

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON AUG. 8, 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 Aug. 8, 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	John. Ryan (came tn later)
Stephen E. McGloskey	
James G. Colbert	
Melvin J. MaBaucco	

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 Aug. 8, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Aug. 1, 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 Aug. 1, 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 8th day of August, 1963.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley attended the meeting.

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

VOTED: to instruct the Executive Director to obtain a report from the Real Estate Officer concerning the request contained in the letter dated July 22, 1963 from I. J. Silverman containing a claim for adjustment from the Bowdoin Square Garage.

Mr. Ryan entered the meeting at this point.

The minutes of the meeting of July 10, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to amend paragraph No. 3 on Page 6 by inserting the words "and, subject to the approval of the General Counsel, " between the words "with" and "settle" in the second line of Paragraph No. 3, so as to read as follows:

"3. Authorize the Real Estate Officer or those designated by him to negotiate with and, subject to the approval of the General Counsel, settle and purchase properties indicated by the approved Urban Renewal Plan as those to be acquired, provided that the settlement price approved for such properties by the URA is not exceeded. "

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read and amended.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED:

That the Boston Redevelopment Authority at this meeting formally reaffirms and makes part of the record the information made available by the Chairman to the City Council during that body's deliberations on the plans submitted for the Government Center Project:

that the Boston Redevelopment Authority at no time and in no manner has made commitments to any developer concerning the disposition of Parcel 8;

that it is and has been the declared policy of the Authority to offer this parcel for development by public advertisement and to give all applicants equal consideration before selecting that plan which best serves the aims of the project and the general public interest;

that any and all commitments for development in this project and in all others are made and will be made by the body empowered to act under the law - the Boston Redevelopment Authority - and by no other person or agency.

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

VOTED: to authorize payment of the following bills:

	\$
Piatelli Construction Corp. ; West End Site Preparation Contract No. 3, Final Payment	17,752.10
John J. Duane Co. , Inc. ; Government Center Demolition Contract No. 3, Partial Payment No. 7	29, 871. 00
Maher & Fall, Washington Park Demolition Contract No. 1, Partial Payment No. 1	37, 530.00**
Donald H. Reenstierna, Washington Park Appraisals	1,075.00
Frank B. Rogers, Washington Park Appraisals	5,400.00
Edward A. Larkin, Washington Park Appraisals	3,250.00
James F. Kelley & Co. ; fire and extended coverage on 10th and 11th floors, Ci ty Hall Annex	495.00
James F. Kelley & Co. ; Workmen's Compensation and Liability, all projects	2,729.69
Frank J. McFarland, Charlestown Project, Appraisal	6,450.00
Gil Bern Construction Company	57,272.50
Madden Company	1,450.00
Metropolitan Transit Authority	12,402.44
Metropolitan Transit Authority	147,769.05
Metropolitan Transit Authority	10,741.72
Barton Aschman Associates, Inc	2,600.00
CEIR, Inc	17,410.10
Foley, Hoag & Eliot	8,700.65
Freedom House	3,512.50
Victor Gruen Associates	20,000.00
Charles A. Maguire Associates	8,585.05
Meredith & Grew	11,000.00
Joseph L. Paley, Inc	1,571.04
Oskar Stonorov	541.07
Thompson & Lichtner Company, Inc	997.18
United South End Settlements	7* 930.16

** on the condition that money be released when vacant buildings are boarded up

Mr. Colbert presented a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$6, 575, 000, the Execution of Requisition Agreement No. 2, and the Execution and Delivery of Project Temporary Loan Note No. 3, in Connection with Project No. Mass. R-24", which Resolution was read in full 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 and Messrs. Colbert, McCloskey, Maesucco 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. 275.)

The Executive Director distributed copies of a letter dated July 31, 1963 from Charles J. Horan, Regional Director of Urban Renewal, in answer to a request from the Executive Director for a statement re Compliance Investigation of the West End Project. The above-mentioned letter from the Regional Director stated that a Compliance Investigation had been made and that based on the findings of the investigation, it had been decided that no further action would be taken and the case had been administratively closed.

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

VOTED: to release copies of the letter to the press.

