

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 24, 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 April 24, 1964. The meeting was called to order by the Vice Chairman, and upon roll call those present and absent were as follows:

| <u>Present</u> | <u>Absent</u> |
|----------------------|--|
| Stephen E. McCloskey | Msgr. Francis J. Lally (came in later) |
| James G. Colbert | John Ryan |
| Melvin J. Massucco | |

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 the 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 April 24, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 22, 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 22, 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 24th day of April, 1964.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley attended the meeting.

In the absence of Kane Simonian, on motion duly made and seconded, it was unanimously

VOTED: to appoint William J. Johnson Secretary pro tern.

The Secretary pro tern stated that the minutes of the meeting of April 15, 1964 were not as yet ready.

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

VOTED: to authorize payment of the following bills:

| | <u>\$</u> |
|--|-----------|
| James F. Kelley & Co. , insurance | 237.04 |
| John E. O'Neill, appraisals, Charlestown | 925.00 |
| Maher & Fall Wrecking Co. , Wash. Pk. Demolition Contract No. 1, partial payment No. 10 | 13,185.00 |
| Maher & Fall Wrecking Co., Wash. Pk. Demolition Contract No. 2, partial payment No. 4 | 5,310.00 |
| John J. Gill Associates, engineering appraisals, Charlestown | 1,950.00 |
| Joseph F. Doherty, appraisals, Washington Park | 2,825.00 |
| John Duane Company, Castle Square Demolition Contract No. 1, requests 7 and 8 | 63,945.00 |
| Fay, Spofford & Thorndike, Inc. | 5,734.65 |
| Freedom House | 2,857.50 |
| Robert Gladstone | 6,000.00 |
| Maurice A. Reidy, Engineers | 4,000.00 |
| Thompson & Lichtner Company, Inc. | 15,147.59 |

Site Office reports were distributed.

Copies of two memoranda from the Government Center Site Office Manager were distributed re Vacated Tenants' Accounts Receivable.

On motion duly made and seconded, it was unanimously

VOTED: that there is no reasonable prospect of collection and that the probable cost of further efforts to collect would not be warranted; and further, to charge off as uncollectable two lists dated April 15, 1964 in a total amount of \$8416.70.

Copies of a memo dated April 17, 1964 were distributed from the Chief Engineer re On site Burning in the Washington Park area.

On motion duly made and seconded, it was unanimously

VOTED: that the Maher & Fall Wrecking Company, Inc. be granted

permission to continue with on-site burning from May 1, 1964 to May 30, 1964.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Parcel 12, Government Center.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby accepts an additional deposit from Center Plaza Associates, the developers of Parcel 12 in the Government Center, in the amount of \$60,000, and grants to said developers an additional extension of time to May 1, 1964 on the developers' obligation to take title to Parcel 13A.

Monsignor Lally entered the meeting at this point.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Report on Downtown Waterfront Faneuil Hall Urban Renewal Plan and Public Hearing, to which was attached a report on the wholesale food industry relocation.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Approval of Downtown Waterfront Faneuil Hall Urban Renewal Plan .

A Resolution entitled "Resolution of the Boston Redevelopment Authority that the Downtown Waterfront Faneuil Hall Project Area is a Decadent Area" was introduced by Mr. Colbert. Said Resolution was discussed and considered.

Mr. Colbert then moved for the adoption of the Resolution. Mr. Massucco seconded the motion and on motion duly made and seconded 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. 317.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Urban Renewal Plan for Project No. Mass. R-77" was

introduced by Mr. Colbert. Said Resolution was discussed and considered.

Mr. Colbert then moved for the adoption of the Resolution. Mr. Massucco seconded the motion and on motion duly made and seconded, 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. 318.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing Execution of Cooperation Agreement with the City of Boston for Project No. Mass. R-77", attached to which was a copy of the proposed Cooperation Agreement. Said Resolution and Cooperation Agreement were read in full and considered.

Mr. Colbert then moved for the adoption of the above-mentioned Resolution as introduced and read. Mr. Massucco seconded the motion, and on a call for a vote by the Chair, 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. 319.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing Submission of the Urban Renewal Plan and Supporting Documentation to the Mayor and State Division of Urban and Industrial Renewal" was introduced by Mr. Colbert. Said Resolution was read in full and considered.

Mr. Colbert then moved for the adoption of the above-mentioned Resolution as introduced and read. Mr. Massucco seconded the motion, and on a call for a vote by the Chair, 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. 320.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Disposition Parcel A-6, Washington Park Project, attached to which was copy of a Resolution entitled "Resolution of the Boston Redevelopment Authority re Approval of Disposition Price and Authorization to Negotiate Terms of Land Disposition Agreement with the Proposed Developer for Parcel A-6 in the Washington Park Urban Renewal Area, Project No. Mass. R-24¹¹.

