

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON DECEMBER 23, 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 December 23, 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 December 23, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title \_\_\_\_\_ Secretary \_\_\_\_\_

December 19, 1966

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 December 19, 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 23rd day of December, 1966.

Kane Simonian  
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

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

VOTED: to approve the payment of the following bills:

|                               |             |
|-------------------------------|-------------|
| William F. Morrissey          | \$ 4,500.00 |
| Singer Associates             | 3,200.00    |
| Clifford Construction Company | 8,091.65    |
| Freedom 75, Inc.              | 696.48      |
| Schoenfeld Associates, Inc.   | 11,381.31   |
| Yunits Engineering Company    | 8,290.82    |

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 Waterfront Project Mass. R-77.

Copies of a memo dated December 23, 1966 were distributed re Washington Park Project Mass. R-24, Site Preparation Contract No. 11 - Temporary Recreational Facilities, Change Order No. 1 - Extension of Contract Time.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 1, Site Preparation

Contract No. 11, Washington Park Project, to

extend the contract time by forty-five (45) days

to January 28, 1967, with no change in the contract

price.

Copies of a memo dated December 23, 1966 were distributed re Personnel Actions - Tabled.

On motion duly made and seconded, it was unanimously

VOTED: to continue the matter on the table.

Copies of a memo dated December 23, 1966 were distributed re Project Mass. R-35, Government Center - Disposition, attached to which were copies of the Proposed Evisions to Land Disposition Agreement with Sharaf's Inc. , Parcel 10B, Government Center, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the "Proposed Revisions to Land Disposition Agreement with Sharaf's Inc. Parcel 10B, Government Center" dated December 23, 1966 and authorizes the Development Administrator to execute the Land Disposition Agreement with Sharaf's Inc. as so revised.

Copies of a memo dated December 23, 1966 were distributed re Project Mass. R-35, Government Center - Art Work, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby grants to Cabot, Cabot & Forbes Boston Development Company an extension of time until July 1, 1967 to submit the final landscape plan and art work proposal for Parcel 8 in Government Center.

Copies of a memo dated December 23, 1966 were distributed re Second Amendatory Loan and Grant Contract, Government Center Project Mass. R-35, attached to which were copies of two (2) resolutions.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a Second Amendatory Contract Amending Loan and Capital Grant Contract No. Mass. R-35 (LG) By and Between Boston Redevelopment Authority and the United States of America, " was introduced by Mr. Massuco.

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

Mr. Massucco 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. 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. 735,

A Resolution entitled: "Resolution Amending that Certain Resolution Adopted July 23, 1964 Entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-35 and Providing for the Security for the Payment Thereof, and for Other Purposes," was introduced by Mr. Massucco.

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

Mr, Massucco 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. 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. 736.

Copies of a memo dated December 23, 1966 were distributed re Waterfront Project Mass. R-77, 63 Atlantic Avenue, Rehabilitation Agreement, Recommendation for Amendment Extending Time for Completion, 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 he hereby is authorized in the name and behalf of the Boston Redevelopment Authority to execute and deliver an amendment to the rehabilitation agreement between "the Authority and Dean L. Gitter et al. , Trustees of Trident Realty Trust, dated April 15, 1965, and recorded with Suffolk Registry of Deeds in Book 7948, Page 566, as amended,

respecting the premises at 207-215 Commercial Street and 63 Atlantic Avenue in the Waterfront Project, said amendment to extend the time for completion of rehabilitation as specified in Section 2(b) of said amended agreement to January 1, 1968.

Copies of a memo dated December 23, 1966 were distributed re Request for Conveyance by the Committee on Foreclosed Real Estate of the Properties (Outside of Renewal Areas) Located at 225, 229 and 233 West Third Street, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the vote of the Authority adopted August 11, 1966, concerning the properties at 225, 229 and 233 West Third Street, is hereby rescinded and that the following vote is hereby adopted in substitution thereof;

that, subject to execution of the Disposition Agreement hereinafter in this vote referred to, the Development Administrator is hereby authorized to request of the Real Property Department the conveyance of 225, 229 and 233 West Third Street, South Boston, City tax foreclosed properties, at a consideration of \$500 per parcel, pursuant to Chapter 314 of the Acts of 1961; that the Development Administrator is further authorized, subject to the conveyance of these parcels to the Authority, to execute and deliver a disposition agreement between the Authority as seller and Edward L. Britt as buyer, providing for conveyance by the Authority of the above properties for a consideration of \$500 per parcel and the buyer's agreement to rehabilitate 233 West Third Street and construct

new apartment houses at 225 and 229 West Third Street, 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 one or more deeds conveying said properties pursuant to such disposition agreement; and that the execution and delivery by the Development Administrator of such agreement and deed or deeds, 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 deemed by the Development Administrator proper and in the best interest of the Authority.

