

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON APRIL 8, 1965

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a. m. on April 8, 1965. 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	Stephen E. McCloskey
James G. Colbert	
Melvin J. Massucco	
George P. Condakes	

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 ten o'clock a. m. on April 8, 1965 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 2, 1965

Title: _____

Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 2, 1965 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 8th day of April, 1965.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of March 25, 1965 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.	655. 00
Whipple & Magane.	400. 00
Henry F. Bryant & Son.	2, 402. 31
Storey, Thorndike, Palmer & Dodge.	1, 700. 00
Fay, Spofford & Thorndike, Inc.	276. 61
Fay, Spofford & Thorndike, Inc.	3, 732. 37
Harry R. Feldman, Inc.	14, 262. 75
Freedom House, Inc.	3, 29K 50
Hunneman and Company, Inc. *	150. 00
Peter A. Laudati & Son.	150. 00
Arthur D. Little, Inc.	4, 140. 52
Charles T. Main, Inc.	31. 40
Charles T. Main, Inc.	7, 230. 52
Schoenfeld Associates, Inc.	3, 310. 00
Murray D. Segal.	816. 00
Larry Smith & Company.	3, 915. 00
Larry Smith & Company.	300. 00

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges of \$105. 00 and authorize relocation payment for Mrs. Roberta Francis, 151 Western Avenue, Account No. 66, North Harvard Project. -

The Executive Director informed the Authority that he had proceeded with the advertising in the local newspapers for Parcel 7, Government Center Project but that the advertising in the out of town papers was held in abeyance at the Development Administrator's request pending review by the Authority on whether to advertise in any or all of the out of town newspapers mentioned in the vote adopted at the last meeting.

On motion duly made and seconded, it was unanimously

VOTED: to revise the vote taken at the last meeting with respect to newspaper advertising of Parcel 7, Government Center, to the effect that the Executive Director is authorized to advertise only in the Wall Street Journal, Eastern Division, and for one insertion only.

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

VOTED:

(1) that immediate steps be taken by the Redevelopment Authority to clean rubbish, refuse, debris and other litter from vacant lots in the Washington Park area which are owned by the Redevelopment Authority or by the city;

(2) that representatives of the Redevelopment Authority staff immediately obtain the names and addresses of owners of any privately owned vacant lots in the Washington Park area which are in an unsightly condition and turn them over to Mr. S. J. Messina of the city's Office of Neighborhood Improvement, with the request that Mr. Messina force the owners of such lots to clean them up and put them in a proper condition;

(3) that the police be requested to be on the alert for anyone dumping or depositing rubbish or other litter in the Washington Park area and that they be requested to prosecute persons observed doing so;

(4) that one or more Boston Redevelopment Authority employees be assigned to maintain a watch over the areas which are most frequently littered and that they report to the police the names of anyone dumping or depositing rubbish or other debris;

(5) that Freedom House be requested to join in the effort to keep the Washington Park area in a cleaner condition and that the residents themselves be enlisted in this endeavor;

(6) that a report be submitted to the Authority at its next meeting relating what has been done in this regard.

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

VOTED:

(1) that all persons employed by the Redevelopment Authority who purchase supplies or materials of any kind be notified that such purchases must be made in accordance with the Redevelopment Authority's Procurement Policy;

(2) When bills for purchases of supplies and materials are submitted to the Accounting Department for payment, they must be accompanied by a statement that such purchases have been made in accordance with the Authority's Procurement Policy;

(3) The Comptroller is instructed not to make out checks for bills covering purchases made in violation of the Redevelopment Authority's Procurement Policy without first notifying the Chairman, Treasurer and/or other Authority members to whom the checks may be submitted for their signatures.

(Mr. Massucco left the meeting at this point.)

Copies of a memo dated March 25, 1965 were distributed re Transportation Planning Department; Acceptance of Wilbur Smith and Associates Traffic Report, This memo was distributed at the last meeting and tabled.

