

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON APRIL 28, 1966

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 April 28, 1966. 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 eleven o'clock in the forenoon on April 28, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

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April 26, 1966

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 26, 1966 I filed, in the manner provided by Sec. 23A, Chapter 39i 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 28th day of April, 1966.

Kane Simonian

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of April 15, 1966 were read by the Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo dated March 24, 1966 re

Demolition and Site Clearance Contract No. 1, Castle Square Area, Mass. R-56.

Copies of a memo dated April 28, 1966 were distributed re Demolition and Site Clearance Contract No. 1, Mass. R-56, attached to which were copies of a letter dated March 1, 1966 from the John J. Duane Company, Inc. and an invoice dated February 8, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize partial payment No. 18 in the amount of \$22,656

to the John J. Duane Company, Inc., Demolition and Site Clearance Contract No. 1 and to authorize Change Order No. 7 to grant a time extension of thirty days after the final release of the Walton-Wilbur Building to the contractor with no change in the contract price.

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

VOTED: to approve the payment of the following bills:

Corey Steeplejacks, Inc.	\$ 7,020.00
Bernard Singer	7,550.00
Coffin & Richardson	3,998.00
Henry F. Bryant & Son, Inc.	6,806.54
Edwards & Kelcey, Inc.	3,263.89
Walter J. Hickey Associates	5,981.45
Miss Helen Hsu	31.90
Planning, Engineering & Development	1,310.00
Sasaki, Dawson, DeMay Associates	2,025.00
Murray D. Segal	1,520.00
Whitman & Howard, Inc.	660.02
Yunits Engineering Company	6,101.26

The Executive Director distributed copies of a Report and Decision entitled "Report and Decision on Application by Lillian K. Drescher and Others for Authorization and Approval of Project Under Chapter 121A of the General

Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to Formation of Back Bay Manor Apartments, Inc. ". The Executive Director stated that the above-mentioned Report and Decision was substantially in the form of the draft copy previously distributed to the Members, together with copies of the stenographic record of the public hearing held on the Application on April 15, 1966 at the Gardner Auditorium, State House.

On a motion duly made and seconded, it was unanimously VOTED: that the document presented to this meeting entitled "Report and Decision on Application by Lillian K. Drescher and Others for Authorization and Approval of Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to Formation of Back Bay Manor Apartments, Inc. " be and hereby is approved and adopted.

The foregoing Report and Decision is filed in the Document Book of the Authority as Document No. 601.

Copies of a memo dated April 22, 1966 were distributed re West End Project, Demolition Contract.

On a motion duly made and seconded, it was unanimously VOTED: to accept the recommendation of the General Counsel and to authorize the payment of \$28,618.80 to the John J. Duane Company, Inc. , Demolition Contract No. 1, West End Project.

Site Office reports were distributed from the Government Center Project Mass. R-35, North Harvard Project Mass. R-54, South End Project Mass. R-56, and Downtown Waterfront-Faneuil Hall Project Mass. R-77.

Copies of a memo dated April 28, 1966 were distributed re Charlestown Project Mass. R-55, Preliminary Loan Notes, First Series "G".

On a motion duly made and seconded, it was unanimously

VOTED: that the Chairman or Vice-Chairman be authorized to accept the lowest bid or bids to" be received on May 17, 1966, for \$8, 654, 000 Preliminary Loan Notes, First Series "G".

Mr. Condakes entered the meeting at this point.

The Executive Director informed the Authority that the former Patten's Restaurant on Court Street had been demolished and that the lot would be available in the next week or two for parking or other use to be designated by the Authority. The Executive Director also informed the Authority that the Project Director, Esther Maletz, had offered the lot to the Public Works Commissioner, City of Boston, for the parking of Public Works vehicles. It was further noted that with the closing of Devonshire Street and Cornhill, and the scheduled closing of Washington Street, there would be increasing traffic generated on Court Street and because of this the Traffic Commissioner had banned all parking on that Street. The banning of parking on Court Street would provide a hardship to the Veterans Administration because many cars and taxicabs per day arrive at the Veterans Administration building to discharge severely handicapped veterans who receive treatment at that location; and further, that the reserved parking spaces for Public Works vehicles on Court Street had been eliminated.

The Executive Director informed the Authority that Public Works Commissioner Flaherty had informed him that he had no interest in using the entire lot because all he needed was spaces for several cars only.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director solicit proposals for the use of the lot from displaced parking operators and parking operators who are tenants in the Authority's projects, subject to the condition that ten car spaces be available for public officials of the city government and five car spaces be available for vehicles discharging Veterans Administration patients.

Copies of a memo dated April 28, 1966 were distributed re Washington Park Project Mass. E-24, Site Preparation Contract No. 4, Change Order No. 2.

On a motion duly made and seconded, it was unanimously

VOTED: to disapprove Change Order No. 2, Site Preparation

Contract No. 4.

Copies of a memo dated April 28, 1966 were distributed re Washington Park Project Mass. R-24, Demolition and Site Clearance Contract No. 3, Change Order No. 10.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 10, Demolition and

Site Clearance Contract No. 3, Washington Park

Project Mass. R-24, with the John J. Duane Co.