Copies of a memo dated December 23, 1966 were distributed re Tentative Designation of Redeveloper, Parcels RE-2, RE-4, RE-7 and 12, South End Urban Renewal Area, attached to which were copies of a resolution, and a letter dated December 14, 1966 from the Boston Housing Authority.

A Resolution entitled "Resolution of Boston Redevelopment Authority Re: Proposed Disposition of Parcels RE-2, RE-4, RE-7 and 12 in the South End Urban Renewal Area Project No. Mass. R-56," was introduced, read and considered.

On motion duly made and seconded, it was unanimously  
VOTED: to amend the Resolution by inserting before the word "Authority" in Section 1.(c) and Section 1. (d) the words "Boston Redevelopment".

On motion duly made and seconded, it was unanimously  
VOTED: to adopt the Resolution, as amended, and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 737.

Copies of a memo dated December 23, 1966 were distributed re Project Mass. R-82, Central Business District - Payment in Lieu of Taxes, attached to which were copies of a letter dated December 13, 1966, from Mayor John F. Collins and a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: that a payment-in-lieu-of-taxes to the City of Boston as compensation for improvements, services and facilities rendered by the City in the Central Business District Project Area for the tax year 1966 is hereby approved in the amount of \$701,950.00.

Copies of a memo dated December 23, 1966 were distributed re Payment in Lieu of Taxes, Real Property, attached to which were copies of three (3) letters from Mayor John F. Collins, and a proposed vote.

On motion duly made and seconded, it was unanimously  
VOTED: that the Boston Redevelopment Authority make the following tax payments to the City of Boston.

|               |              |
|---------------|--------------|
| Waterfront    | \$212,150.50 |
| North Harvard | \$ 3,413.80  |
| South End     | \$ 10,372.70 |

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

VOTED: that the Comptroller be instructed to process the payments to the City of Boston, for the 1966 taxes, before December 31, 1966.

Copies of a memo dated December 23, 1966 were distributed re Memorandum of Understanding with Lower Roxbury Community Committee on Urban Renewal, attached to which were copies of a proposed vote and a Memorandum of Understanding.

On motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator is authorized to execute the Memorandum of Understanding as attached.

Copies of a memo dated December 23, 1966 were distributed re Proposed Rail Transportation Planning Contract with Thomas K. Dyer, Inc. , attached to which were copies of a proposed vote, a Professional Biography of Thomas K. Dyer, and a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated December 23, 1966 were distributed re Charlestown Urban Renewal Project Mass. R-55, Project Improvements, attached to which were copies of a proposed vote and Amendment Number One to a Contract for Design Services.

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 design services between the Boston Redevelopment Authority and Sasaki, Dawson, DeMay Associates, Inc. , dated October 27, 1966, providing for an extension of the time for the preparation of detailed plans under the Contract from January 1, 1967 to April 1, 1967, with no change in contract price.

Copies of a memo dated December 23, 1966 were distributed re Charlestown Urban Renewal Project Mass. R-55, Project Improvements, attached to which were copies of a memo dated December 16, 1966, a proposed vote, and an Agreement.

The Development Administrator told the Authority that the Perini Corporation had refused to pay \$200.00 per month rent for the land to be used for the storage of fill, and that the price of 20¢ per cubic yard was based on the land being licensed for a nominal charge of \$50.00 per month.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of two (2) memoranda dated December 23, 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  | Per      | Effective |
|-------------------------|---------------------|--------|----------|-----------|
|                         |                     | fcStep | Annum    |           |
| John T. Galvin          | Coordinator         | 14-2   | \$13,000 | 12-27-66  |
| Philip H. Lynch         | Civil Engineer IV   | 13-1   | 11,200   | 1-4-67    |
| Frederick L. Nolan, Jr. | Rehab. Specialist I | 9-3    | 7,938    | 1-4-67    |

Correction in Board Action of December 2<sub>A</sub> 1966:

|                 |  |     |       |          |
|-----------------|--|-----|-------|----------|
| Ronald C. Giles | Planning Aide III  | 6-1 | 5,200 | 12-28-66 |
|                 | (instead of Planning Aide II (5-1) at \$4,500/per annum) |     |       |          |

Resignations:

|                     |                                       |  |  |          |
|---------------------|---------------------------------------|--|--|----------|
| Lewis S. Fifield    | Director of Graphics Design and Photo |  |  | 11-1-66  |
| Constance M. Warren | Designer III                          |  |  | 12-23-66 |

Temporary Appointment - Six-month basis:

|                  |                    |     |       |        |
|------------------|--------------------|-----|-------|--------|
| Carole M. Langan | Develop. Assist. I | 5-2 | 4,725 | 1-4-67 |
|------------------|--------------------|-----|-------|--------|

On motion duly made and seconded, it was unanimously

VOTED: to table the appointment of George N. Collates.

