

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 20, 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 11:00 a.m. on May 20, 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	None

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 eleven in the forenoon on May 20, 1964 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

BY Kane Simonian

_____ May 14, 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 May 14, 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 20th day of May, 1964.

Kane Simonian
Secretary

LS

Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of May 8, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Colbert presented a copy of a newspaper clipping which quoted the Executive Secretary of the Government Center Commission, Commonwealth of Massachusetts, as stating that construction of the State Complex would not commence until October of this year. This statement revised the information previously received by the Authority from the Government Center Commission that delivery of the land cleared of all structures was absolutely necessary by June 15th. In the light of the above, the urgency of clearing the three remaining buildings by June 15th is eliminated.

Mr. Colbert moved reconsideration of the vote adopted at the last meeting authorizing overtime costs for the John J. Duane Company, Government Center Demolition Contractor.

The motion was seconded and duly adopted.

Mr. Colbert then moved that the authorization for overtime costs to the John J. Duane Company in the Government Center Demolition Contract be rescinded.

The motion was seconded and unanimously adopted.

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

VOTED: to authorize payment of the following bills:

	\$
Nyman H. Kolodny, title search, Washington Park. ...	1, 425. 00
Nyman H. Kolodny, title search, Washington Park. . . .	550. 00
Gil Bern Construction Corp.	6, 855. 00
James F. Kelley & Co.	12, 546.61
Coffin & Richardson, Waterfront engineering	3, 600. 00
Casey & Dennis, Waterfront appraisals.	9, 300. 00
Madden Company.	50.00
Meredith & Grew.	5, 000. 00
Metropolitan Transit Authority.	8, 399. 72
	11
	44, 393.42

Site Office reports were distributed.

The Executive Director distributed copies of memo from the Washington Park Site Office dated May 19) 1964 containing three lists of vacated tenants¹ accounts receivable which have been returned by Wasserman and Salter, collection agents of the Authority, as uncollectable. List I contained accounts moved to unknown addresses; List II represented accounts owing under \$1.2. 00 in use and occupancy charges, which are not worth collecting because of excessive court costs, and List III contained an account moved out of state and untraceable.

On motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the above-mentioned accounts as contained in memo dated May 19, 1964 and that the following findings be made with respect to same: (1) there is no reasonable prospect of collection; (2) the probable cost of further efforts to collect would not be warranted.

The Executive Director distributed Site Office memos requesting waiver of use and occupancy charges and authorization for relocation payments.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges as indicated for the following:

<u>Acct. No.</u>			<u>Amt. Waived</u>	
1420	Robert O. Lee	123 Bower Street	\$71.00	Wash. Park
1591	Warren White	130 Dale Street	65. 00	"

and to waive use and occupancy charges and authorize relocation payment for:

344	Oscar Murphy	149 Warren St. Apartment #2	352. 50	Wash. Park
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The Executive Director distributed copies of a memo dated May 20, 1964 re Whitney Project - Issuance of License, Parcel No. 2.

The Executive Director recommended that Parcel 2 of the

Whitney Project be licensed to Back Bay Towers Inc. for the storage of construction material, equipment and excavated fill in order to expedite construction on Parcel 3, and that the license be granted under the same conditions previously approved by the Authority for this purpose.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue a license to Back Bay Towers, Inc. for the use of Parcel 2, Whitney Project Area, as recommended above.

Copies of a letter were distributed from Teamsters, Chauffeurs, Warehousemen and Helpers Joint Council No. 10, addressed to the Vice Chairman, inviting him to participate as the labor representative of the Boston Redevelopment Authority in the legislative program in Washington, D. C. during the period May 24-29th.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the travel of the Vice Chairman to Washington, D. C. May 24-29th for the above-mentioned purpose.

The Executive Director informed the Authority that the Public Health Council has voted to prohibit any further burning of demolition debris in Washington Park or other parts of Boston after May 31, 1964. The Authority discussed the impact of this burning edict as it relates to the cost of future demolition contracts and the general over-all progress of existing and pending projects. It was generally agreed that the disposal of demolition debris has become a very serious problem which will result in increasing costs and slowing down of the pace of development activities unless burning is permitted until such time as dumping problems are resolved.

The Executive Director and the Development Administrator were instructed to review the demolition requirements for the renewal program in the near future and to arrange a meeting with the Public Health Council in order to present this information and discuss the seriousness of the disposal problem as it relates to the progress of the renewal program.

On motion duly made and seconded it was unanimously

VOTED: to extend the burning permit to Maher and Fall Wrecking Company Inc. , Washington Park, to July 1, 1964, subject to approval of the Public Health Council.

