

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

HELD ON MAY 21, 1965

The Members of the Boston Redevelopment Authority met in adjourned regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 11:00 a.m. on May 21, 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>
Stephen E. McCloskey	Msgr. Francis J. Lally
James G. Colbert	Melvin J. Massucco
George P. Condakes	

Messrs. Logue, Simonian and Conley attended the meeting.

The Secretary read the minutes of the meeting of May 13, 1965,

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Copies of a memo dated May 20, 1965 were distributed from the Real Estate Officer re Waterfront Appraisal Bill. On motion duly made and seconded, it was unanimously

VOTED: to place the memorandum on file.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo of May 13, 1965 re Acquisition of Acquisition-Requested Properties on Catawba Street for inclusion in a Rehabilitation Package.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Addendum to Memo on Acquisition-Requested Properties on Catawba Street, and a memo dated May 21, 1965 from the Real Estate Officer re Washington Park Project, Proposed Acquisition of Parcel No. 243-35, 18 Catawba Street; 243-32, 26-28 Catawba Street; 243-30, 38-44 Catawba Street; 243-28, 62 Catawba Street; 242-14, 35 Catawba Street;

243-37, 18-20 Laurel Street.

Mr. Thaddeus Tercyak, Deputy Project Director of the Washington Park Project, reported to the Authority on the possibilities of rehabilitation of the properties mentioned in the memorandum. Mr. McGovern presented information regarding the present condition of the properties and the likelihood of rehabilitation and financing. Mr. Colbert said the Authority would want to make certain that every opportunity had been given to displacees prior to advertising the availability of these properties for rehabilitation.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer be and he hereby is authorized to acquire by negotiation the following properties: 18 Catawba Street; 26-28 Catawba Street; 38-44 Catawba Street; 62 Catawba Street; 35 Catawba Street and 18-20 Laurel Street.

Mr. Colbert introduced the following order*.

Ordered: that the Development Administrator be requested to instruct the members of the Charlestown Rehabilitation staff to contact Mr. Thomas G. Coughlin of 2 Laurel Street, Charlestown and determine whether it is possible for them to give him any assistance or advice in the rehabilitation of his home; and that a report on this matter be made to the Authority at its next meeting.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the foregoing order.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table a memo from the Development Administrator dated April 28, 1965 re Authorization for Relocation Adjustment Payments.

Following a discussion and a determination by the Authority that there would not be any hardship imposed upon families eligible for relocation adjustment payments if this matter were resolved prior to June 15, 1965,

on motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Request for Approval of Disposition Prices for Sites F-2 and C-4 in the Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Tentative Selection of Developer - Disposition Site H-8, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED; that the Authority tentatively designate St. Mark Congregational Church as developer of Disposition Site H-8, subject to submission of preliminary plans and specifications within sixty days.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Response to Advertising of Washington Park Housing Sites. The matter was noted and placed on file.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Withdrawal of Request for Acquisition of 101-107 Waumbeck Street.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be permitted to withdraw his request of March 25, 1965, for the acquisition of 101-107 Waumbeck Street, Washington Park Project.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re Parcel 2, Government Center, along with a map showing the location, configuration and proposed subdivision of the parcel.

Miss Esther Maletz, Project Director for the Government Center, presented a brief outline of the proposals for each of the sub-parcels.

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

VOTED: that in connection with Parcel 2B, it is the sense of the Authority that unless the Telephone Company is going to utilize this land for the construction of a building at the same time that other buildings are being erected in the Government Center, some other use be made of the property.

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

VOTED: that the Authority look into feasibility of marketing Parcel ZD for general office use.

Miss Maletz informed the Authority of discussions with the U.S. Post Office Department with respect to its desire to re-establish a branch office in this area. Officials of the Post Office Department were informed that the Authority would require that the land be developed more intensively than for a one-story Post Office use and that they had agreed to participate in a development with private developer who would put in substantial commercial space.

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

VOTED: that the Authority approves the use of Parcel 2E in principle for development as a Post Office with commercial space, with the understanding that there would be open competition to select the developer.

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

VOTED: to defer any serious discussion or action on Parcels 2F and 2G until the potential for Parcel 7 has been developed.

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

VOTED: to advertise and solicit proposals for the development of Parcel 2H.

Copies of a memo dated May 20, 1965 were distributed from the Development Administrator re 60 State Street Expansion - Parcel 14 - Government Center, attached to which were copies of a proposed vote and a letter from Arthur B. Blackett Company, plus Exhibit A and Exhibit C.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated May 20, 1965 were distributed re Business Relocation Payments, attached to which were copies of a Resolution entitled "Resolution Respecting Business Relocation Payments Under Section 114 of the Housing Act of 1949 as Amended", which Resolution was read and considered.

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

VOTED: to amend Section 3 of the Resolution by adding after the word "payment" the following: "An appeal may be made to the Redevelopment Authority within sixty days on any decision as to eligibility or amount of the relocation payment. "

On motion duly made and seconded, it was unanimously

VOTED: to adopt the aforementioned Resolution as amended.

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 455.

Copies of a memo dated May 20, 1965 from the Development Administrator were distributed re Contract for Printing and Binding Work of the General Plan, attached to which were copies of a proposed vote, a tabulation of bids received on May 17, 1965, and a proposed Agreement. Following a discussion with respect to the spread between the three bidders, and on motion duly made and seconded, it was unanimously

VOTED: to reject all bids.

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

VOTED: that the contract for printing, collating and binding of the General Plan Summary be re-advertised on May 25, 1965, with a bid

opening June 8, 1965; and that the Purchasing Agent mail copies of the advertisement to all companies qualified to submit a bid.

