

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEB. 13, 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 Feb. 13, 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 Stephen E. McCloskey James G. Colbert Melvin J. Mas sue co 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 Z3A 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 Feb. 13, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 7, 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 Feb. 7, 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 13th day of February, 1963.

Kane Simonian
Secretary

On motion duly made and seconded, it was unanimously

VOTED: to approve reductions in use and occupancy charges

as requested by the Real Estate Officer for the following accounts:

Account No. 64, S. M. Levin Company, 82-84 Washington Street
11 741, City Radio Company, 163 Washington Street
" 742, Radio Shack Corp. , 167-171 Washington Street*
" 504, Osgood Animal Hospital, 50 Village Street
11 87, Gold Cross Mattress Co. , 1051 Washington Street

* Approval of adjustment for Radio Shack Corporation is contingent on receipt of a written statement from the accountants for said firm, verifying the information contained in the letters from the attorney for the same. The Executive Director is authorized to process the adjustment upon verification.

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Richard J. Kelley, 19

Justin Road, Brighton, as Messenger in the Operations Department on a part-time basis at \$1. 50 per hour.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept the low bid or bids received on March 5, 1963 for the sale of Preliminary Loan Notes, Project R-56.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of the Annual Federal Budget.

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

VOTED: to approve the proposed Annual Federal Budget as submitted by the Development Administrator at the meeting of January 30, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the matter of the feasibility of the rehabilitation of the Sears Crescent.

The Development Administrator's memo of January 30, 1963 re Proposed Victor Gruen Planning Services Contract for Central Business District was taken from the table.

The Authority reviewed the memo and the attached proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the proposed contract between Victor Gruen Associates and the Boston Redevelopment Authority in an amount not to exceed \$174, 550, and authorizes

the Development Administrator to execute said contract upon Federal authorization of the necessary funds.

On the recommendation of the Development Administrator as contained in memo dated February 13, 1963 re Government Center Project, Petition to Public Improvement Commission for Street Discontinuance, and on motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to petition the Public Improvement Commission, City of Boston, to discontinue streets within the Government Center Project Area as necessary to permit construction by the Government Center Commission of the City of Boston and the Government Center Commission of the Commonwealth of Massachusetts.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to grant a temporary easement to the Metropolitan Transit Authority and/or Wes-Julian Construction Company for the construction of a temporary road between Cambridge Street and Pemberton Square involving approximately 1200-1500 square feet of project land situated in the northwest corner of Pemberton Square and Cambridge Street.

The purpose of this easement is to facilitate the movement of traffic to Pemberton Square and the State House area as well as relieve the congestion on Cambridge Street and Scollay Square at that point, inasmuch as the roof of the Scollay Square subway will be opened up at that location in connection with the relocation of the underground tracks. The Executive Director informed the Authority that the Traffic Commission and the Fire Department are insisting upon this temporary solution.

The Development Administrator distributed copies of a memo dated February 13, 1963 re Government Center Burning Permission, containing recommendation that the demolition contractor be permitted to burn demolition material on the Government Center area under the conditions and restrictions contained in the memo.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute a license or permit for the John J. Duane Company, Inc. to burn demolition materials in accordance with the conditions set forth in the memo dated

February 13, 1963 and upon receipt from the John J. Daune Company, Inc. of copies of a satisfactory permit issued by the Boston Fire Department and the State Public Health Department; said license or permit shall expire on April 4, 1963 unless a continuance beyond that date is authorized by the Authority, subject to the further condition that the Authority hereby reserves the right to rescind the authorization for the license or permit at any time and that the said license or permit may be revoked at any time by the Chief Engineer, Executive Director or the Development Administrator for failure to comply with the conditions.

The Development Administrator distributed copies of a memo dated February 13, 1963 re Parcel 12, Government Center, informing the Authority that the Letter of Intent to Proceed had been executed by Center Associates and that the deposit of \$103,600 has been received in the form of an irrevocable Letter of Credit.

