

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 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 11:50 a.m. on March 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. 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 eleven o'clock a., m. on March 13, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

March 8, 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 March 8, 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 March, 1963.

Kane Simonian

Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of February 27, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

Z & S Construction Co. , Site Improvements, Whitney Street	17, 041. 53
Charles A. Maguire and Associates, Progress Payment No. 1, engineering	34, 000. 00
Maiden Equipment Corp. , Contract 2, Payment 11.	10, 079. 37
John J. Duane Company, Demolition Contract 3, Payment No. 2	52, 922. 70
Edward Counihan, Washington Park title search	8, 850. 00
Nyman Kolodny, Government Center title search	4, 455. 00
Fairchild Aerial Surveys, Inc.	21, 471. 42
Koch-Waltch	5, 000. 00
G. F. Romagnoli	1, 500. 00
United South End Settlements, Inc.	7, 665. 48

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

VOTED: that a representative of the John J. Duane Company, the Chief Engineer of the Authority and the Inspector on the demolition contract for the Government Center appear at the meeting of the Authority on April 3, 1963 in order to discuss on-site burning, and further, that the Executive Director be instructed to arrange for the presence of the above-named.

The Executive Director distributed copies of a tabulation of bids received on Preliminary Loan Notes, First Series D, South End Project, Mass. R-56.

A Resolution entitled Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5, 280, 000, the Execution of Requisition Agreement No. 1 and the Execution and Delivery of Project Temporary Loan Note No. 2 in Connection with Project No. Mass. R-56, was introduced by Mr. Colbert. Said Resolution was then read in full and discussed and considered. Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on roll call, the following voted "aye": Msgr. Lally, Messrs. McCloskey, Colbert, Massucco and Ryan; and the following voted "nay": none.

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

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 247.)

Site Office reports were distributed. On the recommendation of the Site Office Manager 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 Sarah Ann Dermody, 480 Tremont Street, Account 712, in the Castle Square Project.

The Secretary informed the Members that there would be a City Council hearing on the Boston Redevelopment Authority Budget on Friday, March 15, 1963 at 3:00 p.m.

Copies of a proposed Mattapan Brochure and transmittal letter were distributed.

The Executive Director informed the Authority that a Case Study course was being conducted by the Society of Real Estate Appraisers on March 22 and 23 in Northampton, Massachusetts.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel, per diem and registration for same for the following: S. E. McCloskey, Patricia Twohig and Thomas Nutile.

Copies of a memo dated March 7, 1963 were distributed re Contract for Technical Evaluation Services in Connection with Relocation Payment Claims.

On motion duly made and seconded, it was unanimously

VOTED: to approve the proposed contract with Lord and Den Hartog and Associates to provide for technical evaluation services in connection with relocation payment claims at \$15.00 per hour, plus necessary transportation; total services under the contract not to exceed a maximum of \$5000, and further, that the Executive Director and/or the Development Administrator be authorized to execute the same.

Copies of a letter dated March 4, 1963 from Daniel Weisberg were distributed concerning the proposed relocation of the Jewish Family and Children's Services from the North Russell Street quarters to the Bob Smith

Sporting Goods building on Washington Street in the Government Center Project area.

The Members discussed the probable period of time before demolition of the Bob Smith building. Inasmuch as this building is located in the tract containing the City Bank and Trust Company Building, and because of the fact that it is contemplated that project land in the Government Center may be sold to the City Bank and Trust Company for the erection of a new building prior to the demolition of the present Bank quarters, it was the unanimous view of the Authority that it is quite possible that the Bob Smith building would remain standing for a period of approximately two years; and further, that reasonable assurances could be given to the Jewish Family and Children's Service for a two-year occupancy. However, it was specifically agreed that no legal commitment for a definite period of time would be given.

The Executive Director was authorized to notify the Jewish Family and Children's Service that their relocation into the Bob Smith building was approved by the Authority in accordance with the above understanding and in accordance with the terms contained in the letter of March 4, 1963 from Daniel Weisberg except for that condition with respect to a commitment on a definite period of time.

*
On motion duly made and seconded, it was unanimously

VOTED: to approve the foregoing and further, that the Executive Director be instructed to release the building presently occupied by the Jewish Family and Children's Service to the John J. Duane Company for demolition on May 15, 1963, and further, that the Executive Director be instructed to notify the Jewish Family and Children's Service to this effect.

Copies of a letter dated March 11, 1963 were distributed from Rt. Rev. John F. Lynch, C. SS. R., Rector of the Mission Church, concerning the Whitney Project.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to meet with the representatives of the Back Bay Towers, Inc., Father Lynch and the officials of the Mission Hill Neighborhood Improvement Group and report back to the Authority.

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

VOTED: to instruct the Executive Director to make arrangements

with representatives of Charles River Park, Inc. to attend the Authority meeting of April 3, 1963 in order to discuss the delivery of Parcels 1-G, 1-D and 1-D1, West End Project.

