

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 30, 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 2:12 p.m. on June 30, 1966. 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

Absent

Melvin J. Massucco
George P. Condakes (came in later)

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 regular meeting of the Boston Redevelopment Authority will be held at 2:00 in the afternoon on June 30, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

June 27, 1966

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 June 27, 1966 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 30th day of June, 1966.

Kane Simonian

Secretary

LS

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of June 16, 1966 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:

Whipple and Magane	\$ 300.00
JohnS, Cullen	500.00
Frank B. Rogers	300.00
John E. O'Neill	400.00
Dr. George Sternlieb	2,250.00
Daniel M. Driscoll	2,000.00
Architects & Engineers for the Boston City Hall	23,031.50
Henry F. Bryant & Son, Inc.	7,195.09
Edwards & Kelcey, Inc.	6,140.92
Lockwood, Kessler & Bartlett, Inc.	40,665.35
Charles A. Maguire & Associates	3,541.13
Charles T. Main, Inc.	2,078.31
Traffic Research Corporation	2,000.00
Visiting Nurse Association of Boston, Inc.	706.52
Whitman & Howard, Inc.	1,301.78
Yunits Engineering Company	7,049.50
Yunits Engineering Company	7,726.43

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

Copies of a memo dated June 22, 1966 from the Chief Engineer were distributed re One Center Plaza, Government Center Project Mass. R-35, Construction Permit to Occupy a Portion of Cambridge Street.

The Executive Director informed the Authority that Center Plaza Associates had obtained a permit from the City of Boston for occupying a portion of Cambridge Street.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to the developer to advise him the temporary sidewalk was too inadequate to accommodate the heavily flow of pedestrian traffic to and from the Court House, the new State Office Building, and the new Federal Building, and further, that the Executive Director request the developer to review the situation.

Copies of a memo dated June 24, 1966 were distributed re Downtown Waterfront Project Mass. R-77, Site Preparation Contract No. 1.

On motion duly made and seconded, it was unanimously VOTED: to authorize the preparation of the necessary plans and specifications, and to authorize the Executive Director to advertise for bids - Site Preparation Contract No. 1, Waterfront Project.

Copies of a memo dated June 30, 1966 were distributed re Government Center Project, Use and Occupancy Charge - City Bank and Trust Company, attached to which were copies of a letter dated May 13, 1966 from the City Bank & Trust Company.

On motion duly made and seconded, it was unanimously VOTED: to approve a reduction in the use and occupancy charge to \$1,300.00 per month, effective May 1, 1966, for the City Bank & Trust Company, 175 Washington Street, Account No. 743, contingent upon the construction of a turntable by the bank.

Mr. Condakes entered the meeting at this point.

Copies of a report from the General Counsel dated June 30, 1966 were distributed entitled "Prudential Excises". Also distributed were copies of a memo dated June 16, 1966 re Prudential Center Excise, which matter had been tabled at the last meeting.

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

On motion duly made and seconded, it was unanimously VOTED: that the Authority hereby determines that the figure of \$6.00 per square foot per annum is the fair rental value for 1966 of the space occupied by the Prudential Insurance Company of America in the Prudential Center Project¹.

On motion duly made and seconded, it was unanimously VOTED: that the Assistant Counsel, Thomas F. Hanley, in the absence of the General Counsel, be authorized to serve as Acting General Counsel and is further

authorized to sign any and all documents which the General Counsel is authorized to sign, except where the Authority requests the signature of the General Counsel.

The Executive Director informed the Authority that Charles River Park "C" Company has exercised its option under its lease for the purchase of parcels 1-D and 1-D-1, in accordance with the terms of the lease, and has further designated Charles River Park, Inc. as the nominee for the conveyance.

On motion duly made and seconded, it was unanimously VOTED: that the Authority sell to Charles River Park, Inc. , the parcel shown as Parcel 1-D, containing an area of 241, 574 square feet being shown on a plan entitled, "Plan 6f Land in Boston, Parcel 1-D and Parcel 1-D-1, West End Land Assembly and Redevelopment Plan, " prepared by J. L. Hayden Associates, Inc. ; and the parcel shown as Parcel 1-D1 containing an area of 10, 774 square feet being shown on a Plan of Land in Boston, Parcel No. 1-D1 and Parcel 1-D1-A, West End Land Assembly and Redevelopment Plan, prepared by J. L. Hayden Associates, Inc., for the sum of \$340, 669. 80 and that the Chairman, Vice Chairman and Executive Director or any of them be and hereby are authorized to execute on behalf of the Authority a deed of said parcels, said deed to be substantially in the form as that presented to this meeting.

