

MINUTES OF THE ANNUAL MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON FEB. 27, 1963

The Members of the Boston Redevelopment Authority met in annual session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on Feb. 27, 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. Massucco	John Ryan (came in later)

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 the Annual Meeting of the Boston Redevelopment Authority will be held at ten in the forenoon on February 27, 1963 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title: _____ Secretary _____

February 21, 1963

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. 21, 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 27th day of February, 1963.

Kane Simonian
Secretary

Mr. Conley attended the meeting.

The Secretary informed the Authority that this was the Annual Meeting of the Authority.

The Chairman announced that the election of officers would be held in accordance with the By Laws of the Authority.

Mr. Colbert nominated for re-election the present officers of the Authority. Mr. Massucco seconded the nomination. No other nominations for office were made. The Chairman called for a vote and the following answered "aye": Monsignor Lally and Messrs. McCloskey, Colbert and Massucco; and the following answered "nay": None.

After the vote was taken, the present officers of the Authority were declared by the Chairman to be unanimously re-elected, as follows:

Chairman	Rt. Rev. Msgr. Francis J. Lally
Vice Chairman:	Stephen E. McCloskey
Treasurer:	James G. Colbert
Assistant Treasurer:	Melvin J. Massucco

The minutes of the meeting of February 13, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Logue and Mr. Ryan entered the meeting at this point.

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

VOTED: to approve payment of the following bills:

	\$	
Edwards & Kelcey Engineer. Contract, Charlestown		4,494.80
Francis A. Gunn, appraisals, Washington Park		3,875.00
Frank J. McFarland, appraisals, Castle Square		750.00
John D. Hewitt - Notre Dame Academy appraisal		1,500.00
John C. Kiley, Washington Park appraisals		2,275.00
Francis J. Sullivan, Washington Park appraisals		4,350.00
Carl Koch-Mark J. Waltch, consultant contract		9,200.00
Storey, Thorndike, Palmer & Dodge, bond counsel, Washington Park Loan Notes		800.00
Daniel M. Driscoll, Castle Square appraisals		825.00
Design Review Panel - Pietro Belluschi		200.00
Freedom House		2,250.00
Metropolitan Transit Authority		3,673.60
Larry Smith & Company		13,500.00

In connection with the authorization for the payment of the above bills, Mr. Ryan suggested that all bills received from consultants should contain the same kind of reporting information as is contained in the MTA and the Freedom House bill, indicating a breakdown of the services performed for each payment.

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

VOTED: that in the future all consultant contractors shall include in their invoices for payment a breakdown indicating the services rendered.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of a calculating machine as requested by the Engineering Department at a cost not to exceed \$950.

Site Office reports were distributed. On the recommendation of the Social Worker and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearage and authorize relocation payment for Barnard H. Winer, d/b/a Hub Press, 106 Friend Street, Government Center Project and for Mrs. Anna Cormier, 59 Middlesex Street, Castle Square Project.

The Executive Director distributed copies of memoranda from the Chief Engineer and from the Business Relocation Officer concerning four business firms who are standing in the way of the progress of demolition for the Government Center Project, namely, Charlestown Savings Bank, Haymarket Cooperative Bank, Foley's Fish Market and Sanborn's Fish Market. All of the foregoing site tenants have purchased other properties outside the project area and are currently making every effort to renovate their new structure in order to relocate.

The Executive Director requested clarification on a previous vote passed by the Authority empowering the Executive Director to evict any site occupant whose occupancy is creating serious delays and preventing the progress of demolition.

Mr. Colbert expressed doubts as to the authorization for the Executive Director to evict in all such cases and requested that the Secretary present copies of the vote in question at the next meeting, and further, that no action be taken on these four critical cases until the interpretation of the vote is clarified.

Mr. Ryan presented a Resolution entitled "Resolution on Urban Renewal Assistance Grant, New York Streets Project U. R. Mass. 2-1 " for the fiscal year 1962 , which was read in full and considered. Mr. Ryan moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and upon roll call, the ayes and nays were as follows:

ayes: Msgr. Lally, Messrs. McCloskey, Colbert, Massucco and Ryan;
nays: none.

The Chairman thereupon declared the motion carried and said Resolution adopted as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 244.)

Mr. Ryan presented a Resolution entitled "Resolution on Urban Renewal Assistance Grant, West End Project U. R. Mass. 2-3" for the fiscal year 1962, which was read in full and considered. Mr. Ryan moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and upon roll call, the ayes and nays were as follows: ayes: Msgr. Lally, Messrs. McCloskey, Colbert, Massucco and Ryan; nays: none.

The Chairman thereupon declared the motion carried and said Resolution adopted as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 245.)