The Development Administrator informed the Authority that the engineers for the new City Hall had requested permission to enter upon the proposed City Hall site at this time for the purpose of conducting a foundation investigation by the drilling of borings to explore soil conditions.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to issue a license to the Raymond Concrete Pile Division, Raymond International, Inc., for conducting foundation investigations in the Government Center Project area on the City Hall site in accordance with the usual conditions and safeguards previously adopted by the Authority in connection with the granting of licenses for borings.

The Development Administrator distributed copies of a memo dated March 13, 1963 re Proposed Contract for Borings and Preparation of Final Drawings, Specifications and Bidding Documents for Site Improvements for Notre Dame Parcel 1, Washington Park Project, recommending that the Authority execute a contract with Joseph L. Paley, Inc. to provide engineering services in an amount not to exceed \$25,000. Attached to the foregoing memo was a copy of draft form of contract containing specifications, profile of the contractor and his work experience.

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

VOTED: to authorize the Development Administrator to execute the above-mentioned contract with Joseph L. Paley, Inc. for the provision of required engineering services for the Notre Dame Parcel 1, Washington Park Project, in an amount not to exceed \$25,000.

Mr. Colbert voted "present".

Copies of a memo dated March 13, 1963 were distributed by the Development Administrator re Composite Photogrammetric Maps of the Charlestown Urban Renewal Area - Controlled Mosaic Aerial Photograph and Half Tone Positive of Controlled Aerial Mosaic, recommending that the current contract with Fairchild Camera and Instrument Corporation be amended to include the above maps and photographs. Attached to the memo was a draft form of amendment No. 2 to the contract with Fairchild

Camera and Instrument Corporation.

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

VOTED: that the Development Administrator be authorized to execute an amendment to the contract with Fairchild Aerial Surveys Division, Fairchild Camera and Instrument Corporation of Los Angeles, California, with respect to the Charlestown urban renewal area for producing composite photogrammetric maps, controlled mosaic aerial photograph and a half tone positive of controlled aerial mosaic at a total cost of \$1510.

The Development Administrator distributed copies of a memo dated March 13, 1963 re Council Order on Calf Pasture Dump, attached to which was a copy of the Council Order and suggested letter from the Chairman to the City Council in response to the Order.

On motion duly made and seconded, it was unanimously

VOTED: to approve the suggested letter and authorize transmittal by the Chairman.

The Development Administrator distributed copies of a memo dated March 13, 1963 re Draft General Plan Document.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to negotiate with printers and obtain prices for the printing of a Draft General Plan Document when the Authority approves it.

The Development Administrator distributed copies of memoranda dated March 13, 1963 re Personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the advancement of fifteen days' sick leave to Miss Gladys Lyons, who has exhausted her sick leave due to a prolonged illness.

On motion duly made and seconded, it was unanimously

VOTED: to table the appointments of the following:

Stanley T. Siegel, Traffic Planning Engineer
Thomas D. Schocken, Director of Project Planning
Malcolm E. Peabody, Jr., Advisor to Minority Housing Committee

On motion duly- made and seconded, it was unanimously

VOTED: to approve the following:

Appointment on a six "month basis:

Gwendolyn Beebe	Secretary	Development	\$ 4,500	p. a.	eg. 3/14
Michael Photiadis	Renderer, pt.time		3.00	p.h.	3/19

Reappointments:

Barry A. Gersin	Graphic Designer		5,700	p. a.	3/18
William Hodges	Develop. Assist.	Development	4,500	"	3/11
Lois Lucas	Graphic Designer		6,300	"	3/18
Paul E. Lusk	Jr. Pl. Designer		6,300	"	3/18
William Phillips	Sr. PL Designer		7,200	"	3/18

Reappointment, six-month basis:

Arthur DeVasto	Rehab. Specialist	Development	7,500	"	3/11
----------------	-------------------	-------------	-------	---	------

Reappointments, three-month basis:

Vincent Licciardi	Demolition Insp.	Operations	7,200	"	3/12
James Flaherty	Messenger-Clerk	Adm. Mgrnt.	2,730	"	3/15

On motion duly made and seconded, it was unanimously

VOTED: to approve travel for Ellis Ash to Washington, D. C. to attend the Executive Committee Meeting of NAHRO's Renewal Division on March 18 and 19, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to approve travel for John R. Rothermel, Capital Budget Officer, to Washington, D. C. to attend the Annual Conference of the Society of Public Administration from April 3 to 6, 1963.

On motion duly made and seconded, it was unanimously

VOTED: that the next regular meeting of the Authority would be April 3, 1963, and that the meetings of March 20 and March 27, 1963 be canceled, subject, however, to a special meeting which may be held at the call of the Chairman or Vice Chairman with the unanimous consent of the Members.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:32 p.m.



 Secretary