The Executive Director informed the Authority that Charles River Park, Inc. requested the Authority's approval to convey its interest in Parcel 1-D and 1-D1 to Charles River Park "C" Company.

On motion duly made and seconded, it was unanimously VOTED: that Charles River Park, Inc. , upon acquisition of Parcels 1-D and 1-D1 from the Authority, has the approval of the Authority to convey its interest in said Parcels to Charles River Park "C" Company.

Copies of a telegram to the Vice Chairman, dated June 16, 1966, were distributed from James R. Hoffa, President of the International Teamsters Union, inviting the Vice Chairman to attend the 19th National Convention at Miami, Florida, July 4-8, 1966, for the purpose of addressing the Resolutions Committee on F.H.A. matters.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Vice Chairman to attend the 19th

Convention of the International Teamsters Union,

July 4-8, 1966.

Copies of a memo dated June 30, 1966 were distributed re Waterfront Project, T Wharf Management Agreement with Quincy Market Cold Storage and Warehouse Company, attached to which were copies of a form of Agreement.

Copies of the foregoing memo were distributed at the last meeting and tabled.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be and he hereby is

authorized, in the name and behalf of the Boston Redevelopment Authority to execute an agreement with Quincy Market Cold Storage and Warehouse Company respecting the premises at 150-176 Atlantic Avenue in the Waterfront Project, in substantially the form of the agreement presented to this meeting under cover of the Executive Director's memorandum to the Board dated June 30, 1966, on the subject of 'Waterfront Project - T Wharf Management Agreement with Quincy Market Cold Storage and Warehouse Company'.

Copies of a memo dated June 30, 1966 were distributed re Waterfront Project, Sargent's Wharf Lease with Quincy Market Cold Storage and Warehouse Company, attached to which were copies of a form of lease.

Copies of the foregoing memo were distributed at the last meeting and tabled.

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

On motion duly made and seconded, it was unanimously
VOTED: that the Executive Director be and he hereby is
authorized in the name and behalf of the Boston
Redevelopment Authority to execute a lease with
Quincy Market Cold Storage and Warehouse Com-
pany respecting the premises at 1-59 Eastern
Avenue, 1-22 Sargent's Wharf and 269-293 Com-
mercial Street, Boston, in substantially the form
of the lease presented to this meeting under cover
of the Executive Director's memorandum dated
June 30, 1966, on the subject of "Waterfront
Project - Sargent's Wharf Lease with Quincy Mar-
ket Cold Storage and Warehouse Company".

The Executive Director distributed a report from the R. H. White
Company containing information of income received from the licensees from
the City Mart Store and tabulating the labor costs for the month of June.

The Executive Director recommended that the contract with R. H.
White Company for the management with City Mart be extended for the month
of July.

On motion duly made and seconded, it was unanimously
VOTED: to approve extension of the Management Contract
for City Mart with the R. H. White Company for the
month of July.

Copies of a memo dated June 30, 1966 were distributed re Washington
Park Project Mass. R-24, Site Preparation Contract No. 9, Approval of Sub-
contractors.

The above-mentioned memo contained a list of three (3) subcontractors
chosen by the prime contractor, which are submitted to the Authority for
approval.

On motion duly made and seconded, it was unanimously
VOTED: to approve the following subcontractors for Site
Preparation Contract No. 9, Washington Park

Project, Mass. R-24.

Reliable Fence Co., Inc.
Norwell, Massachusetts

White Lines Inc.
Newton, Massachusetts

Washington Contracting Co., Inc.
Roslindale, Massachusetts

Mr. Colbert raised the question of the matter of a letter that had been sent to all the members of the Authority from the Moskow Bros. , concerning the building at 41 Tremont Street, Boston.

The aforementioned letter alleged that potential lessees were discouraged from leasing space because there were alleged rumors that the Authority had plans to acquire 41 Tremont Street as part of the Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to the Moskow Bros, and inform them that the Authority does not have any plans at this time for the acquisition of 41 Tremont Street.

