

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON February 7, 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 February 7, 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco	John P. Ryan (came in later)

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 February 7, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 3, 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 February 3, 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 7th day of February, 1964.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The Executive Director informed the Authority that February 26, 1964, in accordance with the By-Laws, is scheduled as the annual meeting of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be held on February 26, 1964 at ten a.m. as the annual meeting of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority after the annual meeting will be held on Monday, March 16, 1964 at ten a.m.

The Executive Director distributed copies of the vote re Buse Boston, Inc. - Academy Homes Project, which was adopted at the meeting of January 31, 1964.

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

VOTED: to amend the last sentence of the above-mentioned vote by deleting the words "vote becomes effective" and substituting therefor: "condition is met, but not later than March 11, 1964"; so as to make said last sentence read as follows: "Buse Boston, Inc. further is required to post its \$100,000 bond with the Redevelopment Authority within two weeks after this condition is met, but no later than March 11, 1964".

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

VOTED: to authorize the payment of the following bills:

	\$
Paul G. Counihan, Washington Park Title Search	7,450.00
Paul G. Counihan, Washington Park Title Search	150.00
Nyman H. Kolodny, Government Center Title Search.	4,975.00
Nyman H. Kolodny, Washington Park Title Search	650.00
Reginald H. Gallagher, Waterfront Appraisal	5,450.00
Downtown Waterfront Corporation	24,000.00
Fay, Spofford & Thorndike	4,654.66
Freedom House, Inc.	2,970.50
United South End Settlements	4,300.00
United South End Settlements	350.00
Daniel Weisberg, Inc.	1,000.00

At this point, Messrs. Frank Christian, Earl Eacker, Robert Jordan, Daniel Ahearn and others representing the Downtown Corporation entered the meeting for the purpose of presenting to the Authority the final plans for the Waterfront Project.

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Mr. Frank Christian made the presentation. After the presentation was completed, the Authority unanimously

VOTED: to thank the Downtown Waterfront Development Corporation for its performance in preparing the final plans for the Waterfront Corporation.

The Development Administrator distributed copies of a memorandum dated February 6, 1964 re Downtown Waterfront - Faneuil Hall Renewal Plan, Application for Loan and Grant, attached to which were copies of a memorandum dated February 5, 1964 from Frank S. Christian, President of the Downtown Waterfront Corporation to Edward J. Logue, Development Administrator re Downtown Waterfront - Faneuil Hall Renewal Plan, also attached were copies of a proposed resolution of the Authority authorizing the filing of an application for Loan and Grant.

Mr. Colbert introduced the resolution entitled "Resolution of the Boston Redevelopment Authority authorizing the Filing of an Application for Loan and Grant for Project No. Mass. R-77" which resolution was read in full and considered.

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

VOTED: to adopt the above-entitled resolution as introduced and read. (A copy of the foregoing resolution is incorporated in the minutes and filed in the Document Book as Document No. 300.)

The Executive Director recommended that the Authority authorize him to evict any and all non-residential tenants who are in arrears for three months or more in use and occupancy charges.

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

VOTED: to empower the Executive Director to issue eviction warrants for the eviction of all non-residential site occupants who are in arrears for three months or more on the payment of use and occupancy charges, subject to the condition that the Chairman's approval must be obtained by the Executive Director prior to the execution of eviction warrants.

The Executive Director recommended that the Massachusetts General Hospital be permitted to temporarily use Parcel 8 in the West End Project for parking for hospital personnel and visitors until such time as said Parcel is delivered to the Shriners for the construction of their new hospital.

The Executive Director recommended that the same terms, conditions and charges be imposed on Parcel 8 that are in effect presently on the existing project land which is under license to the Massachusetts General Hospital for temporary parking.

On motion duly made and seconded, it was unanimously

VOTED: to approve the use of Parcel 8, West End Project for temporary parking by the Massachusetts General Hospital under the same terms and conditions and rates that are now in effect at the Massachusetts General Hospital for other project lands so used, subject to the conditions, however, that the Parcel is to be vacated by the Hospital on one week's notice; and further, the Executive Director is authorized to execute a license to the Massachusetts General Hospital for the above purpose.

Site Office reports were distributed. The Executive Director distributed copies of a memorandum from the Real Estate Officer dated February 7, 1964 re Washington Park Project Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation as contained in the above-mentioned memorandum for Rockland Cafe, 265-267 Warren Street, Account #159.

