

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON SEPTEMBER 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 2:00 P. M. on September 30, 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	
Melvin J. Massucco	
George P. Condakes	

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 September 30, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

September 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 September 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 September, 1966.

Kane Simonian
Secretary

Messrs Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of September 23, 1966 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the Executive Director's memorandum presented at the meeting of September 23, 1966 entitled Charlestown, R-55, Tidelands Certificate.

On motion duly made and seconded, it was unanimously

VOTED: that before October 3, 1966, the Secretary be and he hereby is authorized to execute and record in the Suffolk Registry of Deeds a certificate that a Loan and Grant Contract has been executed by and between the Authority and the Federal Government for the Charlestown Project, No. Mass. R-55, and to notify in writing the State Department of Public Works of such recording, pursuant to Chapter 727 of the 1966 Acts and Resolves of Massachusetts.

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 S. Cullen	\$ 600.00
Casey & Dennis	2,800.00
Adams, Howard & Oppermann	45.00
Foley, Hoag & Eliot	4,865.59
Charles A. Maguire fc Associates	9,829.61
Sasaki, Dawson & DeMay Associates	857.50
United South End Settlements	14,304.95

Site Office reports were distributed from 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 September 30, 1966 were distributed re Washington Park Project Charge Off of Uncollectible Accounts, which listed six (6) accounts totaling \$1,538.25.

On the recommendation of the Acting Project Manager, and on a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectible the six (6) accounts totaling \$1,538.25, listed in the aforementioned memorandum, and to make the following findings:

- 1) There is no reasonable prospect of collection;
- 2) The probable costs of further efforts to collect would not be warranted.

Copies of a memo dated September 30, 1966 were distributed re Additional Information as Requested Regarding Recommended Evictions, September 15th Board Action - Washington Park Project, Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue sheriff's warrant for the eviction of George Bailey, 501 Warren Street, in thirty (30) days unless a substantial payment is made on his arrearage, and further

VOTED: that a copy of this vote be mailed to him.

Copies of a memo dated September 30, 1966 were distributed re Additional Information as Requested regarding Recommended Evictions, September 15th Board Actions - Washington Park Project, Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue sheriff's warrant for the eviction of Lorraine Wyche, 34 Dale Street, in thirty (30) days unless a substantial payment is made on her arrearage, and further

VOTED: that a copy of this vote be mailed to her.

Copies of a memo dated September 27, 1966 were distributed re Government Center Project Mass. R-35, Demolition and Site Clearance Contract No. 5, John J. Duane Co., Inc. - Change Order No. 4.

On motion duly made and seconded, it was unanimously

VOTED; to approve Change Order No. 4, Demolition and Site Clearance Contract No. 5, John J. Duane Co. , Inc. , to extend the contract time 120 calendar days to December 3, 1966, with no change in the contract price.

Copies of a memo dated September 30, 1966 were distributed re Government Center Project - Use & Occupancy Adjustment.

On motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account No. 1130, Simon Aronson d/b/a Mutual Stationery Co. , 6 Pemberton Square, Government Center Project, to \$25.00 per month - effective July 1, 1966.

Copies of two memoranda were distributed re Waterfront Project - Use and Occupancy Adjustments.

On motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Waterfront Project accounts - No. 113 Edmands Coffee Co. , 68 India Street, to \$300.00 per month, effective September 1, 1966, and No. 112 Seventy Four India Street, Inc., 74 India Street, to \$300.00 per month, effective August 11, 1966,

Copies of a memo dated September 30, 1966 were distributed re Whitney Redevelopment Project, Tenants' Accounts Receivable, which contained a list of eight (8) accounts in a total amount of \$751.85.

On motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectible the eight (8) accounts totaling \$751.85, referred to in the aforementioned memorandum and make the following findings:

- 1) there is no reasonable prospect of collection;
- 2) the probable costs of further efforts to collect would not be warranted.

Copies of a memo dated September 28, 1966 were distributed re Remodeling of Site Office at 72 Warren Avenue, South End, attached to which

were copies of Change Order No. 1

The Director of Rehabilitation, South End Project, explained the reasons for the proposed Change Order.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the execution of Change Order No. 1 with the Clifford Construction Company for the remodeling of the site office at 72 Warren Avenue, South End, subject to the submission of an additional memorandum satisfactory to the Executive Director, explaining the need for the changes .

Copies of order adopted by the City Council on September 26, 1966 were distributed re Chapter 705, 707 and 708 of the Acts of 1966.

On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel of the Authority cooperate with the Corporation Counsel and the General Counsel of the Boston Housing Authority in the preparation of a memorandum of law explaining the provisions of Chapters 705, 707 and 708 of the Acts of 1966.

On motion duly made and seconded, it was unanimously

VOTED: to meet with the officials of the Tufts New England Medical Center on October 27, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the following items:

- a. Central Business District: Approval of disposition price for Raymond's.
- b. Application for Neighborhood Facilities Grant for ABCD.
- c. Acquisition of Beth El School.
- d. Department of Health and Hospitals Building Program.

