

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 1, 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 October 1, 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	George P. Condakes
Stephen E. McCloskey	(came in later)
James G. Colbert	
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 10:00 a.m. on October 1, 1964 at 73 Tremont Street in the City of Boston.

September 25, 1964

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

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 September 25, 1964, I filed, in the manner provided by Section 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 1st day of October, 1964.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of September 16, 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 approve payment of the following bills:

	\$
Frank B. Rogers, Washington Park appraisals	700. 00
F. P. Morgan Company, Waterfront appraisals	750, 00
John D. Hewitt, Allston-Waverly appraisals	2, 300. 00
Robert Treat, Waterfront appraisals	550. 00
Paul G. Counihan, Washington Park title search	2, 900. 00
Paul G. Counihan, Government Center Title Search	50,00
Paul G. Counihan, Washington Park title search	1, 800. 00
Whipple & Magane, Allston-Waverly appraisal	2, 300. 00
Frank J. McFarland, Government Center appraisal.	1, 000, 00
Bernard Singer, Washington Park appraisals	350. 00
William F. Morrissey, Waterfront appraisals (partial payment - 70 parcels)	7, 000. 00
Everett Fence Company	175. 00
Fay, Spofford & Thorndike, Inc.	4, 976. 96
Harry R. Feldman, Inc.	17, 850. 00
Freedom House, Inc.	3, 291. 50
Visiting Nurse Association of Boston, Inc.	616. 66
F. Paul Morgan	50.00
Sasaki Walker & Associates, Inc.	942. 50

Site office reports were distributed.

The Executive Director distributed copies of a memo dated September 22, 1964 re Castle Square Project, Mass. R-56, Tenants' Accounts Receivable to be Charged Off, attached to which memo were copies of a list totaling \$26.10 for seven accounts identified by names and addresses.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the above-mentioned list of \$26.10 and to make the finding that there is no reasonable prospect for collection and the probable cost of further efforts to collect would not be warranted.

Copies of a memo from the Washington Park Site Office were distributed re waiver of use and occupancy charges for Mrs. Annie Miles of 69 Compton Street, Block 491, Parcel 3, Account 514.

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

VOTED: to waive use and occupancy charges in the amount of \$32. 60 for the foregoing account.

Copies of memoranda from the Washington Park Site Office were distributed, recommending the eviction of seven site occupants who have been uncooperative.

On the recommendation of Mr. Patrick Tompkins, Director of Family Relocation, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue sheriff's warrants for the eviction on October 15th of the site occupants listed below if a use and occupancy payment has not been made by that date for at least one rental period.

Account No.	1846	Lula Maddox
" ¹¹	1726	Quizella Brown
" ¹¹	183-1	Eaton Howard
" ¹¹	1775	Lucy Shorter
"	1497	Betsy Upchurch
"	177-1	Pearl Appling
"	1839	Mattie Mathis

The Executive Director distributed copies of a memo dated October 1, 1964 from the Chief Engineer re West End Project, Proposed Site Preparation Contract No. 4 - Low Bidder Salah & Pecci Construction Company, Inc. , attached to which were copies of a tabulation of bids received and opened on September 28, 1964.

The Executive Director informed the Authority that this was the third time that the Authority had advertised for bids for this Site Preparation Contract. Previous bids had been rejected because they were high and because only two bidders submitted bids the first time and one the second time.

The present low bid from Salah & Pecci Construction Company was the lowest bid received to date. The Executive Director advised the Authority that this firm had satisfactorily completed three other site improvement contracts for the Authority, two of which were in the West End, and further, that references had been received from banks and officials in charge of other jobs

completed by this firm.

On motion duly made and seconded, it "was unanimously

VOTED: to award the contract to Salah & Pecci Construction Company, Inc. in the amount of \$1958. 80 as the lowest responsible bidder for Site Preparation Contract No. 4, West End Project, and further, that the Executive Director be authorized to execute the contract for same.

Copies of a letter dated September 25, 1964 were distributed from Jerome L. Rappaport, requesting approval from the Authority to rent 530 square feet of space at 10 Emerson Place to a travel and ticket agency for the exclusive use and convenience of the thousand dwelling units in Emerson Place and Whittier Place.