Copies of a memo dated June 30, 1966 were distributed re Parcel 8, Government Center, attached to which were copies of a petition to the Land Court to register the entire Parcel 8. This matter had been previously tabled.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman and the Development Adminis-

trator of the Authority are, and each of them acting singly is, hereby authorized and empowered in the name and behalf of the Authority to execute, seal with the corporate seal, acknowledge and file a petition to the Land Court of the Commonwealth of Massachusetts to have its title to Disposition Parcels 8B and 8C of the Government Center Urban Renewal Area registered and confirmed and to take such further action with respect to such petition as either of them acting singly may approve.

Copies of a memo dated June 30, 1966 were distributed re Designation of Counsel in the matter of John V. Dunlea, Jr. vs. Boston Redevelopment Authority.

This matter had been tabled at a previous meeting.

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

On motion duly made and seconded, it was unanimously VOTEDrThat the firm of Foley, Hoag & Eliot is hereby

designated as counsel representing the Authority in the matter of John V. Dunlea, Jr. , vs. Boston Redevelopment Authority.

The firm of Foley, Hoag & Eliot is authorized and directed to defend the Authority and to take such steps as may be appropriate in its defense.

Payment shall be in the amount of \$35.00 per hour for partners and \$25.00 per hour for associates.

Copies of a memo dated June 30, 1966 were distributed re Government Center, Parcel 2B.

On motion duly made and seconded, it was unanimously VOTED: that the Boston Redevelopment Authority hereby

designates Government Center Developers Trust as developer of Parcel 2B in Government Center, subject to public disclosure and HUD approval, and subject to submission of an acceptable Letter of Intent,

Copies of a memo dated June 30, 1966 were distributed re Designation of RKO General Inc. as Developer of Parcels 2F and 2G in Government Center, attached to which were copies of a letter of interest dated May 11, 1966 from the RKO General Broadcasting.

On motion duly made and seconded, it was unanimously VOTED:that the Boston Redevelopment Authority hereby

designates RKO General Incorporated as developer of Parcels 2F and 2G in Government Center, subject

to public disclosure, HUD approval and submission of an acceptable design proposal, and authorizes the Development Administrator to execute the Letter of Intent presented to this meeting.

Copies of a memo dated June 30, 1966 were distributed re Government Center, Parcel 9 Report, attached to which was a tabulation of submittals made. The matter was noted.

Copies of a memo dated June 30, 1966 were distributed re Design Proposal for 30 Hawkins Street, attached to which were copies of Parcel Plan.

On motion duly made and seconded, it was unanimously VOTED: that the Boston Redevelopment Authority hereby approves the design proposal for Parcel 2 H (30 Hawkins Street) dated June 1, 1966, prepared by Ronald Gourley.

Copies of a memo dated June 30, 1966 were distributed re Government Center, Police Station Final Working Drawings.

On motion duly made and seconded, it was unanimously VOTED; that the Boston Redevelopment Authority hereby approves the final working drawings for the Police Station on Parcel 21 in Government Center, prepared by Shepley, Bulfinch, Richardson & Abbott, dated June 15, 1966.

Copies of a memo dated June 30, 1966 were distributed re Cooperation Agreement with MBTA regarding Government Center Garage, attached to which were copies of a proposed form of Cooperation Agreement, containing Exhibit "A"¹ (Property Line Map - Parcel 4) and Exhibit "X" containing two (2) maps (Plan of Subway Connecting Tunnel).

On motion duly made and seconded, it was unanimously VOTED: that the Boston Redevelopment Authority hereby approves the proposed Cooperation Agreement with the MBTA with respect to the Government Center Garage as presented to this meeting, provided that the maximum liability of the Boston Redevelopment Authority thereunder for reimbursement to the MBTA shall not exceed \$35,000.

Copies of a memo dated June 30, 1966 were distributed re South Station Developers, attached to which were copies of a chart containing information concerning various developers interested in the South Station Development. The matter was noted.

Copies of a memo dated June 30, 1966 were distributed re Reuse Appraisals for Early Land Parcels in the Central Business District Renewal Project Area.