Inc. to remove the building at 10 Glenwood Street

from the contract and to reduce the price by \$800.

Copies of a memo dated April 28, 1966 were distributed re Leasing of Notre Dame Academy Gymnasium to Academy Homes, attached to which were copies of a proposed lease.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute a

license with Buse Boston, Inc. for the gymnasium in

the Notre Dame Academy site for the consideration of

\$1.00, subject to the Authority being held harmless,

and the lessee to furnish evidence of public liability

coverage equal to the amount required by the BRA.

Copies of a memo dated April 28, 1966 were distributed re Amendment to Contract with Lord and Den Hartog, Consultants for Business Relocation Claims., attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute a

contract with Lord and Den Hartog, for consulting

services on business relocation claims for a two(2)

year period, starting March 14, 1966, at a maximum

price of \$5,000.

Copies of a letter dated April 21, 1966 were distributed re Roxbury South End Community Developers, signed by D. J. F, Russo, Attorney.

On a motion duly made and seconded, it was unanimously VOTED:that the Roxbury South End Community Developers be notified that they will be given an opportunity to present their proposal for developing part of the South End Urban Renewal Area prior to any decision being made on it.

Copies of a letter dated April 22, 1966 were distributed from A. W, Perry, Inc. , 44 Bromfield Street, Boston, Massachusetts, attached to which was a copy of a letter dated April 21, 1966 to Mayor John F. Collins from Herbert G. Perry, President.

On a motion duly made and seconded, it was unanimously VOTED: that the Business Relocation Staff be instructed to follow the Authority's established policy and make no effort to relocate any business until the property has been acquired by the Authority, and further, that a Complete report be submitted to the Authority at its next meeting concerning the contents of Mr. Perry's letter.

Copies of a memo dated April 28, 1966 were distributed re Government Center Parcel 2-1, Final Preliminary Drawings for Consolidated District Police Station, attached to which were copies of a proposed vote. A set of final preliminary drawings, prepared by Shepley, Bulfinch, Richardson and Abbott, was displayed.

On a motion duly made and seconded, it was unanimously VOTEDthat the final preliminary drawings (numbered 1 through 10 and dated March 29, 1966) and specifications (pages 1 through 13 dated March 29, 1966) as prepared by Shepley, Bulfinch, Richardson and Abbott for the Consolidated District Police Station in Government Center are approved subject to improvements to the fenestration, facing material at ground floor; design of concrete "cap" at top of building; and design of column-to-beam joints, all of which improvements are to be made to the satisfaction of the Development Administrator.

Copies of a memo dated April 28, 1966 were distributed re Letter of Intent for 30 Hawkins Street, attached to which were copies of a proposed vote, and a letter from the Doe Realty Trust dated April 22, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized, on behalf of the Authority, to accept the Letter of Intent by the Doe Realty Trust with respect to Parcel 2H in the Government Center, as revised to delete Paragraph 5 on Page 3 of said Letter of Intent presented at this meeting, said acceptance to be effective following publication of the Redeveloper's disclosure material and the required waiting period.

Copies of a memo dated April 28, 1966 were distributed re Option Negotiators - CBD Project, attached to which were copies of a list of twelve (12) negotiators.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute option negotiators' contracts with the twelve individuals shown on the aforementioned list.

The aforementioned list is filed in the Document Book of the Authority as Document No. 602.

Copies of a memo dated April 28, 1966 were distributed re South Cove Urban Renewal Project Mass. R-92, attached to which were copies of two resolutions.

Mr. Colbert introduced a Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Loan and Capital Grant Contract, numbered Contract No. Mass. R-92(LG) Between the Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No. Mass. R-92, and Establishing a Project Expenditures Account with Respect to said Project, and for Other Purposes", which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document Ncy 603.

Mr. Colbert introduced a resolution entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-92 and Providing for the Security for the Payment Thereof, and for Other Purposes,"<sup>11</sup> which resolution was read in full and considered,

On a motion by Mr. Colbert, seconded by Mr. Massucco, 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. 604.

Copies of a memo dated April 28, 1966 were distributed re South Cove Status Report, attached to which were copies of a Disposition Plan dated June, 1965 - the contents of which were noted and placed on file.

Copies of a memo dated April 28, 1966 were distributed re Designation for 15 Akron Street, Washington Park Urban Renewal Area, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED that the Development Administrator is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a disposition agreement between the Authority as Seller, and Juliette Peters of 156 Highland Street, Roxbury, as Buyer, providing for conveyance by the Authority of property located at 15 Akron Street, in consideration of \$750.00, the price approved by the Department of Housing and Urban Development, and the Buyer's agreement to commence construction of a single family home on said property, on or before July 1, 1966, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority; that the Development Administrator is



further authorized to execute and deliver a deed conveying said property pursuant to such disposition agreement, and that the execution by the Development Administrator of such agreement and deed to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

Copies of a memo dated April 28, 1966 were distributed re Informational Memorandum: Temporary Recreational Facilities in Washington Park - the contents of which were noted and placed on file.

