

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JANUARY 15, 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 15, 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	None
Melvin J. Massucco	
James G. Colbert	
Patrick Bocanfuso	
Robert L. Farrell	

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 15, 1970, at Room 921, City Hall, City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

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

January 13, 1970

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 January 13, 1970, 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 15th day of January, 1970.

Kane Simonian  
Secretary

Messrs. Simonlan and Conley attended the meeting.

The minutes of the meeting of January 2, 1970 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:

The Age Center of New England, Inc.	\$ 2,540.00
Arrow Wrecking, Inc.	3,040.00
Arrow Wrecking, Inc.	50,825.00
Arrow Wrecking, Inc.	7,030.00
Ashley, Myer, Smith, Inc.	2,269.89
Chester Products, Inc.	7,452.50
Computer Systems Engineering, Inc.	4,245.49
John J. Duane Co., Inc.	26,876.45
John J. Duane Co., Inc.	3,532.10
Everett Fence Co., Inc.	700.40
Fay, Spofford & Thorndike, Inc.	459.56
Chas. T. Main, Inc.	10,291.97
Murray D. Segal	4,416.31
Visiting Nurse Association of Boston, Inc.	1,017.87
Kallmann & McKinnell	3,131.96
Kallmann & McKinnell	2,626.40

Mr. Warner entered the meeting at this point.

Copies of four (4) memoranda dated January 15, 1970 were distributed re adjustments in Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the following adjustments in the monthly

Use and Occupancy Charges

<u>Project</u>	<u>Account</u>	<u>Name and Address</u>	<u>Reduce to</u>	<u>Effective</u>
Charlestown	#337	Gem Tavern 214 Main Street	\$10.00	1-1-70
Charlestown	#218	American Flour Company 343 Rutherford Avenue	\$ 50.00	12-1-69
Waterfront	#138	B & R Produce Company 134 Commercial Street	\$ 50.00	2-12-68
Waterfront	#192	C.C. Gifford & Co., Inc. 133 Atlantic Avenue	\$ 25.00	12-7-69

Copies of a memorandum dated January 15, 1970 were distributed re North Harvard Project Mass. R-54, Demolition and Site Clearance Contract No. 2,

James G. Grant Company, Request for Additional Payment, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated January 15, 1970 were distributed re Government Center Project Mass, R-35, Designation of New England Telephone and Telegraph Company as Developer of Parcel 2D, attached to which were copies of a proposed vote. An architect's rendering of the proposed building was displayed.

On motion duly made and seconded, it was unanimously

VOTED: That the New England Telephone and Telegraph Company is tentatively designated as the proposed developer of Parcel 2I) in the Government Center Urban Renewal Area, subject to the following:

- a. public disclosure in accordance with Federal regulations;
- b. submission of final design plans and a financing program acceptable to the Authority within 90 days;
- c. entering into a land disposition agreement for the sale of said parcel; and
- d. concurrence by the Federal government on the price.

Copies of a memorandum dated January 15, 1970 were distributed re Fenway Project Mass. R-115, Cooperation Agreement with MBTA, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: COOPERATION AGREEMENT WITH THE MBTA FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. R-115<sup>11</sup> 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. 1535.

Copies of a memorandum dated January 15, 1970 were distributed re Campus High School Project Mass. R-129, Public Liability Insurance, which included a tabulation of proposals for providing public liability insurance.

On motion duly made and seconded, it was unanimously

VOTED: To accept the proposal of the Maryland Casualty Company, for public liability insurance, Campus High School Urban Renewal Area, Project No. Mass. R-129.

Copies of a memorandum dated January 15, 1970 were distributed re Charlestown Project Mass. R-55, Rehabilitation Development Parcel R-9Q, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-90 at 530-532 MEDFORD STREET IN THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55" 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. 1536.

Copies of a memorandum dated January 15, 1970 were distributed re Charlestown Project Mass. E-55, Deletion from Acquisition, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the property known as Block 171-172 Parcel 9 in the Charlestown Urban Renewal Area be deleted from the acquisition pattern of the Charlestown Urban Renewal Plan subject to the owner's agreement to rehabilitate the property.

Copies of a memorandum dated January 15, 1970 were distributed re Charlestown Project Mass. R-55, Deletion from Acquisition and Designation of "Developer, Parcel R-23A, attached to which were copies of a proposed vote, and a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: That the property known as Block 184 Parcel 47 in the Charlestown Urban Renewal Area be deleted from the acquisition pattern of the Charlestown Urban Renewal Plan subject to the owner's agreement to landscape and maintain Parcel R-23A.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-23A IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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^ 1537.

Copies of a memorandum dated January 15, 1970 were distributed re Charlestown Project Mass. R-55, Acquisition, Order of Taking for Two Properties at Owner's Request, attached to which were copies of a Resolution, and an 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 adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority, that an ORDER OF TAKING dated January 15, 1970, relating to portions of the Charlestown Project Urban Renewal Area, Mass. 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 , including Annex A and Annex B is filed in the Document Book of the Authority as Document No. 1538.

Copies of a memorandum dated January 15, 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. This matter had been tabled previously. A set of plans for the proposed development was displayed and the proposals explained by the redevelopers, Messrs. William Duffy, Laurence Rubin, and Jim Adams.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R-42 AND R-48 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" 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. 1539.

Copies of a memorendum dated January 15, 1970 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Building, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized, subject to approval of the General Counsel, to lease to the Junior League of Boston, Inc., the property located at 65 Warwick Street for a consideration of \$1.00 (one dollar) per year and said lessee's agreement to assume all property management expenses for a period of 1 (one) year, with the lease being renewable yearly thereafter at the option of both parties to terminate the lease upon receipt of a 30-day notice to vacate; commencing on or about January 19, 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.