On motion duly made and seconded, it was unanimously

VOTED: to continue the matter on the table.

The Development Administrator distributed copies of a memo dated April 8, 1965 re Amendatory Loan and Capital Grant Contract, Government Center Project, attached to which were copies of a Resolution proposed to be adopted by the Authority.

A Resolution entitled "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Loan and Grant Contract No. Mass. R-35 (LG) By and Between the 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. Condakes seconded the motion, and on roll call, the following voted "aye": Msgr. Lally, Messrs. Colbert 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. 439.

A Resolution entitled "Resolution Amending that Certain Resolution Adopted July 23, 1964 entitled 'Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-35 and Providing for the Security for the Payment Thereof, and for Other Purposes' " 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. Condakes seconded the motion, and on roll call, the following voted "aye": Msgr. Lally, Messrs. Colbert 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. 440.

The Development Administrator distributed copies of a memo dated 'April 8, 1965 re Parcel 3A, Government Center; Permanent Relocation Site for the Jewish Family and Children's Service, attached to which were copies of a plan showing the location of the proposed site.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority approves the tentative designation of the Jewish Family and Children's Service as developer for Parcel 3A in the Government Center & *@#€ Area for its headquarters, subject to the submission of satisfactory plans and specifications and the filing of a proper disposition statement.

Copies of a memo dated April 8, 1965 were distributed entitled Aquarium Plans. The Development Administrator presented to the Authority preliminary plans for the aquarium and also displayed several site plans showing the proposed buildings.

On motion duly made and seconded, it was unanimously

VOTED: that the preliminary plans for the proposed New England Aquarium in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, dated March 9 » 1965 are hereby approved.

The Development Administrator distributed copies of a memo dated April 8, 1965 entitled Amendment to Waterfront Urban Renewal Plan, which memo contained the following attachments: Letter from Gerry and Northrup; letter from Suffolk Franklin Savings Bank; proposed Rehabilitation Agreement and Resolution of the Boston Redevelopment Authority Approving Amendments to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and copies of proposed votes.

At this point in the meeting the Development Administrator introduced to the Authority Messrs. J. Timothy Anderson and Dean L. Gitter, who, together with George W. T. Rankine, have acquired an option to purchase the property at 63 Atlantic Avenue (Prince Macaroni Building) for the purpose of conversion to residential use. The aforementioned individuals presented to the Authority a large site plan and renderings of the proposed development.

A Resolution entitled "Resolution of Boston Redevelopment Authority Approving Amendments to Downtown Waterfront-Faneuil Hall Urban Renewal Plan, No. Mass. R-77" was introduced by Mr. Condakes. On motion by Mr. Condakes, seconded by Mr. Colbert, it was unanimously

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

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 441.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized in the name and behalf of the Boston Redevelopment Authority to sign, seal with the Authority's seal, acknowledge and deliver a certain rehabilitation agreement respecting the premises known as and numbered 207-215 Commercial Street and 63 Atlantic Avenue, Boston, Massachusetts, between the Authority and Dean L. Gitter, J. Timothy Anderson and George

W. T. Rankine or any trust formed by them of which they are the trustees, in substantially the form of the rehabilitation agreement attached to the Development Administrator's memorandum to the Boston Redevelopment Authority dated April 8, 1965, on the subject of "Amendment to Waterfront Urban Renewal Plan", and to cause the recording of the same in the Suffolk County Registry of Deeds, all subject, however, to prior approval by the Federal Housing and Home Finance Agency of the amendments to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan heretofore adopted by the Authority this day.

The rehabilitation agreement referred to in the foregoing vote is filed in the Document Book of the Authority as Document No. 442.