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

The Development Administrator distributed copies of a memo dated June 30, 1966 re Academy Homes, Section II, attached to which were copies of a resolution entitled: "Resolution of the Boston Redevelopment Authority re Proposed Disposition of Parcels E-2a, E-2b, and B-3 in the Washington Park Urban Renewal Area Project No. Mass. R-24. "

Said Resolution was then read in full and considered.

On motion duly made and seconded, it was
VOTED: to adopt the above entitled Resolution as read and
considered.

A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 631.

Copies of a memo dated June 30, 1966 were distributed re Disposition Parcels G-1A and G-1B, Washington Park Urban Renewal Area, attached to which were copies of two (2) resolutions.

A resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcel G-1A in the Washington Park Urban Renewal Area Project No. Mass. R-24" was introduced and read.

On motion duly made and seconded, it was unanimously
VOTED: to adopt the above entitled Resolution as introduced
and read.

A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 632.

A resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcel G-1B in the Washington Park Urban Renewal Area Project No. Mass. R-24, " was introduced and read.

On motion duly made and seconded, it was unanimously
VOTED: to adopt the above entitled Resolution as introduced
and read.

A copy of the foregoing Resolution is filed in the Document Book of
the Authority as Document No. 633.

On motion duly made and seconded, it was unanimously
VOTED: to grant an extension of time to August 1, 1966,
to the Modern Electroplating Company and Inter-
national Manufacturing Company, for the pur-
chases of Parcels G-1A and G-1B.

Copies of a memo dated June 30, 1966 were distributed re Approval
of Final Plans and Authorization to Convey Disposition Site H-7, Washington
Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority hereby
determines that the plans and specifications sub-
mitted by the James Jackson Putnam Children's
Center for the first phase of development of Dis-
position Site H-7, conform to the official Urban
Renewal Plan for the project area, and that said
Plans and Specifications are hereby approved,
and further

VOTED: that the Development Administrator is hereby
authorized for and on behalf of the Boston Redevel-
opment Authority to execute and deliver a Land
Disposition Agreement between the Authority as
seller and James Jackson Putnam Children's
Center of 244 Townsend Street, Roxbury, as
buyer providing for the conveyance by the Autho-
rity of Disposition Site H-7 in the Washington
Park Urban Renewal Area, in consideration of
the price approved for said site by the Depart-
ment of Housing and Urban Development, and

the buyer's agreement to develop the site for its use in accordance with the Urban Renewal Plan for the Washington Park Renewal Area, including certain proposed new construction, 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 interest of the Authority, including a provision that the land be subject to reconveyance to the Authority if new construction on the land and/or abutting land now owned by the Buyer is not commenced within three years of the date of conveyance by 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 and delivery by the Development Administrator of such Agreement and deed, to which a certificate of this Vote is attached, shall be conclusive evidence that the form, terms, and provisions thereof, are by the Development Administrator deemed proper and in the best interest of the Authority.

Copies of a memo dated June 30, 1966 were distributed re Washington Park Parcel J-9 - Small Park - Approval of Plans and Authorization to Secure Bids.

On motion duly made and seconded, it was unanimously VOTED: that the Plans and Specifications for development of parcel J-9 in the Washington Park Urban Renewal Project, drawn by Sasaki, Dawson, DeMay Associates, Inc., dated June 25, 1966, are hereby accepted and approved, and further

VOTED: that the Executive Director is hereby authorized, for and on behalf of the Authority, to advertise for bids for the work required to construct the small park.

Copies of a memo dated June 30, 1966 were distributed re Washington Park - 161 Ruthven, 159 Ruthven.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated June 30, 1966 were distributed re Acquisition of Derelict Properties to Advance the Rehabilitation Program and Relieve Hardship.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, subject to approval

of General Counsel, be and he hereby is autho-

rized to acquire by negotiation the following pro-

perties:

2 Rock Street
110-116 Regent Street; 3-4 Hewes Street
53 Alpine Street
83-85 Munroe Street

Copies of a memo dated June 30, 1966 were distributed re Extension of Contract Period for Reuse Appraisal Contracts with Larry Smith and Company and Peter A. Laudati, Jr., Washington Park Urban Renewal Area R-24.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby autho-

rized to execute a change order to the contracts with

Larry Smith and Company and Peter A. Laudati, Jr.,

extending the contract period one year from the pre-

sent date of expiration to July 1, 1967, for Larry

Smith and Company and to June 10, 1967, for Peter

A. Laudati, Jr. at no change in the contract price.

Copies of a memo dated June 30, 1966 were distributed re ABCD Contract with Boston Redevelopment Authority for Washington Park "Good Housekeeping" Program, attached to which were copies of a proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority authorize the Development

Administrator to execute a contract with ABCD

(Action for Boston Community Development) in

the amount of \$15,918.00 for the employment of 40 crew workers and 5 crew foremen by the Washington Park Site Office in the Summer 1966 "Good Housekeeping" Program.

Copies of a memo dated June 30, 1966 were distributed re ABCD Contract with Boston Redevelopment Authority for Work-Study Project, attached to -which were copies of a proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority authorize the Development

Administrator to execute a contract with ABCD

(Action for Boston Community Development), sub-

stantially as attached, in the amount of \$33,903.00

for the employment of 45 Boston resident college

students, and 2 staff supervisors by the Washing-

ton Park Site Office in the 1966 Roxbury Work and

Study Project.

Copies of a memo dated June 30, 1966 were distributed re Roxbury Work and Study Project.

Contents of the foregoing were informational.

Copies of a memo dated June 30, 1966 were distributed re Authorization for Reuse Appraisal Contracts, South Cove Urban Renewal Area R-92.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated June 30, 1966 were distributed re Project Mass. R-56, Loan and Grant Contracts and Project Temporary Loan Notes, attached to which were copies of a Resolution providing for the execution of a Loan and Capital Grant Contract, and a Resolution authorizing the issuance of certain project temporary loan notes in connection with the South End Project.

A Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Loan and Capital Grant Contract, Numbered Contract No. Mass. R-56 (LG), between Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No.

Mass. R-56, and Establishing a Project Expenditures Account with Respect to said Project, and for Other Purposes," was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Condakes seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 634.

A Resolution entitled "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-56 and Providing for the Security for the Payment Thereof, and for Other Purposes," was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Condakes seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 635.

Copies of a memo dated June 30, 1966 were distributed re Order of Taking for South End Site Office, attached to which were copies of a Resolution and an Order of Taking, including Annex A - Project Area Description, Annex B - Taking Area Description, the name of the Supposed Owner, and Annex C - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that and ORDER OF TAKING dated June 30, 1966 relating to a portion of the South End Urban Renewal Project Area, Mass. R-56, be executed, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk; and

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking therein made.

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 63&.

Copies of a memo dated June 30, 1966 were distributed re Contract for Remodeling and Alteration Work, South End Site Office, attached to which were tabulation of bids received by the general contractors and sub-contractors.

On motion duly made and seconded, it was unanimously

VOTED: that an award of contract be made to the low bidder,

Clifford Construction Co. , and that the Executive Director be authorized to execute a contract with the General Contractor as follows:

Total Contract Price	\$48,094.90
Item 1 (General Contractor)	\$31,788.00
Item 2 (Sub-Contracts)	
Resilient Flooring-General Flooring Co.	\$2,286.90
Painting Sr Decorating-Jos. G. Gazzola	2,510.00
Plumbing-A C Plumbing & Heating Co.	2,450.00
Electrical-Barges Electrical Co.	3,800.00
Heating-R. P. Holmes Corp.	5,260.00

The Development Administrator distributed copies of a memo dated June 30, 1966 re Campus High School Urban Renewal Area - Survey and Planning and Early Land Acquisition. Also distributed were copies of the following material: Resolution approving the undertaking of Survey and Plans, and filing of an Application; Survey and Planning Application, Campus High School Urban Renewal Area - including maps; Application for Early Land Acquisition, Campus High School Urban Renewal Area - including maps; Notice of Public Hearing; Rules for the conduct of Public Hearing; and proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized

to file the Campus High School Survey and Planning Application and Application for Early Land Acquisition and related activities with the Department of Housing and Urban Development for preliminary review, advice and comments.