Copies of a memo dated May 20, 1965 were distributed re Transportation Planning - Amendment for Traffic Studies Contract, Murray D. Segal, attached to which were copies of a proposed vote and a resume of the proposed consultant.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to extend a contract presently in force with Mr. Murray D. Segal of Brookline, Massachusetts, for traffic studies and data collection services to the Transportation Planning Department for one year in an amount not to exceed \$10,000, such amount having been appropriated by the Boston City Council and to be paid from non-project funds.

Copies of a memo dated May 20, 1965 were distributed re Photogrammetric Contract - Supervision and Control, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to send Mr. Howard Bennett to the plant of Lockwood, Kessler and Bartlett at Syosset, Long Island, New York, for the purpose of maintaining adequate supervision and control over the performance of the photogrammetric contract work being undertaken by Lockwood, Kessler and Bartlett, provided that the payments for travel and per diem allowances shall not exceed \$1000.

Copies of a memo dated May 20, 1965 were distributed re Extension of Contract with Charles A. Maguire and Associates, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to enter into an amendatory agreement to the contract with Charles A. Maguire

and Associates dated April 25, 1963 for Part I engineering studies to South End Project, establishing maximum limit of the contract at not more than \$65, 500 and final date of completion not later than August 15, 1965.

Copies of a memo dated May 20, 1965 were distributed re Payment to the City of Boston for Rent of Tenth and Eleventh Floors , City Hall Annex.

On motion duly made and seconded, it was unanimously

VOTED*, to pay the City of Boston the sum of \$14, 505/i4.i_n accordance with the terms of the current lease between the Authority and the City of Boston for the period July 1, 1964 through June 30, 1965.

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: to authorize payment of the following bills:

Arthur D. Little, Inc.	1,353.87
Mass. Bay Transportation Authority.	1,796.85

Copies of a memo dated May 20, 1965 were distributed re 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-85

VOTED: that no action be taken.

Petition No. Z-89

VOTED: to take the matter under advisement.

Petition No. Z-90

VOTED: that in connection with Petition No. Z-90 brought by Alben Realty Trust, 3089-3099 Washington Street, Jamaica Plain, seeking a variance to allow a steam laundry in a General Business district, the Boston Redevelopment Authority recommends approval for the following reasons: The building now housing the business is to be demolished as part of the Washington Park Urban Renewal Program. The employees of this business are Chinese and now commute on the elevated (MBTA) from Chinatown to Egleston Square. The projected new location is near the old location* The thirty employees do not use automobiles for transportation so there will be no parking problem. Loading will be off-street and vehicular access to the building will be from Washington Street which contains an elevated railroad. The laundry work is to a large extent that of laundering men's shirts, and there is no heavy vibration or noise connected with the operation. The theater has been vacant for five years and it appears that the best interests of the community will be served by keeping this property in a tax-producing state and providing only a slight change in the working habits of some thirty employees while not being injurious or detrimental to the neighborhood.

Copies of memoranda dated May 20, 1965 -were distributed re

Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointments:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effec.</u>
			\$	
Walter J. Little	Development Specialist II	9-3	7,938	6/23/65
Basil Adams	Civil Engineer. Aide II	9-2	7,560	6/23/65
Amerigo Vito	Specialist I	9-1	7,200	6/10/65
Raymond Jarvis	Relocation Specialist I	8-3	7,166	6/11/65
William J. Burke	Relocation Specialist I	8-2	6,825	6/11/65
Joseph Polito	Draftsman II	6-2	5,460	6/ 9/65
Carol Murdoch	Planning Aide III	6-1	5,200	6/21/65
Arthur Raguse	Draftsman I	5-2	4,725	6/23/65

Reappointments, six-month basis:

George Conley Jr.	Architect IV	12-2	10,710	6/23/65
Vincent Licciardi	Demolition Inspector II	9-1	7,200	6/13/65
James McDevitt	Graphic Designer H	7-1	5,700	6/ 9/65
Marcia McMahan	Planning Aide I (hourly)		2.25 p.h.	6/23/65
Shirley Rice	Secretary I	3-2	4,095	6/23/65
Donald Harrison	Draftsman Apprentice	3-1	3,900	6/16/65
Harry Johnson	Custodian (hourly)		2.32 p.h.	6/ 2/65

Reappointment, three-month basis:

Wayne Soverns JT.	Model Maker (hourly)		3.00 p.h.	6/15/65
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Temporary appointment, six-month basis:

Betty Rose	Secretary III	5-1	4,500	5/24/65
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Resignations accepted:

David Crane, Planning Administrator, effective June 11, 1965;
Arnold Schuchter, ABCD Liaison/Chief Planning Officer, effective April 30, 1965;
Haruko Uramatsu, Graphics Designer I, effective May 21, 1965
Sarah Smith, Relocation Assistant I, effective June 3, 1965.

On motion duly made and seconded, it was unanimously

VOTED: to grant retroactive approval for the attendance at the Practicing Law Institute in New York City for Mrs. Linda P. Harrison, who substituted for the previously authorized Frederick Paulsen.

Copies of a anemorandum dated May 20, 1965 were distributed re Resignation of David A. Crane as Planning Administrator, attached to which were copies of a letter from Mr. Crane. The matter was noted and placed on file.

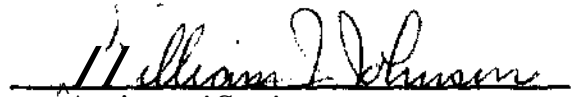
On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be held on
Thursday, June 3, 1965 at 11:00 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 2:10 p.m.


Assistant Secretary