The Executive Director distributed copies of a memo dated August 8, 1963 re Report on the Whitney Project, Back Bay Towers, Inc.

On motion duly made and seconded, it was unanimously

VOTED:

(1) to authorize the Executive Director to negotiate further with Back Bay Towers, Inc. on appropriate changes in the Lease Agreement and/or for the conveyance of land by outright sale;

(2) to authorize the Executive Director to execute a contract for re-use appraisal of Parcel 2 for garden-type use not to exceed \$1, 000j

(3) to authorize the Executive Director to cancel the Lease Agreement with Thomas O'Connor Company for parcel 2 for failure to comply with provisions of the Lease Agreement and to return the \$5000 bond under the Agreement.

(4) to designate the principals of Back Bay Towers, Inc. as the redevelopers for Parcel 2 and to authorize the formation of an appropriate corporation in accordance with law;

(5) to authorize the Chairman to submit the designated new redeveloper to the Mayor and Council for their approval in accordance with the terms of the Cooperation Agreement, and

(6) to authorize the Executive Director to prepare a revision to the Redevelopment Plan as necessary for review by the Authority and to authorize the Chairman to submit the Revised Redevelopment Plan to the Mayor and Council for approval after the Revised Redevelopment Plan has been approved by the Authority.

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

VOTED: to waive use and occupancy charges as stipulated and authorize relocation payment for the cases contained in the above-mentioned memoranda as follows:

Acct.No.	601, Irwin Quintyne, 8 Tolman Place, Washington Park Project	
	192, Alice West, 16 Hollander Street,	M
	32, Ann Heath, 3 Mt. Warren Street	"
	25, Anna Bourne, 1 Stanton Place	"
	462, George Williams, 78 Village St. , Castle Square Project	

Quarterly Balance Sheets for the period ending June 30, 1963 were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to grant military leave of absence to Paul L. McCann, Administrative Clerk in Operations, beginning July 29, 1962 extending for the period of his active duty with the U. S. Army.

Copies of a memo dated August 2, 1963 from the Chief Engineer were distributed re West End Site Preparation Contract No. 3, Proposed Change Order SP 3-2.

The Executive Director explained that all of the work under this site preparation contract had been completed by the Piatelli Construction

Corporation except for a portion of the work on Martha Road, which cannot be completed until the excavation for the garage in the second residential complex is completed; and that Charles River Park "B" Inc. has agreed to complete the construction of Martha Road after the excavation of the garage is finished. Under the terms of the Agreement with Charles River Park "B" Inc. »the use of this portion of Martha Road has been extended under the same terms and conditions. A credit in the amount of \$1, 028. 10 has been negotiated with the contractor because of the deletion of the work on Martha Road. The Chief Engineer recommends this as an equitable and fair amount of the credit to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order SP 3-2, West End Site Preparation Contract No. 3.

Copies of a letter dated July 17, 1963 from Colonel E. B. Myott, Chief Engineer, MTA, were distributed containing the statement that the Easement to the MTA for construction purposes included all incidental purposes thereto and that therefore parking by the construction workers of the Wes Julian Company was intended; otherwise, a change order for extras could well result.

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

VOTED: that it is the judgment of the Authority that an easement for construction and/or incidental purposes thereto does not include parking privileges by the employees of the contractor and that the General Counsel be and hereby is instructed to send a letter to the MTA notifying them to this effect.

Copies of a letter from Charles River Park, Inc. dated July 25, 1963 were distributed in answer to the Executive Director's letter of June 18 > 1963 requesting consideration by Charles River Park, Inc. for the revision of the Plan for the commercial development in order to conform to the plans for

thft beautifying of Cambridge Street. The letter stated that Charles River Park, Inc. could not revise its plans for the commercial center at this time without considerable expense and delay to the development of the parcel because of existing plans that have been prepared and because of extensive negotiations which would be necessary.

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

VOTED: to table the matter for future consideration. ^

Copies of a memo dated August 2, 1963 from the Chief Engineer were distributed re Government Center Project, Demolition Contract No. 3, John J. Duane Company Change Order No. 1, containing a recommendation for the extension of 120 calendar days, terminating December 28, 1963. It was noted that the Change Order in the approved form contained a waiver in the contract for any and all extras in connection with the extension of time.

