

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON NOVEMBER 10, 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 November 10, 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	None

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 November 10, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

November 7, 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 November 7, 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 10th day of November, 1966.

Kane Simonian  
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of October 27, 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:

James F. Kelley & Co.	\$ 509.00
Builders Iron Works.	26,997.30
Central Building Wrecking Co.	5,798.32
Jackson and Moreland	1,220.67
D. Federico Co., Inc.	36,010.00
D. Federico Co., Inc.	1,750.00
Clifford Construction Company	23,144.11
W. Dal MacGregor	5,450.00
Nyman H. Kolodny	1,625.00
Nyman H. Kolodny	5,625.00
Adams, Howard &: Oppermann	270.00
Edwards fc Kelcey, Inc.	10,557.51
Fay, Spofford & Thorndike, Inc.	6,849.20
Harry R. Feldman, Inc.	3,398.98
Foley, Hoag & Eliot	34,653.73-
Freedom 75, Inc.	1,887.19
Freedom House, Inc.	2,745.83
Walter J. Hickey Associates	940.00
Chas. T. Main, Inc.	1,355.08
Chas. T. Main, Inc.	10,424.30
Sasaki, Dawson & DeMay Associates	1,231.50
Visiting Nurse Association of Boston	706.52

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 November 10, 1966 were distributed re Washington Park Project - Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account #2183, Washington Market, Inc., 2772 Washington Street, to \$10.00 per month - effective November 1, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of a Verifax Machine for the Government Center - Waterfront Site Office, at a cost not to exceed \$330.00. Purchase to be made pursuant to the Authority's procurement policy.

Copies of a memo dated November 7, 1966 were distributed re Government Center Project Mass. R-35, Demolition and Site Clearance Contract Nos. 3, 5 and 7, John J. Duane Co., Inc., Change Order Nos. 7, 5 and 1.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following Change: Orders:

Change Order No. 7  
Demolition Contract No. 3, to delete two (2) buildings and reduce the contract price by \$5,201. 10;

Change Order No. 5  
Demolition Contract No. 5, to delete two (2) buildings and reduce the contract price by \$4, 660.00;

Change Order No. 1  
Demolition Contract No. 7, to add four (4) buildings and increase the contract price in the amount of \$9, 861. 10.

Copies of a memo dated November 10, 1966 were distributed re Government Center Project Mass. R-35, Construction Easements for the Proposed Police Station, attached to which were copies of a plan dated August 26, 1966 - revised thru November 2, 1966 - indicating the location of the proposed easements.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to grant construction easements to Walsh Bros., Inc., contractor for the Boston Police Department, of approximately 8,200 square feet of land in Areas A, B and C as shown on the Plan A-1, dated August 26, 1966 - revised thru November 2, 1966 - payment to be at the rate of six cents (6¢) per square foot per annum, the easement to be in the usual form and contain such other and further terms and provisions as the Executive Director shall deem proper and in the best interests of the Authority.

On motion duly made and seconded, it was unanimously  
VOTED: to take from the table the memorandum of  
September 15, 1966 re Raymond's, Central  
Business District Mass. R-82, Disposition  
Price.

» Copies of a memo dated November 10, 1966 were distributed re  
Raymond's, Central Business District Mass. R-82, Disposition Price,  
attached to which were copies of a resolution.

A resolution entitled "Resolution of Boston Redevelopment Authority  
Approving a Disposition Price for Parcel A-2 in the Central Business District  
Project Area" was introduced, read and considered.

On motion by Mr. Condakes, seconded by Mr. Colbert, 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  
ad Document No, 703.

Copies of a memo dated November 10, 1966 were distributed re  
Project Mass. R-35 Government Center, Site Improvements, attached to  
which were copies of a proposed vote.