The Development Administrator distributed copies of a memo dated February 13, 1963 re Proposed Contract for Topographic and Utility Surveys in Early Land sections of the Washington Park Urban Renewal Area, recommending that the Authority approve Henry F. Bryant & Son, Inc. as the lowest proposal received for the above-mentioned surveys.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract between the Boston Redevelopment Authority and the engineering firm of Henry F. Bryant & Son, Inc. in the amount of \$14,900 for topographic and utility maps of the early land acquisition area, Washington Park, Mass. R-24, in substantially the form presented at this meeting.

The Development Administrator distributed memo dated February 13, 1963 re printing of Mattapan brochure.

On motion duly made and seconded, it was unanimously

VOTED: that the Purchasing Agent, in conformance with the Authority's Procurement Policy, procure the services of a printing company to print 2500 copies of the Mattapan informational brochure at a cost not to exceed \$750.

The Development Administrator distributed copies of a memo dated February 13, 1963 re Application for Feasibility Survey for Columbia Point, attached to which was a copy of a proposed Resolution and a copy of

an Application for a Feasibility Survey^for the Columbia Point area.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Approving an Application for Feasibility Survey, Columbia Point Area, Boston, Massachusetts" was read and considered.

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

VOTED; to adopt the above-mentioned Resolution authorizing the filing of an Application for a Feasibility Survey for Columbia Point as presented and read at this meeting.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 243.)

The Development Administrator distributed copies of a memo dated February 13, 1963 re Photogrammetric Mapping Contract, General Neighborhood Renewal Plans, R-44, 46 through R-51, attached to which was a proposed amendment to a July 9> 1962 contract with Fairchild Camera and Instrument Corporation.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute an amendment to contract with Fairchild Aerial Surveys Division, Fairchild Camera and Instrument Corporation of Los Angeles, California, with respect to General Neighborhood Renewal Plans R-44, 46 through R-51 for mapping of three additional sheet numbers at a total cost of \$2800.

On the recommendation of the Development Administrator as contained in memo dated February 13, 1963 and on motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of nine drafting tables at a price not to exceed \$850.

The Development Administrator distributed memoranda dated February 13, 1963 re recommendations for reappointments and salary increases.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

The appointment of the following:

Berton S. Fliegel	Social Services Officer	Operations	\$ 9,250	Eff, T/IB
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The temporary appointment of the following (six-month basis):

Thomas V. Nutile	Appraisal Analyst	Operations	6,000	2/18
Richard America Jr.	Development Assistant	Development	5,400	"
Harriet C. Boone	Draftsman	Planning	5,100	"
Nancy TenBroeck	Secretary	Planning	4,750	"
Phyllis Shore	Bookkeeper-Clerk	Operations	4,200	"
Lena Catyb	Secretary	Operations	4,200	"
Patricia Ann Condon	Clerk-typist	Planning	3,900	"

The temporary appointment, part-time, six-month basis, of the following:

Sheldon L. Lynn	Junior Planner	Planning	S.00p.h.	2/14
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The reappointment of the following:

James E. Finigan Jr.	Develop. Specialist	Develop.	8,500	2/16
Frank A. Lind	Develop. Assistant	Develop.	6,500	2/16
John M. Flaherty	Accountant	Operations	6,500	2/20
Joanne Ruggiero	Secretary	D. A. office	5,000	2/16
Emma R. DeJesus	Clerk-typist	Develop.	3,800	2/16

The acceptance of resignations of the following:

Margaret J. Driscoll, Secretary, eff. 2/27/63
 Evelyn Lisle, Draftsman, eff. 2/12/63
 William V. Sayner, Jr., Draftsman part-time, eff. 2/5/63

