

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON FEBRUARY 25, 1970

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 3:30 P. M. on February 25, 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 three-thirty in the afternoon on February 25, 1970, at Room 921, City Hall, ICity Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

BY Kane Simonian

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

February 23, 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 February 23, 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 25th day of February, 1970.

Kane Simonian  
Secretary

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Messrs. Warner, Simonian and Conley attended the meeting.

The minutes of the meeting of February 19, 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:

Ashley, Myer, Smith Associates, Inc.	\$ 4,410.00
Corey's Steeplejacks, Inc.	11,875.00
John J. Duane Company, Inc.	33,326.00
Thomas K. Dyer, Inc.	1,946.16
Thomas K. Dyer, Inc.	1,978.38
Green Engineering Affiliates, Inc.	10,505.44
Keane Associates, Inc.	413.10
John F. Kennedy Family Service Center, Inc.	1,726.76
Maher & Fall Wrecking Company, Inc.	14,725.00
Chas. T. Main, Inc.	9,023.72
Northeast Demolition Corporation	7,600.00
Schoenfeld Associates, Inc.	38,992.47
Murray D. Segal	1,029.86
South End Neighborhood Action Program	7,370.40
F. A. Stahl-Architectural Heritage Assoc.	6,731.63
Visiting Nurse Association of Boston, Inc.	1,017.87
John D. Hewitt	1,650.00
Casey & Dennis	750.00
Reginald H. Gallagher	1,200.00
Reginald H. Gallagher	2,000.00
John J. Gill Associates, Inc.	2,450.00
Hubert J. Kelley	1,650.00
Meredith & Grew	350.00
J. A. Moran	175.00
J. A. Moran	5,875.00
J. A. Moran	275.00
J. A. Moran	5,300.00
John E. O'Neill	4,200.00
John E. O'Neill	1,200.00
Frank B. Rogers	850.00
Frank B. Rogers	350.00
Frank B. Rogers	200.00
Frank B. Rogers	600.00
Frank B. Rogers	500.00
Litner, McLaughlin, Skinner & Zonderman	510.00
South End Tenants' Council	4,131.62
Rich Construction Company	6,901.75
Perini Corporation	7,561.68
Salah & Pecci Construction Company, Inc.	7,695.63

Copies of a memorandum dated February 25, 1970 were distributed re Charlestown Project Mass. R-55, Adjustment in Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: To reduce the Use and Occupancy charge on Account No. 563, Jack's Cafe, 19 Chelsea Street, Charlestown Project Mass. R-55, to \$250.00 per month - effective January 1, 1970.

Copies of a memorandum dated February 25, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract No. 29.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise Site Preparation Contract No. 29, South End Project Mass. R-56.

Copies of a memorandum dated February 25, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract No. 30.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise Site Preparation Contract No. 30, South End Project Mass. R-56.

Copies of a memorandum dated February 25, 1970 were distributed re South End Project Mass. R-56, Capitol Tire and Rubber Company, Inc., Parcel 37A, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That all previous votes of the Authority concerning the development of Parcel 37A in the South End Project by Capitol Tire and Rubber Co. , In c. , apply equally to Deborah Smookler and Beatrice Jacobson, Trustees of Two Thousand Kealty Trust.

Copies of a memorandum dated February 25, 1970 were distributed re South End Project Mass. R-56, Flower Market, Parcel 48C, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute and deliver an amendment to the Land Disposition Agreement between the Boston Redevelopment Authority and Independent Wholesale Florists and Suppliers Development

Corporation, dated December 2, 1968, respecting Parcel 48C in the South End Project, said amendment to change the time for conveyance specified in Section 205 to May 16, 1970.

Copies of a memorandum dated February 25, 1970 were distributed re South End Project Mass. R-56, Parcel PB-5, Confirmatory Taking, attached to which were copies of a Resolution, and an Order of Taking including Annex A - Taking Area Description.

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 February 25, 1970, relating to a portion of the South End Urban Renewal Area, Mass. R-56, be executed together with a Plan entitled "Boston Redevelopment Authority South End Urban Renewal Area, Project No. Mass. R-56 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel PB-5, dated October, 1969," and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds.

The aforementioned ORDER OF TAKING including Annex A is filed in the Document Book of the Authority as Document No. 1563.