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

Copies of a memo dated November 10, 1966 were distributed re Govern-  
ment Center Mass. R-35, Disposition Parcel 10B, Sharaf's, Inc. , attached to  
which were copies of a proposed vote, a Deed with a typing date of November  
10, 1966, and a map entitled Property Line Map, Parcel 10B, dated June 16,  
1966 (revised thru November 4, 1966).

On motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator be and he  
hereby is authorized and empowered, in the name  
and on behalf of this Authority to execute, seal with  
the corporate seal, or otherwise acknowledge and  
deliver a Deed from this Authority to Sharaf's, Inc.

for consideration of seventy-five hundred (\$7, 500) dollars, conveying the following described premises in the Government Center Urban Renewal Area, in the County of Suffolk, in the Commonwealth of Massachusetts:

Parcel 10B, containing 1, 010 square feet more or less, together with the buildings thereon, shown on a plan of land entitled "Property Line Map - Parcel 10B", prepared by Whitman and Howard, Inc., Engineers, dated June 16, 1966 (Revised through November 4, 1966). The premises are granted together with:

- (1) the fee to the centerline of Court Street abutting said premises, as shown on the above-mentioned plan; and
- (2) an easement through the adjoining property shown on the above-mentioned plan as IOC, for the purpose of emergency egress only, which easement shall exist at the basement and second and third and fourth-floor levels of the building, shall meet Boston Building Code requirements for such egress, and subject to the foregoing, may be reasonably regulated by the owner of any building to be constructed on said Parcel IOC.
- (3) an easement for an existing Edison steam line through the adjoining property shown on the above-mentioned plan as 10A; and
- (4) the right to construct and maintain foundation footings in abutting lands owned by the Authority.

Said deed shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memo dated November 10, 1966 were distributed re Project Mass. R-35 Government Center, Disposition - 30 Hawkins Street, attached to which were copies of a proposed vote and a letter dated November 8, 1966 from Robert H. Doe.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter, and that the Executive Director invite Mr. Robert H. Doe to attend the next meeting of the Authority - November 18, 1966.

Copies of a memo dated November 10, 1966 were distributed re Downtown Waterfront-Faneuil Hall Project No. Mass. R-77, Reuse Appraisals - attached to which were copies of a proposed vote. The Project Director informed the Authority that proposals had been received from three (3) appraisers as follows:

Michael F. Quinn 32 Court Street Brooklyn, New York	\$5,000.00
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Abbott and Adams 292 Madison Avenue New York, New York	\$8,000.00
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Jules Pomerantz 156 Clinton Avenue Newark, New Jersey	\$9,000.00
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On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is authorized to enter into a contract for reuse appraisals with Michael F. Quinn for selected parcels in the Downtown Waterfront-Faneuil Hall Urban Renewal Project at a fee of not to exceed \$5,000,

Copies of a memo dated November 10, 1966 were distributed re Waterfront Reuse Appraisal - Supplementary.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is authorized to enter into an amendatory contract with Larry Smith and Company for supplementary reuse appraisals for the Waterfront Project at a fee of \$400 per each appraisal with a maximum sum of \$2,000.

Copies of a memo dated November 10, 1966 were distributed re Central Business District Mass. R-82, Boston Five Cents Savings Bank Development Proposal, attached to which were copies of a proposed vote. Several architect's sketches were displayed indicating the proposed construction.

On motion duly made and seconded, it was unanimously  
VOTED: that the Executive Director is directed to comply with Federal public disclosure requirements with respect to the development proposal submitted on November 10, 1966, by the Boston Five Cents Savings Bank.

Copies of a memo dated November 10, 1966 were distributed re South Cove Mass. R-92, Purchase of Furnishings, Additional Site Office Equipment and Furniture Needs, attached to which were copies of a list of office furniture and equipment.

On motion duly made and seconded, it was unanimously  
VOTED: to authorize the purchase of the furniture and equipment indicated on the aforementioned list, at a cost not to exceed \$1,900. Purchase to be made pursuant to the Authority's procurement policy.

