

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 5, 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 June 5, 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 June 5, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

_____ May 29, 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 29, 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 5th day of June, 1963.

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of May 22, 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:

John J. Duane, Demolition Contract No. 3, Government Center Project, Partial Payment No. 5.	\$ 58,930.20
Bernard Singer, Washington Park appraisals.	7,075.00
Casey & Dennis, Washington Park appraisals.	5,100.00
John D. Hewitt, Washington Park appraisals.	1,150.00
Nyman H. Kolodny, Title Search, Notre Dame Academy, Washington Park (supplemental report).	50.00
Metropolitan Transit Authority.	162,662.30
Larry Smith & Company.	1,250.00

Copies of a memo from the General Counsel dated June 5, 1963 were distributed re Whitney Project Land Damage Cases brought by former owners Fay and Vasipoulos, attached to which were letters from the Authority's per diem trial attorneys in connection with the same.

The General Counsel informed the Authority that the Christopher J. Fay case had been tried by our per diem trial attorney and that Superior Court Judge Kalus had verbally stated that he would order a new trial because in his opinion the award was too low. Both the General Counsel and the per diem trial attorney, Mr. William J. O'Neill, have recommended in writing that \$8500 is a fair and reasonable settlement.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to settle the Christopher J. Fay case, Parcel 9B-6, Whitney Project, on behalf of the Authority in an amount not to exceed \$8500 only if and after Superior Court Judge Kalus has officially ordered a new trial.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter of the George J. Vasipoulos case, Parcel 9A-11, Whitney Project.

Copies of a memo from the Real Estate Officer to the Executive Director dated June 4, 1963 were distributed re Castle Square Project, Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to approve adjustment of use and occupancy charge for the Club Zara, 390 Tremont Street, Account No. 812, Castle Square Project, as recommended by the Real Estate Officer in the above-mentioned memo.

The Executive Director distributed copies of a memo dated June 5, 1963 re Preliminary Loan Notes, 4th Series B, Government Center Project, Mass. R-35, attached to which -was a tabulation of bids received at the bid opening on May 28, 1963 and copy of the required Resolution.

Mr. Colbert introduced a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$20,870,000, the Execution of Requisition Agreement No. 4, and the Execution and Delivery of Project Temporary Loan Note No. 5, in Connection with Project No. Mass. R-35".

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"¹¹: Msgr. Lally, Messrs. Colbert, McCloskey, Massucco and Ryan; and the following voted "nay": None,

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

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 261.)

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to approve recommendation of the Site Office and waive use and occupancy charges and authorize relocation payment for Norma Williams, 30 Lowell Street, Account No. 477, Washington Park project.

Copies of a memo from the Washington Park Project Manager to the Executive Director dated June 4, 1963 were distributed re request to send thirty-day notices to vacate letters to one store and thirty-five families.

The Executive Director explained that the heating system was in a dangerous condition and that the cost of repairing same was prohibitive at this time since the heating season has ended. Repairs had been made several times during the winter months in order to provide heat. The Site Office was giving top priority to relocating these families; however, it was considered necessary to send the thirty-day notices to vacate also in order to make it legally possible for the Authority to issue eviction notices at the end of the thirty-day period for those families who do not cooperate and who, by remaining in occupancy, would be exposing themselves to hazards.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to review the situation with the Site Office personnel and see if emergency repairs at a reasonable cost could be made in order to continue the provision of hot water while these families are in occupancy.

A letter from Charles River Park, Inc. dated May 29, 1963 was distributed containing a request to enter onto Parcel 1-D, West End Project, for the purpose of taking necessary borings in preparation for the final architectural drawings.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request and authorize the Executive Director to grant a license for the same in the usual form.

On motion duly made and seconded, it was unanimously

VOTED: to approve the extension of the burning permit to the John J. Duane Company to July 15, 1963, Government Center Project.

Copies of a letter from Mr. Melvin Newman, Attorney for Back Bay Towers, Inc., dated June 4, 1963 were distributed requesting that the

Authority entertain a petition for leave to amend the present 121A Application and also requesting a finding from the Authority as to whether or not the contemplated change in the size of the proposed building only by lowering the height is a change that is fundamental.