Copies of a memo dated September 23, 1966 were distributed re Raymond's Central Business District, R-82, Disposition Price, attached to which were copies of a memo dated September 15, 1966 and a resolution.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated September 15, 1966 were distributed re Application for Neighborhood Facilities Grant on Behalf of Action for Boston Community Development, attached to which were copies of a proposed resolution.

Mr. Condakes introduced a Resolution entitled "Resolution Authorizing the Filing of Application for Neighborhood Facilities Grant", which Resolution was read and considered.

On motion by Mr. Condakes, seconded by Mr. Colbert, it was unanimously VOTED: to adopt the above-entitled Resolution as introduced and read.

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 681.

Copies of a memo dated September 23, 1966 were distributed re Acquisition of Beth El School.

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

Copies of a memo dated September 22, 1966 were distributed re Department of Health and Hospitals Building Program, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: that the Redevelopment Authority endorse the 1965-1975 Building Program for Health and Hospitals, and recommends that the city finance the first stage of that program from a \$20 million city bond issue.

Copies of a memo dated September 30, 1966 were distributed re Government Center, Mass. R-35, Disposition, attached to which were copies of a proposed vote. Five (5) schematic plans, drawn by Welton Becket and Associates, were displayed by the Development Administrator.

On motion duly made and seconded, it was unanimously VOTED: that the Schematic Plans for Three Center Plaza entitled SK-304, 305, 306, 307 and 308, prepared by Welton Becket and Associates, revised September 27, 1966, are hereby approved.

Copies of a memo dated September 30, 1966 were distributed re Downtown Waterfront-Faneuil Hall Project No. Mass. R-77, Waterfront Garage Negotiation, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to commence negotiations with Mr. Frank Sawyer for the development of a parking garage for Parcel E-8 in the Downtown Waterfront-Faneuil Hall Renewal Project, after ascertaining from other parking owner-operators in all Project Areas their interest in submitting proposals for development of said Parcel E-8,

On motion duly made and seconded, it was unanimously

VOTED: that Patten's Restaurant submit their plans for the development of Parcel 2 H to the Authority by November 3, 1966.

Copies of a memo dated September 30, 1966 were distributed re Central Business District Project, Mass. R-82, MBTA Cooperation Agreement, Request for Approval of Agreement, attached to which were copies of a proposed vote and a Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: to add on to Page 23 of the Cooperation Agreement the following:

"In all instances where the BRA is referred to, this shall mean the Boston Redevelopment Authority¹¹.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized, in the name and behalf of the Boston Redevelopment Authority, to execute and deliver an agreement with the Massachusetts Bay Transportation Authority, providing for the MBTA to undertake improvements in the Central

Business District Project Area, such Agreement to be in substantially the form of the Agreement presented to this meeting under cover of the Development Administrator's memorandum dated September 30, 1966, respecting "MBTA Cooperation Agreement", but with such changes as the Development Administrator deems necessary or desirable, such execution and delivery to be subject to the prior approval of the Federal Department of Housing and Urban Development.

Copies of a memo dated September 29, 1966 were distributed re South Cove Urban Renewal Area R-92, Acquisition, Owner Request for Taking, 730 Washington Street, attached to which were copies of a Resolution and an Order of Taking including Annex A - Project Area Description, Annex B - Taking Area and 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 an ORDER OF TAKING dated September 30, 1966 relating to portions of the South Cove Urban Renewal Area, Mass. R-92, be executed 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. 682.

Copies of a memo dated September 30, 1966 were distributed re South End Project (Mass. R-56), Acquisition Request for Acquisition by Owners of Two Properties Referred to in the Last Paragraph of Section 403 of the South End Plan.

On motion duly made and seconded, it was unanimously VOTED: the Real Estate Officer is authorized to negotiate with the respective owners for acquisition of 236 Shawmut Avenue and 1-3 Briggs Place, with the approval of the General Counsel.

Copies of a memo dated September 23, 1966 were distributed re Boston University Medical Center Cooperation Agreement, attached to which were copies of a proposed vote and a Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute and deliver a cooperation agreement between the Boston Redevelopment Authority and the Boston University Medical Center, a medical and educational institution comprised of the Trustees of Boston University, and University Hospital, Inc., both charitable corporations organized and operated not-for-profit under the laws of Massachusetts substantially in the form submitted to the Authority at its meeting held on September 30, 1966, 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; and the execution and delivery by the Development Administrator of such agreement 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.

Copies of a memo dated September 30, 1966 were distributed re Acquisition of 34 Circuit Street, Washington Park - Mass. R-24, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer be and hereby is authorized to acquire by negotiation the property at 34 Circuit Street, subject to the approval of the General Counsel.