The Executive Director informed the Authority that the State auditors had commenced their audit pursuant to recent legislation. In this connection, the question was raised by the Development Administrator and the General Counsel that appraisals and other correspondence concerning unsettled cases should not be released to the auditors because of the highly confidential nature and the security precautions that the Authority takes on real estate matters.

On motion duly made and seconded, it was unanimously

VOTED: that inasmuch as the Authority has always maintained very rigid precautions and strict regulations concerning real estate information on unsettled cases, it is against the policy of the Authority to release to any person or agency appraisals, appraisal information or official correspondence concerning maximum option prices for all unsettled cases, and further, that the Development Administrator should be instructed to contact the State auditor and advise him of this policy.

The Executive Director informed the Authority that there was

adequate available office space at 11 Pemberton Square and 20 Pemberton Square, which are office buildings owned by the Authority in the Government Center area, and recommended that certain sections of the Operations Division be relocated to these buildings in order to relieve the congestion and overcrowding in the Operations Division. The Executive Director stated that certain functions in Operations were very closely related, such as Accounting, Purchasing, collection of arrearage, relocation payment claim examining, etc. , and that since the space was available, the efficiency of the Operations Division could be improved by relocation at moderate expense of some of the personnel.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to relocate Operations personnel into Authority owned buildings as deemed necessary to relieve the overcrowding at 73 Tremont Street and to make such expenditures as are necessary to make this move.

The Development Administrator distributed copies of a memo dated February 27, 1963 re Jamaicaway Development Company, Inc., attached to which was copy of Report and Decision on Application for Approval of the Jamaicaway Project and Consent to the Formation of the Jamaicaway Development Company, Inc.

Copies of the 121A Application from the Jamaicaway Development Company, Inc. and the stenographic record of the public hearing held on January 17, 1963 had been distributed and reviewed previously by the Members of the Authority.

The Authority reviewed the Report and Decision and discussed the matter at length.

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

VOTED: to adopt the Report and Decision by the Authority on the Application of Arnold M. Soloway, Robert Leventhal and Robert T. Malone for approval of the Project, in substantially the form presented to this meeting, which Report and Decision has just been read and considered, and to consent to the formation of Jamaicaway Development Company, Inc., as requested in the Application and to the filing of the Agreement of Association for such corporation substantially in the form annexed to said Application.

(The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 246.)

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

VOTED: that the Chairman be and hereby is authorized to execute the Agreement between the Boston Redevelopment Authority and the Jamaica-way Development Company, Inc. contained in the Application as Exhibit B.

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

VOTED: that the Chairman be and hereby is authorized to submit the Jamaica-way Development Company, Inc. Application and the Report and Decision of the Boston Redevelopment Authority to the Mayor of the City of Boston for his approval.

The Development Administrator distributed copies of a memo dated February 27, 1963 re Miscellaneous Survey Contract, Government Center, Mass. R-35, Whitman and Howard, Inc., recommending that additional survey work in the Government Center Project be awarded to the above-mentioned firm. Attached to the memo were copies of letters containing proposals made by Whitman and Howard and Harry R. Feldman, Inc., and the proposed contract in the approved HHFA form.

On motion by Mr. Ryan, seconded by Mr. McCloskey, it was *, unanimously

VOTED: that the Development Administrator be authorized to execute a survey contract with Whitman and Howard, Inc. for a maximum upset figure of \$13,600 for required survey and land parcel plans in the Government Center, Mass. R-35.

On the recommendation of the Development Administrator as contained in memo dated February 27, 1963 entitled Demolition and Site Clearance Contract, No. 1, Castle Square, a Portion of the South End, Mass. R-56, and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: that the preparation of contract documents be authorized and that the Executive Director be authorized to advertise for bids on or about March 12, 1963 for Demolition and Site Clearance Contract No. 1, Castle Square area, a portion of the South End, Mass. R-56.

Copies of a memo from the Development Administrator dated February 27, 1963 were distributed re Engineering Services Contract - Thompson and Lichtner Company, Inc., South End Urban Renewal Area, Mass. R-56. Attached to the memo was a letter from Thompson and Lichtner Company outlining the scope of services to be performed and the cost estimates.

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

VOTED: that the Development Administrator be authorized to execute an engineering contract in the form presented to the meeting with Thompson and Lichtner Company, Inc. in the maximum amount of \$25,000 for soil and exploration in the South End Urban Renewal Area, Mass. R-56.

Copies of a memo were distributed dated February 27, 1963 from the Development Administrator re South End Urban Renewal Area Mass. R-56, Amendment to Engineering Services Contract, Charles A. Maguire and Associates.