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 Campus High School Urban Renewal Area is a substandard and/or decadent area, (2) proposals for the undertaking of early land acquisition and other activities in a portion of such Area, and (3) a relocation program for the families, individuals, and businesses to be displaced on account of the early land acquisition in such Area;

(2) that such public hearing will be held on

July 25, 1966, at 8:00 p. m. at the James P. Timilty Junior High School, 205 Roxbury Street, Roxbury, Massachusetts;

(3) that the attached "Rules for the Conduct of the Public Hearing" are adopted; and

(4) that the attached Notice of Public Hearing for the Campus High School Urban Renewal Area is approved, and the Executive Director of the Authority is authorized to publish such notice in the City Record on July 2, and in the Boston newspapers of general circulation on July 12 and July 19.

Copies of a memo dated June 30, 1966 were distributed re Cooperation Agreement with DPW Coordinated Acquisitions - Charlestown.

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

Copies of a memo dated June 30, 1966 were distributed re Acquisition of Property in Charlestown, Infeasible of Repair (at the Owner's Request): 68-70 Bunker Hill Street.

On motion duly made and seconded, it was unanimously
VOTED: that the Real Estate Officer, with the approval of the General Counsel, is hereby authorized to appraise and acquire by negotiation the property at 68-70 Bunker Hill Street, Charlestown, pursuant to Sections 809 and 402 of the Charlestown Urban Renewal Plan with the acquisition to be at such price, terms, and other conditions that are consistent with the concurrence in such acquisition to be obtained from the Department of Housing and Urban Development and in accordance with applicable Federal Regulations and State law.

Copies of a memo dated June 30, 1966 were distributed re Conveyance of Tax Title Foreclosed Property in Charlestown.

On motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is hereby authorized to request the Chairman of the Real Property Department of the City of Boston to grant and convey, without consideration, to the Authority, under the provisions of Chapter 314 of the Acts of 1961, and pursuant to the Cooperation Agreement entered into between the City of Boston and the Authority, dated June 10, 1965, the following properties acquired by the City by foreclosure of Tax Titles located in Charlestown that are to be acquired under the Charlestown

Urban Renewal Plan:

Land and Buildings at 8 Rutherford Avenue
and 4-6 Jenner Street

Vacant land at 8-10 Mason Street

Copies of a memo dated June 30, 1966 were distributed re Report on Home Improvement Activity in Charlestown - the contents of which were informational.

Copies of a memo dated June 30, 1966 were distributed re Designation of Developers of 231 West Third Street, South Boston and 14 Humphreys Street, Roxbury - Twenty-Nine Tax-Foreclosed Properties.

On 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 de-

liver a disposition agreement between the Author-

ity as seller and Edward L. Bitt as buyer, pro-

viding for conveyance by the Authority of the pro-

perty located at 231 West Third Street, South

Boston, for a consideration of \$100.00 and the

buyer's agreement to rehabilitate the property,

such agreement to be in such form and to contain

such other and further terms and provisions as

the Development Administrator shall deem proper

and in the best interest of the Authority; that the

Development Administrator is further authorized

to execute and deliver a deed conveying said pro-

perty pursuant to such disposition agreement and

that the execution and delivery by the Development

Administrator of such agreement and deed, to which

a certificate of this vote is attached, shall be con-

clusively deemed authorized by this vote and con-

clusive evidence that the form, terms and provi-

sions thereof are by the Development Administrator

deemed proper and in the best interest of the Authority.

On 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 William J. Curran as buyer, providing for conveyance by the Authority of the property located at 14 Humphreys Street, Roxbury, for a consideration of \$50.00 and the buyer's agreement to rehabilitate the property, such agreement to be in such form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest 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 and delivery 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 form, terms and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

The Chairman left the meeting at this point, 4:30 p. m.», and the Vice Chairman took over the Chair.

On motion duly made and seconded, it was unanimously VOTED: to authorize the Purchasing Agent, in conformity with the Authority's procurement policy, to purchase four (4) manual typewriters at a total cost not to exceed \$1,000.00 for use by the Family Relocation Center in the South Station office.

Copies of a memo dated June 30, 1966 were distributed entitled
¹ Personnel Actions - Summer Neighborhood Service Program, Amendment
to June 16, 1966 memorandum on same subject". This memo contained
deletions and additions to Attachment I, Attachment II and Attachment III
of the "Personnel Actions - Summer Neighborhood Service Program" memo-
randum dated June 16, 1966, which was adopted by the Authority on June 16,
1966 and filed in the Document Book of the Authority as Document No. 629.