On motion duly made and seconded, it was unanimously

VOTED: to approve the extension of 120 calendar days, terminating December 28, 1963, and to authorize Change Order No. 1 for Demolition Contract No. 3, Government Center Project, R-35.

The Executive Director informed the Authority that the burning permit for the John J. Duane Company expires August 8, 1963.

The Authority noted that there is an emergency situation in the Metropolitan Boston area with respect to the disposal of debris because of the shortage of dumps and that a special message had been sent to the Legislature by His Excellency, the Governor, requesting the appropriation of \$100,000 and the appointment of a commission to study the problem of disposal of rubbish and debris in the Boston area.

The Executive Director advised the Authority that the John J. Duane Company had requested permission to continue the burning in the Government Center and permission to burn in the Castle Square area under that contract also, but that the Chief Engineer did not recommend burning in the

Castle Square area at this time until more land is cleared.

The Executive Director recommended that the John J. Duane Company be authorized to continue burning in the Government Center area and to be allowed to burn debris from the Castle Square demolition contract in the Government Center area as well.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the John J. Duane Company to continue burning debris in the Government Center Project area and to also be permitted to transport and burn in the Government Center demolition debris under his contract in the Castle Square Project area under the conditions previously imposed, provided that the John J. Duane Company posts a \$5000 bond or authorizes the Authority to withhold \$5000 in progress payments, either of which will be forfeited in the event the Duane Company burns demolition debris from any source other than Government Center and Castle Square demolition areas; with the understanding also that future permits to burn will be denied.

The Chief Engineer was instructed to set up a pass check system and to assign an inspector specifically to the burning operation to provide complete control over the debris which is authorized to be burned.

The Executive Director distributed copies of a memo from the Real Estate Officer dated August 2, 1963 recommending approval for Patricia Twohig to attend Course II of the American Institute of Real Estate Appraisers at the University of Connecticut August 13th through 24th inclusive.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above-mentioned request and authorize payment for Miss Twohig's attendance at the course, amounting to approximately \$275.

The Executive Director distributed copies of a memo from the Chief Engineer dated August 8, 1963 re Washington Park Urban Renewal Area, Approval of Proposed Project Improvements Contract 2 for a lot at the corner of Walnut Avenue and Walnut Park, attached to which was a tabulation of two bids received at the bid opening on August 2, 1963, statement of the bidders' qualifications and a memo containing the results of an investigation

of the financial references and past performance of the low bidder.

A memo from the Chief Engineer explained that base bids were received together with five alternates permitting substitutions for various portions of the work.

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

VOTED: to award Site Preparation Contract No. 2 to the Robert Cook Company as the lowest responsible bidder in the amount of \$44, 458, which represents the low base bid of \$50, 633, less a credit of \$6, 175, resulting from the acceptance of Alternate 3, and further that the Executive Director be authorized to execute the contract on behalf of the Authority.

At this point Judge Gardiner Wilson entered the meeting to discuss the proposed four million dollar Shriners¹ Hospital on Parcel 8 in the West End Project area adjacent to the Blackstone School.

The Executive Director informed the Authority that Parcel 8 of the West End Project, amounting to approximately 40, 000 square feet, was designated for a public use in the event that it might be needed in connection with the future use of the Blackstone School, but that the Sargent Report had recommended the abandonment of this School.

Judge Wilson, representing the Shriners as one of the Trustees, stated that the location of the land, because of its proximity to the Massachusetts General Hospital, would be acceptable for the proposed Shriners¹ Hospital and that in his opinion his fellow Trustees would formally act to approve the site at the next meeting.

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

VOTED: to approve the site for use as a Shriners' Hospital and further to authorize the Executive Director to negotiate with the representatives of the Shriners to arrange for the preparation of disposition documents and plans and to take whatever steps as necessary for action by the Authority in order to dispose of said site.

Copies of a letter from Charles River Park, Inc. dated July 25, 1963 were distributed, requesting that Charles River Park "B" Inc. be granted an easement for the purpose of maintaining oil tanks in a portion of the proposed public foot path abutting Parcel 1-B, as indicated on map attached to said letter.