Increases as follows: all effective February 20, 1963

		From	To
		\$	\$
Mark A. Breen	Develop. Assistant	6,000	6,500
Joseph Buckman	Relocation Assistant	5,200	5,500
Robert Crowley	Develop. Assistant	6,000	6,500
James Dazzi	Asst. Mgr., Site Office	7,500	8,250
James A. Feeley	Develop. Aide	3,900	4,200
James E. Finigan	Develop. Specialist	8,500	8,750
John Flaherty	Accountant	6,500	7,000
Ambrose Griffin	Manager, Site Office	8,000	8,750
John Hallisey	Manager, Site Office	9,000	9,250
Gerald Kenneally	Relocation Assistant	5,000	5,500
Esther King	Relocation Assistant	5,200	5,500
Frank Melville	Relocation Assistant	5,200	5,500
Charles O'Brien	Relocation Assistant	5,000	5,500
Edith O'Hearn	Secretary	4,500	4,750
Albert Terban	Asst. Manager, Site O.	7,500	8,250

Reclassification and Increases as follows:

George Miles	from Accountant at	6,500	
	to Senior Accountant		7,500

On the recommendation of the Development Administrator as contained in memo dated February 13, 1963 re Option Negotiators, Washington Park and Castle Square, and on motion duly made and seconded, it was unanimously

VOTED: to approve the following negotiators for Washington Park and Castle Square early land acquisition projects, and that the

Executive Director be hereby authorized to execute negotiators' contracts for same:

Helen Hiltz, 122A Bowdoin Street, Boston
Warren Alexander, 1108 Adams Street, Dorchester
Paul Duffly, 71 High Street, Canton
Ernest M. Hunt, 109 Homestead Street, Roxbury
Oscar S. Burrows, 29 Prentiss Street, Cambridge

On the recommendation of the Development Administrator as contained in memo dated February 13, 1963 re Charlestown Project - Appraisal Engineers, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the employment of the following firms as appraisal engineers, Charlestown project:

John J. Gill Associates, Inc. , 36 Homestead Park, Needham at \$1750 for two parcels;

Coffin fa Richardson, Inc., 68 Devonshire Street, Boston at \$14, 220 for five parcels.

On the recommendation of the Development Administrator as contained in memo dated February 13, 1963, it was unanimously

VOTED: to authorize attendance at the NAHRO Conference in Chicopee, Massachusetts, February 19, 1963 for the following employees or such alternates as may be designated by the Development Administrator: John DeSimone, Samuel Gilfix, James Drought, Ellis Ash, William Johnson, Robert Rowland, Anthony DiMatteo and George Feltovich.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel to the National Housing Conference in Washington, D. C. to be held February 24th and 25th for any of the Members who care to attend and personnel as designated by the Development Administrator and Executive Director.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel by Edward J. Logue to the National Conference of Mayors in Washington, D. C. on Feb. 21, 1963.

Site Office reports were read.

Because of hardship and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for Account No. 422, Frank Raymond, 7-9 South Margin Street, Boston,

At this point Messrs. James Boyle, Charles Spillane and John Broderick entered the meeting to discuss the advantages of wet wall construction over dry-wall construction.

After a discussion, the Chairman thanked the aforementioned for attending the meeting and stated that the matter would be taken under consideration.

At this point Messrs. Carl Koch and Mark Waltch entered the meeting to discuss the Washington Park - Notre Dame proposed relocation housing, pursuant to contract with the Authority for the research and development of low-cost prototype housing.

Messrs. Koch and Waltch displayed a model exhibit and discussed construction costs, types of material, room sizes, etc.

After a discussion, the Chairman thanked Messrs. Koch and Waltch for appearing at the meeting.

Mr. Massucco left the meeting at this point, 12:48 p.m.

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

VOTED: to hold a public hearing on March 13, 1963 at ten a.m. at the Gardner Auditorium on the Application of John C. Pappas, Thomas A. Pappas and Maurice Simon for authorization and approval by the Authority of a redevelopment project in accordance with Chapter 121A of the General Laws as amended, and Chapter 652 of the Acts of 1960, and for the consent by the Authority to the formation of a corporation to be organized by the above-mentioned under Chapter 121A for the purpose of undertaking and carrying out the project; and further, that the Secretary be authorized to advertise said hearing.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:23 p.m.


Secretary