

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JANUARY 2, 1970

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 921, City Hall, 1 City Hall Square, Boston, Massachusetts, at 2:30 P. M. on January 2, 1970. 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	Patrick Bocanfuso (came in later)
Melvin J. Massucco	Robert L. Farrell (came in latter <sup>1</sup> )
James G. Colbert	

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 two-thirty in the afternoon on January 2, 1970 at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTONREDEVELOPMENTAUTHORITY

By Kane Simonian

Title C. +

December 30, 1969

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CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on December 30, 1969, 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 End day of January, 1970.

Kane Simonian

Secretary

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Messrs. Simonian and Conley attended the meeting.

The minutes of the meeting of December 18, 1969 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:

Thomas K, Dyer, Inc.	\$ 788.75
Thomas K. Dyer, Inc.	314.96
Edwards & Kelcey, Inc.	30,416.40
Fay, Spofford & Thorndike, Inc.	1,981.33
Charles T. Main, Inc.	14,837.73
Planning, Engineering & Development	716.00
Schoenfeld Associates, Inc.	20,976.42
Visiting Nurse Association of Boston, Inc.	1,017.87
Universal Engineering Corporation	11,332.19
D. Cicconi, Inc.	8,392.50
DeLeuw, Cather & Company	2,772.43
Piatelli Construction Corp.	66,743.10
Salah & Pecci Construction Co. , Inc.	27,092.07
Sabia Construction Company, Inc.	18,635.00

Copies of a memorandum dated January 2, 1970 were distributed re Central Business District Project Jvlass R-82, Award of Contract for the Purchase and Removal of Abandoned Tracks, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Contract for the Purchase and Removal of Tracks and Related Equipment for the purchase price of \$1,485.00 and the Contract for the Demolition and Removal of a Concrete Loading Ramp in the amount of \$885.00 at the South Station, Mass. R-82, be awarded to John J. Duane Co. , Inc. and that the Executive Director is hereby authorized to execute said contracts for the Authority.

Mr. Bocanfuso entered the meeting at this point.

Copies of a memorandum dated January 2, 1970 were distributed re Central Business District - South Station Project Mass. R-82, Amendments to BRA-Boston Terminal Corporation Agreements Respecting South Station, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized in the name and behalf of the Authority, to execute and deliver an agreement with The Boston Terminal Corporation, said agreement to provide:

1. That the Authority will discuss with said Terminal the deficits being incurred under the Management and Occupancy Agreement between said parties, dated July 1, 1965, whereby Terminal manages the South Station headhouse and will use less space as the station is being demolished; and
2. That Exhibits "B" and "D" of the so-called purchase agreement respecting South Station between the Authority and Terminal dated December 31, 1965, be amended by the insertion of provisions that:
  - (a) Terminal will cut back one hundred sixteen (116) feet from the northerly ends all the tracks remaining in South Station.
  - (b) After Terminal has cut back the tracks, and the Authority has executed a Loan and Grant Contract respecting the South Station Project with the Commonwealth of Massachusetts and the United States Department of Housing and Urban Development, the Authority will prepay in full, at a twenty-five (25) percent discount, the remaining balance on the South Station mortgage note owed to Terminal, said remaining balance to be calculated as the outstanding balance on said note as of the date of prepayment, less the amount by which, as of the date of prepayment, Terminal's rental obligations incurred respecting track and utility easements at South Station have exceeded mortgage payment obligations incurred by the Authority pursuant to said mortgage note.
  - (c) After the Authority has prepaid the mortgage note, Terminal will pay to the Authority in cash track and utility rents incurred respecting easements held by Terminal at South Station.
  - (d) After Terminal has cut back the tracks at South Station, Terminal shall receive an annual credit against the total amount of rents and fees owed by Terminal to the Authority, said credit to be an amount calculated by multiplying sixty-nine cents (\$.69) times the total square foot area abandoned by Terminal pursuant to undertaking the track cutback, provided that in no year shall Terminal pay less than one hundred ten thousand dollars (\$110,000) in rents.
  - (e) After ninety (90) days' notice to the Authority, Terminal may abandon, but only in descending order of track parcel numbers, all or portions of each track parcel.

