

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 22, 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 May 22, 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>
Msg. 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 ten o'clock a.m. on May 22, 1963 at 73 Tremont Street in the City of Boston.


BOSTON REDEVELOPMENT AUTHORITY
By ^X A ^O V^ - , - r a

 May 17, 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 May 17, 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 22d day of May, 1963.



Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of May 15, 1963 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 bills:

Coffin and Richardson, engineering reports re	\$
Charlestown appraisals.	5,760.00
Whitman & Howard, Inc., survey contract,	
Government Center Project	1,175.40
Edwards and Kelcey, engineering contract,	
Charlestown Project	5,184.00
Fairchild Aerial Surveys, Inc.	3,199.50
Fairchild Aerial Surveys, Inc.	24,948.30
Joseph L. Paley.	7,315.46
United Community Services.	1,071.98
United Community Services.	5,155.84

The Executive Director distributed copies of a letter from the Police Commissioner to the Development Administrator, requesting the use of land in the Government Center for the storage of cars to be towed by the Police Department. Inasmuch as there is no land available in the Government Center, the Executive Director recommended that West End Project land in the vicinity of Stamford, Lowell and Merrimac Streets be offered to the Police Commissioner.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to negotiate with the Police Commissioner and execute a license granting an adequate amount of West End Project land to the Police Department for the storing of towed cars.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges and authorize relocation payments for the following:

Acct.No.			
183	Cora Davis	2A Rockland St.	Washington Park
137	Rosetta Norris	19 Fenno St.	" "
293	Ernesta Alleyne	6 Emerald St.	Castle Square

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

VOTED; to amend the Business Relocation Payment Policies for the Government Center, South End and Washington Park Projects by authorizing the signature of John Langley, Supervisor of Business Relocation Claims » pro tern until a successor to Charles B, Akerson, Business Relocation Officer, is appointed.

The Executive Director distributed copies of a memo containing a tabulation of bids and informational material prepared by the Engineering Department on the three lowest bidders for the Washington Park Demolition Contract No. 1.

The Executive Director recommended that the Authority consider rejection of all bids and readvertising for new bids and presented his reasons for the recommendation.

The Development Administrator recommended the award be made to the lowest bidder, Maher and Fall Wrecking Company, Inc. as the lowest responsible bidder.

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

VOTED: that the Authority award the demolition and site clearance contract No. 1 , Washington Park Project, Mass. R-24, in the amount of \$379. 750 to the Maher and Fall Wrecking Company, Inc. as the lowest responsible bidder and to authorize the Executive Director to execute contract with the same.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel and attendance by Patricia Twohig at the Appraisers' Conference May 23, 1963 in Framingham, Massachusetts, sponsored by the American Institute of Real Estate Appraisers.

The Executive Director gave a verbal report to the Authority on the status of his negotiations on the Whitney Project with the officials of the Mission Church and the Neighborhood Improvement Group to the effect that tentative agreements have been reached which indicate that there will not be substantial opposition to a medium high-rise building of approximately twelve stories on Parcel 3.

The Executive Director was instructed to continue the negotiations and develop additional information and reports for consideration by the Authority as required.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Relationship to the North Station area, attached to which was a proposed letter from the Development Administrator to Mr. Morton Gondelman, President of the North Station Merchants' Association, outlining the Authority's position with respect to the questions raised by the North Station Merchants' Association at the Government Center public hearing.

The Development Administrator was authorized to transmit the above-mentioned letter.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Urban Renewal Plan - Letter from Attorney for Owners of 10 State Street, containing the Development Administrator's comments and report on the May 14, 1963 letter from Claude Cross, Esquire, attorney for the owners of the building at 10 State Street.

The above-mentioned report was noted.

The Executive Director was instructed to reproduce copy of the I. M. Pei Preliminary Report dated June, 1961 for distribution to the Members of the Authority. The aforementioned Report was incorporated in the minutes of the Government Center public hearing as an exhibit.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Urban Renewal Plan, attached to

which were the following Resolutions:

1. Resolution of the Boston Redevelopment Authority finding that the Government Center Project Area is a decadent area;
2. Resolution of the Boston Redevelopment Authority approving Urban Renewal Plan for Project No. Mass. R-35;
3. Resolution of the Boston Redevelopment Authority authorizing execution of the Cooperation Agreement with the City of Boston for Project No. Mass. R-35 in substantially the form attached to said Resolution;
4. Resolution of the Boston Redevelopment Authority authorizing submission of the Urban Renewal Plan and supporting documentation to the Mayor and State Division of Urban and Industrial Renewal.

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

VOTED: to table the above-mentioned Resolutions.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Urban Renewal Plan; Minor Revisions.

On motion duly made and seconded, it was unanimously

VOTED: to table the above-mentioned memo.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Parcel 13 - Government Center, attached to which were copies of letter dated May 21, 1963 from Bertram A. Druker outlining his position with respect to the acquisition, clearance and/or rehabilitation of 50 State Street and 25 Faneuil Hall Square and the parking lot on Goagress Street adjacent to the same.

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

VOTED: to place the matter on the table and take it under advisement.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Agreement with Metropolitan Transit Authority for relocation of certain facilities in the Government Center, attached to which was a proposed form of an Agreement for the payment of relocation of

conduits from Green Street to Cambridge Street.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a Reimbursement Agreement with the MTA for costs incurred by the MTA in relocating conduits and cables in the Government Center Project area substantially in the form submitted to the Authority with the Development Administrator's memo of May 22, 1963.

