

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON APRIL 15, 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 12:30 p.m. on April 15, 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 James G. Colbert Stephen E. McCloskey 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 twelve-thirty p. m, on April 15, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

April 9, 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 April 9, 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 15th day of April, 1964.

Kane Simonian  
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of April 2, 1964 were read by the Secretary,

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

Mr. Colbert stated that he wanted to discuss at a later meeting the first paragraph on page 13 of the above-mentioned minutes.

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

VOTED: to approve payment of the following bills:

James F. Kelley, insurance . . . . .	3,336.53
James F. Kelley, insurance . . . . .	810.00
John S. Cullen, Washington Park Appraisals . . . . .	6,650.00
Reginald Gallagher, Waterfront Appraisals . . . . .	900.00
Reginald Gallagher, Waterfront Appraisals . . . . .	1,450.00
Bernard Singer, Waterfront Appraisals . . . . .	8,410.00
John C. Woods, Waterfront Appraisals . . . . .	10,000.00
John E. O'Neill, Washington Park Appraisal . . . . .	150.00
Nyman Kolodny, Washington Park Title Search . . . . .	75.00
Nyman Kolodny, Title Search, Brighton . . . . .	250.00
Nyman Kolodny, Title Search, Washington Park . . . . .	2,850.00

Site office reports were distributed. On the recommendation of the site office and on motion duly made and seconded, it was unanimously

VOTED: to empower the Executive Director to issue an eviction warrant for the eviction of Willie's Variety Store, 2486 Washington Street, Roxbury, Massachusetts.

On the recommendation of the Chief Engineer, and on motion duly made and seconded, it was unanimously

VOTED: to grant permission to the John J. Duane Company to burn demolition debris in the Castle Square Project area up to June 1, 1964 under the conditions and restrictions outlined in a memo presented to the Authority dated April 13, 1964.

Copies of a memorandum dated April 14, 1964 were distributed from the Real Estate Officer re Government Center Project, Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to make the following adjustments in the use and occupancy charge for Sandy<sup>1</sup>'s Sales, 27 Tremont Street, Account #1122: \$10.00 per month, effective January 1, 1962 to February 12, 1963; it being established that the above-mentioned account use these premises for storage purposes during that period pending arrangements for relocation.

The Executive Director presented the matter of the West End Development with respect to the controls on the Commercial Parcel. Copies of a memorandum dated April 15, 1964 were distributed by the Executive Director re West End Commercial Parcel - Votes Required to be Adopted by the Authority in the Event that Variances are Granted to Charles River Park, Inc. as Requested. Attached to said memorandum were copies of a letter from Charles River Park, Inc. dated April 13, 1964, and various memoranda from Messrs. Crane, McGrath and Orpin, all members of the Authority's staff, and present during this discussion.

The above-mentioned memorandum from the Executive Director outlined the following:

- I. The specific modifications in the Planning Proposals which would have to be approved by the Authority in order to permit the construction of an underground garage, office building and theater.
- II. The necessary revisions to the Master Leasehold Agreement and to the Lease of Parcel 1-G, providing for design control and design approval by the Authority with respect to all structures prior to the start of construction as a condition precedent to granting the above-mentioned variances requested by Charles River Park, Inc.
- III. The necessary revision to the boundaries of Parcel 1-G to allow for a 17-foot setback in keeping with the Cambridge Street Plan.
- IV. A vote required to add a portion of Parcel 8 to Parcel 1-G in order to provide additional entrance and exit to the underground garage on Blossom Street, etc.
- V. A vote necessary to approve a request from Charles River Park, Inc. for the purchase of the fee simple of the Commercial Parcel 1-G as revised in accordance with the option in the lease for said Parcel.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations contained in the above-mentioned memorandum from the Executive Director with the understanding that the Executive Director will make arrangements with the General Counsel and Chief Engineer for the preparation of the revisions to the maps, revisions to the Planning Proposals, and the specific formal or technical votes to be presented for review and formal action by the Authority at a later meeting.

The Executive Director notified the Authority that he has been informed by Charles River Park, Inc. that construction may not be able to be commenced before July 1, 1964 on the Commercial Parcel because of the delay resulting from the negotiations between Charles River Park, Inc. and the Authority with respect to the 17-foot setback, and the requested variances.

On motion duly made and seconded, it was unanimously VOTED: to grant an extension of time for the commencement of construction of Parcel 1-G to July 1, 1964 for West End Project.

The Executive Director informed the Authority that the Charles River Park, Inc. was required to accept delivery of the third residential complex on March 1, 1964, but that because of delays in the receiving of the FHA commitment, the Parcel had not been delivered. Inquiries by the Executive Director from the FHA disclosed that the FHA commitment is expected to be obtained during the month of May.

On motion duly made and seconded, it was unanimously VOTED: to extend the delivery date of Parcel 1-D and 1-D-1 (third residential parcel) to May 1, 1964.

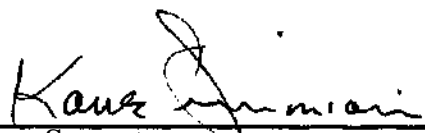
The Executive Director was instructed to arrange for the Project Manager of the Washington Park Project to clean up all the Authority-owned property by removing all the debris and litter, and to notify the Engineering Department to make sure that all buildings in the process of demolition are sprayed with water to reduce excessive dust.

The Development Administrator recommended travel authorization to Washington, D. C. for Robert Hazen and Frank Del Vecchio on April 16, 1964, to confer with urban renewal officials.

On motion duly made and seconded, it was unanimously VOTED: to approve the above-mentioned travel.

On motion duly made and seconded, it was unanimously VOTED: to adjourn.

The meeting adjourned at 1:37 p.m.

  
Secretary

Messrs. Logue and Conley attended the meeting.

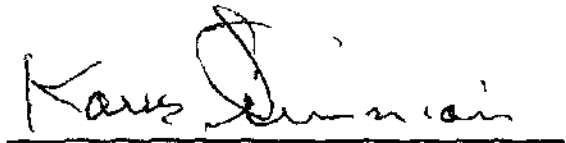
Due to a lack of a quorum, the Chairman announced that this would not be a valid meeting. However, Mr. Colbert and the Chairman agreed to discuss as much of the agenda as was possible on an informal basis, subject to the agenda being taken up and officially acted on at a subsequent meeting when a quorum was present.

It was agreed that the Chairman would call a special meeting the following day, Friday, June 12th, at 10:00 a.m. to discuss general Authority business.

At 11:00 a.m. Mr. Malcolm Peabody, Jr. , Minority Housing Advisor, and Father Robert Drinan, S. J. , Chairman of the Mayor's Committee on Minority Housing, entered the meeting to discuss the activities of the Minority Housing Committee.

Mr. Peabody submitted a report and answered questions on his program . Father Drinan also addressed the meeting and answered questions on the activities of the Minority Housing Committee.

The meeting adjourned at 12:30 p.m.

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