

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 18, 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 18, 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 (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 November 18, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

November 16, 1966

Title Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23 A, 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 16, 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 18th day of November, 1966.

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of November 10, 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:

Salah & Pecci Construction Co., Inc.	\$ 38,276.17
Reginald H. Gallagher	8,000.00
John D. Hewitt	50.00
Lord & Den Hartog	840.00
Frank B. Rogers	400.00
City of Boston Building Department	2,569.00
Schoenfeld Associates, Inc.	8,504.04
United South End Settlements	12,789.52
Yunits Engineering Company	10,020.01
Yunits Engineering Company	7,431.26

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 18, 1966 were distributed re Office Furniture and Equipment, South End Project Site Office Mass. R-56, attached to which were copies of a tabulation of bids and a memo dated November 16, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to accept the lowest proposal received from the

M. Brown Company, Inc., for furniture and equipment, South End Office, in the amount of \$14,125.03; and further

VOTED: that the Purchasing Agent be also authorized

to acquire from the M. Brown Company, Inc., at the same prices, the furniture and equipment voted at the meeting of November 10, 1966 for the South Cove Project.

Mr. Condakes entered the meeting at this point.

Copies of a memo dated November 17, 1966 were distributed re Central Business District - Adjustment of Use of Occupancy Charge, attached to which were copies of a letter dated October 28, 1966 from Benjamin D. Schulman, President, Liberty Bank and Trust Company.

On motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on

CBD Account No. 48, Liberty Bank and Trust Company, 311 Washington Street, to \$1,300 per month - effective October 1, 1966.

Copies of a memo dated November 17, 1966 were distributed re Charlestown 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 No. 28, Admiral Corporation, 330 Rutherford Avenue, Charlestown Project, to \$2,156.00 per month - effective November 1, 1966.

The Executive Director informed the Authority that the Charles River Plaza Company had requested delivery of Parcel 1G (b) in the "West End Project Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority sell to Charles River Plaza

Company, a Massachusetts Limited Partnership, the parcel shown as Parcel 1C (b) on a plan entitled, "Plan of Land in Boston, Delivery Parcel 1G (a) and 1G (b) of West End Land Assembly and Redevelopment Plan," prepared by J. L. Hayden Associates, Inc., for the sum of \$33,858.00 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 and other related instruments, said deed to be substantially in the form as that presented to this meeting.

On motion duly made and seconded, it was unanimously
VOTED: that the Authority meet with the Committee for
the Central Business District on December 2,
1966 at 1:00 p. m. at 38 Chauncy Street.

The Executive Director submitted ten (10) Resolutions for consideration and informed the Authority that the Department of Housing and Urban Development had revised certain procedures relating to the sale of preliminary loan notes to finance urban renewal projects in execution, and explained the principal provisions of the resolutions.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. UR Mass. 2-3, " 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, Massucco 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. 71Q.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-24, " 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, Massucco 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. 711.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-35," 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, Massucco 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. 712.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-54." 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, Massucco 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, 713.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-55," 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, Massucco 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. 714.

A Resolution entitled:" Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-56" 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, Massucco 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. 715.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-77, " 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, Massucco 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. 716.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal Project No. Mass. R-82, " 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, Massucco 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. 717.

A Resolution entitled: "Resolution Authorizing the Issuance, Sale, and Delivery from Time to Time of Preliminary Loan Notes, the Execution of Requisition Agreements, and the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with Urban Renewal 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. Condakes seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco 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. 718.

A Resolution entitled: "A Resolution Providing for the Sale, Issuance, and Delivery from Time to Time of Preliminary Loan Notes to Aid in Financing Urban Renewal Projects, Authorizing the Execution of Requisition Agreements and Authorizing the Execution of Project Temporary Loan Notes for Delivery Pursuant to Requisition Agreements, in Connection with the Urban Renewal Program, " 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": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco 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. 719.

Copies of a memo dated November 18, 1966 were distributed re Charlestown Project Mass. R-55, Demolition & Site Clearance Contract No. 1, John J. Duane Company, Inc., - Change Order No. 1.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 1, Demolition and Site Clearance Contract No. 1, John J. Duane Company, Inc., Charlestown Project Mass. R-55, to add the building at 76 Ferrin Street to the contract, and to increase the contract price \$700.00 with no change in the contract time.

Copies of a letter dated November 18, 1966 were distributed from Attorney Jerome L. Rappaport.

On motion duly made and seconded, it was unanimously VOTED: that the Executive Director be authorized to grant a construction easement to Charles River Park "B" Company, for the use of Parcel 6, West End project area. 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 interest of the Authority.

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

- a) Bowdoin Square MBTA Station - Approval of final working drawings;
- b) 30 Hawkins Street, Patten's -
- c) Charlestown: - Approval of policies and procedures for sale of small lots;
- d) Parcel R-1 Selection of redeveloper

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. A model of the proposed Bowdoin Square MBTA entrance, prepared by Sert Jackson & Associates, was displayed.