On motion duly made and seconded, it was unanimously

VOTED: that the preliminary drawings entitled "63 Atlantic Avenue, Boston, Massachusetts," consisting of ten undated sheets, submitted by Messrs. J. Timothy Anderson, Dean L. Gitter and George W. T. Rankine, and showing the proposed rehabilitation of the premises in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area at 207-215 Commercial Street and 63 Atlantic Avenue (Acquisition Parcel Z, Block 83 in the Urban Renewal Plan for said Area), which drawings are the subject of a memorandum from the Development Administrator to the Boston Redevelopment Authority dated April 8, 1965, on the subject of "Amendment to Waterfront Urban Renewal Plan", be and they are hereby approved.

Copies of a memo dated March 24, 1965 were distributed re Request for Occupancy of Notre Dame Academy by Boston School Department, attached to which were copies of a letter from the Superintendent of Schools. This matter had been tabled at the last meeting.

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. Condakes, it was unanimously

VOTED: to revise the vote recommended by the Development Administrator in the foregoing memorandum by adding the following language:

"provided that the period of occupancy will not extend beyond June 30,1967 unless an extension beyond that date is deemed necessary by the Authority. "

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

VOTED: that the Development Administrator is authorized to execute on behalf of the Authority an Agreement with the City of Boston permitting the Boston School Department to occupy for school purposes the buildings owned by the Authority known as Notre Dame Academy in the Washington Park Renewal Project; said Agreement to stipulate that any expense required for said occupancy will be borne by the City and that the period of occupancy will not exceed four years from the date of the Agreement, provided that the period of occupancy will not extend beyond June 30,1967 unless an extension beyond that date is deemed necessary by the Authority.

The Development Administrator distributed copies of a memo dated April 8, 1965 re Acquisition of Hazardous Properties - Additional Information. Attached to said memo was a description of five hazardous properties referred to in the memo. Also attached were copies of a Resolution and proposed Order of Taking covering the five properties mentioned in the above memo.

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

VOTED: to delete the parcel 101-107 Waumbeck Street from the proposed Order of Taking.

The General Counsel was instructed to revise the Order of Taking to make this deletion.

The General Counsel presented to the Authority a proposed Resolution and Order of Taking covering the following four properties in the Washington Park Urban Renewal Area: 57-59 Rockland Street; 30-20 1/2 St. James Street; 32-34 Regent Street and 24-26 Hollander Street. The Authority read and considered the foregoing Resolution and the proposed Order of Taking covering these four properties.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated April 8, 1965 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 December, 1964, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive,"¹¹ 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 above-mentioned Order of Taking as adopted by the Authority is filed in the Document Book of the Authority as Document No. 443.

The Development Administrator distributed copies of a memo dated April 8, 1965 entitled Allston-Waverly Project. On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: that pursuant to the request of the applicants, Maurice Simon, John C. Pappas and Louis Smith, Clause ii of Paragraph 1 of Exhibit E of the "Application for Authorization and Approval of a Project under Massachusetts General Laws (Ter. Ed.) Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, and for consent to the Formation of a Corporation to be Organized under the Provisions of said Chapter 121A", is amended by deleting therefrom the figure 20% and substituting therefor the figure 15%; and further, that the last sentence of Paragraph D of the Report and Decision on the Application for Approval of the Allston-Waverly Project and Consent to the Formation of Waverley Apartments, Inc. is hereby amended to read as follows: "Exhibit E, as amended, sets forth the amounts to be paid by agreement by the 121A Corporation to the City of Boston in addition to the excise prescribed by Section 10 of Chapter 121A."

The Development Administrator distributed copies of a memo dated April 8, 1965 re Two Zoning Map Applications for a Change in Zoning Boundaries and Sixteen Board of Appeal Cases requesting special permits for special buildings or uses.

Mr. Thomas E. McCormick was present and discussed each item and answered questions in regard to them. The Authority reviewed the cases and unanimously took the following actions with respect to each case:

Map Application No. 9:

VOTED: that in connection with Zoning Map -Application No. 9, brought by the General Foods Corporation on River Street opposite Washington Street, Dorchester Lower Mills, to change strip of land along River Street now classified as local business to a manufacturing classification so as to allow existing warehouse and other land which is now mostly in a manufacturing zone to be used as a distribution plant; the Boston Redevelopment Authority recommends the approval of this application since in its opinion the most suitable use for this property is for warehousing.