Copies of a memo from the Chief Engineer were distributed containing a report and recommendation concerning said easement. The Chief Engineer's memo stated that there was no objection to the granting of this easement in the portion of the proposed public foot path abutting Parcel 1-B and there would be no interference with the existing utilities if the easement were granted in accordance with the conditions outlined in the request.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request for an easement and authorize the Executive Director to execute the easement at his discretion under the conditions recommended by the Chief Engineer.

Copies of a memo from the Chief Engineer dated July 30, 1963 were distributed re Washington Park Permission to Burn, Demolition Contract No. 1.

The above-mentioned memo contained the regulations previously adopted by the Authority governing the burning of demolition debris. Attached to the memo were copies of approvals for burning from the Department of Public Health, Commonwealth of Massachusetts, and from the Boston Fire Department. Also attached was a copy of a memo dated August 7, 1963 from Robert F. Rowland, Project Director of the Washington Park, to the Executive Director re permission to burn. A memo from Robert Rowland recommended that the Authority authorize the Development Administrator to permit on-site burning, subject to the Authority's regulations, as soon as the Development Administrator has determined that said burning will not result in a negative or adverse reaction from, the community.

The Executive Director informed the Authority that because of the extreme shortages of dumps and the acute emergency on disposal of rubbish and debris in the Metropolitan Boston area, the demolition contractor has stopped all demolition work under the demolition contract for the past three weeks.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to permit the demolition contractor for the Washington Park project to engage in on-site burning subject to all of the rules and regulations set forth by the Chief Engineer of the Authority as stipulated in the above-mentioned memo dated July 30, 1963, as soon as the Development Administrator has determined that such burning will not result in a negative or adverse reaction from the community which could impair future project execution activities; and provided further that said permit shall not be granted until and unless said contractor posts a bond in the amount of \$2500 or agrees to allow the Authority to withhold \$2500 from progress payments, said bond to be forfeited or said \$2500 in progress payments to be retained by the Authority as liquidated damages in the event there is any burning of demolition debris from outside the project area.

The Development Administrator distributed copies of a memo dated August 8, 1963 re Carl Koch-Mark J. Waltch, attached to which were several invoices.

Inasmuch as there was no motion to act upon payment, the matter was continued on the table.

The Development Administrator distributed copies of a memo dated August 8, 1963 re Payment to City of Boston for rent of the 10th and 11th floors, City Hall Annex. Said memo explained the terms of the lease between the BRA and the City of Boston whereby \$14,505.14 is payable on June 30, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to approve the payment of \$14,505.14 as recommended in the above memo.

The Development Administrator distributed copy of memo dated August 7th and August 8, 1963 re Purchase of Dictating Equipment, two

Electric Typewriters and a Victor Visible Card System Cabinet.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of the following equipment as recommended: dictating equipment, \$1700; two electric typewriters, \$900; Victor Visible Card System Cabinet, \$152.

The Development Administrator distributed copies of a memo dated August 8, 1963 re Contract for Administrative Legal Services, Government Center Early Land.

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

VOTED: that the Development Administrator be authorized to execute an extension to December 31, 1963 to the contract between the B. R. A. and the firm of Foley, Hoag & Eliot dated as of September 21, 1961, and further, that he be authorized to amend such contract to provide that the compensation paid associates shall be \$20.00 per hour from and after January 1, 1963.

The Development Administrator distributed copies of a memo dated August 8, 1963 re Report on the Land Acquisition Program, which memo discussed the consultant contract and report by Meredith & Grew, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to table this matter until the meeting following the meeting of September 6, 1963.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be held on September 6, 1963 at ten a. m.

The Development Administrator distributed copies of a letter dated August 7, 1963 from Charles J. Horan, Regional Director of the URA concerning early land disposition of the Boston City Hall site. Copies were distributed also of the memo dated August 8, 1963 from the Development Administrator re Early Land Disposition of Parcel 6, Government Center,

attached to which was a copy of a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Request for Consents to Early Land Disposition " (Parcel 6, R-35). Mr. Colbert read the above entitled Resolution and moved its adoption. Mr. Massucco seconded the motion, which was unanimously voted as read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 276.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Request for Consents to Early Land Disposition for parcel 12 in the Government Center" and to instruct the Development Administrator to communicate with the Housing & Home Finance Agency in order to process the request for Parcel 12 if this meets with the approval of the HHFA.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 277.