On motion duly made and seconded, it was unanimously VOTED: that the BRA hereby approves the final working drawings and specifications for the relocation of the Bowdoin Square MBTA entrance prepared by Sert Jackson & Associates dated September 16, and 22, 1966, subject to the following changes:

- A. Contractor to grade and pave truck area for use of Telephone Company.
- B. Contractor to build temporary traffic detour from Cambridge Street to Chardon Street.
- C. Certain landscaping to be eliminated from plans.
- D. Resolution by staff of allocation of BRA costs attributable to this project.

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.

At this point Mr. Robert H. Doe and Mr. Carlton R. Richmond, Jr., Architect, entered the meeting. Mr. Doe and Mr. Richmond informed the Authority that based on their studies of the building at 30 Hawkins Street and their estimate of the proposed cost of rehabilitation, it would be unfeasible to undertake the rehabilitation of the property.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby withdraw its designation of Doe Realty Trust as redevelopers of 30 Hawkins Street, Government Center; and further

VOTED: to table the matter of forfeiture of the \$10,000 deposit.

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 Uses, attached to which were copies of a proposed vote, copies of Policies and Procedures for the Sale of Small Parcels for Landscaping and Other Incidental Residential Uses 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: that the attached "Policies and Procedures for the Sale of Small Parcels for Landscaping and Other Incidental Residential Uses in the Charlestown Urban Renewal Area" be approved and that the sites designated for residential and incidental residential uses that are impractical for development as sites for new housing or unsuitable for public use be disposed of in accordance herewith.

The aforementioned Policies and Procedures are filed in the Document Book of the Authority as Document No. 720.

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 resolution.

A Resolution entitled "Resolution of Boston Redevelopment Authority Re: Proposed Disposition of Parcel R-1 in the Charlestown Urban Renewal Area Project No. Mass, R-55" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: to adopt the resolution as read and considered.

Msgr. Lally voted "Present".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 721.

Copies of a memo dated November 18, 1966 were distributed re Preliminary Report on Off-Street Parking Facilities, Washington Park Mass. R-24 - the contents of which were noted and placed on file.

Copies of a memo dated November 18, 1966 were distributed re Charlestown Urban Renewal Project Mass. R-55, Acquisition, Order of Taking for Three Properties Requested by Owners, attached to which were copies of a Resolution, Order of Taking including Annex "A" - Taking Area Description, and Annex "B" - Award of Damages.

On motion duly made and seconded, it was unanimously

VOTED: to delete from the Order of Taking - Parcel 37-2, 28-40 Chelsea Street.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 18, 1966, relating to portions of the Charlestown Urban Renewal Area, No. R-55, 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.

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 722.

Copies of a memo dated November 18, 1966 were distributed re Charlestown Urban Renewal Project Mass. R-55 - Acquisition, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, with the approval of the General Counsel, is authorized to acquire by negotiation all privately-owned properties designated for acquisition under the Charlestown Urban Renewal Plan at such prices, terras, 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 November 18, 1966 were distributed re Lockwood, Kessler & Bartlett, Photogrametric Mapping, Time Extension, attached to which were copies of a proposed vote and Amendment #3.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to grant an extension of time to the contract with Lockwood, Kessler and Bartlett, Inc. dated December 22, 1964 to December 31, 1966 without any change in contract price.

Copies of two memoranda were distributed re Personnel Actions, dated November 18, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter of all Temporary Appointments and Reappointments, and further

VOTED: to approve the following:

Correction - Board Action of October 13, 1966:

	<u>Per Annum</u>
James A. Tierney - Development Specialist I - Grade 8-Step 2, retroactive to 11-7-66	\$6,825
(instead of Grade 8-Step 1/\$6,500)	

Resignations:

John F. Dacey, Jr.	Develop. Specialist II	Effective - 11-18-66
Marie J. Federico	Secretary V	Effective - 12-7-66
Pauline Hagopian	Secretary HI	Effective - 11-21-66

Recessions:

Walter Yarosh Rehab.Specialist I \$7, 560/per annum
(appointed at Board Meeting - October 27, 1966)

Elizabeth B, Gaskill Relocation Specialist I \$7, 166/per annum
(appointed at Board Meeting - October 27, 1966)

Copies of a memo dated November 17, 1966 were distributed re
Zoning Referrals.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

On motion duly made and seconded, it was unanimously

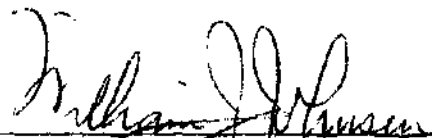
VOTED: that the next meeting of the Authority be held on

December 2, 1966 at 2:00 p. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 3:32 p. m.



As pis ta/rfr Secretary