Map Application No. 10:

VOTED: that the Boston Redevelopment Authority recommends approval of Zoning Map Application No. 10 brought by Gertrude Griffin, 1Z Bradbury Street, Allston, to change from a single residence zone to general residence 0.8 zone, seventy acres of ledge land bordering Stony Brook Reservation and Dedham Parkway in Hyde Park for the following reasons:(1) Changing the classification of this area is a most desirable method of meeting a crucial need for moderate middle income housing, (2) Because of topography, ledge and soil conditions, development of this area for single family houses is economically unfavorable. (3) It appears that development for low density group housing is the highest and best use of the land.

Petition No. Z-33:

VOTED: that in connection with Petition No. Z-33 brought by Steven Caruso, 27 Shelby Street, East Boston, for the extension of nonconforming use, i. e. , storage building for auto parts, the Boston Redevelopment Authority does not object but recommends that if granted, a proviso be incorporated to prevent the erection of a blind corner at that intersection.

Petition No. Z-34:

VOTED: that in connection with Petition No. Z-34 brought by International Manufacturing Company, 2512 Washington Street, Roxbury, the Boston Redevelopment Authority recommends the granting of the conditional use permit to allow wholesale business in a B-1(General Business) zone district and a variance to allow a rear yard of 8 feet instead of 12 feet. The proposed construction is in conformance with the intent of the Urban Renewal Plan for the Washington Park Project. The lot in question is in an area of existing industrial use and proposed industrial expansion.

Petition No. Z-35:

VOTED; that no action be taken.

Petition No. Z-36:

VOTED; that in connection with Petition No. Z-36 brought by Linette Halpern and Hilda Levy, 243-251 Hancock Street, Dorchester, the Boston Redevelopment Authority opposes the granting of the Conditional Use Permit to allow awash stand garage to accommodate six cars in a local business zone. There is insufficient usable lot area to accommodate vehicles waiting to use the facility. The rear portion of the lot is unusable due to the slope behind the proposed building. It is the Board's opinion that the proposed use will be a hazard to vehicles and pedestrians in the neighborhood and does not otherwise meet all of the conditions required under Section 6-3 of the Zoning Code.

Petition No. Z-37 and Z-38:

VOTED: that in connection with Petitions No. Z-37 and Z-38 brought by Janet Realty Trust of 830 Beacon Street, Boston, the Boston Redevelopment Authority opposes the granting of the variance to allow conversion of dwelling structures at 9 and 11 Aberdeen Street, Boston, from six to nine and six to ten apartments, respectively, because the lack of providing parking space for the additional units would aggravate an existing shortage in the area.

Petition No. Z-39:

VOTED: that in connection with Petition No. Z-39 brought by Ferber Trust, 252-254 Huntington Avenue* Boston, the Boston Redevelopment Authority recommends the granting of the variance to allow relief from off-street parking requirements on the premises. The building covers the entire lot except for a 20-foot front set-back which is used as sidewalk area for pedestrians. There is adequate commercial off-street parking in the area to accommodate patrons of the theatre. The Boston Redevelopment Authority makes no recommendation concerning the sufficiency of the sound insulation to confine all noise to the lot as this is a technical matter to be determined by the Board of Appeal after hearing evidence at the hearing.

Petition No. Z-40:

VOTED: that in connection with Petition No. Z-40 brought by Alfred Marso- lini, 6 Pontiac Street, Roxbury, the Boston Redevelopment Authority recom- mends the granting of the Conditional Use Permit for a physician's office since this lot abuts a local business zone and in the Authority's opinion the proposed use meets the conditions required in Section 6-3 of the zoning code. The Boston Redevelopment Authority also recommends the granting of the variance to allow the proposed addition to have a front yard less than re- quired since it will have the same alignment as the existing building and the relief may be granted without affecting the neighborhood.