Copies of a memo dated November 10, 1966 were distributed re Charlestown - Amendment to Yunits Engineering Company, Contract for Survey Services, attached to which were copies of a proposed vote and Amendment No. 2.

On motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator be and hereby is authorized to enter into an amendment to the Contract for Survey Services between the Boston Redevelopment Authority and Yunits Engineering Company, dated February 28, 1966, providing for additional survey services at a maximum cost of an additional \$20,000 and a time extension of 100 calendar days.

Copies of a memo dated November 10, 1966 were distributed re Charlestown Urban Renewal Project Mass. R-55 Disposition - Adoption of Policies and Procedures for the Sale of Small Parcels for Landscaping and Other Incidental Residential UseSj attached to which were copies of a proposed

vote, a statement of Policies and Procedures for the Sale of Small Parcels for Landscaping and Other Incidental Residential fees in the Charlestown Urban Renewal Area, Exhibit "A" - Letter to Abutters, and Exhibit "B" - Letter of Interest.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated November 10, 1966 were distributed re Selection of Redeveloper Parcel R-1 - Charlestown, attached to which were copies of a proposed resolution.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copy of a memo dated November 10, 1966 were distributed re Request for Approval of Minimum Disposition Price - 28 Townsend Street, Washington Park Project Mass. R-24, attached to which were copies of a proposed resolution.

A resolution entitled "Resolution of Boston Redevelopment Authority Re: Proposed Price for a Disposition Parcel 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 approve the resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 704.

Copies of a memo dated November 10, 1966 were distributed re Designation of Developer for Parcel L-18, Washington Park Urban Renewal Area, attached to which were copies of a resolution.

A resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcel L-18 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 resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 705.



Copies of a memo dated November 10, 1966 were distributed re Permission to Commence Construction on Authority Land, Disposition Site A-1, Washington Park Urban Renewal Area Mass. R-24.

On motion duly made and seconded, it was unanimously VOTED: that the Sidney Construction Company be permitted to enter Parcel A-1 to commence excavation and foundation work, subject to the submission of evidence of adequate insurance indemnifying the Authority from any loss or damage, and subject to such additional requirements as may be established by the Executive Director.

Copies of a memo dated November 10, 1966 were distributed re Disposition Parcel J-2, 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 Development Administrator be and hereby is authorized to execute and deliver a licensing agreement between the Authority, as licensor, and the School Department, as licensee, for the temporary use of Parcel J-2 until March 1, 1967, 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.

Copies of a memo dated November 10, 1966 were distributed re Washington Park Mass. R-24, Acquisition, Request for Authorization to Negotiate the Purchase of Tax Foreclosed Properties as the Foreclosure Process is completed.

On motion duly made and seconded, it was unanimously VOTED: that the Real Estate Officer is authorized, subject to the approval of the General Counsel, to negotiate the acquisition of tax foreclosed pro-

perties in the Washington Park Urban Renewal Area as the foreclosure process is completed.

Copies of a memo dated November 10, 1966 were distributed re Second Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc. , attached to which were copies of Second Amendment to Report and Decision, and a Third Amendment to Application by Ernest Henderson and Others to Boston Redevelopment Authority dated August 9, 1965.

On motion duly made and seconded, it was unanimously VOTED: to approve the Second Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc.

The aforementioned Second Amendment is filed in the Document Book of the Authority as Document No. 706,

Copies of a memo dated November 10, 1966 were distributed re Designation of Redeveloper, Disposition Parcels B-2, C-1A, F-4, Washington Park Urban Renewal Area, attached to which were copies of a resolution.

A resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcels B-2, C-1A, F-4 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 resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 707.

The Development Administrator was instructed to submit a report to the Authority on the number of housing developments now in the process of negotiation, and location of the developments and the principals with whom negotiations are being conducted. Also, some indication as to the extent of probable housing construction to be undertaken in the various projects in the early part of 1967.

