

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 3, 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 June 3, 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 June 3, 1964 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

May 28, 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 28, 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 3d day of June, 1964.

Kane Simonian  
Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of May 20, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to authorize payment of the following:

Maher & Fall, Washington Park Demolition Contract #2_____	23, 940.00
John E. O'Neill, Waterfront appraisals . . . . .	1, 600.00
Whipple & Magane, Washington Park appraisals . . . . .	900.00
Freedom House, Inc. . . . .	2, 845.62
Charles T. Main, Inc. . . . .	565.98
Charles T. Main, Inc. . . . .	3, 625.81
Larry Smith & Company. . . . .	1, 450.00
Thompson & Lichtner Company. . . . .	2, 642.16

Site Office reports were distributed.

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

VOTED: to authorize relocation payment and waive use and occupancy

charges as indicated for the following:

Acct. 1815	Mrs. Joyce Hollins	84 Codman Park	Wash. Park	<u>\$</u> 40.00
" 1264	Naomi Witherow	189 Townsend St.	"	162.50
" 1683	Mrs. Clarence Henry	23 Bainbridge St.	"	135.00

Copies of a memo from the Real Estate Officer dated June 1, 1964 were distributed re Castle Square Project, Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendation of the Real Estate Officer as

requested in his memo dated June 1, 1964 for Homsy's Grocery, 388 Tremont Street, Castle Square Project, Account No. 811.

Copies of a letter were distributed dated May 21, 1964 from the John J. Duane Company, Inc. , notifying the Authority that the contractor is entitled to extra costs for the demolition of the Chardon Street Garage

because of the Authority's failure to release the adjoining building occupied by the Langone Funeral Home.

The Executive Director informed the Authority that in accordance with the contract specifications, the contractor is required to continue the demolition pending consideration of his request; and further, that the Engineering Department is keeping records of the amount of time involved in order to report to the Authority when and if a formal request for additional compensation is made; and further, that the General Counsel would at that time review the contract specifications and make a recommendation.

Copies of a City Council Order dated May 25, 1964 were distributed commending the members of City departments, including the Boston Redevelopment Authority, for their efforts in connection with the Bellflower Street fire.

The Executive Director recommended that he be authorized to send five employees of the Operations Department to the NAHRO Regional Biennial Conference at the Lake Tarleton Club, Pike, New Hampshire, June 21 to 23.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above recommendation.

Copies of a letter dated May 22, 1964 were distributed from Charles River Park, Inc. requesting permission to erect a sign identifying the commercial parcel on Cambridge Street, to be located on the seventeen-foot strip.

On motion duly made and seconded, it was unanimously

VOTED: to grant permission for the erection of a sign on the seventeen-foot strip, subject to the restriction that the sign be removed on thirty days' notice from the Authority and provided further that Charles River Park Inc. , agree to save the Authority harmless from any and all liability arising therefrom.

The Executive Director distributed copies of a two-page memo of changes entitled Proposed Amendment to Leasehold Agreement and Lease with Charles River Park, Inc. Shopping Center Inc. dated June 3, 1964.

The Executive Director informed the Authority that the above-mentioned memo contained the text of the proposed amendments to the Leasehold Agreement and the Lease for the commercial parcel, as prepared by the Authority's Counsel, in order to provide for approval of the redeveloper's plans by the Authority with respect to design and architectural character.

On motion duly made and seconded, it was unanimously

VOTED: that the Leasehold Agreement dated March 2, 1960 with Charles River Park, Inc. be amended to incorporate the changes contained in the above-mentioned memo, and further, that the Lease dated July 1, 1963 between the Authority and Charles River Park Shopping Center Associates, Inc. be amended substantially in the same form, and further, that the Executive<sup>w</sup> Director be and hereby is authorized for and on behalf of the Authority to execute the aforesaid amendments with Charles River Park, Inc. and Charles River Park Shopping Center Associates, Inc. (Amended 6/25/64, p. 6)

The foregoing memo of changes dated June 3, 1964 is filed in the Document Book of the Authority as Document No. 330.

The Executive Director distributed copies of a memo dated June 2, 1964 entitled Tot Lot - Washington Park; Robert Cook, Contractor.