This space was formerly used by Charles River Park, Inc. as a management office for the first complex but is now vacant because the management office has been moved to Whittier Place in the second complex which is now being rented.

The letter explained that this sort of a service operation is permitted under the new Zoning Code.

The Authority also was informed that the first floor of these buildings had been approved by the Authority for use by doctors' offices and that this proposed use would not "be inconsistent with the professional space.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request of Charles River Park, Inc. for the rental of space in the first floor of 10 Emerson Place for a travel and ticket agency.

The Executive Director informed the Authority that the Comptroller, Thomas Kerrigan, who had returned to work recently after convalescing, was required to be hospitalized for a cataract operation and expected to be absent until December 1st. The Executive Director recommended that an additional

thirty days' sick leave be extended to Mr. Kerrigan to cover the period up to December 1st.

On motion duly made and seconded, it was unanimously

VOTED: to advance an additional thirty days' sick leave to Thomas Kerrigan.

The Executive Director informed the Authority that the FHA office had requested from Back Bay Towers, Inc. some technical changes in its lease with the Authority dated January 22, 1964 in connection with the official closing of the insurance commitment for the development of Parcel 3 in the Whitney Project.

The aforementioned executed lease, in keeping with other leases executed for the Whitney and West End Projects, contained provisions to deliver two parcels of land under each lease; one parcel for the exclusive use of the developer during the Leasehold and the other parcel to cover land under easement to the City or reserved for future easements to the City for the purposes of public travel. This practice had always been acceptable to the FHA until this recent request.

At the present time, the FHA regulations require that the Lease provide for the delivery of only the parcel which is in the exclusive possession of the lessee at the time of the official closing of the commitment. However, after the commitment has been officially closed, the FHA will permit an additional lease to be granted covering the areas to the center line of the street which are under easement for public travel or street widening.

Inasmuch as the Lease executed January 22, 1964 has been recorded in the Registry of Deeds, it is therefore required that an amendment be made to that Lease deleting the parcel of land identified as Parcel 3A which comprises the land to the center line of the abutting street and the land under easement for future widenings; and that the amendment of the lease be recorded in the Registry in order to comply with FHA regulations at the time of the official closing.

After the closing, a new lease is to be executed providing for the delivery of Parcel 3A to Back Bay Towers, Inc. under the same terms and conditions as the original lease.

Copies of the amendment and the proposed new lease referred to above were presented to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute an amendment to the Lease with Back Bay Towers, Inc. dated January 22, 1964 in substantially the form presented to this meeting, and further, that the Executive Director be authorized to execute a new lease with Back Bay Towers, Inc. in substantially the form presented to this meeting providing for the delivery of the parcel reserved for public travel, identified as Parcel 3A, under the same terms and conditions that were contained in the Lease with Back Bay Towers, Inc. executed on January 22, 1964.

Copy of the foregoing amendment and lease are filed in the Document Book of the Authority as Document No. 363.

Mr. George Condakes entered the meeting at this point.

Copies of memoranda from the Real Estate Officer were distributed dated October 1, 1964 and September 21, 1964 re Adjustment of Use Charges for Government Center and Washington Park Projects.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Real Estate Officer as contained in the above-mentioned memoranda for the following site occupants:

Acct. No. 1502, Commercial Radio Corp, 40 Canal Street, Government Center
¹¹ " 2128, Burtman Iron Works, 116-126 Humboldt Ave., Wash. Park

The Executive Director distributed copies of a letter dated September 24, 1964 which was sent by him to the Langone Funeral Home concerning the unauthorized use of land for parking adjacent to the Home. Attached to the letter was copy of memo from the Real Estate Officer recommending

a charge of \$50 a month for the use of this land for parking in connection with the operation of the funeral home if use of the premises is to be authorized for this purpose.

On motion duly made and seconded, it was unanimously

VOTED: that the charge of \$50 per month is fair and reasonable for the use of this land adjacent to the Langone Funeral Home, said land to be used only for parking in connection with the operation of the funeral home only, with no paid parking permitted.