Copies of a memorandum dated February 25, 1970 were distributed re South Cove Project Mass. R-92, Revised Cooperation Agreement Respecting the New Washington Street Subway Tunnel, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter and that it be referred to the General Counsel.

Copies of a memorandum dated February 25, 1970 were distributed re Charlestown Project Mass. R-55, Extension of Boston and Maine Relocation Agreement Respecting Charlestown Community College Site, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To pay the Boston and Maine Corporation \$64,744.98 subject to the approval of the General Counsel and that

the proposed amendments to the Relocation Agreement dated July 27, 1967, be referred to the General Counsel.

Copies of a memorandum dated February 25, 1970 were distributed re Charlestown Project Mass. R-55, Permission to Advertise Parcels R-6, R-7, R-15, R-23, R-26, R-27, R-38, R-52, X-16 and X-31 for Single Family-Homes, attached to which were copies of two (2) proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Urban Housing Associates, Section A, as redeveloper of Parcels R-6, R-15, R-26, R-38, X-16 and X-31 in the Charlestown Urban Renewal Area be and hereby is rescinded.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized to make public advertisement of Parcels R-6, R-7, R-15, R-23, R-26, R-27, R-38, R-52, X-16 and X-31 in the Charlestown Urban Renewal Area for the construction of single family homes in accordance with the Authority's policies and procedures for the construction of single family homes in the Charlestown Urban Renewal Area.

Copies of a memorandum dated February 25, 1970 were distributed re Downtown "Waterfront Project Mass. R-77, Site Preparation Contract E, Change Order No. 2, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That, due to an increase in the hourly rate of patrolmen details as a result of the City of Boston Police Department Notification General Order #332, Change Order No. 2 to Site Preparation Contract E of the Waterfront Project Mass. R-77 increasing costs in the amount of \$540,00 with no change in the contract time, be approved.

Copies of a memorandum dated February 25, 1970 were distributed re Waterfront Project Mass. R-77, 16-18 North Street Development Submissions, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Samuel E. Mintz is tentatively designated as the developer of 16-18 North Street, a portion of Parcel E-9 in the Waterfront Urban Renewal area, subject to the following:

1. publication of Public Disclosure in accordance with federal regulations;
2. entering into a land disposition agreement for the sale of said parcel;
3. submission of final design plans within 30 days.

Copies of a memorandum dated February 25, 1970 were distributed re Government Center Project Mass. R-35, Parcel 12, Center Plaza Addition. An architect's concept of the proposed new additional construction was displayed.

On motion duly made and seconded, it was unanimously

VOTED: That the matter be tabled and be referred to the General Counsel.

Copies of a memorandum dated February 25, 1970 were distributed re Government Center Project Mass. R-35, Pemberton Square - Stage Two, Change Order No. 1, Contract with Rich Construction Company, attached to which were copies of a schedule of the contractor's cost. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approve Change Order No. 1 which adds \$15,762.54 and an extension of twenty (20) working days to the contract with Rich Construction Company, dated August 8, 1969, Government Center Project Mass. R-35.

Copies of a memorandum dated February 25, 1970 were distributed re Visiting Nurse Association of Boston, Inc., Contract for Services, attached to which were copies of a contract.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute a Contract with the Visiting Nurse Association of Boston, Inc. , a Massachusetts corporation, for consultation on health services in the urban renewal project areas, substantially in the form presented to the Authority, for an amount not to exceed \$12,756.86, subject to the approval of the General Counsel.

Copies of a memorandum dated February 25, 1970 were distributed re Designation of Developer and Authorization to Convey Infill Parcels, Non-Urban Renewal Areas, attached to which were copies of a Resolution. Models of the proposed homes, and an architect's rendering were displayed.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF INFILL PARCELS, MODEL CITIES AREA<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. 1564.

Copies of a memorandum dated February 25, 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-1771, Z-1787 , Z-1788-1789, Z-1791-Z-1794, and 2-1795.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1565.