The Executive Director informed the Authority that many complications had developed in connection with the carrying out of this contract and that there were justifiable delays, as outlined in the Chief Engineer's memo, pj-us the severe winter weather conditions and an unrealistic completion date.

The Executive Director further informed the Authority that the contractor was financially pressed for payment because of the amount of expenditures made to date on the contract.

The Executive Director concurred in the recommendation of the Chief Engineer that the Authority approve a payment in the amount of \$6043.20 to the contractor at this time as recommended in the aforementioned memo, which in effect constitutes an extension of time to the contractor of thirty calendar days for completion, and a waiver of 127 days' delay because of the winter weather conditions.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of \$6043.20 to Robert Cook and to approve the recommendations contained in the aforementioned memo.

Copies of a letter dated May 19, 1964 were distributed from Brickley, Sears and Cole, representing the Massachusetts General Hospital, containing a request to use additional West End Project land for parking on the surrender of the present project land used for Massachusetts General Hospital parking when same is delivered to Charles River Park for the construction of the third complex.

The Executive Director advised the Authority that he was in favor of licensing additional land to the Hospital under these conditions but not in the location requested by the MGH.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant a license for additional project land to the Massachusetts General Hospital for parking purposes under the same terms and conditions now in existence, the location to be determined by the Executive Director in his discretion, providing that the parking area be used by Hospital personnel only with the understanding that visitors are prohibited.

Copies of a letter dated June 1, 1964 were distributed from the Young Men's Christian Association requesting permission to enter upon Parcel H-6, Washington Park Urban Renewal Area, in order to commence construction of the new YMCA building on this parcel, which is under agreement for disposition at this time and is expected to be conveyed very shortly.

On motion duly made and seconded, it was unanimously  
VOTED: to approve the request as contained in the aforementioned  
letter.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize the Chairman to accept the lowest bid or  
bids on the West End Preliminary Loan Notes, 7th Series A, to be advertised  
on June 2d for bid opening on June 16, 1964.

The Executive Director distributed copies of a Resolution entitled  
Resolution Authorizing the Execution of an Agreement with the Shriners  
Hospitals for Crippled Children for the Sale and Conveyance of Parcel 8 of  
the West End Land Assembly and Redevelopment Plan.

The Executive Director explained that the Authority had previously  
voted to authorize him to take whatever steps were necessary for the con-  
veyance of this parcel.

The aforementioned Resolution was read in full and considered.

On motion duly made and seconded, it was unanimously  
VOTED: to adopt the aforementioned Resolution as presented and  
read.

The foregoing Resolution, together with the proposed Disposition  
Agreement incorporated therein by reference, is filed in the Document Book  
of the Authority as Document No. 331.

Mr. Colbert read the following statement:

"Last week the Development Administrator gave three employees  
of the Boston Redevelopment Authority a choice of resigning or taking leaves  
of absence without pay.

"When they chose the second alternative, he placed them on leaves  
of absence without pay, according to newspaper accounts and according to a  
brief, informal statement: Mr. Logue made to me.

"I am not in a position at this moment to pass judgment on whether  
the action against the three employees was justified, was too severe, or was  
not severe enough. Except for a casual mention of the matter by Mr. Logue,  
no information on the matter has been obtained from newspaper stories.

<sup>1</sup>But I do say that however justifiable disciplinary action against the three employees may have been, Mr. Logue overstepped the bounds of his authority and that his action was arbitrary and improper.

"Mr. League has no power to appoint, suspend or remove an employee of the Redevelopment Authority. That power is vested solely in the Redevelopment Authority itself - - in this board - - not in Mr. Logue.

"Mr. Logue has the right to make recommendations to this board, but his authority does not go beyond making recommendations.

"Let me quote one excerpt from the rules and regulations which were adopted by this Authority on January 25, 1961, and this particular rule was proposed to the Authority by Mr. Logue himself:

"I quote: ' . . . it being understood that so long as the Development Administrator shall be serving hereunder, appointments, suspensions or removals shall not be -made unless recommended by the Development Administrator and approved by the Authority.' End of quote. That is quoted from sub-item 7 on page 5 of this Authority's reorganization vote.