Copies of a memo dated December 23, 1966 were distributed re Zoning Referrals, relating to Zoning Petitions Nos. Z-706 to Z-710 inclusive.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Development Administrator as contained in the aforementioned memo relating to Petitions Nos. Z-706 to Z-710 inclusive.

A copy of the foregoing memorandum is filed in the Document Book of the Authority as Document No. 738,

On motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

On motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

Copies of a memo dated December 23, 1966 were distributed re Promotions and/or Reclassifications for Certain Authority Personnel, attached to which were copies of a proposed vote and a six (6) page schedule entitled "Promotions and/or Reclassifications - Effective January 4, 1967".

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby approves the attached promotions and/or reclassifications of employees, contained in the attachment, such promotions and/or reclassifications to be effective January 4, 1967.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 739-

Copies of a memo dated December 23, 1966 were distributed re Incorporation of July Pay Cycle in January Cycle, attached to which were copies of a proposed vote and a four (4) page schedule entitled "Step Pay Increases - Effective January 4, 1967".

On motion duly made and seconded, it was unanimously  
VOTED: that the Authority hereby approves the incorporation of the July pay cycle in the January pay cycle by granting July pay cycle employees a step increase in January 1967 in accordance with the prepared attachment.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 740.

Copies of a memo dated December 23, 1966 were distributed re Step Pay Increases for Certain Authority Personnel, attached to which were copies of a three (3) page schedule entitled "Step Pay Increases - Effective January 4, 1967."

On motion duly made and seconded, it was unanimously  
VOTED: to approve the above-mentioned schedule - effective January 4, 1967.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 741.

Copies of a memo dated December 23, 1966 were distributed re Personnel Actions - Pay Increases for Certain Hourly Employees.

On motion duly made and seconded, it was unanimously  
VOTED: to approve the pay increases for certain hourly employees as listed in the memo.

The aforementioned memorandum is filed in the Document Book of the Authority as Document No. 742.

Copies of a memo dated December 23, 1966 were distributed re Personnel Actions - Wage Increase for Maintenance Men, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that Hourly "Wages of the Maintenance Men  
employed by the Authority be raised from  
\$2.42 to \$2.76 - effective January 4, 1967.

Copies of a memo dated December 23, 1966 were distributed re  
Proposed Cost of Living Revision to Salary Range and Step Plan, attached to  
which were copies of a proposed vote and a Salary Range & Step Plan dated  
January 4, 1967.

On motion duly made and seconded, it was unanimously

VOTED: that the attached Salary Range and Step Plan  
be approved and adopted effective January 4, 1967.

The aforementioned Salary Range and Step Plan is filed in the Document  
Book of the Authority as Document No. 743.

Copies of a memo dated December 23, 1966 were distributed re  
Salaried Employees not Receiving Salary Increases on January 4, 1967, con-  
taining the names of eleven (11) employees not recommended by the Develop-  
ment Administrator for annual step rate increases.

The Development Administrator fully explained his reasons for  
not recommending increases.

On motion duly made and seconded, it was unanimously

VOTED: to concur in the recommendations of the Develop-  
ment Administrator to withhold step rate increases  
effective January 4, 1967, for the eleven (11)  
employees named in the aforementioned memo.

The aforementioned memorandum is filed in the Document Book of  
the Authority as Document No. 744.

The Development Administrator told the Authority that the Depart-  
ment of Housing and Urban Development had approved the request for a Second  
Amendatory Loan and Grant Contract, "Washington Park Project Mass. R-24.

A Resolution entitled: "Resolution Approving and Providing for the  
Execution of a Second Amendatory Contract Amending Loan and Capital Grant  
Contract No. Mass. R-24 (LG) By and Between Boston Redevelopment Authority  
and the United States of American," 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. 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. 745.

A Resolution entitled: Resolution Amending that Certain Resolution Adopted April 24, 1963 Entitled: Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-24 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. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. 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. 746.

On motion duly made and seconded, it was unanimously

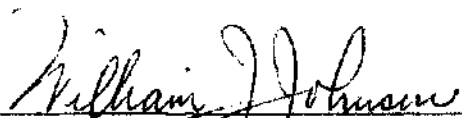
VOTED: that the next meeting of the Authority be held

on January 6 1966 at 2:00 p. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:00 p. m.

  
Assistant Secretary