- (f) If Terminal abandons further tracks subsequent to completion of the track cutback, Terminal shall receive a pro rata reduction, based on the number of tracks abandoned, in the rentals incurred respecting the track easements at South Station.
- (g) The Authority agrees to reimburse Terminal for the necessary and reasonable costs and expenses incurred by Terminal in its relocation of utilities and installation of new bumping posts undertaken in order to cut back the tracks and Terminal agrees to accept said reimbursement as payment and satisfaction in full of all obligations of the Authority to Terminal under Section 13 of Chapter 121B of the Massachusetts General Laws, as amended, which provides that the Authority must reimburse Terminal for such costs.

Copies of a memorandum dated January 2, 1970 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Redeveloper, Parcels R-42 and R-48, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated January 2, 1969 were distributed re Charlestown Project Mass. R-55, Request Permission to Award Site Preparation Contract M-1, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized in behalf of the Authority to execute Site Preparation Contract M-1 in the Charlestown Project Mass. R-55, with the lowest responsible bidder, State Street Engineering Corp. , in the amount of \$76,570.

Copies of a memorandum dated January 2, 1970 were distributed re South End Project Mass. R-56, Lease of Space in BRA-Owned Building, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized subject to the approval of General Counsel to lease space to the South End Project Area Committee (SEPAC) the property located at 547 Tremont Street for a consideration of \$1.00 (one dollar) per year and said lessee's agreement to assume a proportionate share of

the maintenance cost for a period of one (1) year, with the lease being renewable yearly- thereafter at the option of both parties; the lease to terminate upon receipt of a 30-day notice to vacate; commencing on or about January 1st, 1970, said lease to be in such form and to contain such other terms and conditions as the Director deems proper and in the best interest of the owner; and that said lease shall conclusively be deemed authorized by the Authority and by the Director and in the best interest of the Authority.

Mr. Warner entered the meeting at this point.

Copies of a memorandum dated January 2, 1970 were distributed re South End Project Mass. R-56, Certificate of Completion - 549 Massachusetts Avenue, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver to South End Community Development, Inc., the Hedeveloper of 549 Massachusetts Avenue in the South End Urban Renewal Area, a Certificate of Completion pursuant to the terms and provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and South End Community Development, Inc., dated June 26, 1967, at such time as it has been determined that all stipulated work has been completed.

Mr. Farrell entered the meeting at this point.

Copies of a memorandum, dated January 2, 1970 were distributed re South End Project Mass. R-56, Castle Square, Parcel 3A, Final Plans, New England Telephone Company, attached to which were copies of a map indicating the location of the area. A photograph of the architect's rendering of the proposed building was displayed.

On motion duly made and seconded, it was unanimously

VOTED: That the plans prepared by Sumner Schein, architect, consisting of drawings indicating landscaping (sheet LS-1, 11/18/69), site plans including curb cuts (PP1 11/20/69),

first floor plan and elevations (1 & 3, 11/20/69), and specifications submitted by Joseph J. Gottlieb and Bertram A. Druker for a Public Telephone Facility on a portion of Parcel 3A (Northerly) in the South End Urban Renewal Project Area, are hereby approved as "Final Plans and Specifications."

Copies of a memorandum dated January 2, 1969 were distributed re Washington Park Project Mass. R-24, Change of name of Redeveloper, 501 Warren Street, 26-28 Akron Street, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: CHANGE OF NAME OF REDEVELOPER 501 WARREN STREET, 26-28 AKRON STREET 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 aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1532.

Copies of a memorandum dated January 2, 1970 were distributed re Waterfront Project Mass. R-77, Request from Atkinson and Lawrence, Inc., to Purchase Boilers at T Wharf Quincy Market Building, attached to which were copies of a letter dated December 5, 1969, and two (2) invoices dated May 25, 1962 and May 24, 1962.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the sale of two (2) 125 HP boilers located at the T Wharf Quincy Market Building, to Atkinson and Lawrence, Inc. at a total price of \$1,190, provided that the boilers may be removed only when the Board determines that the boilers will no longer be needed.

Copies of a memorandum dated January 2, 1970 were distributed re Regulatory Agreement, Jewish Community Housing for the Elderly, Inc., Brighton, Massachusetts, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously VOTED; That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to enter into and execute with The Jewish Community Housing For The Elderly, Inc. , a Regulatory Agreement pursuant to Section 18C of Chapter 121A of the Massachusetts General Laws, as amended, said Agreement to contain in addition to the terms and provisions required by law such other terms and provisions required by law such other terms and conditions as the Director may, in his discretion, deem necessary and appropriate.

The Director distributed copies of a memorandum containing the contents of a letter from the Department of Housing and Urban Development which had not been received by the Authority but the contents of which were transmitted to Mr. Warner by telephone. The contents were noted and the memorandum placed on file.