"It is plain to me from reading the policies and rules and regulations of this Authority that Mr. Logue can come to this board and recommend the suspension of employees, but he himself cannot suspend them.

"By overstepping the bounds of his own authority and by usurping the authority of this board, by failing to follow the methods and procedures which he himself prescribed and the rules which he spelled out, Mr. Logue mishandled a matter which should have been referred to this board.

"In my opinion, Mr. Chairman, the three employees whom Mr. Logue improperly suspended are still on the Redevelopment Authority payroll and must be paid unless and until the Authority takes action against them.

"I am not an attorney, but I would seriously doubt that Mr. Logue can correct his own improper and arbitrary action by coming before this Authority and recommending retroactive suspensions, because I do not believe this Authority can vote a retroactive suspension.

"If Mr. Logue recommends that the Authority take action against them, I would expect that the employees would be called before the Authority and given a hearing, so that the Authority members might have all the facts on which to base a judgment.

"I also suggest most strongly, Mr. Chairman, that in the future Mr. Logue remain within the bounds of his very substantial powers and that he not assume any authority which has not been delegated to him or any authority which is vested in this board. "

Mr. Logue made the following statement and asked that it be recorded in the minutes also:

"I was in New Haven on Monday with some of the Boston school officials who were working on the Washington Park Project. Yesterday I had the pleasure of taking members of the Boston Real Estate Board on a walking tour of the New Haven renewal program. I arrived last night. I called

Mr. McCloskey; tried to reach Mr. Massucco and tried to reach Mr. Colbert, to state that I would like to have this matter held off until the meeting of June 11th so that I could take it up at that time.

"There is no question in my mind that the recommendation I make - - that the payroll status of the employees is unchanged. I regard these employees as very valuable employees and I would like to find a way that the Authority could have them continue to work on this program. Their services are urgently needed and in my judgment they would be missed. If this is not possible, these gentlemen served the Authority faithfully and well. I certainly would not want to see any action taken that would hurt their professional careers.

"I planned to submit a report and but for the New Haven meeting would have submitted it today. I felt the New Haven meeting was one which should not have been foregone and the meeting with the school people was important in my judgment.

"I meant no discourtesy to the Board. I believe I have tried scrupulously to live by that vote. I respectfully request that I be given an opportunity to report on this matter on June 11th. "

The Development Administrator distributed copies of a memo dated June 3, 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 \$75,000 and grants to said developers an additional extension of time to July 1, 1964 on the developers' obligation to take title to Parcel 12A.

Copies of a memo dated June 3, 1964 were distributed by the Development Administrator entitled Urban Renewal Bond Issue for Construction of Public Improvements in the Government Center Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, acting for the Authority, propose to Mayor Collins, that he, as Mayor, ask the City Council for an authorization for an urban renewal bond issue in the amount of \$6,000,000 for the construction of public improvements in the Government Center area.

Copies of a memo dated June 3, 1964 were distributed re Urban Renewal Bond Issue for the Construction of Public Improvements in the Waterfront Area.



On motion duly made and seconded it was unanimously

VOTED: that the Chairman, acting for the Authority, propose Mayor Collins that he, as Mayor, ask the City Council for the necessary authorization in the required amount of \$8,000,000. for the construction of public improvements in the Waterfront Project Area.

The Development Administrator distributed copies of a memo dated June 3, 1964 re Final Plans and Specifications - Disposition Site H-6, Washington Park Urban Renewal Area.

Mr. McCloskey requested that the plans be presented for review. The Development Administrator presented the plans and specifications, which were reviewed by the Vice Chairman and others.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby finds that the final plans and specifications for Disposition Site H-6 in the Washington Park Urban Renewal Area conform in all respects to the official Urban Renewal Plan for the project area and said plans and specifications are hereby approved.

The Development Administrator distributed copies of a memo dated June 3, 1964 re Progress Report, Parcel E-1, Academy Homes.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby extends the time for the initial FHA closing until June 11, 1964, and further, that the Boston Redevelopment Authority finds that the final plans and specifications for Disposition Site E-1 in the Washington Park Urban Renewal Area conform in all respects to the official Urban Renewal Plan for the project area and said plans and specifications are hereby approved.

