

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON NOV. 19, 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 November 19, 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<br>Stephen E. McCloskey<br>James G. Colbert<br>Melvin J. Massucco | George P. Condakes (came in later) |

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 November 19, 1964 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

November 17, 1964

By Kane Simonian

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 November 17, 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 19th day of November, 1964.

Kane Simonian  
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of October 29, 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:

|  | \$          |
|--|-------------|
| James F. Kelley & Co. , Insurance . . . . .  | 1, 650. 00  |
| James F. Kelley & Co. , Insurance . . . . .  | 5, 653. 00  |
| James F. Kelley & Co. , Insurance . . . . .  | 5, 517. 71  |
| Maher & Fall Wrecking Co., Ins., partial payment No. 11,<br>Demolition Contract No. 2, Washington Park . . . . . | 11, 340. 00 |
| John J. Duane Company, partial payment No. 13, Demolition<br>Contract No. 1, Castle Square . . . . .             | 13, 500. 00 |
| Archie J. Home, Waterfront appraisal . . . . .   | 400. 00     |
| Archie J. Horne, Waterfront appraisal . . . . .  | 800. 00     |
| Bernard Singer, Government Center appraisal. . . . .   | 2, 000. 00  |
| Reginald Gallagher, Government Center appraisal. . . . .   | 2, 000. 00  |
| Barton-Aschman Associates, Inc. . . . .  | 6, 801. 23  |
| Fay, Spofford & Thorndike, Inc. . . . .  | 4, 489. 50  |
| Freedom House, Inc. . . . .  | 3, 291. 50  |
| Madden Construction Corporation . . . . .  | 1, 694. 00  |
| Charles A, Maguire & Associates . . . . .  | 5, 330. 93  |
| Charles T. Main, Inc. . . . .  | 10,818.30   |
| Charles T. Main, Inc. . . . .  | 219.82      |
| F. P. Morgan Company. . . . .  | 200.00      |
| Larry Smith & Company. . . . .   | 2, 700. 00  |

Site Office reports were distributed.

The Executive Director distributed copies of a memo dated November 19, 1964 from Walter Smart, Project Manager of the Washington Park Project, re Uncollectable Use and Occupancy Charges from former owners who have moved to addresses which are unknown. The memo contained a list of 14 accounts totaling \$2057. 00. It was noted in the memo that none of these families has applied for a relocation payment, nor could any of them be located through the usual tracing sources.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the use and occupancy charges contained in the above-mentioned list, and further, to make the following findings:

(1) that there is no reasonable prospect of collection, and (2) the probable

cost of further efforts to collect would not be warranted.

Copies of Site Office reports were distributed recommending the eviction of the following site occupants for failure to cooperate and pay use and occupancy charges:

Lewis Grocery Store, 254 Harold Street , Washington Park  
Toomer & Sons , 115A Warren Street                                 "  
Tucker's Five Gents and One Dollar Store, 113B Warren St.  
Harry Smith, 2552 Washington Street                                 "  
Sylvia Holloway, 2552 Washington Street                                 "  
Walter White, 35 Homestead Street                                 "

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants for the above-named site occupants.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to evict the following site occupants on December 1, 1964 unless substantial payments have been made on outstanding arrearages:

Gus Coakley, 56 Cliff Street, Washington Park  
Thomas Scott, 35 Bainbridge Street, "  
Webster Harrison, 2436 Washington Street, "  
Willie Gamble, 58 Cliff Street, Washington Park

Copies of a memo dated November 19 , 1964 were distributed from the Real Estate Officer re Government Center Project, 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 for the following account: No. 1535, Malloy, Sullivan & Sullivan, 10 State Street, Government Center Project.

The Executive Director informed the Authority that there was no suitable vacant store or office space in the North Harvard Project Area that could be utilized for a site office. Mr. Ambrose Griffin, the Manager for the North Harvard Project, had inquired into the use of a field office trailer to be parked on project land for use as a site office. Mr. Griffin reported that he could find only one firm in the metropolitan area which rents mobile office trailers and that the rental was \$125. 00 per month equipped with office furniture, heat, toilet facilities and utility connections.

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

VOTED: to authorize the Executive Director to rent a field office trailer for \$125 per month from the McCarthy Mobile Office Division, Medford, Massachusetts.

Copies of a memo dated November 5, 1964 were distributed re West End Project, U. R. Mass. 2-3, Site Preparation Contract # 4, Approval of Sub-contractor.

The foregoing memo noted that the Salah &. Pecci Construction Company, Inc. had requested the Authority's approval to retain the Old Colony Construction Company as sub-contractor for the bituminous paving work.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Old Colony Construction Company as sub-contractor for Site Preparation Contract No. 4, West End Project.