The Executive Director distributed copies of a Change Order dated February 3, 1964, entitled "Modification Order P-I", attached to which were copies of three reports from Site Office Manager, John Hallisey, explaining the changes contained in the above-mentioned Modification Order. The Executive Director explained that certain offices at 11 - 20 Pemberton Square were being deleted from the painting contract at the request of the occupants, and other comparable offices not contained in the painting specifications were being substituted for the deletions, at no extra cost in the contract price.

On motion duly made and seconded, it was

VOTED: to approve Modification Order P-1 for the Modern Decorators, Inc. painting contract, with no increase in the contract price.

The Executive Director distributed copies of two letters from the Modern Decorators, Inc. dated February 4, 1964, containing an offer to paint additional rooms at 11 Pemberton Square and 20 Pemberton Square for \$302.40 and \$248.40 respectively. Attached to each of the above-mentioned letters were copies of a report from the Site Office Manager justifying the need for painting these additional offices, all of which were not contained in the painting specifications. The Executive Director explained that these changes were necessary because of the long lapse of time between the survey made of both buildings to determine which offices needed painting, and the time when the contract was advertised and awarded. Also, because of the fact that during the above-mentioned period of time, some damage had taken place to some offices because of roof leaks, lavatory leaks, and radiator leaks, and also because of the fact that some of the present tenants in both buildings have asked for expansion of office space. As a result these tenants have been moved to suites which were formerly vacant and in need of painting, but were not included in the painting specifications, as they were vacant at the time of the contract award.

On motion duly made and seconded, it was

VOTED: to approve an increase of \$302.40 in the contract price to Modern Decorators, Inc. for the painting of Rooms 613-614-615-616-617 at 11 Pemberton Square; and further, to approve an increase of \$248.40 in the contract price in said contract for painting Rooms 910-911-912 and 914 at 20 Pemberton Square.

Mr. McCloskey voted in opposition to the above vote on Codification Order P-1 and to the increase in the contract price.

The Chairman read a letter from George Feltovich, Project Director, dated February 6, 1964, announcing his resignation from the Authority effective March 6, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to accept the resignation of George Feltovich; and further, that the following vote be recorded in the minutes.

"VOTED: that George Feltovich be commended for the invaluable services performed for the Authority during his period of employment as Project Director for the Harvard - Allston, Mattapan and Opportunity Projects, and further, that his resignation be accepted with regret. "

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman on behalf of the Authority, to accept the lowest bid or bids received on "Preliminary Loan Notes (Second Series D) Project Mass. R-56 in the amount of \$5, 428, 000 to be opened, at the offices of the Authority at one p.m. (EST) February 11, 1964.

Mr. John P. Ryan entered the meeting at this point.

At this point Mr. Bertram Druker, Attorney Lawrence Cooke and Architect Donald Stull representing City Redevelopment Corporation entered the meeting to discuss the plans for Castle Square redevelopment. Mr. Druker and his architect presented sketches and plans of the proposed moderate income housing development.

s The Development Administrator distributed copies of a memorandum dated February 7, 1964 re designation of developer for the Castle Square section of the South End Urban Renewal Project, attached to which were copies of the following material:(1) Letter of Intent to Proceed dated February 7, 1964 re South End Urban Renewal Project - Castle Square Area - Disposition Parcel 1 and 3,(2) Memorandum of Changes, Land Disposition Agreement for Parcel 1, Castle Square, February 7, 1964, (3) Exhibit "D" Land Use Provisions, planning Objectives and other requirements for the development of Castle Square dated REV 1/31/64, (4) Resolution of the Boston Redevelopment Authority Approving Developer of Parcel 1 in the Castle Square Section of the South End Project Area.

The Authority reviewed the above-mentioned Resolution. Mr. Colbert commented that said Resolution only pertains to Parcel 1 and that it is the intent of the Authority that the entire Castle Square Project Area be developed by City Redevelopment Corporation. The Development Administrator agreed that this was so and stated that the Resolution was made applicable to Parcel 1 only because the disposition agreement for Parcel 3 had not been prepared. Mr. Bertram Druker, representing City Redevelopment Corporation, informed the Authority that he was prepared to execute the agreements for Parcel 1 and 3 simultaneously, if both were ready. Mr. Druker also made the comment and asked that it be noted in the record that the City Redevelopment Corporation has not yet given its assent to the amount or conditions of the Surety Bond referred to on page 1 of the above-mentioned "Letter of Intent to Proceed".

