

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON JAN. 31, 1964

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 January 31, 1964. 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 January 31, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

\_ January 27, 1964 \_ 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 Jan. 27, 1964 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 31st day of January, 1964.

Kane Simonian  
Secretary

LS

Messrs. Logue and Conley attended the meeting.

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

VOTED: to authorize payment of the following bills:

	\$
Frank J. McFarland, Charlestown appraisals . . . . .	6, 500.00
James F. Kelley & Co. , Comprehensive Liab. Insurance. . . . .	5, 541.87
Bernard Singer, Washington Park appraisal . . . . .	400.00
Barton-Aschman Associates, Inc. . . . .	8, 947.37
Fairchild Aerial Surveys. . . . .	14, 357.00
Fay, Spofford & Thorndike. . . . .	16, 281.89
Freedom House, Inc. . . . .	1, 970.50
Charles T. Main, Inc. . . . .	6, 214.68
Larry Smith & Company. . . . .	1, 000.00
Whitman & Howard, Inc. . . . .	9, 497.97
Whitman & Howard, Inc. . . . .	500.00
Metropolitan Transit Authority. . . . .	8, 621.73
Metropolitan Transit Authority. . . . .	24, 611.50
Metropolitan Transit Authority. . . . .	175, 938. 44

It was agreed by the Members to hold an informal meeting on Wednesday, February 5, 1964 at 2:00 p.m. to discuss the West End Redevelopment Plan and the Cambridge Street Plan in relationship to Parcel 1-G.

On motion duly made and seconded, it was unanimously

VOTED: to extend to March 1, 1964 the burning permit for Maher & Fall Wrecking Company, Inc. on the Washington Park Project.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on Friday, February 7, 1964 at 10:00 a.m.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges in the amount of \$43. 00 for Marika Panagiotou, 22 Village Street, Castle Square Project; Account No. 540.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept the low bid or bids received on Preliminary Loan Notes, Second Series D, Castle Square

in the amount of \$5,428, 000, to be opened February 11, 1964.

The matter of the 1964 City Budget was taken from the table.

On motion duly made and seconded, it was unanimously

VOTED: to approve the 1964 City Budget as presented to the Authority and to authorize-its submittal to the Mayor and Council.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Treasurer to requisition the sum of \$70, 000 from the City of Boston pursuant to vote of the Authority adopted on January 24, 1964 requesting the special appropriation of \$70, 000 as an advance on the total City Budget for the year 1964; said requisition to be made by the Treasurer after the appropriation of \$70, 000 has been approved by the Mayor and Council.

Attorney Norman Weinberg entered the meeting at this point and addressed the Authority on behalf of his client, Mr. Philip Goldberg, who operates a business at 2772 Washington Street in the Washington Park area, and who requests consideration in the purchase of project land for the relocation of his business.

The matter was referred to the Development Administrator for consideration and report to the Authority.

The Development Administrator distributed copies of memo dated January 31, 1964 re Washington Park Relocation Housing, Parcel C-3, attached to which was a proposed form of a Resolution authorizing the execution of a Land Disposition Agreement and Deed for Marksdale Gardens, Inc.

Mr. McCloskey presented a Resolution entitled "Resolution of the Boston Redevelopment Authority re Authorization to Execute Land Disposition Agreement and Deed for Parcel C-3 in the Washington Park Urban Renewal Area, Project Nximber Mass. R-24", which was read in full and considered.

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

VOTED: to adopt the aforementioned Resolution as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 298. )

The Development Administrator distributed copies of a memo dated January 31, 1964 re Proposed Order of Taking for Properties in the Washington Park Urban Renewal Area, attached to which were copies of a Resolution approving an Order of Taking, and a proposed Order of Taking. The aforementioned Resolution and Order of Taking were read in full and considered.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated January 31, 1964 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, be executed, together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963 and revised September 24, 1963, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive" and made a permanent part of these proceedings, a copy of which Order of Taking the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk; and

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking therein made.

(The above-mentioned Order of Taking dated January 31, 1964 is incorporated in the minutes and filed in the Document Book of the Authority as Document No. 299. )

Copies of a memo dated January 31, 1964 were distributed re Waterfront Project Appraisal Engineer, attached to which was a proposed form of a contract.