Copies of a memo dated October 30, 1964 were distributed re West End Site Preparation Contract No. 4, Salah & Pecci Construction Company, Inc. , Time Extension.

The foregoing memo requested an extension of the contract time because of the delay in the delivery of electric light poles.

On motion duly made and seconded, it was unanimously

VOTED: to approve a thirty-five day extension of the contract time for Salah & Pecci Site Preparation Contract No. 4 at no change in the contract price.

Copies of a letter dated November 16, 1964 were distributed from Charles River Park, Inc. requesting the Authority's approval to install gasoline tanks in Parcel 1-G and 1-D, West End Project.

The Executive Director recommended that the request be denied.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Executive Director was instructed to make a survey of other comparable garages and report to the Authority with respect to whether or not gasoline tanks are permitted.

The Executive Director informed the Authority that Charles River Park, Inc. had requested that the Authority grant Recognition Agreements in favor of the tenants or sub-lessees for the commercial parcel for the West End Project.

The Executive Director informed the Authority that Charles River Park Inc. contended that it could not execute leases with satisfactory tenants unless the Authority granted Recognition Agreements subordinating the Authority's position in order to protect the tenant in the event of a foreclosure.

The Executive Director informed the Authority that he had no objection to the Authority granting Recognition Agreements to sub-lessees provided that copies of said leases were submitted to the Authority for review and approval prior to the granting of a Recognition Agreement.

The Executive Director stated that he was opposed to the granting of Recognition Agreements in blanket, routine, automatic fashion without receipt, review and approval of sub-leases.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Executive Director distributed copies of a memo dated November 18, 1964 re Vote of the Authority October 15, 1964 Authorizing Award to Lowest Bidder for Painting of Pemberton Square Buildings, attached to which memo were copies of a tabulation of bids received.

The Executive Director explained that pursuant to the above-mentioned vote, he had made the award to Modern Decorators, Inc. of Winthrop, the lowest responsible bidder, in the amount of \$4628.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director in making the award to Modern Decorators, Inc. in the amount of \$4628 for the painting of the buildings at 11 and 20 Pemberton Square.

The Executive Director distributed copies of a memo dated November 19, 1964 re Public Liability Insurance, Government Center Project, Mass. R-35. The foregoing memo contained a breakdown of the two proposals submitted from four insurance firms who were solicited to make proposals.

On motion duly made and seconded, it was unanimously

VOTED: to accept the proposal of the Travelers Insurance Company as stipulated in the above-mentioned memo for the public liability insurance, Government Center Project, for a three-year period ending October 25, 1967.

The Executive Director distributed copies of a memo dated October 30, 1964 re Burglary Policy, Travelers Insurance Company. The foregoing memo noted the amount of coverage and the cost of premiums for the three-year period and the Authority's experience with respect to settlements due to losses under the policy.

It was also noted that the Travelers Insurance Company insisted that the Authority provided an approved alarm system at the Site Office as a condition to continuing the insurance coverage, and that with the installation of an approved alarm system, a 30% reduction in premium was realized.

Mr. George Condakes entered the meeting at this point.

The Development Administrator distributed copies of a memo dated November 19, 1964 entitled Report and Decision of the 121A Application, Allston-Waverly Project, attached to which were copies of a Report and Decision containing fifteen pages and entitled "Boston Redevelopment Authority Report and Decision on Application for Approval of the Allston-Waverly Project and Consent to the Formation of Waverley Apartments, Inc. ".

The aforementioned Report and Decision was read and considered by the Authority.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was VOTED: to adopt the Report and Decision on Application for approval of the Allston-Waverly Project and Consent to the Formation of Waverley Apartments, Inc.

Mr. Condakes voted "present".

Copy of the foregoing Report and Decision is filed in the Document Book of the Authority as Document No, 380.

The Development Administrator distributed copies of a proposed Order of Taking for the North Harvard Project, Mass. R-54, attached to which were copies of a Resolution in connection with said Order of Taking. Said Order of Taking was read in full and considered.

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

VOTED: to adopt the following Resolution:

Be It Resolved by the Boston Redevelopment Authority that an Order of Taking dated November 19, 1964 relating to the North Harvard Urban Renewal Area, Mass. R-54, be executed, together with a plan dated March 5, 1962, March 12, 1962, and revised September 21, 1964, entitled "North Harvard Project, Mass. R-54, Property Map, Boston Redevelopment Authority, Boston, Suffolk County, Massachusetts" and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

Be It Further Resolved that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking therein made.

Copy of the foregoing Order of Taking is filed in the Document Book of the Authority as Document No. 381.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Acquisition of Hazardous Properties in Washington Park Rehabilitation Areas, containing a list of the properties.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer be and he hereby is authorized to undertake negotiations for the acquisition of properties on

which are located hazardous buildings in the Washington Park Urban Renewal Area, as identified on the list of properties submitted to this meeting.