The Executive Director distributed copies of a memo dated September 20, 1964 from the Purchasing Agent re Proposals for Partitioning Work at Quincy Market for a Site Office.

The Executive Director informed the Authority that with the Development Administrator's approval, he was establishing a consolidated Site Office to cover both the Government Center and Waterfront Project areas, said Office to be located in the Quincy Market.

The above-mentioned memo listed four proposals received in accordance with the Authority's Procurement Policy, the lowest of which amounted to \$1750.

On the recommendation of the Purchasing Agent and the Executive Director, and on motion duly made and seconded, it was unanimously

VOTED: to accept the proposal from the Marshall Contracting Corporation in the amount of \$1750 as the lowest responsible bidder for partitioning work at Quincy Market.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Development of Afefwii'itffi in Waterfront, attached to which were copies of a proposed Declaration of Intent and a map of the Waterfront area. Copies of the above memo had been previously presented to the Authority at the meeting of September 3 and September 16th and been tabled.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

Mr. Colbert proposed that the Declaration of Intent attached to said memo be revised as follows:

1. Paragraph 10 and 11 deleted;
2. Paragraph 14 amended to read'.
"The Authority agrees that a lease agreement between NEAC and the Authority shall be formed to provide for interim parking as close as is feasible to Parcel A-4 until three years after the opening of the Aquarium or until the parking facilities called for in the plan have been constructed, whichever date is earlier; the facilities intended to accommodate not more than 150 automobiles. "
3. Page 2, paragraph 7, change word "consideration" to "approval"

On motion duly made and seconded, it was unanimously

VOTED: to revise the proposed Declaration of Intent between the New England Aquarium Corporation and the Boston Redevelopment Authority as outlined above.

Mr. McCloskey raised the question of the cost of preparing the existing bulkheads and providing fill and retaining walls referred to in paragraph 13 of the above Declaration of Intent. The Development Administrator obtained estimated figures and stated to the Authority that the cost was estimated at \$182,000.

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

VOTED: that the Chairman be authorized to execute a Declaration of Intent with the New England Aquarium Corporation in the same form as that submitted to the Authority by the Development Administrator on October 1, 1964 and containing the revisions voted in the preceding vote; provided, however, that such execution shall not take place until after the public disclosure requirements of the HHFA have been met.

Mr. McCloskey stated that he was voting in favor of the Declaration of Intent on the basis of relying on the above-mentioned estimates.

The foregoing Declaration of Intent as revised is filed in the Document Book of the Authority as Document No. 364.

The Development Administrator distributed copies of a memo dated September 16, 1964 re Land Acquisition Procedures for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, attached to which were copies of Land Acquisition Staging and Development Plan and copies of two property line maps of the Downtown Waterfront-Faneuil Hall area showing the disposition parcels and property acquisition staging areas respectively. This matter had been previously tabled.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

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

VOTED: to revise the above-mentioned memo on Land Acquisition Procedures as follows:

On the first page, under the policies for which approval is requested, insert ". . subject to the approval of the General Counsel" after "1. Authorize the Real Estate Officer or those designated by him. .";

On page two, paragraph 5, add on to paragraph ". . and of their right to request that their property be taken immediately if they so desire."

On page two, paragraph 8, after "redevelopment needs of the project", insert the words ". . or the public interest".

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

VOTED: that the Land Acquisition policies, procedures and staging schedule submitted by the Development Administrator in a memorandum of September 16, 1964 and as revised by the preceding vote, entitled Land Acquisition for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, is hereby approved.

The foregoing Land Acquisition policies, procedures and staging plan, as revised, is filed in the Document Book of the Authority as Document No. 365.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Temporary Recreational Facilities on F-1 Shopping Center Site, copies of which had been distributed at a previous meeting and tabled.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

On motion by Mr. Colbert, which was duly seconded, it was unanimously

VOTED: to revise the language in the proposed vote submitted with the above-mentioned memo by deleting the words "to order" and inserting in place thereof the following words "to take the proper steps for the. . .".