Copies of a memorandum dated January 15, 1970 were distributed re South End Project Mass. R-56, Amendment No. 1 to Engineering Contract with Charles A. Maguire & Associates, Inc.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated January 15, 1970 were distributed re Community Renewal Project, Mass. R-131, Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Keane Associates, to perform a systems analysis of the City Building Department. The amount of the contract not to exceed \$4,000.

Copies of a memorandum dated January 15, 1970 were distributed re Community Renewal Program, Mass. R-131, Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Concord Research Corporation to perform a systems analysis of the City Assessors Department. The amount of the contract not to exceed \$5,000.

Copies of a memorandum dated January 15, 1970 were distributed re Community Renewal Program, Mass. R-131, Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Urban Data Processing, Inc., to work with the City assessors information. The amount of the contract not to exceed \$22,000.

Copies of a memorandum dated January 15, 1970 were distributed re Amendment to the Ashley, Myer & Smith, Inc. Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated November 2, 1967, by and between the Boston Redevelopment Authority and Ashley, Myer and Smith, Inc.,

to provide for an extension of the contract performance time until April 1, 1970. There is no increase in the contract upset price.

Copies of a memorandum dated January 15, 1970 were distributed re Legal Contract for the Central Area Distribution System, Moving Sidewalk Study, attached to which were copies of a Contract for Administrative Legal Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and is hereby authorized to award the Legal Contract for the Moving Sidewalk Study to Ely Bartlett, Brown and Proctor up to a maximum upset amount not to exceed \$8,000 for all services, payment to be made from Urban Mass Transportation Administration Technical Study Grant funds.

Copies of a memorandum dated January 15, 1970 were distributed re Proposed Relocation Contract with the Model Cities Administration, attached to which were copies of a proposed vote, and a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, subject to the approval of the General Counsel, be, and hereby is authorized to execute and deliver a Contract with the Model Cities Administration in the amount of \$50,000, substantially in the form presented to the Authority under cover of the Director's memorandum of January 2, 1970.

Copies of a memorandum dated January 15, 1970 were distributed re Infill Housing Program, Urban Housing Associates, attached to which were copies of two (2) Resolutions.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL H9b 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 aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1540.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS PH6, PH14/48, PH16, PH33, PH37, PH39, DN28 AND DN42 NON-URBAN RENEWAL AREAS" 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. 1541.

Copies of a memorandum dated January 15, 1970 were distributed re Text Amendment Application No. 14, Back Bay Federation for Community Development.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendation of the Director relating to Text Amendment Application No. 14.

The aforementioned, memorandum is filed in the Document Book of the Authority as Document No. 1542.

Copies of a memorandum dated January 15, 1970 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director relating to Petitions Nos. Z-1737 - Z-1740, and Z-1743.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1543.

Copies of several memoranda dated January 15, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Advance Sick Leave: (Thirty Pays)

Francis C. J. Collins      Civil Engineer V      (January 5, 1970 to February 13, 1970)

Extension of Leave of Absence without Pay: (1 year/Educational Purposes)

Virginia E. Hacking      Designer I      (January 28, 1970 to January 28, 1971)

Resignations:

		<u>Effective</u>
Donald K. McInnes	Executive Assistant to Director	1-30-70
Lewis G. Novack	Legal Officer I	1-30-70
Juan A. Guzman	Relocation Specialist I	1-30-70
Carol M. Babb	Clerk Typist III	1-9-70
Mavis L. Washington	Senior Clerk Typist	1-16-70

Corrections to Previous Personnel Actions:

Personnel Memo #4a - December 18, 1969 (Document No. 1529)

#2 Novack, L.      Asst. Legal Off. (14-2)      at \$13,755 per annum  
instead of \$13,775

Personnel Memo #4b - December 18, 1969 (Document No. 1530)

#1 Derba, J. J.      Civil Eng. IV      (13-5)      at \$14,344 per annum  
instead of \$14,334

Personnel Memo #1 - January 2, 1970

Resignations:

#1 Augustin Rivera      Neighborhood Org. Secp. III      Effective: January 21, 1970  
instead of January 5, 1970

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Richard J. Underwood at the New England Law Institute, Eminent Domain Seminar, John Hancock Hall, Boston, Massachusetts, on January 31, 1970, and the payment of an individual registration fee of \$27.00.

PERSONNEL MEMORANDUM #2a

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the travel of John D. Warner, James Drought, Robert Diozzi, Elliot Friedman, and Kenneth Freed to Washington, D. C., January 8, 1970.

Copies of a memorandum dated January 15, 1970 were distributed re Campus High School Urban Renewal Project, Mass. R-129, Early Land Program, Assignment of Rights to Enforce Covenant with City to United States of America, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority is hereby authorized for and in behalf of the Authority to assign to the United States of America as the purchaser of the Project Temporary Loan Notes that Authority's rights to enforce an agreement undertaken by the City of Boston relating to the Campus High School urban renewal area, said agreement being in the form of a Covenant adopted by the City Council of said city and approved by its Mayor on December 30, 1966.

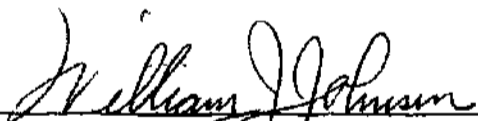
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, January 29, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:20 p. m.

  
Assistant Secretary