

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 20, 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 11:00 a. m. on May 20, 1965. The meeting was called to order by the Vice Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
James G. Colbert	Msgr. Francis J. Lally
Stephen E. McCloskey	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 11:00 a. m. on May 20, 1965 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

May 17, 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 17, 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 the seal of said Authority this 20th day of May, 1965.

LS

Kane Simonian
Secretary

Messrs. Logue, Simonian, and Conley attended the meeting.

Copies of a memo dated May 20, 1965 re South Cove Urban Renewal Project - Public Hearing were distributed, attached to which were copies of a proposed vote and copies of Notice of Public Hearing. The Development Administrator also distributed copies of the following proposed South Cove documents: 1) Urban Renewal Plan, 2) Relocation Report, 3) Project Area Report. Mr. Colbert requested that it be recorded that the Authority, up to the present time, has not adopted, nor approved any South Cove Urban Renewal Plan, and that this South Cove Urban Renewal Plan is subject to adoption, rejection, or revision.

On motion duly made and seconded, it was unanimously VOTED: to change the date in the Notice of Public Hearing from Wednesday, June 2, 1965 to Thursday, June 3, 1965.

On motion duly made and seconded, it was unanimously VOTED: that the Notice of Public Hearing for the South Cove Urban Renewal Project is approved, and the Executive Director of the Authority is authorized to arrange for publication of the Notice in newspapers of general circulation and the City Record in accordance with the schedule recommended this date to the Authority.

Copies of a memo dated May 20, 1965 re Rules for the Conduct of the Public Hearing - South Cove were distributed.

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

VOTED: that any member of the City Council, or any member of the Legislature of that district, may speak for five minutes apart from the proponents and opponents.

On motion duly made and seconded, it was unanimously VOTED: that the rules for the conduct of the Public Hearing to be conducted by the Boston Redevelopment Authority in connection with the South Cove Urban Renewal Project on June 3, 1965 are hereby adopted.

The minutes of the meeting of May 6, 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:

Nyman Kolodny	\$3, 000
John E. O'Neil	500

On motion duly made and seconded, it was unanimously VOTED: to take from the table copies of a memo dated May 12, 1965 re Proposed Amendment to By Laws.

On motion duly made and seconded, it was unanimously VOTED: to amend the By Laws by deleting Section 5 - Secretary, and Section 5 A - Assistant Secretary, and inserting in place thereof the following:

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.

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 5 A - 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.

Site Office reports from the Government Center Project - Mass. R-35 were distributed.

Copies of three memos dated April 30, 1965 from the Government Center Site Office were distributed re Vacated Tenants' Accounts Receivable.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the following three accounts:

Account No. 371	J. Sellaro	29 Hale Street
Account No. 385	Wilfred Toussaint	53 Hale Street
Account No. 457	John Crane	43 Norman Street

and to make the following findings as required by URA procedure, that:

1. There is no reasonable prospect of collection;
2. The probable costs and further efforts to collect would not be warranted.

Copies of a memo dated May 19, 1965 from John C. Conley, General Counsel, were distributed re Award of Contract for the Printing of the Master Plan for the City of Boston. The General Counsel told the Authority that it was his opinion that the provisions of Section M of Chapter 30 of G. L. paragraphs (a) and (e) are not applicable to the proposed contract.

On motion duly made and seconded, it was unanimously

VOTED: to incorporate the above-mentioned memo into the minutes of this meeting.

A copy of the foregoing memo is filed in the Document Book of the Authority as Document No. 453.

Copies of a memo dated May 19, 1965 re Request for Test Borings - Center Plaza Associates were distributed.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director and/or the Development Administrator be authorized to issue a license to Center Plaza Associates to enter Phase II of Parcel 12 for the purpose of making borings.

Copies of a memo dated May 20, 1965 re Charlestown Project - Community College Site were distributed, attached to which were copies of an appropriate resolution.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority be
authorized to employ a lawyer to do title examination work in connection
with the proposed Community College site in the Charlestown Urban
Renewal Area and in connection with the proposed Charlestown tidelands
legislation at the customary hourly rate that is used by the Authority
for work of this nature.

Copies of a memo dated May 13, 1965 re Disposition
Policies and Procedures for Parcels to be Sold for Rehabilitation and
New Construction Outside of Urban Renewal Areas/Authorization to
Publish Notice of Availability were distributed, attached to which were
copies of a proposed vote and a document entitled "Land Disposition
Policies and Procedures for Parcels to be Disposed of for Rehabilitation
and New Construction Outside of Urban Renewal Project Areas, " consisting
of a covering page and six pages of text, and a proposed Notice of Avail-
ability. Following a discussion, and on motion duly made and seconded,
it was unanimously

VOTED: that the "Land Disposition Policies and Pro-
cedures for Parcels to be Disposed of for Rehabilitation and New
Construction Outside of Urban Renewal Project Areas" presented at this
meeting, be adopted, and that the Development Administrator be authorized
to publish in the daily newspapers and the New England Real Estate Journal
a general announcement of availability of properties to be sold for
rehabilitation and/or development.

A copy of the foregoing document is filed in the Document
Book of the Authority as Document No. 454.

Copies of a memo dated May 20, 1965 re Authorization for
Reuse Appraisal Contracts - Washington Park Urban Renewal Area^were
distributed, attached to which were copies of a proposed vote. Mr. Colbert
moved that the proposed vote be amended by inserting the word "reuse"
before the word "appraisal. " Mr. Condakes seconded the motion, and it
was unanimously

VOTED: to amend the proposed vote by inserting the word "reuse" before the word "appraisal. "

Mr. Condakes moved that the proposed vote be further amended by adding: "provided the period of the contract be limited to twelve (12) months. Mr, Colbert seconded the motion, and it was unanimously

VOTED: to amend the proposed vote by adding "provided the period of the contract be limited to twelve (12) months. "

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute contracts for reuse appraisal services in the Washington Park Urban Renewal Area, with Peter A Laudati, Jr. , and Larry Smith and Company, the total contract price of each contract not to exceed \$5,000, provided that the period of the contract be limited to twelve (12) months.

Copies of a memo dated May 20, 1965 re Approval of Preliminary Plans - Disposition Site C-4 - Washington Park Urban Renewal Area were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the preliminary plans as submitted for Parcel C-4, Washington Park Urban Renewal Area.

Copies of a memo dated May 20, 1965 re Business Relocation Preference in Charlestown were distributed, attached to which was a proposed resolution. Mr. Colbert moved that the proposed resolution be amended by adding after the word "project" the words "in keeping with its policy on all urban renewal projects. "

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority, in accordance with appropriate Federal disposition procedures, intends to give preference in the development of business sites in Charlestown to businesses to be displaced by the Charlestown Urban Renewal Project, in keeping with its policy on all urban renewal projects.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn the meeting to 11:00 a.m., May 21, 1965,

The meeting adjourned at 12:16 p. m.


Assistant Secretary