Copies of a memo dated April 28, 1966 were distributed re Reuse Parcel H-9> Washington Park Urban Renewal Area.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to instruct the staff to consider alternative possibilities for the development of Reuse Parcel H-9.

Copies of a memo dated April 28, 1966 were distributed re Scattered Site Housing in Washington Park.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to develop a scattered site housing program for the Washington Park area with the Boston Housing Authority, and to develop the proposals with a representative committee from the neighborhood.

Copies of a memo dated April 28, 1966 were distributed re Proposed Disposition Prices for Vacant House Lot Parcels R-38, R-41, X-29 and X-31 in the Charlestown Urban Renewal Area, attached to which were copies of a proposed resolution.

On a motion duly made and seconded, it was unanimously

VOTED: that the vacant house lot parcels be offered first to Charlestown residents who are to be relocated on account of Urban Renewal, and then to former Charlestown residents.

Mr. Colbert introduced a resolution entitled: "Resolution of Boston Redevelopment Authority Re: Proposed Prices for Disposition Parcels R-38, R-41, X-29 and X-31 in the Charlestown Urban Renewal Area, Project No. Mass. R-55," which Resolution was read in full and considered.

On a motion by Mr. Colbert, seconded by Mr. Massucco, 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, 605.

Copies of a memo dated April 28, 1966 were distributed re Charlestown Project, Engineering Contract, attached to which were copies of a proposed vote and in invoice from Coffin & Richardson, Inc. for \$4,807.00.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority authorize an amendment to the contract between the Boston Redevelopment Authority and Coffin & Richardson, Inc., dated February 13, 1963, to provide for an additional fee of \$4, 807. 00 for re-appraisal services and for a revised maximum payment of \$27, 000 for all services, and further

VOTED: that the Boston Redevelopment Authority approve payment of \$4, 807. 00 for services performed under the amended contract.

On a motion duly made and seconded, it was unanimously

VOTED: that all Authority staff members be instructed to follow the Authority's standard operating procedure on contracts for personal services and that all contracts be submitted to the Authority for approval prior to ordering any work to be done under the contract.

Copies of a memo dated April 28, 1966 were distributed re Properties Referred to in the Last Paragraph of Section 403 of the South End Plan, attached to which were copies of a proposed letter to be sent to the owners of the properties.

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

Copies of a memo dated April 28, 1966 were distributed re Annual Spring Clean-Up Campaign.

On a motion duly made and seconded, it was unanimously  
VOTED: that the staff be authorized to undertake a major clean-up effort in all project areas in execution, within the limits of available funds, and that photographs be taken of the conditions before and after the campaign.

Copies of a memo dated April 28, 1966 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously  
VOTED; to approve the following;

Temporary Appointments - six-month basis:

		<u>Grade &amp; Step</u>	<u>Per Annum</u>	<u>Effective</u>
Charles Farren	Relocation Spec. II	9-1	\$ 7,200	5/ 2/66
Rodney Brooks	Relocation Spec, II	9-1	7,200	5/ 9/66
Lorraine McGoldrick	Secretary II	4-1	4,200	5/16/66
Elizabeth Scalli	Secretary II	4-1	4,200	5/16/66
Madeline McInnis	Clerical Assist, IV	4-1	4,200	5/ 9/66

Recission of Appointment:

James Davies, Planner IV - Appointed April 20, 1966

Copies of two memoranda were distributed re Travel Authorization,

On a motion duly made and seconded, it was unanimously

VOTED: to authorize travel for the following:

- 1) Mr. James Drought to New Haven, Connecticut, May 26, 1966;
- 2) Mr. Lewis S. Fifield to New York City, April 28-29, 1966

Copies of a nine-page memorandum dated April 28, 1966 were distributed reZoning Referrals, which were read in full and considered.

On a motion duly made and seconded, it was unanimously VOTED: to approve the Zoning Referrals as recommended by the Development Administrator and contained in the aforementioned memo.

The aforementioned memo is filed in the Document Book of the Authority as Document No. 606.

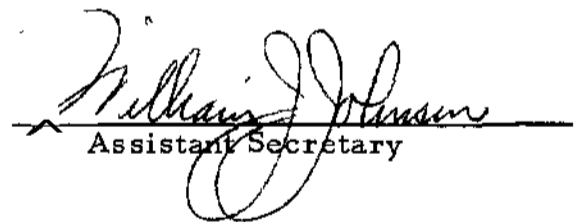
On a motion duly made and seconded, it was unanimously VOTED: to enter into executive session.

On a motion duly made and seconded, it was unanimously VOTED: to end the executive session and resume the public meeting.

On a motion duly made and seconded, it was unanimously VOTED: that the next meeting of the Authority be held on May 12, 1966 at 1:00 p.m.

On a motion duly made and seconded, it was unanimously VOTED: to adjourn.

The meeting adjourned at 12:45 p.m.

  
Assistant Secretary