Copies of a memo dated November 10, 1966 were distributed re Amendment to Report and Decision Approving Jamaica Way Project, attached to which were copies of the Second Amendment to the Report and Decision on Application for Approval of the Jamaica Way Project and Consent to the Formation of Jamaica Way Development Company, Inc. , Adopted by Boston Redevelopment Authority on February 27, 1963.

The Second Amendment to the Report and Decision was read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Second Amendment to the Report and Decision on Application for Approval of the Jamaica Way Project and Consent to the Formation of Jamaica Way Development Company, Inc. adopted by the Boston Redevelopment Authority on February 27, 1963.

The foregoing Second Amendment is filed in the Document Book of the Authority as Document No. 708.

Copies of two (2) memoranda dated November 10, 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:

		Grade & Step	Per Annum	Effective
Richard C. Hong	Civil Engineer IV	13-2	\$11,760	11-30-66
William A. Costa	Sr. Graphic Designer	10-2	8,400	11-14-66
John F. Dacey	Develop. Specialist II	9-1	7,200	11-14-66
Maureen Skerry	Secretary III	5-4	5,209	11-14-66

Temporary Appointment - Six-month/basis (part time):

Mary Manaster Planner II (20 hours per week) \$ 3.50/p. h, 11-14-66

Request for Advance Sick Leave:

Barbara H. Green Secretary II - November 1, 1966 to November 22, 1966

Change of Status.-

Dorothy F. Wong Relocation Specialist I \$ 4.25/p. h.  
Maximum of 35 hours per week instead of  
a maximum of 25 hours per week 11-16-66

Resignations:

		<u>Effective</u>
Werner A. Tikkanen	Civil Engineer V	11-21-66
Robert J. Bott	Budget Officer	12-14-66
S. Charles Nardella	Draftsman III	11-10-66
Helen C. Oliver	Secretary V	11-11-66
Mary J. McDonald	Development Assist. II	12-7-66

Copies of a memo dated November 10, 1966 were distributed re Massachusetts Conference on Social Welfare, Boston, Massachusetts - November 20, December 1 and 2, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of the following staff members at the Massachusetts Conference on Social Welfare - November 30, December 1 and 2, 1966, and the payment of \$5. 00 per person for membership in the Conference.

Miss Barbara Brody	Mr. Joseph Maddox
Mrs. Louise Bynoe	Mrs. Mildred Owens
Mrs. Ellen Fox	Miss Joan Smith
Mrs. Esther King	Mr. William Richardson
Mrs. Shirley Lee	Mr. John Topalian
	Mr. Walter Smart

Copies of a memo dated November 10, 1966 were distributed re Practising Law Institute, Course on Urban Renewal and Housing.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of -

James G. Dolan, Jr., Donald MacInnis, and Lewis Novack, at the Biennial course on Urban Renewal and Housing in New York City - November 16 to 18, 1966.

Copies of a memo dated November 10, 1966 were distributed re Moving Expense of New Employee, attached to which were copies of an invoice from the Forest Hills Transfer & Storage Inc. in the amount of \$1,220.32.

On motion duly made and seconded, it was unanimously

VOTED: to approve the payment of the moving expenses of Mr. Philip L. Zeigler in the amount of \$1,220.32.

Copies of a memo dated November 10, 1966 were distributed re Zoning Referrals, containing recommendations relating to Map Application No. 40, Zoning Petitions Nos. Z-671, Z-676, Z-677, Z-678, Z-679, and Z-680.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Development Administrator as contained in the aforementioned memo.

A copy of the foregoing memorandum is filed in the Document Book of the Authority as Document No. 709-


On motion duly made and seconded, it was unanimously

VOTES: that the next meeting of the Authority be held on November 18, 1966 at 2:00 p. m.

On motion duly made and seconded it was unanimously

VOTED: to adjourn.

The meeting adjourned at 3:14 p. m.

  
A s s i s t a n t S e c r e t a r y