

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON SEPTEMBER 16, 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 1:00 p* m. on September 16, 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 | George P. Condakes (came in later) 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 1:00 p. m. on September 16, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTONREDEVELOPMENTAUTHORITY

By rdUMrvj<. J. Simonian

September 7, 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 September 7, 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 16th day of September, 196*5,

Kane Simonian

Secretary

LS

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

The minutes of the meeting of August 19, 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:

| | |
|--|-------------|
| James F. Kelley & Co. | \$ 4,292.66 |
| James F. Kelley & Co. | 4,552.88 |
| City of Boston, Commissioner of Public Works, Whitney Project | 11,617.72 |
| Maher & Fall Wrecking Co. | 21,834.00 |
| Maher & Fall Wrecking Co. | 5,346.00 |
| John J. Duane Co. | 675.00 |

On motion duly made and seconded, it was unanimously

VOTED: to table the bill for the Maher fe Fall Wrecking Co., Demolition and Site Clearance Contract No. 1, Partial Payment No. 14, in the amount of \$5, 889; and the bill for the John J. Duane Co., Demolition and Site Clearance Contract No. 3, Partial Payment No. 6, in the amount of \$17, 081. 10, pending the submission of a report by the Chief Engineer on the demolition in the Washington Street area of the Washington Park Project.

Copies of Site Office Reports were distributed from the Government Center Project Mass. R-35, South End Project Mass, R-56, and North Harvard Project Mass. R-54.

On motion duly made and seconded, it was unanimously

VOTED: to evict all remaining tenants in the building at 10 State Street on Monday, September 20, 1965.

On the recommendation of the site office, and on motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue Sheriff's Warrants for the eviction of Andrew Thomas, 98 Waumbeck Street, and Russell Scott, 38 Hollander Street, Washington Park Project.

On the recommendation of the site office, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the payment of a moving allowance to Horace Tanner, 119 Dale Street, Account No. 1973, Washington Park Project.

Copies of a memo dated September 16, 1965 were distributed re Washington Park Project - Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Real Estate Officer for an adjustment in the use and occupancy charge of the Atlantic Cafeteria, 75 Warren Street, Account No. 2391, Washington Park Project.

Copies of a memo dated September 14, 1965 were distributed re North Harvard Project - Increased Award to Harvard College - Parcel Nos. 3A-1I, 3B-6, 3C-5, 3D-5, 3E-2, 3E-4.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Real Estate Officer to increase the total award to Harvard College for Parcel Nos. 3A-1I, 3B-6, 3C-5, 3D-5, 3E-2, 3E-4, from \$66, 200 to \$137, 400.

Copies of a memo dated September 16, 1965 were distributed re Government Center Financing.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Vice Chairman or Executive Director be authorized to accept the lowest bid or bids to be received on September 21, 1965, for \$15, 000, 000 Preliminary Loan Notes, Seventh Series "B", Government Center Project, Mass. R-35.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of one electric typewriter for the office of the Executive Director in accordance with the Authority's Procurement Policy.

Copies of a memo dated September 14, 1965 were distributed re Government Center - Roofing Repair to 30 State Street.

On motion duly made and seconded, it was unanimously

VOTED: to authorize a Change Order, in the amount of \$250, to W. E. Smith Company, Inc. , for additional waterproofing on the roof of the building at 30 State Street.

Copies of a memo dated September 16, 1965 were distributed re Collection of Vacated Accounts Receivable.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to enter into a contract with Curhan and Curhan for collections on vacated tenants' accounts receivable.

Mr. Condakes entered the meeting at this point.

Copies of a memo dated September 14, 1965 were distributed, noted and placed on file, re 11 -25 Pemberton Square.

Copies of a memo dated September 14, 1965 were distributed re Rough Grading Contract for Parcel 1-5 - Washington Park Project Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: that the Engineering Department be authorized to prepare contract documents, and that the Executive Director be authorized to advertise for bids for rough grading on Parcel 1-5, subject to HHFA concurrence.