Petition No. Z-41:

VOTED: that in accordance with Petition No. Z-41 brought by Haggett Realty Trust, 86-92 Franklin Street, Allston, the Boston Redevelopment Authority recommends the conditional use permits be granted to allow a general retail business store, selling checkwriting machines, including accessory storage in a local business zone and parking of passenger vehicles in an abutting lot in a general residence zone. Also, that variance be approved to allow small delivery trucks to use this parking area providing that the parking area be screened from abutting residential properties by a five-foot closed screen fence. It is deemed that this new use will generate less traffic and activity than the former food market.

Petition No. Z-42:

VOTED: to table pending further report.

Petitions No. Z-43, Z-44, Z-45, Z-46, Z-47, Z-48:

VOTED: to table.

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

VOTED: that the Boston Redevelopment Authority request Public Works Commissioner Haley to proceed as soon as possible with the improve- ments on Blossom Street and Staniford Street and also to take whatever steps are necessary with the Boston Edison Company in order to put the

street lighting which has been installed into operation, and further, that the Secretary be instructed to notify him of the Authority's vote.

The Development Administrator distributed copies of a memo dated April 8, 1965 re Contract for Type Composition Work of the General Plan, attached to which were a tabulation of bids received and proposed form of agreement.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Machine Composition Company for type composition work in connection with the 1965 - 1975 General Plan for the City of Boston dated March, 1965, including Main Plan and Summary, in an amount not to exceed \$2278.35, and an additional allowance of \$342.00 for contingencies, subject to availability of funds from the City Budget.

The Development Administrator distributed copies of a memo dated April 8, 1965 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>
Judith Gass	Secretary III	5-3	\$ 4,961	4/12
<u>Temporary appointments, co-op, work basis, for five months:</u>				
David Porter	Develop, Aide I		70 p.w.	4/12
Ann Goldrick	Develop. Aide I		65 p.w.	4/12
Robert Hankinson	Develop. Aide I		65 p.w.	4/12
<u>Reappointments:</u>				
Thomas Doherty	Senior Develop. Spec.	12-1	10,200	5/ 1
G. Paul Draheim	Develop. Spec. IV	11-2	9,450	5/ 2
SylVia MacPhee	Develop. Assist. II	6-3	5,733	5/ 1
James Sullivan	Messenger	1-1	3,300	5/17
<u>Reappointment, six-month basis:</u>				
Patricia Donahoe	Secretary UI	5-3	4,961	5/ 4

Reappointments, Co-op work basis, for five months:

		<u>Per Week</u>	<u>Eff.</u>
Alexander Hekimian	Develop. Assistant I	\$ 85.00	4/12
David Vail	Develop. Assistant I	90. 00	4/12
Edward Simone	Develop. Assistant I	90.00	4/12
Ronald Nelson	Develop. Assistant I	85.00	4/12
Peter Chines	Develop. Aide II	80.00	4/12

Resignations:

William Adams, Senior Transportation Planner 1, effective April 16, 1965
Ellen Galvin, Secretary I, effective March 31, 1965
Geraldine Hallisey, Secretary III, effective April 1, 1965
Ada Hemmer, Secretary I, effective April 2, 1965

Extension of employment, from March, 1965 to June, 1965:

Robert Gaudette	@	\$ 3. 25 per hour
Patric Dawe	@	3. 00 per hour
Edward Simpson	@	3. 00 per hour
Nancy Kupferman	@	2. 50 per hour
Julia Mullis	@	2. 25 per hour

Copies of a memo dated April 8, 1965 were distributed re
Personal Services Contract for Graphic Design Services - Frank Baldwin.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to enter
into a contract with Frank Baldwin of Winthrop, Massachusetts, to provide
graphic design services for a six-month period at the rate of \$4. 00 per hour
with a maximum rate of \$3640, to be paid for from City Budget funds.

On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance of Frederick Paulsen at a
three-day program on Urban Renewal at the Practicing Law Institute in
New York City on May 5, 6 and 7.

On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance of James Dolan, Paul Lareau
and Mark Breen at an Urban Renewal Seminar in Andover, Massachusetts
on April 22 and 23, 1965.

On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance at the annual meeting of the
American Society of Planning Officials, Toronto, Canada, .am April 25th to
29th for the following: Mace Wenniger, Thomas Schocken and Edward G.
FitzPatrick.

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

VOTED: that the Executive Director contact Charles River Park, Inc. and arrange for the payment by Charles River Park, Inc. of the \$125 annual charge paid to the bank by the Authority for the custody and supervision of the securities which constitute the \$100,000 Security Deposit from Charles River Park, Inc.

The Executive Director distributed copies of a letter dated April 6, 1965 from Jerome L. Rappaport, requesting that the Authority subdivide Parcel 1-G, West End Project, to separate the motel site from the remainder of the commercial parcel and to provide for air rights in one portion of the remaining parcel; and also requesting that the Authority substitute two revised leases in the place of the present lease for Parcel 1-G, as follows;

1. Lease 1-G(b) for the motel site to be executed with Charles River Plaza, Inc. ;
2. Lease 1-G(a) to be executed with Charles River Park B Company, a Massachusetts limited partnership, which Company presently leases the second residential complex of the West End Project. This new lease will provide for a sub-lease of the air rights above the second story of the proposed office building in the Shopping Center.

The General Counsel distributed copies of the proposed leases 1-G(a) and 1-G(b), which leases are identical to the present lease for Parcel 1-G in its entirety, except for revisions to provide for the above requested changes. The General Counsel also distributed an explanatory memo entitled List of Proposed Changes in Leases of Parcel 1-G(a) and 1-G(b).

Also distributed were copies of a memo from Charles River Park, Inc. to the Authority dated March 23, 1965 re Proposed Leases Parcel 1-G(a) and 1-G(b). The Authority reviewed the proposed leases and the above-mentioned material,

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

VOTED: to amend the lease for Parcel 1-G(a) as presented to the Authority as follows:

1. to insert the words "and said lease" in the second sentence of the second paragraph of Section 304 after the words "that said entity";
2. to delete the words "such approval not to be unreasonably withheld", which appear at the end of the second sentence of the second paragraph of Section 304;
3. to insert the -words "as approved by the Authority" after the words "redeveloper's sub-lessee" in the third sentence of the second paragraph of Section 304.

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

VOTED: to amend the lease for Parcel 1-G(b) as presented to the Authority as follows:

1. to delete the first sentence of Section 304 and insert in its place the following sentence: "The Redeveloper agrees to commence construction on the leased property within eighteen (18) months after the completion of the construction on Parcel 1-G(a) and shall complete all of the improvements on the leased property within thirty-six (36) months, "

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

VOTED: that the proposed leases for Parcel 1-G(a) and 1-G(b) be drawn so that Section 304 as amended above will compel the Redeveloper to commence construction on the leased property immediately upon the execution of the leases, said execution to be performed immediately upon receipt of approval of the Housing and Home Finance Agency; and further, that in the event the Redeveloper fails to comply with said Section 304, the Authority may invoke its rights under Section 702, which in substance require the Redeveloper to reconvey the said parcels and forfeit his security deposit to the Authority unless he remedies the situation within ninety (90) days after receipt of Notice.

On motion duly made and seconded, it was unanimously

VOTED: to approve the leases for Parcels 1-G(a) and 1-G(b) as presented to the Authority and revised by the foregoing amendments, and further, that the Executive Director be authorized to execute said leases after the receipt of the approval of said leases from the Housing and Home Finance Agency.

The foregoing proposed leases for Parcel 1-G(a) and 1-G(b), together with the aforementioned memoranda from the General Counsel and Charles River Park, Inc. , are filed in the Document Book of the Authority as Document No. 444.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be on April 29, 1965 at two p. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:08 p.m.


Secretary