

MINUTES OF A SPECIAL MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

HELD ON AUGUST 25, 1966

The Members of the Boston Redevelopment Authority met in special session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts at 3:00 o'clock p. m. on August 25, 1966. The meeting was called to order by the Acting Chairman, and upon roll call, those present and absent were as follows:

Present

Stephen E. McCloskey
James G. Colbert
Melvin J. Massucco
George P. Condakes

Absent

Msgr. Francis J. Lally

The Notice of Special Meeting, with Waiver of Notice and Consent to Special Meeting, as signed by the Members of said Authority, were read and ordered spread on the minutes of this special meeting and filed for the record. The Notice of Special Meeting, with Waiver of Notice and Consent to Special Meeting is filed in the Document Book of the Authority as Document No. 661'.

NOTICE OF SPECIAL MEETING

TO: Msgr. Francis J. Lally
Stephen E. McCloskey
James G. Colbert
Melvin J. Massucco
George P. Condakes

You are hereby notified that the Members of the Boston Redevelopment Authority are called to meet in special session at 3:00 o'clock, p. m. on August 25, 1966, at Room 350, 73 Tremont Street, in the City of Boston, for the following purpose: consideration of the adoption of a Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$10, 300, 000, the Execution of Requisition Agreement No. 1, and the Execution and Delivery of Project Temporary Loan Note No. 2 in connection with Project R-92; and the transaction of any other business that may come before the meeting.

____ August 22 1966 _____ s/Francis J. Lally _____
Chairman
BOSTON REDEVELOPMENT AUTHORITY

NOTICE OF SPECIAL MEETING

TO: Megr. Francis J. Lally
Stephen E. McCloskey
James G. Colbert
Melvtn J. Massucco
George P. Condakes

You are hereby notified that the Membera of the Boston Redevelopment Authority are called to meet in special session at 3:00 o'clock, p.m. on August 25, 1966, at Room 350, 73 Tremont Street, in the City of Boston, for the following purpose: consideration of the adoption of a Resolution Authorising the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of £10, 300, 00., the Execution of Requisition Agreement No. I, and the Execution and Delivery of Project Temporary Loan Note No. 2 in connection with Project R-92; and the transaction of any other business that may come before the meeting.

August ^{^TjJ JJII£I} _____ ^{^ j -i- Lally} _____
date Chairman
BOSTON REDEVELOPMENT* AUTHORITY

WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING

We, the undersigned Members of the Boston Redevelopment Authority, do hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING, and do hereby consent and agree that the said Members of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purposes therein stated.

^{x? j-IT Vlj}

Francis[^]. Laj^{^y}

^{(2/VVU/L} ^{Stephen E. tMcCloskey}

James G. Colbert
^{tJ^E-^} ^{Melvin J. Massucco}

George P. Condakes

CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING

I, Kane Simon! an, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on \$**>><u> £ ? , /% \$, I served, in the manner provided in the By Laws of said Boston Redevelopment Authority, upon each of the Members of said Authority named in the foregoing NOTICE OF SPECIAL MEETING, a true and correct copy of the foregoing NOTICE OF SPECIAL MEETING.

IN TESTIMONY WHEREOF, I have hereunto set my hand this ^{^ ^ th} day of August, 1966.

^r
Kane Simonian
Secretary

WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING

We, the undersigned Members of the Boston Redevelopment Authority, do hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING, and do hereby consent and agree that the said Members of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purpose therein stated.

s/ Francis J. Lally

s/ Stephen E. McCloskey

s/ James G. Colbert

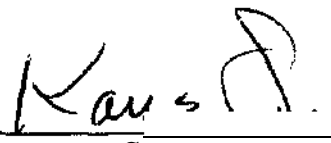
si Melvin J. Massucco

s/ George P. Condakes

CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 22, 1966 I served, in the manner provided in the By Laws of said Boston Redevelopment Authority, upon each of the Members of said Authority named in the foregoing NOTICE OF SPECIAL MEETING, a true and correct copy of the foregoing NOTICE OF SPECIAL MEETING.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 25th day of August, 1966.



Secretary *V t a m

Messrs. Logue and Simonian attended the meeting.