Mr. Ryan introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Developer for Parcel 1 in the Castle Square Section of the South End Project Area" which was read and considered.

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

VOTED: to adopt the above-mentioned Resolution as introduced and read.

(The aforementioned Resolution, Letter of Intent to Proceed, Memorandum of Changes, Land Disposition for Parcel 1, etc. and Exhibit "D", Land Use Provisions, etc. together with the Development Administrator's Memorandum of February 7, 1964 re Designation of Developer for Castle Square Section of the South End Urban Renewal Project are filed in the Document Book as Document No. 301.)

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Order of Taking of 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. Ryan, seconded by Mr. Colbert, it was unanimously

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 7, 1964 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, to 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, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk (only Plan No. 16 to be recorded with this Order of Taking); 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 February 7, 1964 is incorporated in the minutes and filed in the Document Book of the Authority as: Document No. 302.)

The Chairman left the meeting at this point and the Vice Chairman presided.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Freedom House, Inc., attached to which was a proposed form of contract.

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

VOTED: that the Development Administrator be authorized to execute a contract with Freedom House, Inc. of Boston, Massachusetts for community services in the Washington Park Urban Renewal Area for an amount not to exceed \$39,450. The entire contract will be paid from project funds.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Acquisition of Tax Title Properties for Rehabilitation Demonstration, attached to which was a list of ten properties.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be, and he hereby is authorized to secure conveyance of the following properties without consideration, by the Committee on Foreclosed Real Estate of the City Real Property Department to the Boston Redevelopment Authority, pursuant to Chapter 314 of the Acts of 1961, :

<u>WARD</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>
12	764	6 Mills Street
12	1376	56 Alpine Street
12	692	24 Rockland Street
12	1350	40 St. James Street
12	691	38 Rockland Street
12	2156	178 Humboldt Avenue
12	1608	20 Catawba Street
12	612	3 Regent Square
12	613	5 Regent Square
12	614	7 Regent Square

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Urban Renewal Bond Issue for Construction of Public Improvements in the Washington Park Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, acting in behalf of the Authority, propose to Mayor Collins that he, as Mayor, submit to the City Council a request for approval of a loan order in the amount of \$6,455,000 for the

construction of public improvements in the Washington Park area.

Copies of a memo dated February 7, 1964 were distributed re Charlestown Project - First and Second Acquisition Appraisers.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve contracts with Frank McFarland and John O'Neill, in the amount of \$1,000 each for the appraisal of the following parcels:

<u>PARCEL</u>	<u>ADDRESS</u>
28-1	14-16 Austin Street
28-2	Corner Lawrence and Austin Streets
65-3	44 High Street
65-4	46 High Street

Copies of a memo dated February 7, 1964 were distributed re Charlestown Project - Appraisal Engineer.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve a contract with the engineering firm of John J. Gill Associates, Inc., in an amount not to exceed \$1,950.00 for engineering services, in connection with the appraisal of Parcel #65-3 (44 High Street) and Parcel #28-2 (corner of Lawrence and Austin Streets).

Copies of a memo dated February 7, 1964 were distributed re Conveyance of Tax Title Property for Rehabilitation Demonstration.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to request of the Real Property Department the conveyance without consideration of the foreclosed tax title properties at 19 Auburn Street, 417 Main Street, and 23 Sackville Street, Charlestown, under the provisions of Chapter 314 of the Acts of 1961, for the purpose of undertaking rehabilitation demonstrations, and to prepare specifications preliminary to advertising for bids, subject to the Authority's bid procedures.

Copies of a memo dated February 7, 1964 were distributed re Conveyance of Tax Title Property for Rehabilitation Demonstration.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to request of the Real Property Department the conveyance without consideration of the foreclosed tax title properties at 335 Shawmut Avenue,

South End, under the provisions of Chapter 314 of the Acts of 1961, for the purpose of undertaking rehabilitation demonstrations, and to prepare specifications preliminary to advertising for bids, subject to the Authority's bid procedures.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Moderate-Income Housing Development in Allston (roughly bounded by Lawrence, Portsmouth, School and South Waverly Streets in Allston).