The Development Administrator distributed copies of a memo dated June 3, 1964 entitled Report on Bellflower Street Area Fire, attached to which were copies of a preliminary Urban Renewal Plan for the Bellflower Street area.

The aforementioned material was distributed for informational purposes.

Mr. Thaddeus Tercyak, the Acting Project Director for Washington Park, made a brief presentation to the Authority on the proposed Urban Renewal Plan for the Bellflower Street area.

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

VOTED: to commend the Authority's staff for its efforts and activities in connection with the Bellflower Street fire and the proposed urban renewal plan for the area.

The Development Administrator distributed copies of a memo dated June 3, 1964 re North Harvard Project, Mass. R-54, attached to which were copies of a proposed Resolution, the adoption of which is required by the URA in connection with the Application for Loan and Grant for this project.

The following entitled Resolution was read in full and considered: "Resolution of the Boston Redevelopment Authority Taking Certain Actions Pursuant to Request from the Housing and Home Finance Administrator for Project No. Mass. R-54" (North Harvard Project).

On motion duly made and seconded, it was unanimously

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

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The foregoing Resolution is filed in the Document Book of the Authority as Document No. 332.

The Development Administrator distributed copies of a memo dated June 3, 1964 re Payment to City of Boston for Rent for 10th and 11th Floor, City Hall Annex.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment to the City of Boston in the amount of \$14, 505. 14 in accordance with the terms of the lease between the Authority and the City of Boston for the occupancy of space at City Hall Annex for the period July 1, 1963 to June 30, 1964.

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

VOTED: to authorize payment of \$1100 to the National Association of Housing and Redevelopment Officials for membership dues for the period June, 1964 to June, 1965.

Copies of a memo dated June 3, 1964 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointments, Six-month basis:</u>		<u>Grade &amp; Step</u>	<u>Per Annum</u>	<u>Effective</u>
Ernest Berry	Rehab. Specialist I	9-2	\$ 7,560	6/10
Thomas Doherty	Asst. Proj. Dsgn. Off.	11-1	9,000	6/ 2
Raymond Jarvis	Reloca. Specialist I	8-2	6,825	6/11
William Burke	Reloca. Specialist I	8-1	6,500	6/11
Amerigo Vito	Rehab. Assist.in	8-1	6,500	6/10
John W. Kennedy	Rehab. Assist. III	8-1	6,500	6/10
Barbara Clancy	Reloca. Assi st. I	6-3	5,733	6/11
James McDevitt	Graphic Dsgner I	6-1	5,200	6/ 9
Joseph Polito	Draftsman II	6-1	5,200	6/ 9
Frances Murray	Secretary II	4-4	4,861	6/ 2
Marcia McMahan	Planning Aide I	4-1	4,200	6/23
George Conley Jr.	Delineator		5.50 p.h.	6/23
Harry Johnson	Custodian, Graphics		2. 00 p.h.	6/ 2

Reappointment, six-month basis, with reclassification:

Carol T. Murdoch, from Secretary II, Grade 4, Step 1, at \$4200 per annum to Planning Aide I, Grade 4-step 1 at \$4200 per annum, effective 6/21/64

Reappointment, six-month basis, with reclassification and salary increase:

Anne Richard, from Grade 2, Step 2 at \$3780 per annum to Secretary I, Grade 3, Step 1 at \$3900 per annum, effective 6/23/64

Reappointment, three-month basis:

N. Katochianos	Designer II	8-2	6,825	6/19
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Resignations:

Kenneth Salk, Federal Relations Officer, effective 7/15/64  
Sandra Lakeman, Designer II, effective 6/5/64

On motion duly made and seconded, it was unanimously


VOTED: to approve the following travel:

Robert Hazen and Harry Ellenzweig to Philadelphia 6/9 and 6/10;  
Walter Smart to Lake Winnepesaukee, N. H. , 7/4 to 7/11;

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:50 p.m.

  
Secretary