The General Counsel and the Executive Director informed the Authority that in their opinion the proposed lowering of the height of the building was not a fundamental change or modification, since all of the controls in the Redevelopment Plan would be fully complied with.

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

VOTED: to approve the petition of Back Bay Towers, Inc. for leave to amend the present Chapter 121A Application and further, on the recommendation of the General Counsel, to make the finding that the lowering of the height of the proposed building from 24 stories to 12-14 stories does not constitute a major modification or a fundamental change in said Application inasmuch as the proposed lowering of the building complies with all of the controls in the Redevelopment Plan with respect to land coverage, parking, set-backs, floor area ratio or density, etc. ; and further, that the Executive Director is authorized to notify Back Bay Towers, Inc. to this effect.

The Development Administrator distributed copies of a letter dated June 4, 1963 from Withington, Cross, Park and McCann, signed by Mr. Claude B. Cross, regarding Mr. Logue's memo to the Authority of May 22, 1963 with reference to Mr. Cross' letter of May 14th on behalf of the State Street Corporation, the owners of property at 10 State Street, Boston, Massachusetts.

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

VOTED: to take the letter under advisement.

The Development Administrator distributed copies of memo dated June 5, 1963 entitled Change in Urban Renewal Plan, Government Center, attached to which was a copy of the Government Center Urban Renewal Plan, Project No. Mass. R-35, dated April 3, 1963, Revised May 29, 1963.

The May 29, 1963 revision was made necessary because of the vote adopted by the Authority at the meeting of May 29, 1963, which revised the re-uses for Parcel 4 on Page 23 of said Plan.

Mr. McCloskey presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Urban Renewal Plan for Project No. Mass. R-35", which Resolution was read in full and considered.

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

VOTED: to adopt the above entitled Resolution as read and considered.

The foregoing Resolution, together with the Urban Renewal Plan, is filed in the Document Book of the Authority as Document No. 262.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Submission of the Urban Renewal Plan and Supporting Documentation to the Mayor and the State Division of Urban and Industrial Renewal".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 263.

The Development Administrator distributed copies of a Resolution entitled "Resolution of Boston Redevelopment Authority Authorizing Execution of Cooperation Agreement with City of Boston for Project No. Mass. R-35", attached to which was a proposed form of Cooperation Agreement with the

City of Boston, both of which were read and considered by the Authority.

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

VOTED: to adopt the foregoing Resolution.

Foregoing Resolution is filed, in the Document Book of the Authority as Document No. 264.

The Development Administrator distributed copies of a memo dated May 22, 1963 re Parcel 13 - Government Center, attached to which were copies of a letter dated May 21, 1963 from Bertram A. Druker.

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

VOTED: to adopt the Development Administrator's recommendation and authorize the Development Administrator to indicate to the owner of 50 State Street that he will be given first preference to purchase the parking lot portion of Parcel 13, subject to his submission of an acceptable development proposal for all of Parcel 13, consistent with the controls of the Government Center Urban Renewal Plan.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Temporary Use of Early Land Properties for Summer Recreation Program.

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

VOTED: that the Development Administrator be authorized to take whatever steps are necessary to cooperate with the Advisory Committee on Social Planning in order to make available temporary recreation facilities in early land acquisition areas, and further, that the Authority approve the expenditure of an amount not to exceed \$1500 for this purpose.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Washington Park Relocation Housing - Recommendation Concerning Developers.

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

VOTED: that the Development Administrator be authorized to permit the St. Mark Development Corporation, Beacon Redevelopment Corporation and Michelson and Marcus combine to submit for consideration of the Redevelopment Authority an application to the Redevelopment Authority with the necessary information on all other groups who would participate with them in the development.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Design Review Panel - 221 (d)(3) Housing for 1963.

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

VOTED: that the Development Administrator be and hereby is authorized to extend invitations to serve as members of a Design Review Panel to review architectural plans for relocation housing to be built in 1963 to Nelson W. Aldrich, Clothilde Smith and Oskar Stonorov, each Panel Member to be compensated at the rate of \$200 per day, plus travel expenses, provided that the total compensation per person, exclusive of travel expenses, shall not exceed \$1000 without the specific authorization of the Authority.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Design Review Panel - Parcel F-1, Washington Park.