Copies of a memo dated August 8, 1963 were distributed re Government Center Temporary Construction Easements.

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

VOTED: that the Authority approves the construction easements to the Government Center Commission of the City of Boston indicated in the memo from the Development Administrator for the time periods specified therein and authorizes the Development Administrator to execute appropriate instruments at the proper time in substantially the form presented at this meeting; and further, that the Authority approve the temporary construction easements to the J. W. Bateson Company, Inc. as proposed in the Development Administrator's memo of August 8, 1963 for the time periods and for the purposes specified

therein and authorizes the Development Administrator to execute appropriate instruments therefor in substantially the form presented at this meeting at a rental of 6¢ per square foot per year.

The Development Administrator was instructed to notify the aforementioned contractors that the Authority will not allow these easements to be used for parking by construction employees.

The Development Administrator distributed copies of a memo dated August 8, 1963 re Government Center Change Order to Engineering Contract.

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

VOTED: that the Boston Redevelopment Authority approves Change Order No. 1 in substantially the form presented at this meeting to the Agreement dated February 14, 1962 between the MTA and Col. S. H. Bingham(Retired) in the amount of \$15,400 as reimbursable by the BRA to the MTA, and authorizes the Development Administrator to so inform the MTA.

Copies were distributed of a memo dated August 8, 1963 re MTA Supplementary Budget, attached to which was a copy of a letter from Thomas McLernon, General Manager of the MTA, dated July 24, 1963 and copies of the Supplementary Budget containing additional estimated costs.

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

VOTED: that the BRA approves the Supplementary Budget requested by the July 24, 1963 letter from the General Manager of the MTA to the Development Administrator in the total amount of \$6279.

Copies of a memo dated August 8, 1963 were distributed re Government Center Amendatory Contract for Early Land Acquisition Loans.

A Resolution entitled "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Temporary Loan Contract (Early Land Acquisition) No. Mass. R-35(L) By and Between the Boston Redevelopment Authority and the United States of America" 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. Francis J. 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 as Document No. 278.

A Resolution entitled "Resolution Amending that Certain Resolution of the Boston Redevelopment Authority adopted October 4, 1961, Entitled 'Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-35 and Providing for the Security for the Payment Thereof, and for Other Purposes'" 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. Francis J. 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. 279.

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

VOTED: that the Development Administrator is authorized to request the Federal Housing and Home Finance Agency for authority to transfer \$1, 200, 000 from the Government Center Project Temporary Loan Repayment Fund to the Government Center Project Expenditures Account under Government Center Contract Mass. R-35(L).

Copies of a memo dated August 8, 1963 were distributed re Parcel 6, Government Center, recommending that the Development Administrator be authorized to execute the formal deed conveying Parcel 6 to the Government Center Commission.

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

VOTED: that the Development Administrator, Edward J. Logue, be and hereby is authorized and empowered in the name and on behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a deed of the land from this Authority to the City of Boston for certain premises in the Government Center Urban Renewal Project Area shown as Parcel 6 on a plan dated June 12, 1963 by Whitman & Howard, Inc., Engineers, consisting of 122, 926 square feet more or less, situated in the County of Suffolk in the Commonwealth of Massachusetts, which deed shall be in such form as the Development Administrator shall approve, his execution thereof to be conclusive evidence of such approval.

Copies of a memo dated August 8, 1963 were distributed re Parking in the Government Center. Said memo was presented to the Authority pursuant to the vote at the last meeting instructing the Development Administrator and Executive Director to prepare recommendations on parking for consideration by the Authority.

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

VOTED: to table consideration on the matter pending a supplementary report containing further refinements.

Copies of a memo dated August 8, 1963 were distributed re Proposed Disposition Price for Parcel 1-5 in the Washington Park area to the City of Boston for school purposes, attached to which were copies of a Resolution entitled "Resolution of the Boston Redevelopment Authority re Proposed Price for Disposition Parcel 1-5 in the Washington Park Urban Renewal Area, Project No. Mass. R-24".

