

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JAN. 9, 1963

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 Jan. 9, 1963 . 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	John Ryan (came in later)
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	

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 Jan. 9, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

January 3, 1963 _

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 Jan. 3, 1963 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 9th day of January, 1963.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of December 5, 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 December 19, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority would cancel the regular weekly meeting of January 23, 1963.

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

VOTED: to authorize payment of the following bills:

	\$
Bernard Singer, Washington Park appraisals.....	1,625.00
Bernard Singer, Washington Park appraisals.....	1,550.00
Joseph A. Moran, Washington Park appraisals.....	2,675.00
Joseph A. Moran, Washington Park appraisals.....	2,875.00
Joseph A. Moran, Washington Park appraisals.....	7,450.00
John Sherman Cullen, Castle Square appraisals.....,.....,«.....,.....	1,175.00
Daniel M. Driscoll, Castle Square appraisals.....	1,675.00
Nyman H. Kolodny, South End Renewal Project titles.....	3,350.00
Paul G. Counihan, Washington Park titles.....	75.00
Nyman H. Kolodny, Washington Park titles.....	5,600.00
Edwards and Kelsey, engineering, Charlestown.....	2,764.80
Storey, Thorndike, Palmer and Dodge, Govt. Ctr. Loan Notes.....	1,050.00
Muriel Cooper.....	920.00
Julian Levi.....	4,500.00
Metropolitan Transit Authority.....	2,751.76
United Community Services.....	1,532.92

The Executive Director distributed copies of a memo dated January 7, 1963 re Land Acquisition, Whitney Street Project, Parcel 8-D-10.

On the recommendation of the Real Estate Officer and the General Counsel, and on motion duly made and seconded, it was unanimously

VOTED: to approve a maximum acquisition price of \$11,000 for Parcel 8-D-10, Whitney Project, and to authorize the General Counsel to settle claim for damages in that amount.

Copies of a memo dated January 4, 1963 were distributed re Whitney Redevelopment Project, No, R-29> Site Preparation Contract, Change Order No. 1.

On motion duly made and seconded, it was unanimously

VOTED: to approve an extension of two weeks' time to the Z & S Construction Company, Inc., at no increase in the contract price, for Site Preparation Contract No. 1, because of extreme weather conditions.

The Executive Director informed the Authority that officials of the Jewish Family and Children's Service had confirmed the Authority's invitation to attend a meeting on January 16, 1963 at 11:00 a.m.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy arrearage and authorize relocation payments to the following site occupants of the Government Center Project:

Account No. 183	Frank Valdes	131 Staniford St.
Account No. 950	Margaret Walker	11 Staniford St.
Account No. 926	Gaspare Lombardo	9 Staniford St.

Copies of a letter from the Fire Commissioner dated December 19, 1962 were distributed containing a report on conditions existing in a number of vacant buildings in the Government Center area with respect to inoperative sprinkler systems as well as heating systems which have been shut down because buildings are vacant.

The Executive Director explained that under City ordinances, sprinkler systems are required to be kept in working order to eliminate fire hazards in densely populated areas whether buildings are vacant or occupied.

The Executive Director informed the Authority also that heating vacant buildings in order to maintain the operation of sprinkler systems was becoming a large expense and the conversion of sprinkler systems from wet to dry gas systems in order to eliminate the need for heating the buildings was also an expense.

On motion duly made and seconded, it was unanimously

VOTED: that inasmuch as City ordinances required the operation of sprinkler systems, it was the duty of the Authority to comply in order to prevent hazardous conditions.

The Executive Director was instructed to make immediate arrangements for the continuance of emergency repairs for compliance with health, fire department and building ordinances and regulations affecting the public safety.

Copies of memoranda were distributed recommending eviction of site occupants for arrearage in use and occupancy charges and because of interference with the progress of Demolition Contract No. 3, Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the eviction of the following:

Capitol Upholstery, Account No. 560
Ideal Custom Upholstery, Account No. 559

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

VOTED: that the Executive Director be and hereby is authorized to issue an eviction warrant, after having given a two-week notice, to any site occupants in the Government Center Project Area whose continued occupancy is impeding the progress of demolition.

The General Counsel distributed copies of a memo dated January 9, 1963 re Private Financing, informing the Authority that under present Federal legislation, planning advances and GNRP loans must be made by the Administrator at the Federal going rate and cannot be privately financed at lower rates unless there is an amendment to the Federal law.

The General Counsel informed the Authority that he had drafted a proposed legislative amendment for submittal to the Housing and Home Finance Agency for its consideration.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to follow up the matter with the Housing Agency and to also confer with the Speaker of the House of Representatives of the Congress, if necessary, to bring about the enactment of this legislation, after conferring with the Federal agency officials.

Copies of a memo were distributed dated January 9, 1963 re Option Negotiators, Castle Square and Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following option negotiators for Washington Park and Castle Square Projects, and further, to authorize the Executive Director to execute third party option negotiator contracts with same:

Harry J. Blake, 382 Commonwealth Ave., Boston
Robert Cobe, 27 Larchmont Street, Dorchester
Ellen M. Good, 41 May Street, Jamaica Plain
Francis X. McCann, 19 Hutchinson Street, Cambridge
Francis M. Morris, 10 Harding Street, West Newton
James A. Newslow, 804 Great Plain Avenue, Needham.