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to take the proper steps for the construction of temporary recreational facilities on the upper part of the F-1 Shopping Center Site at a cost not to exceed \$8000.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Acquisition of Warren Apartments, copies of which had been distributed previously at other meetings, at which time the matter was tabled.

On motion duly made and seconded, it was unanimously

VOTED: to continue the matter on the table.

Copies of a memo were distributed from the Development Administrator dated October 1, 1964 re New Suit Brought by Former Owners of Ten State Street.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Development Administrator in retaining Mr. Lewis Weinstein of the firm of Foley, Hoag Sc Eliot to represent the defendants in this case also.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Revised Land Disposition Agreement for Parcel 1 in the Government Center, attached to which were copies of a proposed Resolution of the Boston Redevelopment Authority approving the Land Disposition Agreement for Parcel 1 in the Government Center; copies of a proposed Land Disposition

Agreement by and between the Boston Redevelopment Authority and the Government Center Commission, Commonwealth of Massachusetts, and copies of a map entitled Government Center Project, Mass. R-35, Property Line Map, Parcel 1, consisting of Parcel 1A and IB dated as revised May 8, 1964 and July 13, 1964.

Mr. Colbert introduced a Resolution entitled Resolution of the Boston Redevelopment Authority Approving Land Disposition Agreement for Parcel 1 in the Government Center Project, which Resolution was read in full and considered.

Mr. Condakes seconded the motion as introduced and on a call for a vote from the Chair it was unanimously

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

Copy of the foregoing Resolution and the Land Disposition Agreement are filed in the Document Book of the Authority as Document No. 366.

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

VOTED: that the Chairman, the Vice Chairman or the Development Administrator be and hereby are authorized and empowered in the name of and on behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a deed from this Authority to the Commonwealth of Massachusetts, acting by and through the Government Center Commission, created by statute 1960, Chapter 635, conveying certain premises shown as Parcel 1 -A on a plan dated May 8, 1964, revised July 13, 1964, by Whitman & Howard, Inc. , Engineers, consisting of 359) 623 square feet more or less, at a purchase price of \$1, 675, 000, said premises being situated in the County of Suffolk in the Commonwealth of Massachusetts, and to be conveyed together with the fee to the center line of abutting streets as shown on said plan, which deed shall be in such form as the Chairman, the Vice Chairman, or the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Adjustment of Parcel 12A Property Line, attached to which were copies of a proposed deed and map entitled Government Center Project, Property Line Map, Parcel 12A-1, dated September 28, 1964.

The Development Administrator explained that the engineering studies by Center Plaza Associates have indicated that their building overlaps their present parcel line by a negligible amount of 1-4" on the southerly property line as shown on the above-mentioned plan.

The Development Administrator recommended that the Authority sell an additional 21.5 square feet of land to Center Plaza Associates at the approved price of \$12.00 per square foot in order to correct this encroachment.

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

VOTED: That the Development Administrator be and he hereby is authorized and empowered in the name and behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a Deed from this Authority to Robert Leventhal and Norman B. Leventhal, as tenants in common, conveying certain premises in the Government Center Urban Renewal Project Area, in the County of Suffolk, in the Commonwealth of Massachusetts, shown as Parcel 12A-1 on a plan by Whitman & Howard, Inc., Engineers, dated September 28, 1964 entitled "Property Line Map, Parcel 12A-1, Segment Map P-11-1". Said premises contain 21.5 square feet more or less and shall be conveyed together with and subject to all easements, rights, covenants, obligations and other encumbrances referred to in a deed from the Authority to Robert Leventhal and Norman B. Leventhal, dated August 6, 1964, recorded with Suffolk Deeds in Book 7872, Page 512, and with the Registered Land Division as Document No. 267629, and in a Land Disposition Agreement dated January 9, 1964 as amended August 6, 1964, recorded with said Deeds in Book 7872, Page 522 and Page 564, and with the Registered Land Division as Document No. 267630 and No. 267631.

The foregoing Deed and map are filed in the Document Book of the Authority as Document No. 367.