On motion duly made and seconded, it was unanimously

VOTED: to approve a contract in the amount of \$7500 in substantially the form presented to this meeting with the engineering firm of Coffin & Richardson, Inc. for engineering services in connection with the appraisal of three properties in the Downtown Waterfront Project Area.

Copies of a memo dated January 31, 1964 were distributed re Eviction of Site Occupants in Castle Square.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to evict the following site Occupants;

Mr. & Mrs. Roger Piche 94 Village Street Castle Sq. Project  
Mrs. Satina Rienzi 492 Tremont Street Castle Sq. Project

The Development Administrator distributed memorandum dated January 31, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments, six-month basis:

		Grade &: <u>Step</u>	Per <u>Annum</u>	<u>Eff.</u>
<i>Thomas Doherty</i>	<i>Development Specialist III</i>	10-5	\$ 9,744	2/17
Robert Vey	Civil Engineer II	11-1	9,000	Z1 3
Barbara Duby	Secretary I	3-1	3,900	2/ 3
Muriel J. Key	Secretary I	3-1	3,900	2/ 3
Ramona Balfour	Clerical Assistant II	2-1	3,600	2/ 3

Leave without Pay:

Henry Reilly, Planner I, effective 2/10/64, ending 2/21/64

At this point in the meeting, Mr. Max Kargman and Walter Winchester entered, together with Attorney David R. Pokross, representing First Realty, and addressed the Authority.

Mr. Kargman presented the First Realty's position and distributed a packet containing typewritten material outlining the previous actions of First Realty in connection with Academy Homes Relocation Project and containing First Realty Company's proposal for continuing as sponsor of the project.

Mr. Kargman requested that it be entered into the record that First Realty Company will file a deposit of \$1400 with the F. H. A. in order to continue the mortgage insurance commitment for this project.

The Development Administrator distributed copies of a letter dated January 8, 1964, which was sent to Buse Boston, Inc. and the First

Realty Builders Company of Boston, attached to which letter were copies of a draft Letter of Intent which was included with said letter.

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

VOTED: that Buse Boston, Inc. is continued as sponsor of the Academy Homes Project and that the Development Administrator is authorized to execute an amendment to the Land Disposition Agreement by and between the Authority and Buse Boston, Inc. , changing general contractors from First Realty Builders Company to Development Corporation of Arrerica and providing for the positing of \$100., 000 bond guaranteeing completion of the project and rental levels. This action is contingent upon Buse Boston, Inc. 's meeting the conditions specified in the following paragraph of the Development Administrator's draft Letter of Intent accompanying the letter of the Development Administrator dated January 8, 1964 as follows:

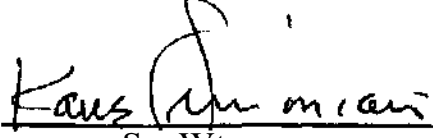
"1. We would agree to reimburse the expenses of the main contractor, subcontractors, architects and engineers for all expenditures to date, subject to the certification of such expenditainrffiaEi as a project cost by the F. H. A. "

Buse Boston, Inc. further is required to post its \$100, 000 bond with the Re-development Authority within two weeks after this condition is met, but no later than March 11, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:32 p.m.

  
\_\_\_\_\_  
SecWtary

Realty Builders Company of Boston, attached to which letter were copies of a draft Letter of Intent which was included with said letter.

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

VOTED: that Buse Boston, Inc. is continued as sponsor of the Academy Homes Project and that the Development Administrator is authorized to execute an amendment to the Land Disposition Agreement by and between the Authority and Buse Boston, Inc., changing general contractors from First Realty Builders Company to Development Corporation of America and providing for the posting of \$100,000 bond guaranteeing completion of the project and rental levels. This action is contingent upon Buse Boston, Inc.'s meeting the conditions specified in the following paragraph of the Development Administrator's draft Letter of Intent accompanying the letter of the Development Administrator dated January 8, 1964 as follows.\*

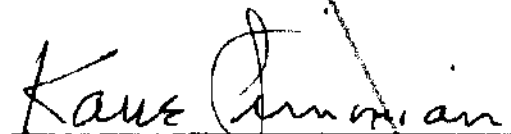
"1. We would agree to reimburse the expenses of the main contractor, subcontractors, architects and engineers for all expenditures to date, subject to certification of such expenditures as a project cost by the F. H. A. "

Buse Boston, Inc. further is required to post its \$100,000 bond with the Re-development Authority within two weeks after this vote becomes effective.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:32 p. m.

  
Secretary