Copies of a memo dated September 16, 1965 were distributed re Washington Park Urban Renewal Area Project No. Mass. R-24 Demolition and Site Clearance - Contract No. 2 - Change Order No. 7.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 7 - Demolition Contract No. 2 - Washington Park Project with the Maher and Fall Wrecking Co., Inc. , to extend the contract time by forty-five (45) calendar days to November 4, 1965 with no change in the contract price.

Copies of a memo dated September 1, 1965 were distributed re Demolition and Site Clearance Contract No. 3 - Change Order No. 6 - Washington Park Urban Renewal Area Project No. Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 6 - Demolition Contract No. 3 - Washington Park Project - with the John J. Duane Co., Inc. , to extend the contract time by sixty (60) calendar days to November 3, 1965, with no change in the contract price.

Copies of a letter dated August 16, 1965 from Attorney Charles E. Dow were distributed re The Westminster Avenue Improvement Association.

On motion duly made and seconded, it was unanimously VOTED: that Mr. Tercyak submit a report to the Authority, at its next meeting, regarding the property at 3 and 5 Westminster Terrace, Washington Park Project area.

Copies of a letter dated August 28, 1965 were distributed from Attorney James J. McCusker re Warren Smoke Shop Company.

On motion duly made and seconded, it was unanimously VOTED: that Attorney James J. McCusker be requested to appear before the Authority at its next meeting; and further, that Mr. John Langley prepare a report on this matter for the Members of the Authority.

Copies of a letter dated August 27, 1965 were distributed from Attorney Morton H. Aronson representing Smith Terminal Corporation, owner of the property at 901 Tremont Street, and the Smith Transfer Corporation of Stanton, Virginia, tenant at 901 Tremont Street.

On motion duly made and seconded, it was unanimously VOTED: that Attorney Morton H. Aronson and Attorney Paul Fitzgerald be requested to appear before the Authority at its next meeting.

Copies of a memo dated September 9, 1965 were distributed re Government Center Project, Mass. R-35 Retention of Expert Witness-Maiden Equipment Suit, attached to which were copies of a memo dated July 14, 1965 from Wallace B. Orpin, Chief Engineer, and a letter dated August 11, 1965 from Melvin Stein, Regional Counsel, HHFA.

On motion duly made and seconded, it was unanimously VOTED: that the General Counsel is hereby authorized to retain Mr. Herbert T. Duane, Jr. as a demolition adviser and expert witness in the case of Maiden Equipment Corporation versus Boston Redevelopment Authority at a fee not to exceed \$1,000 plus the customary witness fees of \$150 per day and \$75 per half day for testifying in court.

Copies of a memo dated September 16, 1965 were distributed re South Cove - Cooperation Agreement with Don Bosco School, attached to which were copies of a proposed Cooperation Agreement.

On motion duly made and seconded, it was unanimously
VOTED: to continue this matter on the table.

Copies of a memo dated September 16, 1965 were distributed re
South Cove - Cooperation Agreement with the Tufts-New England Medical
Center, attached to which were copies of the Cooperation Agreement.

On motion duly made and seconded, it was unanimously
VOTED: to continue the matter on the table.

Copies of a memo dated September 16, 1965 were distributed re
Request for Approval of Disposition Prices for Rehabilitation Properties in
the Washington Park Urban Renewal Area, attached to which were copies of
a proposed resolution and a Rehabilitation Reuse Appraisal Summary Sheet.

Mr. Colbert introduced a Resolution entitled "Resolution of
Boston Redevelopment Authority Re: Proposed Prices for Rehabilitation
Disposition Parcels in the Washington Park Urban Renewal Area Project
No. Mass. R-24j^T" which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution and the Rehabilitation Reuse Appraisal
Summary Sheet are filed in the Document Book as Document No. 500.