Mr. Warner left the meeting at this point.

Copies of a memorandum dated January 2, 1970 were distributed re Zoning Commission Recommendation, Map Amendment Application No. 94, and No. 95, This matter had been tabled previously.

On motion duly made and seconded, it was unanimously VOTED: To approve the recommendations of the Director relating to Map Amendment Applications No. 94 and No. 95.

The aforementioned memorandum relating to Map Amendment Applications is filed in the Document Book of the Authority as Document No. 1533.

Copies of a memorandum dated January 2, 1970 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously VOTED: That the proposed vote relating to Petition No. Z-1735 be amended by deleting after the word "recommends" the words "approval provided" and inserting the words "denial unless".

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director relating to Petitions Nos. Z-1713, Z-1722, Z-1724, Z-1726, Z-1727, Z-1729 to Z-1736, and Map Amendment Application No. 97.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1534.

Copies of several memoranda dated January 2, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignations:

		<u>Effective</u>
Augustin Rivera	Neighborhood Org, Spec. III	1-5-70
Norma B. Tentindo	Secretary-Stenographer II	1-2-70
Elizabeth Sullivan	Secretary-Stenographer I	12-26-69
Mary L. Jones	Clerical Assistant IV	1-2-70

Rescission:

Personnel Memo #1 - December 4, 1969

#2 Evelyn M. Nettles/Senior Clerk Typist at \$4, 830 per annum

Correction to Previous Personnel Action:

Personnel Memo #6 - December 11, 1969

#4 Matthew Currie Civ. Engineer V (14-2) at \$13, 755 per annum instead of \$13, 775)

Request for Military Leave of Absence: (6 Months)

Gerald E. Wilson Assistant Legal Officer/effective January 6 to July 6, 1970

PERSONNEL MEMORANDUM #2

Addition to Previous Anniversary Salary Increases:

Personnel Memo #4a - December 18, 1969 (Document #1529)

<u>Name</u>	<u>Pos. Class.</u>	<u>G-S</u>	<u>Salary</u>	<u>Aniv. Date</u>	<u>To</u>	<u>Pos. Class.</u>	<u>G-S</u>	<u>Salary</u>
Harry Ceilings	Purch. Asst.	8-4	\$7,524	6-22-61	Rehab. Fin. Spec. II	9-3		\$8,379

Anniversary date for future salary increase to be adjusted to December

PERSONNEL MEMORANDUM #3

Extension of Professional Part Time Employee Appointments (Maximum 40^hours/p. wk)

Donald Stone	Res. Anal. II	\$7.00/hr.	Extension 6f time to <u>February 6, 1970</u>
John Avault	Res. Asst.	5.00/hr.	
Celeste Arden	Plan. II	3.25/hr.	
Richard Redmond	Rev. Asst. III	2.75/hr.	
Helen Hoskins	Draftsman II	2.75/hr.	
Philip Alison	Rehab Asst. I I	2.75/hr.	
Beth Harris	Clerical Asst. IV	2.25/hr.	



PERSONNEL MEMORANDUM #4a

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Mr. Rick Kuner to Washington, D. C. , to confer with officials of the Urban Mass. Transportation Administration, during the week of January 12, 1970, for a maximum period of two (2) days.

PERSONNEL MEMORANDUM #4b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Robert Pleshaw at the One-day Institute at Harvard Law School on January 17, 1970, and the payment of an individual registration cost of \$30. 00.

PERSONNEL MEMORANDUM #4c

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Robert H. Murphy at the Forty-Ninth Annual Meeting of the Highway Research Board, January 12-16, 1970, Washington, D. C. , and the payment of an individual registration cost of \$25.00

The Executive Director informed the Authority that the New England Merchants National Bank had requested the contents of the cornerstone box which has been removed from the Merchants building. It was noted the box contained various and sundry newspaper articles, brochures, pamphlets, renderings, and other similar material that was important only to the New England Merchants National Bank.

On motion duly made and seconded, it was unanimously

VOTED: To approve the request of the New England Merchants National Bank.

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: That Mr. Thomas P. McCusker be instructed to appear at the next meeting of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

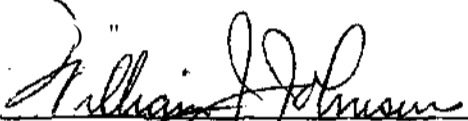
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday,  
January 15, 1970, at 2:30 P. M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:12 P. M. .

  
Assistant Secretary