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby authorizes the Development Administrator to continue negotiations with Maurice Simon and the Allston Civic Association for development of the tract of land, to the extent it is not occupied, by existing residential structures, roughly bounded by Lawrence, Portsmouth, School and South Waverly Streets in Allston with FHA Section 221 (d) (3) moderate-income housing under Chapter 121A of the General Laws.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re North Harvard Project - Presidential Order on Equal Opportunities in Housing and Supporting LPA Letters.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, creed, or national origin, and will abide by such conditions in carrying out the execution activities contemplated for the North Harvard Urban Renewal Area (Mass. R-54).

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Parcel 12 - Government Center.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute an Amendment to the Land Disposition Agreement of January 9, 1964, by and between this Authority and Center Plaza Associates, providing for an increase in the deposit of \$30,000 and a delay in the closing for Parcel 12A to March 9» 1964.

Copies of a letter dated February 3, 1964 were distributed from Ellis Ash, Acting Administrator, Boston Housing Authority, re Housing for the Elderly in the Castle Square Project area.

On motion duly made, it was unanimously

VOTED: to place letter on file.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Printing of Copies of the Capital Improvements Program, containing a recommendation for the award of the printing to C.H. Wrightson, Inc. and the Alpine Press, Inc.

On motion by Mr. Colbert, it was unanimously

VOTED: to table the matter until a complete list of bidders is presented to the Authority.

On recommendation of the Development Administrator as contained in a memorandum dated February 7, 1964, it was unanimously

VOTED: to approve the purchase of four (4) legal size filing cabinets at a total cost not to exceed \$300.00 in accordance with the Authority's Procurement Policy.

Copies of a memorandum dated February 7, 1964 were distributed by the Development Administrator re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments, six-month basis:

		<u>Grade & Per</u>	<u>Step</u>	<u>Annum</u>	<u>Eff.</u>
Francis C. J. Collins	Civil Engineer III	12-1	10,200	2/10	
Paul J. McGinley	Development Specialist III	10-2	8,400	3/2	
Joseph F. McDevitt	Development Specialist II	9-2	7,560	2/17	
Donald W. White	Development Assistant II	6-2	5,460	2/10	
Marie L. Kennedy	Development Assistant I	5-2	4,725	2/10	
Martha H. Bliss	Draftsman I	5-1	4,500	2/10	
Vera A. Barksdale	Secretary 1	3-1	3,900	2/10	

Change of Status with Reclassification

Peter Williams as Clerical Assistant I (Grade I-Step I) from part-time at \$1.50 per hour to full-time at \$3,300 per annum, effective February 12, 1964.

Resignation accepted:

George J. Feltovich, Project Director, Opportunity Projects, effective March 6, 1964.

The Development Administrator distributed copies of memoranda dated February 7, 1964, recommending travel authorizations.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

Gordon Gottsche - Pawtucket, Rhode Island - New England Chapter, AIP meeting, on February 19, 1964.

James Drought and Members of the Authority to attend the National Housing Conference in Washington, D. C. , on February 22, 23, and 24, 1964.

Fifteen (15) members of the Authority's Rehabilitation Staff to attend the Annual Mid-Winter Conference of the National Association of Rehabilitation Officials in Boston, Tuesday, February 18, 1964, including the payment of registration fees.

Martin Adler and Harry M. Brinkerhoff, Jr. - Washington, D. C. , February 12, 1964, Transportation Research Division of the Agricultural Marketing Service of the Department of Agriculture.

The Development Administrator distributed copies of a memorandum dated February 7, 1964 re Amendment to Personnel Policy.

On motion duly made and seconded, it was unanimously

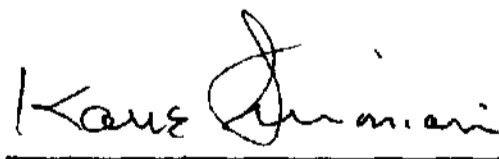
VOTED: to table the matter.

At this point in the meeting, Mr. Edward Sullivan of Buse Boston, Inc. entered, together with Counselor Alexander Cella. Mr. Sullivan addressed the Authority on the recent Traveler article, quoting the comments of a Building Trades labor official with respect to the use of non-union labor for the Notre Dame Relocation Housing Project.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:49 p.m.


Secretary