The General Counsel informed the Authority that Esther Maletz, the Project Director of Government Center, had contacted him and stated that a revision was needed in the vote adopted by the Authority on August 13, 1964 in connection with the conveyance of the deed for Parcel 12. The change consisted of adding the words "in or" before the words "under the granted premises" as they appear in the above mentioned vote.

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

VOTED: that the vote of the Boston Redevelopment Authority on August 13, 1964, which authorized the Development Administrator to deliver a deed to Robert Leventhal and Norman B. Leventhal conveying the fee to Pemberton Square as it abuts Parcel 12A be amended to change the language in said vote from "subject to all structural elements to be constructed under the granted premises" to "subject to all structural elements to be constructed in or under the granted premises".

The Development Administrator distributed copies of a memo dated October 1, 1964 re South Cove Survey and Planning Contract, attached to which were copies of a Resolution.

The Resolution entitled Resolution Approving and Providing for the Execution of a Proposed Contract for Planning Advance for Surveys and Plans for Urban Renewal Project Under Title I of the Housing Act of 1949, as Amended, Numbered Contract No. R-92(A), By and Between Boston Redevelopment Authority and the United States of America, 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. Massucco seconded the motion, and on roll call, the

following voted "aye": Msgr. Francis J. JLally and Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "nay": 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. 368.

The Development Administrator distributed copies of a memo dated October 1, 1964 re South Cove Traffic and Parking Contract, attached to which were copies of a proposed form of contract with Barton Aschman and Associates, Inc.

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

VOTED: that the Development Administrator be authorized to enter into a contract with Barton Aschman and Associates, Inc. for a detailed traffic and parking analysis in the South Cove Project for an amount not to exceed \$12,000, contingent on approval of the contract by the Housing and Home Finance Agency.

Copies of a memo dated October 1, 1964 were distributed re South Cove Land Use and Marketability Contract, attached to which were copies of a proposed form of contract with Robert M. Gladstone & Associates.

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

VOTED: that the Development Administrator is authorized to enter into a contract with Robert M. Gladstone and Associates for land use and marketability studies as required by Federal regulations for the South Cove Project in an amount not to exceed \$9000 contingent on approval of the contract by the Housing and Home Finance Agency.

Copies of a .mem© dated October 1, 1964 from the Development Administrator were distributed re Rehabilitation Re-use Appraisal Contract, Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and hereby is authorized to engage Hunneman & Company, Inc. under contract to perform re-use appraisals of five properties in the Washington Park Urban Renewal Area for a total contract price of \$1500.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Order of Taking, Washington Park Urban Renewal Area, attached to which were copies of a Resolution and an Order of Taking covering eleven properties in the Washington Park Area.

The aforementioned Resolution and Order of Taking were read and considered by the Authority.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated October 1, 1964 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, 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, Massachusetts, which sheets are respectively entitled "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plan Nos. 1 to 26 inclusive", and made a permanent part of the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The Order of Taking referred to in the foregoing Resolution is filed in the Document Book of the Authority as Document No. 369.

The Development Administrator distributed copies of a memo dated October 1, 1964 re Request for Authorization to Acquire St. Richard's Church, Washington Park Urban Renewal Area, attached to which were copies of a letter dated August 27, 1964 from the Chancery Office of the Archdiocese.

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

VOTED: that the Real Estate Officer be and he hereby is authorized, subject to the approval of the General Counsel, to acquire by negotiation St. Richard's Church property, Fenno Street, Washington Park Urban Renewal Area, Block 156, Parcels.

The Chairman abstained from voting and requested to be recorded as "present".

Copies of a memo were distributed dated October 1, 1964 re Disposition Negotiations Status Report Sites C-1 and B-2, attached to which were copies of a letter dated September 29, 1964 from the Beacon Redevelopment Corporation.

The matter was placed on file.

Copies of a memo dated October 1, 1964 were distributed re Approval of Deed - Status Report - Parcel C-3, "Washington Park, attached to which were copies of a proposed form of deed.