The foregoing Resolution was discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on motion duly made and seconded it was unanimously

VOTED: to adopt the foregoing Resolution and that the Secretary be authorized and directed to publish notice of proposed disposal in accordance with Section 105(E) of the Housing Act of 1949 as Amended, including information regarding the "Redeveloper's Statement of Public Disclosure"¹¹.

The above Resolution is filed in the Document Book of the Authority as Document No. 321.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Status Report, Warren Street Shopping Center. The contents were noted and placed on file.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Visiting Nurse Association of Boston Inc. , to which was attached a copy of a proposed doxfratit-for a program of health services by and between the Boston Redevelopment Authority and the Visting Nurse Association of Boston, Inc.

Following a discussion of this matter, dn motion by Mr. McCloskey, seconded by Mr. Colbert, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with the Visiting Nurse Association of Boston, Inc. ,

a Massachusetts corporation, for health services in the Washington Park Urban Renewal Area for an amount not to exceed \$7400.

The Development Administrator distributed copies of a memo re Castle Square; Revised Letter of Intent for Parcel 1, to which was attached copies of said letter dated April 23, 1964 from the City Redevelopment Corporation and a copy of a Resolution entitled "Resolution Approving Revised Letter of Intent for the Disposition of Parcel 1 in the Castle Square section of the South End Project Area".

The foregoing Resolution was discussed and considered.

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

VOTED: to adopt the foregoing Resolution as introduced and considered.

The foregoing Revised Letter of Intent for Parcel 1 and Resolution are filed in the Document Book of the Authority as Document No. 322.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Designation of Developer for Parcel 3 in Castle Square, to which was attached a copy of a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Developer for Parcel 3 in the Castle Square section of the South End Project Area"; a copy of the Land Disposition Agreement, Parcel 3, Castle Square Area, by and between the Boston Redevelopment Authority and the City Redevelopment Corporation; Memorandum of Changes, Land Disposition Agreement for Parcel 3, Castle Square, dated April 23, 1964; copy of map entitled Castle Square Disposition Plan dated February 3, 1964 and copy of Exhibit D dated Revised 1/31 /64 entitled Land Use Provisions, Planning Objectives and Other Requirements for the Development of Castle Square,

The Development Administrator also distributed copies of a Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualifications and Financial Responsibility relating to Parcels 1 and 3 as shown on the Castle Square Disposition Plan dated January 14, 1964.

Following a discussion, on motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Developer for Parcel 3 in the Castle Square Section of the South End Urban Renewal Project Area".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 323.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary be authorized to advertise the Redeveloper's Statement for Public Disclosure for Parcels 1 and 3, South End Project Area.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Castle Square Renewal Plan; Conformance to General Plan.

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

VOTED: that the General Plan for Boston, Preliminary Report, 1950, be amended as follows:

1. Paragraph numbered two under the General Business Areas on Page 32 is deleted;
2. Paragraph numbered one under Industrial Areas, Page 32, is changed to read as follows:

An area of 18 acres in the so-called New York Streets Section of the South End, now a badly deteriorated » residential area, is considered suitable for redevelopment with industry. The so-called Castle Square Section, now a blighted area of mixed use, is also considered suitable for industrial redevelopment in the portion adjacent to the New York Streets section. Most of the advantages of centrality may be realized in this area, which is contiguous to the downtown business district. It will also have excellent accessibility, upon completion of the thoroughfare program.

3. The Proposed Land Use Map, the Areas for Development Map, and the Schools and Recreation Map are amended to provide for:

- A. High density residential development with accessory commercial uses in the area bounded by Herald, Tremont and Dover Streets, and Shawmut Avenue.
- B. Industrial development in the area bounded by Herald, Washington and Dover Streets and Shawmut Avenue.

The Development Administrator distributed copies of a memo dated April 24, 1964 re Proposed Hearing - Allston Waverly Apartments, together with copies of an Application of Maurice Simon and Others for authorization and approval of a project under Massachusetts General Laws, Ter. Ed. , Chapter 121A as amended.