Mr. Colbert presented the above-mentioned Resolution, which was read and considered, and on motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the foregoing Resolution as read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 280.

Copies of a memo dated August 8, 1963 were distributed re Proposed Land Acquisition Staging Plan for the Washington Park Urban Renewal Land Area, attached to which were copies of a memo re Land Acquisition Procedures for the Washington Park Urban Renewal Area, presented to the Authority on June 26, 1963 and adopted on July 10, 1963, as revised. Also attached to said memo was a memo dated July 10, 1963 containing 22 pages entitled "List of Street Addresses in Later Land Acquisition Areas" and two maps entitled Property Map and Proposed Land Use Plan.

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

VOTED: to amend the memo re "Land Acquisition Procedures for the Washington Park Urban Renewal Area" adopted on July 10, 1963, as follows:

1. to designate the Real Estate Officer as the official who is authorized and directed to send out letters to all property owners;

and further, to amend the above-mentioned memo on "List of Street Addresses in Later Land Acquisition Areas" dated July 10, 1963, as follows:

1. by removing all the indeterminate parcels from said list.
2. that Page 19 of said list be corrected to read "633 to 637" Warren Street instead of "633 to 663".

On motion duly made and seconded, it was unanimously

VOTED; to approve the "List of Street Addresses in Later Land Acquisition Areas" as amended above and to authorize the acquisition of the

properties contained in said list as amended, in accordance with the approved Land Acquisition Procedures and Staging Plan for the Washington Park Urban Renewal Area as outlined in the memoranda dated June 26, 1963 and August 8, 1963, respectively.

(The foregoing memoranda, namely, Proposed Land Acquisition Staging Plan for the Washington Park Urban Renewal Area, dated August 8, 1963; Land Acquisition Procedures for the Washington Park Urban Renewal Area dated June 26, 1963, and "List of Street Addresses in Later Land Acquisition Areas", dated July 10, 1963, are incorporated into the Document Book as Document Nos. 280A, 280B and 280C, respectively.)

In connection with the above Land Acquisition Procedures, the Authority voted that staff be instructed to prepare draft of the proposed letter to property owners and present the same to the Members of the Authority for their review prior to sending letters to the owners.

The Real Estate Officer was instructed to submit a report to the Authority on the results of the Land Acquisition Procedures after the same have been in effect for a month or so.

Copies of a memo dated August 8, 1963 were distributed re Informational Report on Rehabilitation Progress in the Washington Park Urban Renewal Area.

Copies of a memo dated August 8, 1963 were distributed re Central Business District Marketability Contract.

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

VOTED: that the Development Administrator is authorized to enter into a contract with Robert M. Gladstone in substantially the form presented to this meeting for detailed marketability studies for the Central Business District, Project R-82, in an amount not to exceed \$2500, contingent on the approval of the contract by the HHFA.

Copies of a memo dated August 8, 1963 re Francis J. McFarland contract were distributed.

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

VOTED: that the Development Administrator is authorized to procure additional appraisals under the provisions of the contract between the Authority and the appraiser, Frank J. McFarland, dated June 26, 1963, for an amount not to exceed \$1500. The entire amount will be paid from project funds.

Copies of a memo dated August 8, 1963 were distributed re Property Management Study of the Maintenance and Repair of Acquired Properties.

properties contained in said list as amended, in accordance with the approved Land Acquisition Procedures and Staging Plan for the Washington Park Urban Renewal Area as outlined in the memoranda dated June 26, 1963 and August 8, 1963, respectively.

In connection with the above Land Acquisition Procedures, the Authority voted that staff be instructed to prepare draft of the proposed letter to property owners and present the same to the Members of the Authority for their review prior to sending letters to the owners.

The Real Estate Officer was instructed to submit a report to the Authority on the results of the Land Acquisition Procedures after the same have been in effect for a month or so.

Copies of a memo dated August 8, 1963, were distributed re Informational Report on Rehabilitation Progress in the Washington Park Urban Renewal Area.