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

VOTED: that the Development Administrator be and hereby is authorized to extend invitations to serve as members of the Design Review Panel provided for in the Land Disposition Policies and Procedures of Parcel F-1 in the Washington Park Urban Renewal Area, adopted by this Authority, to Nelson W. Aldrich, Morris Ketcham, Jr. and Dan Kiley, each Panel Member to be compensated at the rate of \$200 per day, plus travel

expenses, provided that the maximum compensation per person, exclusive of travel expenses, shall not exceed \$600 without specific authorization of the Authority.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Metropolitan Transit Authority, Government Center Relocation "Work.

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

VOTED: that the Development Administrator be authorized to approve on behalf of the Boston Redevelopment Authority change orders relating to the MTA kiosk and change orders to coordinate the subway construction of the Government Center Plaza design, provided that the Development Administrator had previously obtained the concurrence of the Housing and Home Finance Agency if the change order increases the cost of the MTA construction by more than \$1000.

The Development Administrator distributed copies of a memo dated June 5, 1963 re Government Center Project, Mass. R-35, Engineering Services Contract - William A. Fisher Company, Inc., recommending that an engineering study be made to coordinate the staging of utility relocations. Attached to said memo was a proposed form of a contract.

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

VOTED: that the Development Administrator be authorized to execute an engineering contract with William A. Fisher Company, Inc. for utility staging and phasing studies in the Government Center Urban Renewal Area, provided the maximum amount to be expended waafasf such contract shall not exceed \$4800.

Copies of a memo dated June 5, 1963 were distributed re Conveyance of Tax Properties for Rehabilitation Demonstration, attached to which

memo were informational sheets on five properties located in the South End Rehabilitation Area.

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

VOTED: to authorize the Development Administrator to request the Real Property Department to convey the properties contained in the aforementioned memo to the Authority without consideration, pursuant to Chapter 314 of the Acts of 1961.

The Development Administrator distributed copies of a letter dated June 4, 1963 from Charles J. Horan, Regional Director of the Urban Renewal Administration, with respect to the President's Executive Order on Equal Opportunity in Housing.

The Development Administrator informed the Authority that the requirements of the Executive Order and the policies of the Urban Renewal Administration are being complied with by the Authority.

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

VOTED: to authorize the Development Administrator to transmit a suitable answer to the Regional Director.

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

VOTED: to instruct the Executive Director to ascertain for report to the Authority at the next meeting the zoning designations for the Turtle Pond section of the West Roxbury-Roslindale area, specifically with reference to the land proposed to be developed by the First Realty Company for relocation housing.

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

VOTED: to take from the table the appointment of William R. McGrath and to approve Ms appointment at \$18,000 per year as Transportation

Coordinator and as a Development Program employee, commencing June 24, 1963.

The Development Administrator distributed copies of memoranda dated June 5, 1963 re personnel actions.

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

VOTED: to approve the following personnel actions as recommended:

Temporary appointments, six-month basis:

			\$	<u>eff.</u>
David B. Weiner	Civil Engineer	Operations	9,600	6/19
Ernest M. Berry	Rehab. Spec.	Develop.	7,250	6/10
Charles Dempsey	Cartographer	Planning	7,250	6/19
Robert Coit	Senior Planner	Planning	7,250	11 1
David P. Ries	Develop. Spec.	Develop.	7,200	11 1
John W. Kennedy	Rehab. Assist.	Develop.	6,250	6/ 1
Santo S. Mignosa	Draftsman	Planning	5,700	6/12
Henry S. McCoart	Jr. Draftsman	Planning	4,700	6/12
David T. D'Keefe	Jr., Draftsman	Planning	4,700	6/12
E.G. Singleton	Secretary	Com. on Minority		
		Hsng. Prob.	4,500	6/10
B. A. Capellotti	Clerk-typist	Develop.	3,800	6/ 5
Jerilynn Guselli	Jr. Draftsman		4,700	6/ 5

Temporary part-time six-month basis:

John K. Spencer	Rehab. Dsgnr.	Planning	S.OOp.h.	6/5
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Temporary part-time basis, eff. 6/5, terminating 9/13:

Edward M. Wright	Jr. Clerk-Messenger	Operations	1.50 p.h.	
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Temporary, three-month basis:

Joseph Iadonisi	Rehab. Assist.	Develop.	6,250	6/10
Amerigo Vito	Rehab. Assist.	Develop.	6,250	6/10
Norman I. Jacobs	Develop. Assist.		90pw	11 I
Ronald F. Daitz	Develop. Assist.		90pw	6/24
John E. Dobie	Jr. PI, Designer	Planning	90pw	6/17
Robert Walsh	Develop. Assist.	Develop.	90pw	6/ 6

Re appointments, with reclassification and salary increase:

Joseph W. Barry, from Planning Aide at \$4500 to Senior Planning Aide at \$4,850, eff. 6/14
 William Doherty, from Planning Aide at \$4,500 to Senior Planning Aide at \$4,850, eff. 6/14
 John P. Francis, from Planning Aide at \$4,500 to Senior Planning Aide at \$4,850, eff. 6/14

Charles Perriello, from Planning Aide at \$4, 500 to
Senior Planning Aide at \$4,850, eff. 6/14
Donald Waggenheim, from Planning Aide at \$4, 500 to
Senior Planning Aide at \$4,850, eff. 6/14
Robert W. Guterman, from Planning Aide at \$4, 500 to
Senior Planning Aide at \$4,850, eff. 6/14
James R. Watson, from Planning Aide at \$4, 500 to
Senior Planning Aide at \$4,850, eff. 6/14

Reappointment with Salary Increase:

Charles W. Grady, as Rehabilitation Specialist, Development Department,
assigned to Washington Park Project, from \$7, 500
to \$8,000, eff. 7/3/63

Reappointment on a three-month basis:

James E. Flaherty Messenger-Clerk Adm. Mgmt. 2,730 6/14

Reclassification with salary increase:

Robert B. McGilvray, from Rehabilitation Specialist at \$8, 000 to
Rehabilitation Surveys Officer for Washington Park
Renewal Area at \$8, 500, eff. 7/1

Sheldon Lynn, from Junior Planner part-time at \$3, 00 per hour to
Senior Planner full-time at \$7,300, eff. 6/19

Frank A. Lind, from Development Assistant at \$6, 500 to
Rehabilitation Specialist at \$7, 000, eff. 7/1

Andrew E. Murray, from Maintenance Man, Operations, at \$2. 32 p.h. to
Maintenance Clerk at \$4, 800 per annum, eff. 6/5

Resignations accepted:

William E. Barbour, Principal Planner, Planning, eff. 6/14
Patricia A. McGee, Junior Planning Analyst, eff. 6/14
Joanne M. Lord, Secretary, Development, eff. 6/25

On motion duly made and seconded, it was unanimously

VOTED: to cancel the meetings scheduled for June 12th and 19th
and that the next meeting of the Authority will be held on June 26, 1963.

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

VOTED: to adopt the following policy:

In the event regular meetings are canceled by the Authority,
the personnel whose terms of employment expire in between meetings shall
be continued on the payroll by the Accounting Department until action by

the Authority at the next meeting following the date of expiration.

The above vote constitutes an amendment of the Authority's Personnel Policy.

The Development Administrator informed the Authority that the Regional Office was very anxious to close out the New York Streets Project before the end of the fiscal year 1962, which is June 30, 1963, and that in order to include into the New York Streets Project the Section 112 credits for the New England Medical Center, it would be necessary to amend the existing Loan and Grant Contract for the New York Streets, Mass. 2-1, because of the fact that the credits will increase the Loan and Capital Grant amounts for said Project.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Loan and Grant for Project No. U. R. Mass. 2-1".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 265.

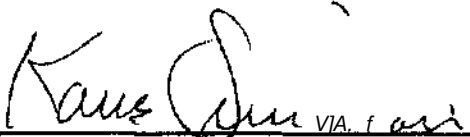
On motion by Mr. Massucco, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Development Administrator submit a report to the Authority at the next meeting concerning the status of the Mattapan Project.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:20 p. m.


Secretary