Following a discussion and on motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Secretary be and hereby is authorized to establish a time and place for a public hearing by the Boston Redevelopment Authority in the matter of the Application under Section 13 of Chapter 652 of the Acts of 1960 submitted to this meeting by Maurice Simon, John C. Pappas and Louis Smith for consent by the Authority to the formation of a corporation pursuant to Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960 and that the Secretary shall cause to be published in conformity to all applicable general and special laws and the rules and regulations promulgated by this Authority, notice of said hearing. Said notice shall be substantially in the form presented to this meeting.

and further, that the time, date and place of the meeting be set by the Secretary after polling the Members.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to engage two policemen for the aforementioned public hearing.

The Development Administrator distributed a memo dated April 24, 1964 re Designation of Counsel in the matter of Edward C. Madden Jr. , et al vs. John DeSimone Jr.

Following a discussion, on motion duly made and seconded,
it was unanimously

VOTED: that the firm of Foley, Hoag & Eliot is hereby designated
as counsel representing the Boston Redevelopment Authority and John DeSimone
Jr. in the matter of Edward C. Madden Jr. vs. John DeSimone Jr.

The firm of Foley, Hoag & Eliot is authorized and directed to
defend Mr. DeSimone and to take such steps as may be appropriate in his
defense.

The Development Administrator distributed memorandum dated
April 24, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

| <u>Temporary appointments, six-month basis:</u> | <u>Grade</u> | <u>fc</u> | <u>Per</u> | <u>Eff.</u> |
|---|---------------|-----------|--------------|-------------|
| | <u>Step</u> | | <u>Annum</u> | |
| Geraldine Romano | Secretary III | 5-2 | 4,725 | 5/11 |
| Patricia Donahoe | Secretary III | 5-2 | 4,725 | 5/ 4 |

| <u>Temporary appointment, three-month basis:</u> | | | | |
|--|------------------|--|------------|------|
| Ralph Caruso | Planning Aide II | | 97.00 p.w. | 4/ 6 |

| <u>Reappointment, six-month basis:</u> | | | | |
|--|---------------|-----|-------|------|
| Santo Mignosa | Draftsman III | 7-1 | 5,700 | 4/23 |

Change of status, with reclassification and salary increase:

Samuel Thompson, from Development Assistant, part-time, to Development
Specialist IV, Grade 11, Step 1, full-time basis, at \$9000, effective 4/29/64.

Additional fifteen days' sick leave authorized for:

J. Daniel Selig, effective April 1, 1964 and terminating April 22, 1964
David W. Haley Jr., effective April 1, 1964 and terminating April 22, 1964

Leave of absence authorized:

Edith F. O'Hearn, Secretary II, eff. April 23, 1964 terminating July 23, 1964.

Rescission of personnel action voted 4/2/64:

Paul B. Wilkinson from Maintenance Man, Operations, at \$2.32 per hour
to Maintenance Clerk, Grade 4, Step 5, at \$5,095 per annum, effective
April 8, 1964. Mr. Wilkinson is to remain in the former category, at his
request.

Resignations accepted:

Leo McCormack, effective April 13, 1964
Gerald KenneaUy, effective February 28, 1964
Ellen Jones, effective April 24, 1964
Frederic Brooks, effective April 30, 1964
Rita Carrabba, effective April 28, 1964
Robert G. Davidson, effective May 1, 1964
Anne M. Casey, effective May 1, 1964

On motion duly made and seconded, it was unanimously

VOTED: to authorize James G. Dolan and John f. Mahoney to attend the Practicing Law Institute Symposium on Urban Renewal in New York from May 6 through May 8, 1964.

The Development Administrator informed the Authority that the State Government Center Commission was desirous of obtaining Parcel 1 in the Government Center Project Area by June 15, 1964 and if by any chance there is a delay in City Council approval, the Authority will of course work out with them a way in which this parcel may be conveyed.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to inform the State Government Center Commission that the Authority is prepared to convey Parcel 1, Government Center Project, on June 15, 1964.

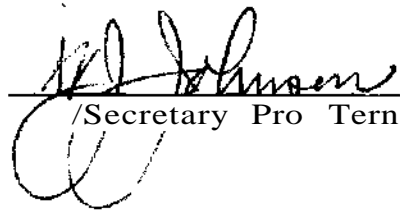
The Authority also authorized the Development Administrator to grant permission to the Government Center Commission to enter on the property and make such test borings and drive test piles in an effort to expedite the project.

In response to an inquiry by Mr. Massucco, the Development Administrator informed the Authority that a resurtle indicating the status of all projects would be made available to the Authority prior to the summer months.

On motion duly made and seconded, it was unanimously
VOTED: that the next regular meeting of the Authority would
be on May 8, 1964.

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

The meeting adjourned at 12:35 p. m.



/Secretary Pro Tern