Copies of a memo dated May 20, 1964 were distributed from the Real Estate Officer re Government Center - Adjustment of Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Real Estate Officer as contained in the above-mentioned memorandum for the following accounts:

#113	A. J. Wilkinson Company	180-188 Washington Street, Govt. Center
#1324	The Brattle Company	Cor. Cambridge & Somerset St. "

The Executive Director distributed copies of a vote adopted by the Authority on January 24, 1964 authorizing him to license two parcels of cleared land in the Government Center Project Area to the Brattle Company and the Bowdoin Amusement Company, the charges to be set by the Real Estate Officer and concurred in by the Executive Director, subject to ratification by the Authority.

Attached to the excerpt were copies of letters sent to the Bowdoin Amusement Company and the Brattle Company containing the use and occupancy charges which had been established to June 30, 1964 and concurred in by the licensees.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director in the above-mentioned matter.

The Executive Director distributed copies of a memo dated May 19, 1964 re Fidelity Bond. Said memo explained that the URA requires fidelity bond coverage for all the members of the Authority and certain employees. Attached to the memo were copies of a schedule showing the employees for whom coverage is required.

Also attached was a copy of a questionnaire to be filled out by each covered employee as required by the Travelers Indemnity Company. Inasmuch as the questionnaire required considerable information of a highly personal nature, the Executive Director recommended that each employee required to fill out the questionnaire submit the completed form directly to the bonding company.

On motion duly made and seconded it was unanimously

VOTED: to authorize fidelity bond coverage for all members and employees as -required by the URA and that the above-mentioned questionnaire be transmitted by each person directly to the underwriter.

Copies of a memo dated May 19, 1964 were distributed re Air Conditioning Units, recommending the purchase of nine Carrier air conditioning units at a cost of \$1543. 50.

On motion duly made and seconded, it was unanimously

VOTED: to approve the purchase of the air conditioning units as recommended in the above-mentioned memo.

The Executive Director distributed copies of a memo dated May 20, 1964 re Preliminary Loan Notes, Sixth Series B, Government Center Project, Mass. R-35, attached to which were copies of a tabulation of the bids received on May 19, 1964.

A Resolution entitled Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$24, 395, 000, the Execution of Requisition Agreement No. 8 and the Execution and Delivery of Project Temporary Loan Note No. 9 in Connection with Project No. Mass. R-35 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. MaiSsucco seconded the motion, and on roll call, the

following voted "aye": Msgr. Lally, Messrs. Colbert, McCloskey and Massucco; and the following voted "nay"t 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. 326.

Copies of a letter dated May 14, 1964 from Charles River Park, Inc. were distributed, which letter was transmitted to the Authority together with a Final Revised Site Plan for Parcel 1-G and a detailed set of drawings for all the proposed commercial structures with the exception of the motel. The foregoing were submitted to the Authority for design review and approval by the Authority.

The Executive Director informed the Authority that the plans have been trananitted to the Design Review Section through the Chief Engineer for study and report to the Authority.

Copies of a letter from Charles River Park, Inc. were distributed dated May 19, 1964 requesting license from the Authority to install oil tanks for Parcel I-D, third residential complex, under a portion of the public foot path, under the same terms and conditions as the license previously granted for the second complex.

On motion duly jnade and seconded, it was unanimously

VOTED: to approve the request for a license contained in the letter of May 19, 1964 and that the Executive Director be authorized to issue the same ir. the form previously approved by the Authority for this purpose.

The Executive Director informed the Authority that written approval has been received from the URA under letter dated April 10, 1964, confirming verbal approval for the conveyance of Parcel 9, West End Project, to the Massachusetts General Hospital, but that however, the written approval was subject to four minor revisions to the Agreement and Deed as previously verbally agreed on by the URA.

At the meeting of April 2, 1964, the Authority authorized the execution of the Agreement and Deed for Parcel 9j acting on the verbal approval received from URA.

The Agreement and Deed have been revised to comply with the requested revisions contained in the letter of April 10th, 1964.

The Executive Director recommended that the vote of April 2, 1964 authorizing the execution of an Agreement and Deed be rescinded and that the Authority adopt a vote authorizing the execution of an Agreement and Deed in compliance with the written approval of the URA.

On motion duly made and seconded, it was unanimously

VOTED: to rescind the votes of April 2, 1964 authorizing the execution of an Agreement and Deed for Parcel 9 to the Massachusetts General Hospital.

In connection with the conveyance of this parcel, the Executive Director presented copies of the Redeveloper's Statement for Public Disclosure and the Redeveloper's Statement of Qualifications and Financial Responsibility; a copy of the approved form of Agreement for the Disposition of Parcel 9 and evidence that the Massachusetts General Hospital is a tax-exempt institution under the United States Internal Revenue Code.

Mr. Colbert presented a Resolution entitled "Resolution Authorizing the Execution of an Agreement with the Massachusetts General Hospital for the Sale and Conveyance of Parcel 9 of West End Land Assembly and Redevelopment Plan, 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-mentioned Resolution as read.