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

VOTED: that the Development Administrator be authorized to execute Amendment S-1 in the form presented to this meeting in connection with the Charles A. Maguire and Associates Engineering Contract dated June 5, 1962 in the maximum amount of \$30,000 for field exploration as to the condition of existing sewer and storm drainage lines and additional data on water lines.

The Development Administrator distributed copies of memo dated February 26, 1963 re Charlestown Urban Renewal Plan, attached to which were copies of a draft of the Urban Renewal Plan for Charlestown. Said draft Renewal Plan was distributed in the Charlestown district and was submitted to the Authority for informational purposes only.

The Development Administrator distributed copies of a memo dated February 27, 1963 re Freedom House, Inc., containing a recommendation to execute a new contract with Freedom House, Inc. in order to provide a continuation of services now being rendered by Freedom House, Inc.

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

VOTED: that the Development Administrator be authorized to execute a contract with Freedom House, Inc. of Boston, Massachusetts, in the form presented to this meeting for community services in the Washington Park Urban Renewal Area for an amount not to exceed \$42, 150. The entire cost of the contract will be paid from project funds.

The Development Administrator distributed memo dated February 27, 1963 re Report of the Committee for Commonwealth Avenue, attached to which was copy of the Report of said Committee.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter under advisement.

The Development Administrator distributed copies of a memo dated February 27, 1963 re Report on Beacon Hill Historic District, attached to which was a copy of the proposed legislation that has been filed and a copy of the Beacon Hill North Slope Survey by the Boston Historical Conservation Committee.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

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

VOTED: to authorize the following purchases:

copies of the Sunday Globe supplement, "The New Boston", not to exceed \$2500;

two electric typewriters, not to exceed \$900;

two map racks and one storage bin, not to exceed \$195;

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Thomas W. Gilligan of 12 Edgewater Drive, Wellesley Hills, Massachusetts, as an option negotiator for Washington Park and Castle Square Projects, and that the Executive Director be authorized to execute contract with same.

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

VOTED: to authorize the Executive Director to enter an exhibit in the New England Home Show, sponsored by the National Association of Home Builders at Commonwealth Armory March 7-12th, and to approve

an expenditure in this connection not to exceed \$1500.

The Development Administrator distributed memoranda containing personnel recommendations.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

Salary Increases, effective February 27, 1963, as follows:

		From	To
Frank J. Addivinola	Civil Engineer	\$8,500	\$9,250
Thomas J. Benson	Administrative Assistant	6,500	7,000
Beverly Clark	Legal Secretary	5,000	5,500
Paul J. Dias	Civil Engineering Aide	6,250	7,000
Dennis J. Donovan	Relocation Payments Examiner	5,500	6,000
Evelyn MacIntyre	Secretary	4,500	5,000
Margaret Nolan	Clerk-Stenographer	3,800	4,000
Joseph Buckman	Relocation Assistant to Supervisor of Ppty Management	5,500	6,000

Temporary Appointments, Six-month basis, as follows:

			\$	eff.
Charles Akerson	Business Reloca. Officer	Operations	12,000	2/27/63
Charles Dinezio	Rehabilitation Specialist	Development	7,500	3/ 4/63
Bernadine Collins	Secretary	Development	4,250	3/ 4/63

Reappointments as follows:

Deborah M. Dowd	Clerk-typist	Planning	3,800	3/11/63
James Kermegis	Development Assistant	Development	6,500	3/11/63
Michael Matt	Development Assistant	Development	6,000	3/11/63

Reappointment, part-time basis, as follows:

Walter Ducharme	Planning Assistant	Planning	3.75 p.h.	3/11/63
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Resignation accepted:

Roelof S. Uytenbogaardt, Chief Planning Designer, effective 2/28/63

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

VOTED: to instruct the Secretary to send a letter to Monsignor Lynch, Rector of the Mission Church, and to the Mission Hill United Neighborhood Improvement Team, notifying them that the determination on the development of the remaining portion of the Whitney Project has dragged on for a long time and that the Authority feels impelled to take definitive action at the next meeting on March 13th; and that in courtesy to the Mission Church and neighborhood group, the Authority has delayed taking any action because it was the understanding of the Authority that the Mission Church and the neighborhood group were expected to submit their recommendations to the Authority prior to this time and to advise it of their views with respect to relocation housing; and further, that unless the matter is resolved, the

Authority feels that it will be impelled to make a determination at the meeting of March 13, 1963 to carry out low-rise relocation housing in the Whitney Project.

On the recommendation of the Development Administrator as contained in memo dated February 27, 1963, it was unanimously

VOTED: to extend for two months the contract with John P. Alevizos for Business Relocation Services from February 27, 1963 to April 27, 1963.

On motion duly made and seconded, it was unanimously

VOTED: that the regular weekly meeting of March 6, 1963 be canceled.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:33 p.m.


Secretary