The minutes of the meeting of August 11, 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 a motion duly made and seconded, it was unanimously

VOTED: to approve the payment of the following bills:

John E. O'Neill	\$ 8,650.00
John D. Hewitt	8,400.00
Singer Associates	500.00
Jackson & Moreland	5,764.60
Yunits Engineering Co.	16,009.17
Yunits Engineering Co	17,328.62
Edwards fe Kelcey, Inc.	8,910.97
Charles T. Main, Inc.	4,503.99
Charles T. Main, Inc.	4,020.97
Fay, Spofford & Thorndike	9,787.86
J. L. HaydenCo., Inc.	4,078.12

Copies of a memo dated August 25, 1966 were distributed re Preliminary Loan Notes, First Series "I", South Cove Project, Mass. R-92, attached to which were copies of a tabulation of bids and a resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$10,300,000, the Execution of Requisition Agreement No. 1, and the Execution and Delivery of Project Temporary Loan Note No. 2, in Connection with Project No. Mass. R-92," 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. Massucco seconded the motion, and, on roll call, the following voted "Aye": Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Acting 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. 662.

Copies of a memo dated August 25, 1966 were distributed re Appraisal Engineer for Campus High School Urban Renewal Area, John J. Gill Associates, Inc., 36 Homestead Park, Needham, attached to which were copies of a proposed vote and

a letter dated August 22, 1966 from John J. Gill Associates, Inc.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority contract with
John J. Gill Associates, Inc. for appraisal-engineering
services in connection with the appraisal of:

1. Blessed Sacrament Community Center and Convent
60 Vernon St.
2. St. Francis de Sales Rectory, 240 Cabot St.
3. St. Francis de Sales Convent, 116 Vernon St.
4. St. Francis de Sales Church, 110 Vernon St.
5. St. Francis de Sales School, 10 St. Francis de Sales St.

at a fee not to exceed \$8,600 for appraisal services and
not to exceed \$11,000 for all services including court
appearances.

Copies of a memo dated August 25, 1966 were distributed re Appraisal
Engineer for South End Project, John J. Gill Associates, Inc., 36 Homestead Park,
Needham, attached to which were copies of a proposed vote and a letter dated
August 22, 1966 from John J. Gill Associates, Inc.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority contract with
John J. Gill Associates, Inc. for appraisal-engineering
services in connection with the appraisal of:

1. Our Lady of the Annunciation Church, 167 Vfr Canton, Street
2. St. Philip Rectory, 889 Harrison Ave.
3. St. Philip Church, 903 Harrison Ave.

at a fee not to exceed \$4,750 for appraisal services and not
to exceed \$6,000 for all services including court appearances.

Copies of a memo dated August 25, 1966 were distributed re Appraisers for
the Campus High School Urban Renewal Area, containing the names and addresses
of twenty-four (24) appraisers.

On motion duly made and seconded, it was unanimously

VOTED: that the following twenty-four (24) appraisers be approved
for work in the Campus High School Urban Renewal Area,
and that the Real Estate Officer be requested to drop any

appraiser not completing their work within a reasonable period:

Charles Akerson	c/o Nordblom Company, 50 Congress St., Boston
David L. Gary	c/o Ryan-Elliott & Co., Inc., 140 Federal St., Boston
Richard Casey	c/o Casey & Dennis, 73 Tremont Street, Boston
John S. Cullen	73 Tremont Street, Boston
Richard Dennis	c/o Casey & Denis, 73 Tremont Street, Boston
Daniel Driscoll	294 Washington Street, Boston
John Finnegan	23 Whittemore Street, "West Roxbury
Leo M. Flynn	275 Cabot Street, Beverly
Robert Foster	73 Tremont Street, Boston
Reginald H. Gallagher	c/o James D. Henderson & Son, Inc., 1 Court St. , Boston
Willard Crush	c/o R. M. Bradley & Co., Inc., 250 Boylston St., Boston
John D. Hewitt	19 -Peter Hobart Drive, Hingham
Henry Keenan	801 Massachusetts Avenue, Arlington
Hubert J. Kelley	54 Radcliffe Road, Wellesley
John C. Kiley, Jr.	15 Bosworth Street, Boston
Edward A. Larkin	289 Salem Street, Medford
Bernard Magane	c/o Whipple & Magane, 66 Main Street, Andover
W. Dal MacGregor	c/o Meredith & Grew, Inc., 125 High Street, Boston
Joseph A. Moran	548 Eliot Street, Milton
Joseph A. Moran, Jr.	110 Piermont Street, Quincy
James J. McGoff	c/o Meredith & Grew, Inc., 125 High Street, Boston
John E. O'Neill	2091 Centre Street, West Roxbury
Frank B. Rogers	457 Beacon Street, Boston
Bernard Singer	1430A Beacon Street, Brookline

Copies of a memo dated August 25, 1966 were distributed re South Cove Appraiser - Daniel A. Brener, attached to which were copies of a proposed vote, a letter dated August 9, 1966 from Daniel A. Brener and Statement of Qualifications.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority contract with

Mr. Daniel A. Brener for appraisal services in connection with the Broadway Hotel property at 301-317 Tremont St. , Boston, for a fee of \$2, 500 for appraisal services and a maximum sum not to exceed \$4, 000 for all services.

