

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON May 29, 1963

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350_f 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on May 29, 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	None
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
John Ryan	

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 29, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

_ May 23, 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 23, 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 29th day of May, 1963.

Kane Simonian
Secretary

LS

Messrs. JLogue and Conley attended the meeting.

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 payment for the following:

Acct. No. 827 Myer Saltman 183 Shawmut Avenue Castle Square

The Washington Park Site Office Manager recommended the eviction of three site occupants who are recipients of Public Welfare, because of arrearage in use and occupancy charges.

The matter was tabled and the General Counsel was instructed to ascertain if it is legally possible for the Welfare Department to pay the Authority directly for the shelter costs of welfare recipients.

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

VOTED: to authorize the Executive Director to issue a Sheriff's Warrant for eviction in the case of J. C. Adams, 34 Fountain Street, Roxbury, because of a lack of co-operation with the Site Office and for failure to pay use and occupancy charges.

The Executive Director presented a memo dated May 27, 1963 from the Chief Engineer for Site Preparation Contract No. 2, Washington Park Project No. Mass. R-24.

The above-mentioned memo recommended the Authority advertise for bids for the development of a Tot-lot on the corner of Walnut Avenue and Walnut Park.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to arrange for the preparation of drawings and specifications, and to advertise for bids for the development of the Tot-lot.

Copies of a letter dated May 24, 1963 from the law offices of Jerome Lyle Rappaport were distributed requesting permission from the Authority for the erection of signs along the boundaries of Blossom Court, notifying the General Public that the area is private property and that parking cannot be permitted.

On motion duly made and seconded, it was unanimously

VOTED: to grant the request from Charles River Park "A" Inc. for the erection of signs as stipulated in the aforementioned letter.

The Executive Director distributed copies of a letter dated May 28, 1963 from the Cambridge Street Parking Company, attached to which was a copy of a statement dated May 28, 1962 from the certified public accounting firm of Kirshner, Yellin & Co. , containing total income and expense figures for the year 1962 for the Cambridge Street Parking Company.

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

VOTED: to place the report on file and to distribute copies to the press.

Copies of a memo dated May 29, 1963 from the Real Estate Officer to the Executive Director were distributed re Government Center Project, adjustment of use and occupancy charge for the Bowdoin Amusement Co. , Inc. , Account No. 1323.

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

VOTED: to adjust the use and occupancy charge for the Bowdoin Amusement Co. , Inc. as recommended by the Real Estate Officer in the above-mentioned memorandum,

The Executive Director reported that the Retina Foundation and Jewish Family Welfare Building in the West End Project had been released to the demolition contractor, and that it was expected that the buildings would be demolished in time for the delivery of the commercial parcel (Parcel 1 G) to Charles River Park on July 1, 1963.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Vice-Chairman and Executive Director or either of them, be and hereby are authorized to execute a Surrender of Lease of Parcel 1G of the West End Land Assembly and Redevelopment Plan with Charles River Park, Inc. , the said Surrender of Lease to be substantially in accordance with the provisions of the Leasehold Agreement for the West End Project Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Vice-Chairman and Executive Director or either of them, be and hereby are authorized to execute a lease of Parcel 1G

of the West End Land Assembly and Redevelopment Plan to Charles River Park Shopping Center Associates, Inc. , the said lease to be substantially in accordance with the provisions of the Leasehold Agreement for the West End Project Area.

The Development Administrator distributed copies of a memo dated May 29, 1963 re contractual payments.

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

VOTED: to approve payment of the following bills:

Barton - Aschman Associates, Inc.	\$2, 600
Robert Gladstone	7, 050
Elmer C. Houdlette	125
Larry Smith & Company	9, 000
Victor Gruen Associates, Inc.	10,000

The Authority discussed complaints received by the Chairman, Treasurer and Members on the delay on the payment of bills and relocation claims. The Executive Director reported that the Authority's Accounting Department has not as yet reached its complement of accountants because of a shortage of qualified accountants, and that the Comptroller, Thomas Kerrigan, has currently been on sick leave for three or four weeks because of surgery.

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

VOTED: to empower the Executive Director to authorize overtime pay for the Accounting Department personnel until such time as a sufficient number of additional accountants have been employed in order to eliminate a backlog of work and delay in payments.

The Development Administrator distributed copies of a memo dated May 29, 1963 re Sears Crescent containing a report to the Authority on the results of the advertisement for developers for Parcel 10. The memo was taken under advisement.

The Development Administrator distributed copies of a memo dated May 29, 1963 re Redevelopers Statement for Public Disclosure, BUSE Boston, Inc. attached to which is a copy of proposed advertisement in compliance with the Federal statutes. Copies of HHFA Form H-6004 have been filed by the BUSE Boston, Inc. as required.

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

VOTED: to authorize the Secretary advertise the Redevelopers Statement for Public Disclosure as required by Federal regulations in substantially the form presented to this meeting.

The Development Administrator distributed copies of a memo dated May 29, 1963 re Conveyance of Tax-title Land, which memorandum recommended that the Development Administrator be authorized to request the conveyance of vacant tax-title land in the Washington Park Project Area for the construction of a Tot-lot and an outdoor basketball court, in accordance with the recommendations of the Advisory Committee on Social Planning.