The foregoing memo and list are filed in the Document Book of the Authority as Document No. 382.

The Development Administrator distributed copies of a memo dated November 19, 1964 entitled Authorization to Secure Acquisition Appraisals and Title Examinations for St. James Church in Washington Park, attached to which were copies of a letter from Bishop Anson Phelps Stokes, Jr., requesting that St. James Church be acquired by the Authority.

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 St. James Episcopal Church, St. James Street, in the Washington Park Urban Renewal Project, provided, however, that the acquisition of said property is not to be made without the prior specific approval of the Authority.

The Secretary was instructed to record in the minutes that the acquisition of St. James Church is being undertaken with the approval of Bishop Anson Phelps Stokes, Jr.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Progress Report, Parcel C-3, Washington Park Urban Renewal Area. The report was placed on file.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Designation of Developers - Disposition Parcel G-1, Washington Park Urban Renewal Area,

On motion duly made and seconded, it was unanimously

SCOTED: to table the matter.



Copies of a memo dated November 19, 1964 were distributed re Designation of Developer, Disposition Parcel H-7, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated November 19, 1964 were distributed re Disposition Parcel A-6, Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

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

VOTED: to grant an extension of time to Blair Associates, Washington Park Shopping Center, for the submission of plans until December 4, 1964.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Survey of Massachusetts Bay Community College Site, Charlestown, Urban Renewal Project Mass. R-55., attached to which were copies of proposed form of contract for survey services.

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

VOTED that the Development Administrator be hereby authorized to enter into a contract with Henry F. Bryant and Son, Inc. for the survey of certain land in Charlestown for the site of the Massachusetts Bay Community College in connection with the Charlestown Urban Renewal Project, Mass. R-55, substantially in the form presented to this meeting, which survey shall include but is not limited to a preliminary study to determine the exact location of such Community College site and the preparation of the property line, topographic, utility and land disposition plans of said land, for an amount not to exceed \$26,500, plus a contingency in an amount not to exceed \$2000 to be paid to the survey firm on an hourly basis for work in addition to that prescribed in the contract, for a total authorized amount of \$28,500.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Charles A. Maguire and Associates, Engineering Services Contract, R-56, Castle Square.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to execute amendment to the Charles A. Maguire and Associates contract dated July 10, 1963, increasing the maximum amount to \$15,000,

The Development Administrator distributed copies of a memo dated November 19, 1964 re Government Center Project, Mass. R-35, Demolition and Site Clearance Contract No. 5.

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

VOTED: that the Executive Director is hereby authorized to advertise for bids for demolition and site clearance contract No. 5, Government Center, for the area shown on the map attached to the Development Administrator's memo of November 19, 1964.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Amendatory Relocation Grant for the Government Center, attached to which were copies of a proposed form of Resolution.

Mr. Colbert presented a Resolution entitled Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Relocation Grant for Project Mass. R-35, which Resolution was read and considered.

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

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

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 383.

The Development Administrator distributed copies of a memo re Office Space and Telephone Service for Staff Members of the Downtown Waterfront Corporation.

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

VOTED: to continue to provide office space and telephone service in the Quincy Market building for the staff of the Downtown Waterfront Corporation until such time as their services are no longer required.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Jamaicaway Project Progress Report.

The matter was placed on file.

The General Counsel informed the Authority that he and the attorneys for the Jamaicaway Development Company, Inc. had revised the Agreement between the Boston Redevelopment Authority and the Jamaicaway Development Company in order to conform to the requirements of the FHA and the John Hancock Life Insurance Company (the mortgagee for the development); and that the Chairman of the Authority had, on the General Counsel's recommendation, executed the Agreement so that the FHA closing could take place on November 17, 1964.

The General Counsel assured the Authority that no substantive changes had been made in the Agreement.

A copy of the executed Agreement dated November 16, 1964 was presented to the meeting and reviewed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Agreement and to ratify the action of the Chairman in executing the Agreement between the Boston Redevelopment Authority and the Jamaicaway Development Company, Inc. dated November 16, 1964.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Base Mapping, attached to which were copies of contract specifications for aerial surveys and mapping of the City of Boston by photogrammetric methods.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be Friday, December 4th, at 10:00 a.m.

The Development Administrator distributed copies of a memo dated November 19, 1964 re Legal Services.

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

VOTED: that the Development Administrator is hereby authorized to amend the contract dated January 1, 1964 with Foley, Hoag & Eliot to increase the upset limit of the contract from \$12,000 to \$16,000.