Copies of a memo dated August 8, 1963 were distributed re Central Business District Marketability Contract.

On motion by Mr. Colbert, Seconded by Mr. Ryan, it was unanimously VOTED: that the Development Administrator is authorized to enter into a contract with Robert M. Gladstone in substantially the form presented to this meeting for detailed marketability studies for the Central Business District, Project R-82, in an amount not to exceed \$2500, contingent on the approval of the contract by the HHFA.

Copies of a memo dated August 8, 1963 re Francis J. McFarland Contract were distributed.

On motion by Mr. Ryan, seconded by Mr. Masucco, it was unanimously VOTED that the Development Administrator is Authorized to procure additional appraisals under the provisions of the contract between the Authority and the appraiser, Frank J. McFarland, dated June 26, 1963, for an amount not to exceed \$1500. The entire amount will be paid from project funds.

Copies of a memo dated August 8, 1963 were distributed re Property Management Study of the Maintenance and Repair of Acquired Properties.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated August 8, 1963 were distributed re Recommendation Concerning Selection of Developer for Parcel F-1, Washington Park, attached to which were copies of a memo re Architectural Jury's Report on Shopping Center Submissions for Parcel F-1, Washington Park.

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

VOTED: to table the matter, and further, that all four proposed developers be invited to present their proposals in person to the Authority at a meeting on September 11, 1963 to be held in the Conference Room on the 11th floor of City Hall Annex at ten a. m.

The Development Administrator distributed copies of an Opinion dated July 30, 1963 from Special Counsel Lewis H. Weinstein, concerning tenure rights of the Boston Redevelopment Authority employees who are veterans.

On motion duly made and seconded, it was unanimously

VOTED: that no legislative action is needed at this time.

Copies of a memo were distributed dated August 8, 1963 re Expenditure Limitation for Travel Expenses.

On motion duly made and seconded, it was unanimously

VOTED: that effective July 10, 1963 the maximum amount to be paid to authorized travelers for reimbursement of subsistence expenses is reduced from \$18. 00 to \$16. 00 per day.

The above constitutes an amendment to the Personnel Policy of the Authority.

The Executive Director distributed copies of a letter from Maher and Fall Wrecking Company, Inc. , requesting the Authority's consent to the subcontracting to Parkman Equipment Corporation of approximately one-half of the demolition contract for the Washington Park Project.

Attached to the letter were various letters of reference and other informational material, together with memo from the Chief Engineer concerning the above request.

On motion duly made and seconded, it was unanimously

VOTED: to deny the request of Maher & Fall to subcontract \$150,000 of demolition work on the Washington Park contract, and further, that the Chief Engineer notify said contractor that it is against the policy of the Authority to allow subletting of contracts in the absence of any compelling reasons to show that it is in the public interest.

The Development Administrator distributed copies of the following informational material:

1. report entitled "The Purposes of General and Engineering Contracts Entered into by the Authority after January 25, 1961 as Part of the G. N. R. P. and Survey and Planning Activities and their Status as of June 30, 1963";
2. copies of a report entitled "Contract by Agent Approved by the B.R. A. Since January 25, 1961 as of June 30, 1963".

The Development Administrator distributed memoranda dated August 8, 1963 re Travel.,

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of Edward J. Logue and Robert G. Hazen at the American Municipal Congress in Houston, Texas, from August 10th to 14th, with a stop-over in New Orleans to visit the World Trade Center.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of William McGrath, Transportation Coordinator, and Stanley Siegel, Traffic Planning Engineer, at the annual meeting of the Institute of Traffic Engineers at Toronto, Canada, from August 26th to 29th, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of moving expenses for William R. McGrath from New Haven, Connecticut to Boston in the amount of \$541.92.

The Development Administrator distributed memoranda dated August 8, 1963 re personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

the appointment of Mace Wenniger as Project Director, Back Bay, for a period of six weeks, at \$13,000 per annum, effective Sept. 1, 1963,

Appointments, six-month basis:

eff.