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

VOTED: that the Authority authorize the Development Administrator to request the Real Property Department of the City of Boston to convey to the Authority without consideration, vacant tax-title land on 84 Walnut Park and on St. James Street, under the provisions of Chapter 314 of the Acts of 1961.

The Development Administrator distributed copies of a memo dated May 22, 1963 re personnel action, Washington Park Development Officer, recommending the appointment of James G. Dolan, Jr. of Providence, Rhode Island.

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

VOTED: to approve the appointment of James G. Dolan, Jr. of Providence, Rhode Island, as Development Officer for the Washington Park Urban Renewal Area, at \$11,500 per annum effective June 1, 1963.

The Development Administrator distributed copies of a memo dated May 29, 1963 re personnel actions.

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

VOTED: to approve the following personnel actions as recommended:

Appointment, temporary, six-month basis:

Marie J. Federico	Secretary	Adm. Mgint.	\$4,750	eff. <u>6/3</u>
-------------------	-----------	-------------	---------	-----------------

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

Dimitra Katochianos	Jr. Planning Dsgnr.	Planning	3.00 p. h.	6/19
Nicolas Katochianos	Jr. Planning Dsgnr.	Planning	3.00 p. h.	6/19
James S. Hayes	Arch. Illustrator	Planning	2.50 p. h.	6/5

Reappointments:

Charles F. Adams	Supervisor of Maintenance	7,500	6/7
Lawrence E. Sheridan	Claims Examiner	6,500	6/11
Edward J. Burke	Claims Examiner	6,000	6/11
Robert L. Lane	Cashier	6,000	6/7
Edward W. Richardson	Relocation Assistant	6,000	6/4
Arthur A. Guarino	Development Assistant	5,500	6/11
Andrew C. Singer	Relocation Assistant	5,250	6/4
William J. Hayes	Rehabilitation Assistant	5,250	6/4
John F. Ivanoski	Planning Aide	5,250	6/11
Cornelius Regan	Draftsman	5,100	6/6
Joan D. Hill	Relocation Assistant	5,000	6/4
Donald Bray	Maintenance Man	2.32 p. h.	6/7
Mary J. Dunn	Matron	1.75 p. h.	6/7

Reappointment, six-month basis:

Rita May Smith	Switchboard Operator	3,800	6/7
----------------	----------------------	-------	-----

Reappointment, three-month basis:

Vincent B. Licciardi	Demolitions Inspector	7,200	6/13
----------------------	-----------------------	-------	------

Reappointment, salary increase:

Lawrence A. Bennett	Administrative Clerk	6,250	6/4
---------------------	----------------------	-------	-----

Resignations accepted:

William F. Mahoney	Rehabilitation Specialist	effective 6/10
Frances M. Picardi	Secretary	effective 6/13

The General Counsel reported to the Authority that pursuant to a vote at the meeting of May 22, 1963, that he had investigated the availability of four appraisers whose names were deleted from the list of Waterfront Project Appraisers at the meeting of May 22, 1963, and that all of the four appraisers were available for assignment.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following appraisers for the Waterfront

Project:

John D. B. Macmillan, 100 Chestnut Street, Springfield Mass.
Fred R. O'Donnell, 3 Court Street, Westfield, Mass.
John P. O'Hearn, 100 Summer Street, Boston, Mass.
John C. Woods, 83 State Street, Springfield, Mass.

The Development Administrator distributed copies of a memo dated May 27, 1963 re appointment of William R. McGrath as Transportation Co-ordinator at \$18,000 per annum.

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

VOTED: to lay this appointment on the table.

The Development Administrator distributed copies of a letter dated May 27, 1963 from the First Realty Company of Boston, informing the Authority on the status of the progress on the White Fund Project on Tremont Street, Boston, Massachusetts.

The Development Administrator distributed copies of a memo dated May 29, 1963 re Memo of Understanding between the Boston Redevelopment Authority and the Chinese Consolidated Benevolent Association of New England, attached to which was a copy of the proposed Memorandum of Understanding in connection with the proposed South Cove Project.

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

VOTED: to affirm the above-mentioned Memo of Understanding.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Urban Renewal Plan, which memo was distributed for informational purposes only.

The Development Administrator distributed copies of a Resolution entitled, "Resolution of Boston Redevelopment Finding That The Government Center Project Area Is A Decadent Area", which Resolution was read and considered.

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

VOTED: to adopt the above-mentioned Resolution as read and considered. (A copy of the foregoing Resolution is filed into the Document Book as Document No. 260.)

The Development Administrator distributed copies of a memo dated May 22, 1963 re Government Center Urban Renewal Plan, attached to which was a copy of the Urban Renewal Plan dated April 30, 1963.

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

VOTED: to amend the Government Center Urban Renewal Plan with respect to the "Permitted Uses" for Parcel 4, Section A, Paragraph 1 on page 23, by inserting the word "private" before the word "public" in the first sentence of Section A, Paragraph 1, so that the first sentence of Section A, Paragraph 1 will read as follows:

This Parcel shall be devoted to private, public or semi-public uses.

The Development Administrator presented copies of a Resolution entitled, "Resolution of The Boston Redevelopment Authority Approving Urban Renewal Plan for Project No. Mass. R-35," which Resolution was read and fully considered.

Mr. Ryan moved the adoption of the above Resolution as read inasmuch as it was not seconded, therefore the motion was defeated.


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

VOTED: to lay on the table the above-mentioned Resolution until the next meeting.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:58 p.m.


Secretary