Copy of the foregoing Resolution, the Redeveloper's Statement for Public Disclosure, the Redeveloper's Statement of Qualifications and financial Responsibility and copy of the approved form of Agreement for the Disposition of Parcel 9 are filed in the Document Book of the Authority as Document No. 327.

The Development Administrator distributed copies of a memo dated May 20, 1964 re Agreement Between the MTA and Colonel S. H. Bingham, Ret. , for Engineering Services for Work North of Hanover Street

and Other MTA Adjustments in the Government Center Project Area, attached to which was a form of a proposed Agreement.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized on behalf of the Authority to approve a contract for engineering services between the MTA and Col. Bingham, substantially in the form presented to this meeting, and that the Development Administrator is further authorized, with the approval of the Chief Engineer of the BRA, to approve fixed fees or estimated costs of construction as a basis for payments to Colonel Bingham under the contract, so long as such fees or estimated costs are concurred in by HHFA, the maximum compensation not to exceed 8 3/4% of actual construction costs.

Copies of a memo dated May 20, 1964 were distributed by the Development Administrator entitled Proposed Disposition of Parcel 3C, 3D and 3E in the Government Center Project Area, attached to which were copies of a proposed Resolution approving the disposition of the same and copy of the proposed Land Disposition Agreement.

Mr. Colbert introduced a Resolution entitled Resolution of the Boston Redevelopment Authority Approving Disposition of Parcels 3C, 3D and 3E in the Government Center Project Area, which Resolution, together with the Disposition Agreement and exhibits, were reviewed and considered.

Mr. Colbert moved the adoption of the above-mentioned Resolution as read and considered, which motion was seconded by Mr. Massucco, and on a call for a vote by the chair, it was unanimously

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

The foregoing Resolution and Land Disposition Agreement are filed in the Document Book of the Authority as Document No. 328.

The Development Administrator distributed copies of a letter dated May 20, 1964 re Authorization to secure Acquisition of Warren Apartments, 149-157 Warren Street, Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to secure acquisition appraisals and a title examination for the property located at 149-157 Warren Street and known as the Warren Apartments; and that the Real Estate Officer be and hereby is authorized to negotiate for the acquisition of the property but not acquire it without the Authority's approval.

The Development Administrator distributed copies of a letter dated May 20, 1964 re Selection of Developed Disposition Parcel F-2, Washington Park Urban Renewal Area, attached to which were copies of a proposed form of Resolution and summary of developer proposals received for this parcel.

Mr. Massucco introduced a Resolution entitled Resolution of the Boston Redevelopment Authority re Proposed Disposition of Land in the Washington Park Urban Renewal Area, Project No. Mass. R-24 (Parcel F-2), which Resolution was read in full and considered.

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

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

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 329.

The Development Administrator distributed copies of a memo dated May 20, 1964 entitled Boston Redevelopment Authority Participation in the 1964 Boston Arts Festival.

On motion duly made and seconded, it was unanimously

VOTED: to authorize participation in the 1964 Boston Arts Festival and to approve the expenditure for same not to exceed \$6500.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of four file cabinets at a price not to exceed \$320.00.

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel by William R. McGrath to Austin, Texas June 17th through June 20, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance by Martin Adler at Third Annual Management Conference on Space and Defense Industries at Fajsoni College on May 21, 1964.

The Development Administrator distributed copies of a memo dated May 20, 1964 re Personnel.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following actions:

<u>Temporary appointments, six-month basis:</u>	<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
Francis E. O'Brien Cap. Impvmts. Officer	14-2	\$13,020	6/ 2/64
Philip J. Caruso Clerical Assist. I		65. 00 p.w.	5/20/64

Change of Status:

Jan W. Wampler, from Planning Designer on a part-time basis at \$3. 62 per hour to Planner IV on a full-time basis at \$8, 000 per annum {Grade 10-Step 1} effective June 3, 1964.

Military Leave of Absence:

David W. Haley, Planning Aide III, Planning Department, for six months, retroactive to May 15, 1964.

Resignations:

Rhoda Alvarez, Relocation Specialist I, effective 5/19
Sheila Metcalf, Secretary I, effective 5/20
Dimitra N. Katochianos, Designer II, effective 5/29
Nancy G. Keyes, Relocation Aide, effective 6/2
Janet Lowenthal, Relocation Assistant I, effective 6/19
Lucy G. Carlborg, Planning Aide I, effective 6/5

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority would be at
eleven a.m. on June 3, 1964, and that the meeting following would be on
Thursday, June 11, 1964 at ten a. m.

On motion duly made and seconded, it was unanimously
VOTED: that Mr. Malcolm Peabody be present at the meeting
of the Authority to be held on June 11, 1964.

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


VOTED: that in the future all employees be required to write
an adequate explanation on the back of the chit for each taxi trip.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the Treasurer to requisition from the
City of Boston the balance of the Authority's Annual City Budget for 1964
in the amount of \$462, 123. 00.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12: 25 p. m.


Secretary