George Stephen	Project Design Officer	Planning	\$10,000	8/Z1
Warren Vincent	Chief. Trans. Planner	Trans. PI.	9,200	8/12
Constance Warren	Rehab. Designer	Develop.	6,500	8/21
Joseph Walling	Rehab. Assistant	Develop.	6,350	8/12
William Gurney	Research Analyst	Planning	6,000	8/12
Leon Martin	Draftsman	Planning	5,750	8/12
Charles Magno	Draftsman	Planning	5,750	8/12
Michael DeAngelis	Draftsman	Planning	5,750	8/12
George Silvi	Junior Draftsman	Planning	5,100	8/12
Kathleen Morley	Secretary	Planning	3,800	8/12
Priscilla Lee	Records Clerk	Adm. Mgmt.	3,600	8/12

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

Per Hr.

Judy Kensley	Clerk, Photo Section	Planning	1. 50	8/12
Frank Sorrentino	Devel. Aide, Photo Sec.	Planning	U 75	8/12
George Bennett	Relocation Aide	Develop.	1. 75	8/12

Reinstatement from military leave of absence status to part-time:

John Rynne	Clerk-Messenger	Adm. Mgmt.	1. 75	8/14
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Reappointments:

H, Brinkerhoff Jr.	Service Rep., Business Relocation	Opera.	8,000	8/ 2
Chas, Dinezio	Rehab. Specialist	Develop.	7,500	9/ 4
Mardiros Minasian	Draftsman	Planning	6,000	8/ 2
Thomas Nutile	Appraisal Analyst	Opera.	6,000	8/16
Harriet Boone	Draftsman	Planning	5,100	8/16
Nancy TenBroeck	Secretary	Planning	4,750	8/16
Phyllis Shore	Bookkeeper-Clerk	Opera.	4,200	8/16
Lena Catyb	Secretary	Opera.	4,200	8/16
Gertrude Baker	Assistant Cashier	Opera.	4,250	8/ 2
Patricia Condon	Clerk-typist	Planning	3,900	8/16
Sheldon Lynn	Senior Planner	Planning	7,300	8/14
JoAnne Vassalli	Secretary	Develop.	3,900	8/ 2
Shirley Scott	Secretary	Develop.	3,600	8/ 2

Reappointment, six-month basis:

Richard America	Develop. Assistant	Develop.	5,400	8/16
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Reappointment, one-month basis:

Sarah Dean	Secretary	Planning	4,250	8/ 2
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Resignations accepted as follows:

Marls Peika	Model Maker	Planning	effective 7/23
Jerri Grannie	Draftsman	Planning	8/7
R. Dean Meredith	Senior Planner	Planning	8/30
Roy Kennix	Develop. Assistant	Develop.	8/20
Alexander Rattray	Proj. Plan. Designer	Planning	8/30
Charles Grady	Rehab. Specialist	Develop.	8/16
William Strickland	Develop. Assistant	Develop.	8/28
Paul Lusk	Planning Designer	Planning	8/16
Lyle Sachs	Principal Planner	Planning	9/6
Gerry Martin	Draftsman	Planning	8/14

Leave of absence approved:

Michael N. Matt, effective July 31, 1963 to September 25, 1963

Reclassifications: effective August 14, 1963

William. Hodges from Development Assistant at \$4500 to
Rehabilitation Assistant at \$5250

Julian BoxiU from Apprentice Draftsman-Stockboy at \$3640 to
Draftsman at \$5100

James McMahan from Clerk-Messenger at \$3400 to
Development Aide at \$4250


Salary Increases, effective August 14, 1963

John Fasolino, Draftsman from \$5200 per annum to \$6000 per annum
Catherine Carroll, Clerk-Typist from \$3800 per annum to \$4400 per annum
Frank Richards, Graphic Designer from \$2.50 per hour to \$3.50 per hour
Richard Hardaway, Graphic Dsgnr. from \$2.50 per hour to \$3.50 per hour
Robert Dinsmore, Graphic Dsgnr. from \$2.50 per hour to \$3.00 per hour
Charles Chavarria, Graphic Dsgnr. from \$2.50 per hour to \$3.00 per hour

On motion duly made and seconded, it was unanimously

VOTED; to adjourn.

The meeting adjourned at 1:34 p. m.


Secretary