. Planner at \$7500	Chief Planner at \$9000
Janet Bowler	Adm. Assistant at \$6100	Exec. Assistant at \$7500
Harry Collings	Clerk-Messenger at \$1.75 ph.	Supply Clerk at \$2.25 p. h.
David Crane	Dir. of Comprehensive Planning at \$14,000	Dep. Planning Adm. at \$15,000
Gertrude Curtis	Switchboard Oper. at \$3600	Sr. Swbd. Oper. at \$4000 *
Thomas Deely	Com. Rela. Advisor at \$7750	Develop. Specialist at \$8250
Peter DeRosa	Com. Rela. Advisor at \$7750	Assist. Director of Community Relations at \$8500
Gordon Gottsche	Senior Planner at \$7400	Dir. of Mkt. Analysis at \$8750
Blanche Greenhill	Bus. Reloca. Assist, at \$6500	Bus. Relocation* Service Representative at \$7000
Araxi Hagopian	Clerk-Steno at \$4500	Secretary at \$5000 »
Ruth Howsberger	Recep-Typist at \$3700	Secretary at \$4200
Richard Kharibian	Plan. Draftsman at \$5100	Graphic Designer at \$6000
Alan Kreditor	Senior Planner at \$7700	Prin. Planner at \$9000
Tuntiey Lee	Architect at \$9200	Sr. Architect at \$9750
Samuel Mollica	Reloca. Assist, at \$5200	Bus. Relocation Payments Examiner at \$6500
Thomas O'Brien	Adm. Assistant at \$8500	Purchasing Agt. at \$9500
Alex. Rattray *	Prin. Plan. Designer at \$8000	Proj. Pi. Designer at \$8500
Kenneth Salk	Develop. Specialist at \$8000	Asst. Proj. Dir. at \$9250
Sandra Schier	Sr. Planner at \$6500	Prin. Planner at \$7500
Arnold Schuchter	Chief Planner at \$9250	Proj. PI. Officer at \$10,500
Harry Schwartz	Prin. Plan. Analyst at \$8000	Chief PI. Analyst at \$8500
Walter Smart	Develop. Specialist at \$9500	Asst. Proj. Dir. at \$10,750
Thaddeus Tercyak	Develop. Specialist at \$9500	Asst. Proj. Dir. at \$10,750

On motion duly made and seconded, it was unanimously
VOTED: to approve travel of Dominic Iadonisi to Washington,
D. C. for a period of not more than two days.

On motion duly made and seconded, it was unanimously
VOTED: to approve payment of moving expenses for Mark Taylor
from Baltimore, Maryland to Boston in the amount of \$313.55.

On the recommendation of the Development Administrator and
on motion duly made and seconded, it was unanimously
VOTED: to approve the following appraisers for first and second
acquisition appraisals, Charlestown Early Land Acquisition Project area:
John S. Cullen, Reginald H. Gallagher, Frank J. McFarland and John O'Neill.

At this point, Miss Elizabeth Wood of Management Services, Inc.
entered the meeting and discussed her final report on Family Relocation,
copies of which were distributed to the Members.

On motion duly made and seconded, it was unanimously
VOTED: to enter into Executive Session,
at which Messrs. Rowland and Smart were brought into the meeting in order
to discuss Washington Park Site Office activities.

After the Executive Session, and on motion duly made and
seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 2:24 p.m.


Secretary