Copies of a memo dated August 23, 1966 were distributed re Government Center Project Mass. R-35, Demolition and Site Clearance Contract No. 7, Award of Contract.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to execute Demolition

and Site Clearance Contract No. 7, Government Center Project Mass. R-35, with the lowest qualified bidder, John J. Duane Co., Inc. , in the amount of \$153, 700. 00.

Copies of a memo dated August 22, 1966 were distributed re Charlestown Project, Mass. R-55, Demolition and Site Clearance Contract No. 1, Award of Contract.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated August 23, 1966 were distributed re South End Project, Mass. R-56, Demolition and Site Clearance Contract No. 2, Award of Contract, attached to which were a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to execute Demolition and Site Clearance Contract No. 2, South End Project Mass. R-56, with the lowest bidder, Central Building Wrecking Company, in the amount of \$9,390.00, subject to the contractor's clearance by the regional office of the Department of Housing and Urban Development.

Copies of a memo dated August 18, 1966 were distributed re Government Center Project Mass. R-35, Emergency Repairs Contract, New England Merchants National Bank, attached to which were a tabulation of bids and copies of a memo dated August 18, 1966, containing a list of contractors who took out plans and specifications for the contract.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director in awarding the contract for the New England Merchants National Bank building to the lowest qualified bidder, Builders Iron Works, Inc., in the amount of \$29,997.

Copies of a letter dated August 11, 1966 were distributed from the Beacon Construction Company, re One Center Plaza - Phase II - the contents of which were noted and placed on file.

Copies of a memo dated August 25, 1966 were distributed re Washington Park Urban Renewal Area Acquisition, Confirmatory Order of Taking of Disposition Parcel H-1, attached to which were copies of an Order of Taking, including Annex A - Parcel Area Description, and Annex B - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated August 25, 1966, relating to portions of the Washington Park Urban Renewal Area, Mass. R-24, be executed together with a plan consisting of one sheet dated July 7, 1966, and drawn by Fay, Spofford & Thorndike, Inc., Boston, Mass., entitled "Plan of Land in Boston Delivery Parcel H-1 Washington Park Urban Renewal Area Project No. Mass. R-24" and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 663.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo dated August 11, 1966 re Raymond's Development, Central Business District R-82.

Attached to the above-mentioned memo were copies of a resolution and a Land Disposition Agreement with a typing date of August 11, 1966. The Development Administrator and the Project Director explained the principal provisions of the Disposition Agreement.

A Resolution entitled: "Resolution of Boston Redevelopment Authority with Respect to the Land Disposition Agreement for Early Land Program Parcel 2 in the Central Business District Urban Renewal Project" was introduced, read in full and considered.

On motion duly made and seconded, 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. 664.

Copies of a memo dated August 25, 1966 were distributed re Raymond's Relocation into Citymart Building, Central Business District R-82, Occupancy and Management Agreement, attached to which were copies of the Occupancy and

Management Agreement in the form executed and a proposed vote ratifying the execution of the agreement.

The above mentioned memorandum explained the differences between the agreement as executed and the draft approved at the July 21, 1966 meeting as follows:

1) In connection with its approval of reimbursement of moving costs of Raymond's, the Department of Housing and Urban Development requested that a minimum rent to be paid by Raymond's in the City Mart building be guaranteed. Raymond's agreed, and pages 11 and 12 of the agreement were modified accordingly.

2) In light of the experience gained by the Authority and Raymond's during the first two weeks of August, when Raymond's was moving into the CityMart building, an agreement was reached specifying what preexisting conditions would be repaired by the Authority. This agreement forms the basis of a simplified formula for allocation of responsibility for repairs (pages 17-18).

3) It was anticipated that prior to execution of the agreement Raymond's, Inc. would have concluded arrangements with all other businesses to be accommodated in the CityMart building. However, that expectation proved to be too optimistic, and procedures pursuant to which the remaining issues can be resolved were therefore incorporated in the agreement (pages 25-28).

On motion duly made and seconded, it was unanimously

VOTED: to approve the changes in items 1) and 3), and to table item 2).

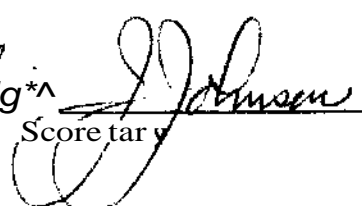
On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to clean thoroughly all vacant parcels of land owned by the Authority in the Charlestown Project area and to take photographs, before and after the clean up, with a third photo to be taken at a later date, and further, that a third photograph be taken of the lots cleaned in the Washington Park area.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:46 p. m.



Assistant Secretary