On motion duly made and seconded, it was unanimously

VOTED: to amend Document No. 629, (Personnel Actions -
Summer Neighborhood Service Program, dated June
16, 1966} in accordance with recommendations con-
tained in the Development Administrator's memo
entitled "Personnel Actions - Summer Neighborhood
Service Program - Amendment of June 16, 1966
Memorandum on the Same Subject," dated June 30,
1966.

Copy of the foregoing memo is incorporated in Document No.
629, as an Amendment thereto.

The Development Administrator distributed copies of a memo re
Personnel Actions - Summer Neighborhood Service Program, attached to
which were copies of the following:

Attachment I: (Roxbury Work-Study Project) containing the names
addresses, title and salary of two (2) Neighborhood Improvement Supervisors
to be employed - June 18 - August 20, 1966,

Attachment II: (Roxbury Work-Study Project) containing the names
and addresses of forty-four (44) College Students to be employed as Neighbor-
hood Improvement Aides, from June 18 through August 20, 1966, at \$1.25 per
hour less \$10.00 per week deduction for food, plus a scholarship of \$160.00
at the conclusion of the program.

Attachment III: (Good Housekeeping Program 1966, Washington Park
Urban Renewal Area) containing the names and addresses of four (4) Crew
Foreman to be employed from June 27 through September 2, 1966 at \$80.00
per week; also, the names and addresses of thirty-nine Crew Members to be

employed from July 5 through August 29, 1966 at \$1.00 per hour - 30 hours per week.

On motion duly made and seconded, it was unanimously

VOTED: to approve the personnel rosters as outlined in

Attachment I, Attachment II and Attachment III

in the above-mentioned memo.

A copy of the foregoing memo and attachments is filed in the Document Book of the Authority as Document No. 63*7.

Copies of two (2) memoranda dated June 30, 1966 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments - Six[^]-month basis:

		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
Marcia L. McMahon	Planner III	9-2	\$ 7,560	7-6-66
Lucile C. Sims	Planner HI	9-2	7,560	7-6-66
Thomas P. Daly	Bus. Relocation Rep.	8-3	7,166	7-13-66
Paul R. Kateman	Develop. Specialist I	8-3	7,166	7-6-66
Benjamin M. Dames	Reloc. Specialist I	8-3	7,166	7-11-66
Mildred Y. Owens	Reloc. Specialist I	8-1	6,500	7-11-66
Margaret M. Frisbee	Reloc. Assist. I	6-1	5,200	7-11-66
Jean Ann Smith	Reloc. Assist. I	6-1	5,200	7-11-66
Susan D. Andrews	Clerical Assist. IV	4-3	4,630	7-13-66
Marie Polcari	Clerical Assist. III	3-2	4,095	7-6-66

Temporary Appointments - Part Time Basis (Three-month basis):

John E. Dobie	Model Maker	\$3.25/per hour	7-6-66
Carlos H. Caminos	Model Maker	\$2.75/per hour	7-6-66

Change of Status with Recla.ssification:

Marie L. Kennedy	from Development Assistant I on a part time basis at \$2.47 per hour to Designer I	7-1	\$ 5,700	7-6-66
Ruth A. Rankin	from Graphics Designer IV (Grade 9 - Step 1) at \$7,200 per annum on full time basis to Graphics Designer IV(part time basis)		\$4.10/per hour	7-6-66

Resignations:

Sylvia Ehrlich	Designer I	Effective 7-1-66
Mary J. Mason	Secretary II	Effective 6-20-66
William C. Pan	Model Maker	Effective 7-6-66

Correction to previous Board Action:

Typographical Error - Meeting of jJepjember 23, 1965:

Charles L. Moulton	Civil Engineer I (instead of Grade 10 - Step 2 at \$8,820)	10-3	\$8,820	9-29-65
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Temporary Appointments - Nine-week basis:

		<u>Per Hour</u>	<u>Effective</u>
Eric Wong	Rehab. Assistant I	\$ 2.00	7-6-66
David Wong	Eehab. Assistant I	2. 00	7-6-66
Deborah L. MacSweeney	Clerical Assistant III	2. 15	7-6-66