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

VOTED: to grant military leave of absence to John Rynne, effective January 16, 1963 through the period of his active duty with the U. S. Army.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel to Washington, D. C. by the following: Vice Chairman Stephen E. McCloskey, the Development Administrator, Mr. Edward J. Logue, Deputy Development Administrator Mr. Ellis Ash and the Assistant Development Administrator, Mr. James Drought.

On motion duly made and seconded, it was unanimously

VOTED: to table the Relocation Report from Management Services, Inc.

The Authority discussed the public hearing held on Monday, January 7th in Charlestown on the proposed Charlestown Project. After a discussion, it was the unanimous view of the Authority that additional efforts were necessary in the Charlestown area concerning the proposed Project in order to bring about a better and more complete understanding of the proposed Project by residents of Charlestown in general.

The Development Administrator was instructed to make arrangements for the Charlestown Project planning staff to undertake further educational and informational efforts in Charlestown in order to bring this about.

(Mr. Ryan entered the meeting at this point, at 11:17 a.m.)

At this point, the Directors of the Waterfront Development Corporation entered the meeting to discuss the preparation of the final plans for the proposed Waterfront Project under contract with the Authority. Present were Messrs. Frank S. Christian, Vincent C. Ziegler, Leon Oliver, Frederick A. Cosgrove, Earl H. Eacker, Robert C. Jordan, James G. Roberts and Daniel J. Ahern.

The Authority discussed the proposed project and the proposed contract with the Waterfront Development Corporation providing for the preparation of final plans for this project .

After a discussion, the Chairman thanked the officials for attending the meeting.

The Development Administrator distributed copies of a memo dated December 19, 1962 re the proposed Downtown Waterfront - Faneuil Hall Urban Renewal Project and the Waterfront Development Corporation,

attached to which was a proposed form of agreement providing for the preparation of the final plans.

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

VOTED: to approve the proposed contract with the Downtown Waterfront Corporation in the form presented to the meeting for the preparation of a final project report for a sum not to exceed \$284,000.

The Development Administrator distributed copies of a memo dated January 9, 1963 re Proposed Urban Renewal Plan, Statement of Findings and Relocation Proposals to be presented at the public hearing for the Washington Park Urban Renewal Area on January 14, 1963. The memo outlined the procedure to be followed at the hearing and the documentation, technical material and exhibits to be presented, such as the findings and Relocation Program. The above-mentioned material was presented to the Members for their consideration and review prior to the hearing.

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

VOTED: to adopt the following policy concerning public hearings in the future:

"that it is the policy of the Authority at all future public hearings that after the required opening statements are made by the Chairman, Development Administrator and other staff members in connection with the official presentation of the project, no non-resident from outside the proposed project area will be allowed to speak on the project until all of the residents of the project area who wish to speak have been heard."

Messrs, Melvin Newman and Fred Maney of Back Bay Towers, Inc. entered the meeting to discuss the proposed Whitney Project development.

After a discussion on the project, on motion duly made and seconded, it was unanimously

VOTED: that Back Bay Towers, Inc. attend the meeting of the Authority on January 30, 1963 in order to give their final decision as to whether or not they intend to carry out the project for relocation housing at a lower density in the event that their negotiations with the Mission Church and the neighborhood groups have not been successful in reconsideration for high-rise building.

The Development Administrator distributed copies of a memo dated January 9, 1963 re Faneuil Hall Rehabilitation Block, explaining the possibilities of rehabilitating the buildings on Merchants Row and Faneuil Hall Square. Attached to the memo was a small brochure containing sketches and profiles of the rehabilitation possibilities, together with proposed specifications and controls governing the rehabilitation. The Development Administrator stated that in his opinion the rehabilitation of that area appeared to be feasible from the preliminary studies and requested approval from the Authority to contact the owners of the buildings and attempt to work out commitments from them to rehabilitate their properties as part of an extension to the boundaries of the Government Center Project.

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

VOTED: to approve the appointment of the following:

on a six-month basis:

			\$	Eff.
Fred S. Troy Jr.	Bus. Reloca. Serv. Rep.	Opera.	9j 000	1/14
Frederic Brooks	Develop. Specialist	Develop.	9,000	"
Santo Bellinghieri	Rehab. Specialist	Develop.	8,500	"
Arlene M. O'Brien	Secretary	Planning	4,250	"
Julia P. McLin	Clerk-typist	Develop.	3,800	"
Julian E. Boxill	Apprentice Draftsman- Stockboy	Planning	3,640	"

part-time, hourly basis:

Bal Baswant Phatate	Planning Assistant	Planning	3.00	"
David Lee Myers	Planning Assistant	Planning	2.50	"

part-time, six-month basis:

Dominic M. D'Errico	Maintenance Man	Wash. Pk.	2.32	"
---------------------	-----------------	-----------	------	---

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept, on behalf of the Authority, the lowest bid or bids received at the bid opening on Jan. 29, 1963 for the private financing of loan notes for the Washington Park Project.

Copies of a memo dated January 9, 1963 were distributed re appraisers, Washington Park Project.

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

VOTED: to approve the following appraisers for the Washington Park Project:

