

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 13, 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 2:00 p. m. on May 13, 1965. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

Present

Msgr. Francis J. Lally
Stephen E. McCloskey
James G. Colbert
George P. Condakes

Absent

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 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 two in the afternoon on May 13, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

_ May 10, 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 May 10, 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 13th day of May, 1965.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The Executive Director distributed copies of a memo dated May 12, 1965 entitled Proposed Amendment to By Laws. In connection with this memo, the Executive Director stated that the increase in the volume of work in the Operations Division was making it extremely difficult to record and prepare the minutes. In order to relieve this condition, the Executive Director recommended that he be authorized to designate the Assistant Executive Director, William J. Johnson, to sit in at the meetings, record the minutes and prepare the same for the Authority's review.

The Members were informed that the present By Laws of the Authority require that seven days' notice be previously given to all the Members of the Authority before an amendment to the By Laws can be adopted. The Executive Director informed the Authority also that he had sent a letter to Mr. Massucco, who was not present at the meeting, containing a copy of the above-mentioned memo for the proposed change in the By Laws in order to comply with the seven days' notice.

The proposed amendment to the By Laws deletes Section 5 and Section 5A and inserts in their place the following:

¹¹ Section 5 - Secretary The Secretary shall keep the records of the Authority, shall act as clerk of the meetings of the Authority and record all votes, and shall keep a record of the minutes of meetings of the Authority in a meeting book to be kept for such purposes and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

¹¹ In the absence of the Secretary or the Assistant Secretary at any meeting, a temporary Secretary shall be chosen who shall record the proceedings of such meeting in the record book.

"Section 5A - Assistant Secretary. The Assistant Secretary shall have the power and shall perform the duties of the Secretary, in the absence or incapacity of the Secretary. At the discretion of the Secretary and with his approval, the Assistant Secretary is authorized to act as clerk of any meeting of the Authority and to record the proceedings of any such meeting."

On motion duly made and seconded, it was unanimously

VOTED: to accept notice of the above-mentioned proposed amendment to the By Laws and to lay the matter on the table for adoption at the next regular meeting of the Authority in accordance with the provisions of the present By Laws.

The minutes of the meeting of April 29, 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 the payment of the following bills:

Henry F. Bryant & Son, Inc.	\$ 422. 69
Salah & Pecci Construction Co., Inc.	28, 305.00
Casey & Dennis.	2, 950.00
Henry F. Bryant & Son, Inc.	7, 870. 50
Fay, Spofford & Thorndike, Inc.	3, 596. 98
Freedom House, Inc.	3, 291. 50
Robert Gladstone and Associates.	2, 430. 00
Charles A. Maguire & Associates.	3, 004.43
F. P. Morgan Company.135. 00
Sasaki, Dawson, DeMay Associates.	1, 103.00
Larry Smith & Company.	4, 500.00

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer be instructed to submit to the Authority a report on the reasons for the deletion of Parcel No. 2, Block 104 1/2 from, the appraisal contract of Casey and Dennis.

Government Center Site Office reports were distributed. Attached to the aforementioned Site Office reports were copies of the following lists of tenants:

- (1) list of accounts at 7-25 Pemberton Square who have indicated moving date and from whom there is a written notice on file;
- (2) list of accounts at 7-25 Pemberton Square who have not submitted a written notice to vacate;
- (3) list of accounts at 10 State Street who have submitted a written notice to vacate indicating the date of moving;
- (4) list of accounts at 10 State Street who have not submitted any written notice of intentions to vacate.

The Executive Director requested that the Authority empower him to issue eviction warrants for any and all tenants remaining in occupancy at 7-25 Pemberton Square and 10 State Street, including the tenants from whom written notice to vacate on a definite date have been received. The reason for including

the eviction of tenants who have submitted written notices is to ensure the vacating of the premises in the event that the tenant does not vacate when promised.

On motion duly made and seconded, it was unanimously

VOTED: to empower the Executive Director to issue eviction warrants for the eviction of all tenants in occupancy at 7-25 Pemberton Square and 10 State Street who are in occupancy after June 1, 1965.

Copies of a memo dated May 10, 1965 were distributed re Government Center Project, Tenants' Accounts Receivable to be Charged Off, attached to which was a list entitled " Group A", consisting of eight accounts which have moved to addresses unknown and which are unable to be traced; and one account listed under "Group B" for which the collection agency has made a negotiated settlement for partial payment, with the concurrence of the General Counsel.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the nine accounts listed in the attachment to the above-mentioned memorandum dated May 10, 1965, and further, to make the finding required by the Urban Renewal Administration procedure that (1) there is no reasonable prospect of collection, and (2) the probable costs of further efforts to collect would not be warranted.

Site Office reports for the Washington Park Site Office were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges on the grounds of hardship for Katherine Kelley, 76 Circuit Street, Account No. 1532, in the amount of \$20.00.

On motion duly made and seconded, it was unanimously

VOTED; to authorize the Executive Director to issue eviction warrants for the following:

Dooley Brothers Garage, 6 Stanmore Place, Roxbury, Acct. #93
Eddie Nelson, 64 Regent St., Roxbury, Acct. #2343
Robert Young, 43 St. James St. , Roxbury, Acct. #2217
Margaret Gaul, 16 Hulbert St. , Roxbury, Acct. #2154-1

In connection with the foregoing, the Executive Director was instructed to hold in abeyance the eviction warrants for Eddie Nelson, Robert Young and Margaret Gaul if current use and occupancy charges are paid and substantial payments are made on the rent arrearages ; and further, the Site Office is instructed to notify the aforementioned site occupants to that effect.

Copies of a memo dated May 13, 1965 re Amendatory Application for Loan and Capital Grant, West End Project, U.R. Mass. 2-3 were distributed, attached to which were copies of a proposed form of Resolution Authorizing the filing of an Amendatory Application.

Mr. Colbert introduced a Resolution entitled Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Loan and Grant for Project U. R. Mass. 2-3, which Resolution was read in full and considered.

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

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

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 451.

Copies of a letter dated May 11, 1965 were distributed from Mr. Thomas Soules, Director of the Port of Boston, in answer to a letter from the Secretary sent to Mr. Soules pursuant to a vote of the Authority at the last meeting.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Secretary to contact Mr. Soules and ask him to appear at the next meeting of the Authority on May 20, 1965.

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

VOTED: to adopt the following Order:

Be it ordered that the following is adopted as a policy of the Boston Redevelopment Authority:

That an employee of the Redevelopment Authority who is authorized to travel out of State at Authority expense may not travel by private automobile unless:

1. he obtains the prior consent of the Development Administrator or, in the case of an employee in the Operations Department, the consent of the Executive Director;
2. he signs a statement relieving the Redevelopment Authority of any financial liability while he is traveling by private automobile;

Be it further ordered that any bill submitted for payment for out-of-state travel by private automobile must contain a statement as to who authorized said travel.

The Development Administrator distributed copies of a memo dated May 13, 1965 re Approval of Conditions for Making Relocation Adjustment Payments, attached to which were copies of a proposed form of Resolution and copies of a memo entitled Conditions Under Which Relocation Adjustment Payments Will be Made.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Development Administrator to revise the above-mentioned Conditions for Making Relocation Adjustment Payments to include a provision that any claimant who is denied a relocation adjustment payment may appeal the ruling to the Authority.

Copies of a memo dated May 13, 1965 were distributed entitled 1965 Capital Budget, attached to which were copies of the Recommended 1965 Capital Budget.

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

VOTED: that the Boston Redevelopment Authority adopt as its official recommendation to the Mayor the foregoing 1965 Capital Budget in conformance with Chapter 3, Section 23 of the Revised Ordinances of 1961; and further, that the Chairman be authorized and instructed to transmit to the Mayor the said 1965 Capital Budget, together with a copy of this vote.

The foregoing Budget is filed in the Document Book of the Authority as Document No. 452.

The Development Administrator distributed copies of a memo dated May 13, 1965 entitled Acquisition of Acquisition-Requested Properties on Catawba Street for Inclusion in a Rehabilitation Package.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter, and further, that the Real Estate Officer review and examine these properties and submit a report on them to the Authority at its next meeting.

The Chairman left the meeting at this point (3:12 p. m. } and the Vice Chairman took the chair.

Copies of a memo dated May 13, 1965 were distributed re Government Center Plaza Preliminary Plans. The Development Administrator presented a plan of the Government Center Plaza showing the proposed changes, including the fountain, pool and proposed skating rink in the Faneuil Hall area.

Mr. Charles Hilgenhurst, Design Review Officer of the Authority, explained the map and answered questions from the Members on the location of the underground service tunnel, pools and skating rink.

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

VOTED: that the Boston Redevelopment Authority hereby approves the preliminary plans for the Government Center Plaza prepared by Architects and Engineers for the Boston City Hall dated March 27, 1965 and submitted to the Authority on May 13, 1965, on the condition that the Government Center Commission review the plans for building a skating rink in the Faneuil Hall area.

Mr. Condakes voted "present" and asked to be so recorded.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on Thursday, May 20, 1965 at 11:00 a.m.

Copies of a memo dated May 13, 1965 were distributed re Government Center Chapel.

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

VOTED: that the Boston Redevelopment Authority approves the preliminary plans for a Chapel in the Government Center prepared by Sert, Jackson and

Associates dated April 10, 1965 which were presented to Cardinal Gushing on May 10, 1965 and designates the Archdiocese of Boston as developer of the site at the corner of Cambridge and New Chardon Streets, shown on said plans, subject to HHFA concurrence, redeveloper's statement of public disclosure and execution of the required legal documents.

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

VOTED: that the Development Administrator is hereby authorized to designate William R. McGrath, Transportation Coordinator, to represent the Boston Redevelopment Authority at the meeting of the newly formed Federal Transportation Aid Study Committee of the U.S. Conference of Mayors in Washington, D. C. on May 17 and 18, 1965.

Copies of a memo dated May 13, 1965 were distributed entitled Zoning Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memo, and unanimously took the following actions with respect to each case:

Petition No. Z-84:

VOTED: that no action be taken.

Petition No. Z-85:

VOTED: to table pending additional information.

Petition No. Z-86:

VOTED: that in connection with Petition Z-86 brought by Edward C. Madden Jr., 90 Seattle Street, Brighton, the Boston Redevelopment Authority concurs in the action taken by the Building Commissioner in refusing a permit to allow construction of a bituminous concrete batching plant.

Petition No. Z-87:

VOTED: that in connection with Petition No. Z-87 brought by the Green Shoe Co., of 980 Harrison Avenue, for variances in floor area ratio and front yard and a conditional use for off-site parking, the Boston Redevelopment Authority recommends approval, since the construction of addition to building is in conformity with the Urban Renewal Plan.

Petition No. Z-88:

VOTED: that no action be taken.

At this point in the meeting the Development Administrator presented preliminary plans for Warren Park (Sites C-1 and B-2,) Washington Park Project. Present to discuss and explain the plans were William J. Furlong, an officer of the Beacon Redevelopment Company, the developers, Stephen Diamond, member

of the Authority's staff, and a representative of the architect for the project.

The plans were presented and discussed.

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

VOTED: to approve the preliminary plans for Sites C-1 and B-2,
Warren Park, Washington Park Project.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:17 p. m.

A handwritten signature in cursive script, appearing to read "Kaye J. ...", is written above a horizontal line. Below the line, the word "Secretary" is printed in a serif font.

Secretary