The Development Administrator distributed memoranda dated November 19, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments, three-month basis:

|                  |                  | <u>Grade &amp; Step</u> | <u>Per Annum</u><br>\$ | <u>Effective</u> |
|------------------|------------------|-------------------------|------------------------|------------------|
| David L. Vail    | Develop. Aide II | (co:op work basis)      | 83 p. w.               | 11/23            |
| Edward C. Simone | Develop. Aide II | "                       | 83 p. w.               | 11/23            |
| Ronald Nelson    | Develop. Aide II | "                       | 80 p. w.               | 11/23            |
| Peter Chines     | Develop. Aide II | "                       | 75 p. w.               | 11/23            |
| Alan Balfconi    | Develop. Aide II | "                       | 70 p. w.               | 11/23            |

Reappointment, reclassification, three-month basis:

|                |              |  |          |       |
|----------------|--------------|--|----------|-------|
| Alex. Hekimian | Plan. Aidell |  | 82 p. w. | 11/23 |
|----------------|--------------|--|----------|-------|

| <u>Reappointments:</u> |                             | <u>Grade &amp; Step</u> | <u>Per Annum</u> | <u>Effective</u> |
|------------------------|-----------------------------|-------------------------|------------------|------------------|
| <i>Francis O'Brien</i> | <i>Cap. Impvmts Officer</i> | 14-2                    | \$ 13,020        | 12/ 2            |
| Ernest Berry           | Rehab. Specialist I         | 9-4                     | 8,334            | 12/10            |
| John Kennedy           | Rehab. Specialist I         | 9-1                     | 7,200            | 12/10            |

Reappointments, six-month basis:

|                |                            |      |           |       |
|----------------|----------------------------|------|-----------|-------|
| William Burke  | Reloca. Specialist I       | 8-2  | 6,825     | 12/11 |
| Barbara Clancy | Reloca. Assist. I          | 6-4  | 6,019     | 12/11 |
| Thomas Doherty | Asst. Proj. Design Officer | 11-2 | 9,450     | 12/ 2 |
| Raymond Jarvis | Reloca. Specialist I       | 8-3  | 7,166     | 12/11 |
| Harry Johnson  | Custodian                  |      | 2.00 p.h. | 12/ 2 |
| James McDevitt | Graphics Designer II       | 7-1  | 5,700     | 12/ 9 |
| Joseph Polito  | Draftsman II               | 6-2  | 5,460     | 12/ 9 |
| Amerigo Vito   | Rehab. Specialist I        | 9-1  | 7,200     | 12/10 |

Reappointment, six-week basis:

|               |               |     |       |       |
|---------------|---------------|-----|-------|-------|
| Santo Mignosa | Draftsman III | 7-1 | 5,700 | 11/23 |
|---------------|---------------|-----|-------|-------|

On motion duly made and seconded, it was unanimously

VOTED: to extend an additional fifteen days' sick leave to

Patrick A. Tompkins, Director of Family Relocation, effective November 17,

1964 and terminating December 9, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to remove the following employee from Military Leave

of Absence status for reinstatement:

Stephen J. Pbtash, Development Assistant III, Development Department (Grade 7, Step 1) at \$5,700 per annum, effective 11/23/64.

On motion duly made and seconded, it was unanimously

VOTED: to grant a three-year Military Leave of Absence

beginning November 24, 1964 to James A. Cassidy, Development Aide II in

the Development Department.

On motion duly made and seconded, it was unanimously

VOTED: to accept the following resignations:

Beverly A. Grant, Secretary I in the Operations Department, effective November 13, 1964;

Rita M. Patterson, Secretary in in the Development Department, effective December 4, 1964.

The Development Administrator distributed copies of a memo dated November 19, 1964 entitled Personnel Action, attached to which was a profile on Mr. James E. Gildea and a job description for a Fiscal Review Officer.

After a discussion by the Members of the classification and description of duties, the Development Administrator withdrew the previous recommendation contained in the aforementioned memo and recommended that Mr. Gildea be designated as Special Assistant to the Administrator, with the following description of duties:

"Under the direction of the Administrator, he shall undertake such surveys and investigations as the Administrator shall direct for the purpose of improving the efficiency and effectiveness of the Boston Redevelopment Authority staff operations. "

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

VOTED to approve the appointment of Mr. James E. Gildea as Special Assistant to the Administrator , Grade 16, Step 1, at \$14, 500 per annum, effective December 1, 1964.

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

VOTED: to incorporate the above description of duties in the minutes of the meeting.

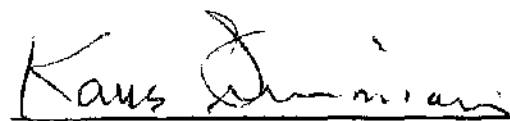
On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of the following Authority staff members at Boston Architectural Center Conference on December 5, 1964: Charles Hilgenhurst, Tunney Lee, Richard White, Stephen Diamond, Lewis Fifield, Robert Guadette, Mark Taylor and John Bailey.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:39 p.m.

  
Secretary