Copies of a memo dated September 16, 1965 were distributed re
Request for Approval of Disposition Prices for BRA-owned Vacant Lots
in the Washington Park Urban Renewal Area, attached to which were copies
of a proposed resolution and a Summary of Reuse Appraisal Data Pertaining
to Vacant Lots and Fringe Parcels.

Mr. Colbert introduced a Resolution entitled "Resolution of the
Boston Redevelopment Authority re Proposed Prices for Disposition Parcels
in the Washington Park Urban Renewal Area Project No. Mass. R-24, " which
Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution and the Summary of Reuse Appraisal Data are filed in the Document Book as Document No. 501.

Copies of a memo dated September 16, 1965 were distributed re Roxbury Work and Study Project - Washington Park Project Mass. No. R-24. The contents were noted and placed on file.

Copies of a memo dated September 16, 1965 were distributed re the Washington Park Good Housekeeping Program. The contents were noted and placed on file.

Copies of a memo dated September 16, 1965 were distributed re Approval of South End Urban Renewal Project, attached to which were copies of a summary of testimony at the South End public hearing, and five (5) proposed resolutions.

On motion duly made and seconded, it was unanimously
VOTED: to take the matter under advisement.

Copies of a memo dated September 16, 1965 were distributed re Conveyance of Tax Titled Property to the Bishop's Housing Action Corporation.

On motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is hereby authorized to request the Real Property Board to grant and convey to the Boston Redevelopment Authority, without consideration, the following foreclosed tax-titled property at 157 West Concord Street in the South End, pursuant to the authorization contained in Chapter 314 of the Acts of 1961.

Copies of a memo dated September 16, 1965 were distributed re Written Statements Submitted at South End Public Hearing, attached to which was a binder containing sixty-one pages of text. The contents were noted and placed on file.

Copies of a memo dated September 16, 1965 were distributed re Central Business District Early Land Acquisition Public Hearing, attached to which were copies of a proposed vote and a Notice of Public Hearing.

On motion duly made and seconded, it was unanimously
VOTED: (1) that the Boston Redevelopment Authority will hold a public hearing to consider (1) a proposed determination that the Central Business District Urban Renewal Area is a substandard and/or

decadent area, (2) proposals for the undertaking of early land activities in such area, and (3) a relocation program for the businesses to be displaced on account of the early land acquisition in such area;

(2) that such public hearing will be held on October 7, 1965 at 2:00 P.M. at Faneuil Hall, Boston; and

(3) that the attached Notice of Public Hearing for the Central Business District Urban Renewal Project is approved, the publication of such notice in the City Record of September 11, 1965 is ratified and confirmed, and the Executive Director of the Authority is authorized to publish such notice in the Boston newspapers of general circulation in accordance with the schedule recommended this date to the Authority.

Copies of a memo dated September 16, 1965 were distributed re South Station Development Offering, attached to which were a proposed vote, copies of a proposed advertisement, and a developer's kit.

On motion duly made and seconded, it was unanimously

VOTED: (1) that the Boston Redevelopment Authority approves the policies for the disposition of the South Station site included in the proposed South Station Developer's Kit submitted to this meeting as well as all other documents included in the Developer's Kit, finds that the proposed disposal procedure contained therein is the appropriate method of making land available for redevelopment, and authorizes the Development Administrator to proceed with the offering of the South Station site in accordance with such policies and to submit the material contained in the Developer's Kit to interested developers;

(2) that the Executive Director is authorized and directed to publish copies of the attached advertisement announcing the availability of the South Station site on two separate occasions in the next two weeks in the following newspapers: Boston Herald, Boston Traveler, Boston Globe, Boston Record-American, Christian Science Monitor and New York Times.

At this point at 2:00 P.M. the Authority recessed to conduct a public hearing on the Application of Warren Gardens, Inc. for a 121A Corporation. At 3:24 P. M. , following the public hearing, the meeting resumed. Mr. McCloskey left the meeting during the recess.