Reappointment - Co-operative work basis (six-month period):

Jeremiah F. Sullivan	Development Aide III	\$ 2. 55	7-6-66
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Rescissions - Employees appointed at Board Meeting of June 16, 1966
(twelve-week basis):

Andrea M. Malester	Planner I	\$110. 00/p. week	6-22-66
Arnold S. Kaufman	Develop. Assist. I	\$ 2. 50	6-20-66

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

VOTED: to authorize the following travel:

- 1) Mr. William R. McGrath to Sacramento, California
July 10-14, 1966;
- 2) John Steffian to Baltimore, Maryland
July 5, 1966;
- 3) Mr. Stephen E. McCloskey, Vice Chairman, to
Miami, Florida - July 4-8, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of Mr. George Niles

and Mr. Robert Bott at the NAHRO Regional
Workshop, Sheraton Rolling Green Motor Inn,
Andover, Massachusetts; and the payment of
a registration fee of \$25. 00 each, July 14-15, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of the following staff

members at the Urban Housing Lecture-Work-
shops, Princeton, New Jersey - July 12 through
July 15, 1966:

James G. Dolan, Jr.
Stephen Diamond
Deborah A. Lamb

Copies of a memo dated June 30, 1966 were distributed re IBM
Customer Executive Program, Vehicular Traffic Control Seminar, San Jose,
California, June 5 - 10, 1966. Contents noted.

Copies of a memo dated June 16, 1966 were distributed re Zoning Referrals, containing recommendations on the following petitions: Map Amendment Application No. 31; Map Amendment Application No. 32; Special Order Application No. 6; Petitions Nos. Z-525; Z-526; Z-527 & Z-528; Z-529; Z-531, Z-532, Z-533; Z-535; Z-536; Z-537 - Z-542; Z-543; Z-544; Z-545; Z-546.

On motion duly made and seconded, it was unanimously
VOTED: to adopt the recommendations contained in the
above-mentioned memorandum with respect to
the foregoing petitions.

The aforementioned memorandum is filed in the Document Book of the Authority as Document No. 638.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority be held
on Thursday, July 21, 1966, at 2:00 p. m.

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

The Development Administrator distributed copies of a memorandum dated June 30, 1966 entitled "Step Pay Increases for Certain Authority Personnel,

On motion duly made and seconded, it was unanimously
VOTED: to approve the Step Pay Increases, effective
July 6, 1966, for employees listed in the above-
mentioned memorandum.

Copy of the foregoing memorandum is filed in the Document Book of the Authority as Document No. 639 *

The Development Administrator distributed copies of a memorandum dated June 30, 1966 entitled "Personnel - Pay Increase for Certain Hourly Employees "

On motion duly made and seconded, it was unanimously

VOTED: to approve the hourly pay increase for the employees (4) listed in the above-mentioned memorandum.

Copy of the foregoing memorandum is filed in the Document Book of the Authority as Document No. 640,

The Development Administrator distributed copies of a memorandum dated June 30, 1966 re Promotion and/or Reclassifications for Certain Authority Personnel, containing two (2) attachments as follows:

Attachment #1: Promotion and/or Reclassifications, effective July 6, 1966 (containing the names of sixty-four (64) employees).

Attachment #2: Reclassification with Salary Increase, effective July 6, 1966 (containing the names of seven (7) employees).

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby approves the promotions and/or reclassifications of employees, as contained in the above-mentioned Attachment # 1 and Attachment #2.

Copy of the foregoing memorandum and Attachment #1 and Attachment #2 are filed in the Document Book of the Authority as Document No. 641.

, The Development Administrator distributed copies of a memorandum dated June 30, 1966 entitled "Employees Not Authorized for Salary Increases, July, 1966," attached to which was a schedule containing the names of six (6) employees not authorized for salary increase on July 6, 1966.

The Development Administrator fully explained his reasons for not recommending increase in each individual case.

On motion duly made and seconded, it was unanimously


VOTED: to concur in the Development Administrator's recommendation to withhold step-rate increases on July 6, 1966, for six (6) employees listed in the above-mentioned schedule.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 642.

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

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

The meeting adjourned at 4:35 p. m.


Secretary