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

VOTED: that the General Counsel examine the material submitted to the Authority in connection with the proposed construction of a motel-hotel in the Government Center Project and submit in writing to the Authority an Opinion as to whether or not said material is adequate for the Authority to make the findings that it is required to make under Federal regulations.

The Development Administrator distributed copies of material entitled Exhibit D, Land Use Provisions, Planning Objectives and other requirements for the Castle Square area, attached to which was a proposed Disposition Plan.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Extension of Contract to Complete Residential Relocation Services in Castle Square, attached to which was a proposed form of amendment extending the June 28, 1962 Agreement with the United South End Settlements.

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

VOTED: that the Development Administrator is hereby authorized to execute amendments to the contract between this Authority and the United

South End Settlements dated as of June 28, 1962 providing for relocation services in the Castle Square area, provided that the total amount to be expended under said contract as thus amended shall not exceed the total of \$127,130.

On the recommendation of the Development Administrator as contained in memo dated May 22, 1963 re Boston Redevelopment Authority participation in the 1963 Boston Arts Festival, and on motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to authorize Boston Redevelopment Authority participation in the above-mentioned exhibit and to approve an appropriation from project funds not to exceed \$3500.

The Development Administrator presented an oral report to the Authority on the progress of reviewing and screening potential redevelopers for Washington Park housing.

On the recommendation of the Development Administrator and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize the purchase of two electric typewriters in conformity with the Authority's Procurement Policy.

Copies of a memo dated May 22, 1963 re Personnel Actions were distributed.

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

VOTED: to table the appointment of Robert J. Conley of Philadelphia, Pennsylvania as Senior Planner at \$7000 per annum.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions as recommended:

Appointments, six-month basis:

			\$	eff.
Harry L. Gordon	Field Technician	Operations	7, 500	5/27
Theodore Lriebman	Architect	Planning	7, 000	6/19
Mirdza Zeipe	Eng. Draftsman	Operations	5, 500	5/27

Appointments, temporary, part-time, six-month basis:

Edward Hoermann	Sr, Planning Dsgnr	Planning	3.75 p.h	6 / 5
Kay Alexander	Rehab. Designer	Planning	3.50 "	6/ 5
Vcevoid Strekalovsky	Planning Designer	Planning	3.25 "	6/ 5
Peter Prodan	Graphic Designer	Planning	3.00 "	5/23

Appointments, temporary, part-time:

Robert Coard	Housing Analyst		3. 57 "	5/27
James Campbell	Clerk-Messenger	Adm. Mgmt	1.75 "	6/ 3

Reappointment, reclassification and salary increase:

Lars Pedersen, from Rehab. Aide at \$4,000 to Rehab. Assistant @ \$4800, effective 5/27

Reclassification, salary increase:

John Stainton, from Principal Planner part-time at \$4.00 p.h. to Chief Planner full-time at \$9500 per annum, effective 5/27

Re appointments:

Alan Monroe	Office Manager		8,000	5/27
Joseph Maddox	Relocation Assistant		5,500	5/27
Daniel Broderick	Relocation Assistant		5,250	5/27

Reappointments, temporary basis, effective 6/3 through 9/17:

Charles Chavarria	Model Builder	Planning	2.50 p.h.
Robert Dinsmore	Model Builder	Planning	2.50 p.h.
John Boom	Model Maker	Planning	3.00 p.h.
Richard Krasin	Model Maker	Planning	3.00 p.h.
Maris Peika	Model Maker	Planning	3.00 p.h.

Resignations accepted:

R. T. Schnadelbach, Planner-Designer, part-time, effective 5/22
Robert Goodman, Draftsman, part-time, effective 5/21

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

VOTED: to authorize travel by Patrick A. Tompkins to Washington, D. C. May 26th through May 29th, 1963.

Mr. Colbert voted in opposition.

On motion duly made and seconded, it was unanimously

VOTED: to grant retroactive approval for travel to Washington, D. C. by the Development Administrator and Martin Adler, Chief Planner, on May 16, 1963.

On the recommendation of the Development Administrator and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize payment of travel expense for employment interview in the amount of \$129.73 for Stanley Siegel of Indianapolis, Indiana.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Waterfront Appraisers, containing the names of 22 appraisers.

The General Counsel was instructed to submit additional information at the next meeting concerning the qualifications of John C. Woods, John P. O'Hearn, Fred R. O'Donnell and John D. B. Macmillan.

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

VOTED: to approve the following list of appraisers for the Waterfront Project:

Elson M. Blunt, Jr.	Archie J. Home
Richard L. Casey	John C. Kiley, Jr.
John Sherman Cullen	Frank J. McFarland
Alfred H. Dolben	James J. McGoff
Daniel M. Driscoll	Joseph A. Moran
Robert E. Foster	Field Paul Morgan
Reginald H. Gallagher	John E. O'Neill
Willard P. Grush	Bernard Singer
John D. Hewitt	Robert Treat

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo of May 9, 1963 from the Development Administrator re Approval of Site Proposed by the Boston Housing Authority for public housing for the elderly. Project Mass. 2-34.

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

VOTED: that the Boston Redevelopment Authority finds that Mass. 2-34 (at West and Davison Streets in Hyde Park) conforms to the General Plan and that the Chairman is authorized to send a letter to this effect to the Boston Housing Authority.

The Development Administrator distributed copies of a memo requested by Mr. Colbert at a previous meeting containing information on current assessments in the Government Center Project and estimated assessments after development.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to obtain reports for submission to the Authority on the income and expenses of the parking lot licensees in the West End and Government Center Projects.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:10 p. m.


Secretary