Copies of a memo dated September 16, 1965 were distributed re Disposition of Parcel A-4 in Waterfront Project to New England Aquarium Corporation, attached to which were copies of a Resolution, a Proposed Deed and a Proposed Land Disposition Agreement.

Mr. Condakes introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Approving Disposition Agreement and Deed Respecting Parcel A-4 in the Waterfront Project, " which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution, Proposed Deed and Proposed Land Disposition Agreement are recorded in the Document Book of the Authority as Document No. 502.

Copies of a memo dated September 16, 1965 re Waterfront Project - 63 Atlantic Avenue, attached to which was a proposed vote and proposed certificate* were distributed.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary is hereby authorized in the name and on behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Compliance with respect to a Rehabilitation Agreement between the Authority and the trustees of the Trident Realty Trust covering the premises at 63 Atlantic Avenue, Boston, in the Waterfront Project, dated April 14, 1965, in substantially the form of the certificate attached to the Development Administrator's memorandum to the Authority dated September 16, 1965, on the subject of "Waterfront Project - 63 Atlantic Avenue. "

Copies of a memo dated September 16, 1965 were distributed re Disposition of Parcel A-4 in Waterfront Project to New England Aquarium Corporation, attached to which were copies of a Resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Approving Disposition Price, Approving Qualifications of Redeveloper, and Authorizing Disposition of Parcel A-4 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project, " which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 503.

Copies of a memo dated September 16, 1965 were distributed re Government Center: Developer's Package for Parcel 2E, attached to which were copies of a proposed vote, a proposed advertisement and an illustrative site plan, and a draft developer's kit.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated September 16, 1965 were distributed re Government Center - Parcel 3B, attached to which were copies of two proposed votes, a property line map of Parcel 3 consisting of Parcels 3A and 3B, and a proposed deed.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a Land Disposition Agreement with the Boston Welfare Department, substantially in the form approved on July 23, 1964, amended to delete all provisions relating to Parcel 3A.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized and empowered in the name and on behalf of this Authority to execute, seal with the corporate seal or otherwise acknowledge and deliver a deed from this Authority to the City of Boston conveying certain premises in the Government Center Urban Renewal Project Area in the County of Suffolk, Commonwealth of Massachusetts, which premises are described as follows:

1. Parcel 3B as shown on a Plan dated April, 1964 (revised August 24, 1965) by Whitman and Howard, Inc., Engineers, consisting of 3,160 square feet more or less.
2. The fee to the centerline of any proposed or existing street shown on said Plan as abutting Parcel 3B,

Said deed shall be delivered in consideration of \$1. 50 per square foot and shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

The aforementioned Deed and Property Line Map are filed in the Document Book of the Authority as Document No. 504.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be held on September 23, 1965 at 1:00 P.M.

Copies of a memo dated September 16, 1965 were distributed re Zoning Referrals.

On motion duly made and seconded, it was unanimously

VOTED: that in connection with Text Amendment Application No. 2 by the Boston Redevelopment Authority, 73 Tremont Street, Boston for an amendment to the Boston Zoning Code to allow 20% parking for housing for the elderly rather than the amount required in the Zoning Code, the Boston Redevelopment Authority recommends the amendment be adopted. The proposed amendment will allow housing for the elderly to be constructed in accordance with urban renewal plans and will also meet the required amount of parking needed as a result of a survey taken to determine the parking needs of the housing for the elderly.

On motion duly made and seconded, it was unanimously

VOTED: to table the remaining Zoning Referrals.

Copies of memoranda dated September 16, 1965 were distributed re Christian Science Church - Letter of Intent to Form 121A Corporation; Personal Services Contract with David A. Crane; Order - Contract with Barton-Aschman Associates; Contractual Payments; Personnel Actions; and Attendance of Staff Members at New England Conference on Urban Planning for Environmental Health.

On motion duly made and seconded, it was unanimously

VOTED: to table the above-mentioned matters.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 3:45 P.M.


Assistant Secretary