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

VOTED: that the Development Administrator be and he hereby is authorized to execute and deliver to Marksdale Gardens Section II, Inc. a deed to Parcel C-3 in the Washington Park Urban Renewal Area, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority and Marksdale Gardens Section II, Inc. The form of said deed shall be substantially as presented to this meeting and execution by the Development Administrator shall be conclusive evidence that said deed is in the form submitted to this meeting.

The foregoing deed is filed in the Document Book of the Authority as Document No. 370.

Copies of a memo dated October 1, 1964 were distributed re Designation of Redeveloper for Rehabilitation Disposition of 6 Mills Street, Washington Park, attached to which were copies of a letter dated September 21, 1964 from Harvey Ivey.

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

VOTED: that the Development Administrator be and he hereby is authorized to designate Mr. Harvey Ivey as redeveloper of the property located at 6 Mills Street in the Washington Park Urban Renewal Area, pursuant to the Disposition Policies and Procedures adopted by the Authority on

September 16, 1964 provided, however, that no conveyance is to be made without specific approval of appropriate plans, disposition agreement and deed by the Authority. The purchase price for said property is to be \$3800 as recommended by the Authority's re-use appraisal.

Copies of a memo dated October 1, 1964 were distributed entitled Land Disposition Agreement and Deed for Conveyance of Property at 178 Humboldt Avenue, Washington Park, to Freedom House, Inc. Attached to the foregoing were copies of proposed form of Land Disposition Agreement, Deed, Basic General Conditions and Specifications for the Rehabilitation of Property in an Urban Renewal Area, "Work Write-up" for 178 Humboldt Avenue and a plan consisting of two sheets dated 9/10/64 and entitled Washington Park Rehabilitation Office.

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

VOTED: that the Development Administrator be and he hereby is authorized on behalf of the Authority to execute substantially in the form presented to this meeting a Land Disposition Agreement by and Between the Boston Redevelopment Authority and Freedom House, Inc. , pursuant to "which the property located at 178 Humboldt Avenue in the Washington Park Urban Renewal Area shall be conveyed to Freedom House; and execution of such Agreement by the Development Administrator shall be conclusive evidence that said Agreement is in the form submitted to this meeting; and further, that the Development Administrator be and he hereby is authorized to execute and deliver to Freedom House, Inc. a deed to the property located at 178 Humboldt Avenue in the Washington Park Urban Renewal Area. The form of said deed by the Development Administrator shall be substantially as presented to this meeting and execution of said deed shall be conclusive evidence that said deed is in the form submitted to this meeting.

Copy of the foregoing Deed, Land Disposition Agreement, Basic General Conditions and Specifications, "Work Write-up"¹¹ and plans are filed in the Document Book of the Authority as Document No. 371.

Copies of a memo dated October 1, 1964 were distributed re Site F-1, Warren Avenue Shopping Center, Blair Associates, attached to which were copies of a letter dated September 29, 1964 from Herbert E. Tucker, attorney for Blair Associates.

Mr. Tucker, was present at the meeting and commented on the amount of the bond to be posted by Blair Associates.

The above memo noted that at the meeting of September 16, 1964 certain conditions were made a part of the designation of Blair Associates as tentative redeveloper, but that the amount of the penalty bond to be placed had been postponed for determination at today's meeting.

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

VOTED: that Blair Associates be required to post a penalty bond in the amount of \$25, 000 within sixty days of September 16, 1964 in order to ensure the commencement and completion of construction in accordance with the approved schedule; and further, that said bond provide for the payment of \$5000 per month to the Authority for each month that commencement of construction is delayed beyond the date set forth in the schedule and for \$5000 each month that the building remains unfinished beyond its completion date.

Copies of a memo dated October 1, 1964 were distributed re Determination with Respect to Rehabilitation Required by the Housing Act of 1964, Project No. Mass. R-55 (Charlestown), attached to which were copies of a proposed form of Resolution amending the Resolution of the Authority authorizing the filing of an Application for Loan and Grant dated January 24, 1964.