Copies of a memo dated September 30, 1966 were distributed re Washington Park R-24, Disposition of Parcels G-1A-1, G-A-2 and G-1A-3, Confirmatory- Vote Authorizing Disposition of Above-Captioned Parcels, attached to which were copies of a proposed resolution.

A resolution entitled "Resolution of the Boston Redevelopment Authority- Re; Disposition of Parcels G-1A-1, G-1A-2 and G-1A-3 in the Washington Park Urban Renewal Area Project No. Mass. R-24" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the aforementioned Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 683.

Copies of a memo dated September 30, 1966 were distributed re Report on Perimeter Disposition Site in Washington Park, Washington Park, Mass. R-24. The contents of the report were noted and placed on file.

On motion duly made and seconded, it was unanimously

VOTED: that quarterly reports on the progress of all projects in execution to be submitted to the Authority.

Copies of a memo dated September 30, 1966 were distributed re Charlestown Project Mass. R-55, Contractual Services, Contract for Design Services, attached to which were copies of a proposed vote and a Contract for Design Services,

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute on behalf of the Authority the design services contract substantially in the form attached hereto with Sasaki, Dawson, DeMay Associates, Inc., the compensation to be paid thereunder not to exceed \$22,700 to be paid for from Project funds.

Copies of a memo dated September 30, 1966 were distributed re Endorsement of MBTA Master Plan, attached to which were copies of two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby congratulates the MBTA Board of Directors and Advisory Board and all other concerned parties and agencies for the excellent cooperative work which has resulted in the Advisory Board's action of September 15, 1966, adopting the MBTA's "Program for Mass Transportation", and further

VOTED: that this Board endorses all of the provisions of the Plan and further studies which have been acted upon and offers its continued support in the furtherance of the program.

Mr. Massucco left the meeting at this point.

Copies of a memo dated September 30, 1966 were distributed re Contract for Planning Services, Hospital Building Program, attached to which were copies of a proposed vote and a Contract for Planning Services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to execute a contract for consulting services with John R. Rothermel, Jr. , for a period not to exceed six months, and for a sum not to exceed \$3,000 payable from City of Boston Funds.

Copies of a memo dated September 30, 1966 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments - Sb^month basis:

		Grade	Per	Effective
		<u>fa Step</u>	<u>Annum</u>	
Landon D. Bayless, Jr.	Drafts. Apprentice	3-1	\$3,900	10-3-66
Linda A. Mancini	Model Maker		\$2.50 p/h	10-3-66
Anne Marie Hughes	Clerical Assist. II(Reappointmt)		\$1.97 p/h	10-1-66

Temporary Appointments - Co-operative work basis:

Richard N. VanDernoot	Develop. Assist, I	\$2.55 p/h	- 10-3-66 to 12-9-66
Edward L. Bailey	Develop. Assist. EC	\$2.50 p/h	- 10-10-66 (3 Months)
Bruce Graubart	Develop. Assist. I	\$2.25 p/h	- 10-3-66 to 12-9*66
Charles F. Houghton	Develop. Aide II	\$2.00 p/h	- 10-3-66 to 12-9-66

Reclassification - involving no Increase in salary:

		<u>Grade</u>	<u>P/Annum</u>	<u>Effective</u>
John E. Dobie	Model Maker at \$3. 25 p/hr <u>to</u> Designer II	8-1	\$6,500	10-7-66

Request for Advance Sick Leave:

John F. Ivanoski , Develop. Specialist I
Twelve (12) days additional sick leave - 9-29-66 to 10-17-66

Corrected to 15, 9-66:

Marie L. Kennedy, Designer I - from a full-time basis \$5, 700
to a part-time basis \$3. 10 p/h 9-21-66
(instead of \$2. 85 p/h)

Resignations:

Thomas A. Sullivan, Coordinator of Citizens Advisory Committee	10-21-66
Jackson H. Fahnestock, Architect I	9-27-66
Helen M. Harrington, Secretary IV	9-28-66
Nancy G. Keyes, Relocation Assistant I	9-30-66
Arthur C. Bemis, Draftsman I	10-7-66
Francis J. Pedersen, Messenger	10-7-66

Copies of a memo dated September 30, 1966 were distributed re Zoning Referrals - Petitions Nos. Z-645 thru Z-653.

The Authority reviewed the recommendations relating to each petition, and

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations contained in the above-mentioned memo with respect to Petitions Nos. Z-645 thru Z-653.

The aforementioned memo is filed in the Document Book of the Authority as Document No. 684.

On motion duly made and seconded, it was unanimously

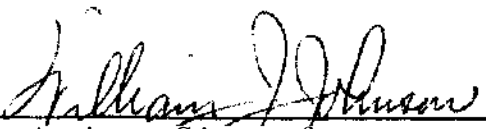
VOTED: that the next meeting of the Authority be held on

October 13, 1966, at 2:00 p. m.

On motion duly made and seconded it was unanimously

VOTED: to adjourn

The meeting adjourned at 3:45 p. m.


Assistant Secretary