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

VOTED: to adopt the following Resolution:

In the Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Application for Loan and Grant for Project No. Mass. R-55, dated January 24, 1964, insert between the second and third WHEREAS clauses the following:

¹¹ WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the project area; and"

Copies of memorandum dated October 1, 1964 were distributed re Purchase of Office Equipment for the Charlestown Project Office at 38 Cross Street. Said memo listed the quantities and description of furniture needed to accommodate both the Project and Rehabilitation staffs.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to solicit bids in accordance with the Authority's Procurement Policy, for the purchase of office furniture and equipment to accommodate the Charlestown consolidated project office at 38 Cross Street, Charlestown.

Semi-annual Report on Contracts for the period January 1 through June 30, 1964 were distributed and placed on file.

Copies of a memorandum dated October 1, 1964 were distributed entitled Typewriters Within the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to purchase thirty typewriters (ten electric and 20 manual) as stipulated in the above-mentioned memorandum for an amount not to exceed \$8000.

The Development Administrator distributed copies of memoranda dated October 1, 1964 re Personnel Actions,

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointment, six-month basis:</u>	<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.</u>
Ralph A. Partan	Architect II	\$8,400	10/15
Edward E. Simpson	Model Maker (hourly)	3.00 p.h.	10/ 1

<u>Re appointments, six-month basis:</u>		<u>Grade and Step</u>	<u>Per Annum</u>	<u>Eff.</u>
Martin Dansker	Develop. Spec. II	9-1	\$ 7,200	10/1
John F. Fitzgerald	Accountant I	8-1	6,500	10/3
William O ¹ Farrell	Main. Man (hourly)		2.32 p.h.	10/1
Walter Roman	Main. Man (hourly)		2.32 p. h.	10/7
Pauline Wortmann	Secretary I	3-1	3,900	10/6
<u>Reappointment , three-month basis:</u>				
Roberts. Smith	Rehab. Assistant III	8-4	7,524	10/7
<u>Reappointment, two-month basis:</u>				
Richard Easier	Planning Aide II		95 p. w.	10/1
<u>Re appointment, one-month basis:</u>				
Robert J. Kivlehan	Graphic Desng.II	7-3	6,284	10/1
<u>Status changes, full-time to part-time:</u>				
Harry Ellenzweig, Architect III at \$10,418 per annum to \$5.00 p. h.				10/5
Marcia McMahon, Planning Aide I at \$4,410 per annum to \$2.25 p. h.				10/5
Richard America, Develop. Assist. III at \$5700 per annum to \$2.85 p. h.				10/5
Marie Kennedy, Develop. Assist. I at \$4725 per annum to \$2.35 p. h.				10/5
<u>Resignations:</u>		<u>effective</u>		
Frank Baldwin, Graphic Designer III,		9/30		
Adriana Kleiman, Planner III		10/ 7		
Charles Magno, Draftsman III		10/ 5		
Charles Perriello, Planning Aide III		10/23		
Arnold Finch, Rehab. Assistant HI		9/29		
Margaret Clancy, Secretary IV		9/29		
Adlee Hodges, Clerical Assistant III		11/10		

Copies of a memo dated October 1, 1964 were distributed entitled Additional Temporary Personnel for the Master Plan. The foregoing memo requested that the authorization voted at the meeting of September 3, 1964 to employ eight graphic design workers on a temporary basis for a period of up to three weeks during September be continued for the month of October also, with the number of said employees being reduced from eight to five employees.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the employment for the month of October of the following graphic design workers on a temporary, part-time hourly basis to assist in the completion of the Master Plan:

Patric Dawe at \$3. 00 per hour
Robert Guadette at \$3. 00 per hour
Kenneth Bowers at \$2. 50 per hour
Nancy Kupferman at \$2. 50 per hour
Julia Mullis at \$2. 25 per hour

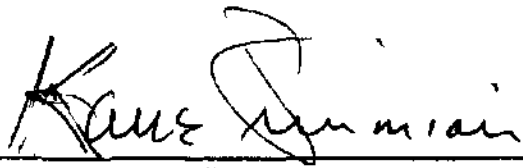
On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be on Thursday,
October 15, 1964 at ten a. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:15 p.m.


Secretary