Copies of several memoranda dated February 25, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Promotion:

Robert F. Loverud, Director Harbor and Water - front Planning Division	<u>TO</u> Director, Urban Design Depart.	<u>Effective</u> 3-2-70
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PERSONNEL MEMORANDUM #2

Resignations:

Frederick L. Nolan, Jr.	Rehab. Specialist I	2-13-70
John F. McCabe	Rehab. Assistant II	2-27-70
Barbara S. Hurley	Secretary IV	2-12-70
Frieda Cooper	Sr. Clerk Typist	2-20-70

Request for Leave of Absence without Pay - Three (3) Months:

Ana Palermo                      Home Guidance Assist.    February 20 to May 20, 1970

PERSONNEL MEMORANDUM #3

Reappointments - Six month basis:

		<u>Grade</u> <u>8* Step</u>	<u>Per</u> <u>Annum</u>	<u>Effective</u>
Robert E. Diozzi	Special Counsel		\$17,000	3-8-70
Robert J. Pleshaw	Chief Zoning Officer		17,000	3-8-70
Clay M. Hall	Sr. Administrative Asst. I	13-1	11,800	3-2-70
Richard J. Lundgren	Senior Planner	12-3	11,687	3-22-70
Jon J. Gibbons	Architect II	11-4	10,998	3-16-70
* * John M. Bryan	Sr. Preservation Planner	12-1	10,600	3-15-70
Paul R. Belliveau	Architect I	10-3	9,371	3-11-70
Nancy E. Burke	Administrative Secretary	8-4	7,872	3-8-70
Joan McGinnes	Relocation Specialist I	8-2	7,140	3-9-70
* Ronald P. Walters	Administrative Clerk I	7-4	7,061	3-16-70
Patricia W. Crowe	Technician I	7-3	6,725	3-8-70
Felix Vazquez	Rehab Construct. Analyst I	7-3	6,725	3-16-70
Edward Lewis	Relocation Specialist I	7-2	6,405	3-4-70
Daniel G. Tice	Rehab Assistant II	7-3	6,284	3-23-70
Nancy L. Gould	Rehab Finance Specialist I	7-1	6,100	3-15-70
Bertha Rojas	Architectural Draftsman II	7-1	6,100	3-8-70
Margaret A. Regan	Administrative Clerk I	7-1	6,100	3-16-70
Dorothy G. Hester	Administrative Clerk I	7-1	6,100	3-5-70
Lisa A. Gray	Sr. Clerk Stenographer	5-3	5,513	3-8-70
Rosanna S. Tucker	Sr. Clerk Stenographer	5-3	5,513	3-8-70
* Mary G. Brathwaite	Receptionist II	5-2	5,250	3-16-70
Virginia M. Joyce	Sr. Clerk Typist	4-3	5,072	3-15-70
Mary C. Magner	Sr. Clerk Typist	4-3	5,072	3-25-70
Alfred F. Penta	Maintenance Man		3.20/p.hr.	3-24-70

Reappointments - Three month basis:

Alfred G. Davis	Relocation Specialist I	7-2	6,405	3-2-70
James G. Morris, Jr.	Apprentice Draftsman II	4-3	5,072	3-10-70
James G. Morris, Jr.	Apprentice Draftsman II	4-3	5,072	3-10-70
William J. Beades	Maintenance Man		3.20/p.h.	3-2-70

\* Salary to be paid from DPW Contract Funds

\* \* Salary to be paid from HUD 701 Grant Funds for Historic Preservation and Architectural Landmarks.



PERSONNEL MEMORANDUM #4

Promotions:

		<u>Effective</u>
Richard E. Durling, Project Director Infill	JO - Director, Model Cities Program	3-2-70
Kenneth L. Freed, Sr. Technician, Develop.	<u>TO</u> - Asst. Project Director Model Cities Program	3-2-70

Copies of a memorandum dated February 25, 1970 were distributed re Confirmatory Order of Taking, attached to which were copies of a Resolution and an Order of Taking including Annex A - Taking Area Description.

On motion duly made and seconded, it was

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 25, 1970, relating to a portion of Geneva Street, a private way, in the East Boston District of the City of Boston, Massachusetts, be executed together with a Plan dated February 28, 1969, entitled "Plan of Land in East Boston, Scale 1 inch equals 40 feet" and made a permanent part of the proceedings, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking therein made.

Mr. Massucco voted "Present".

The aforementioned ORDER OF TAKING including Annex A is filed in the Document Book of the Authority as Document No. 1566.

Copies of a memorandum dated February 25, 1970 were distributed re Designation of Redeveloper and Authorization to Convey 436 Warren Street, Roxbury, Non-Urban Renewal Area, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF 436 WARREN STREET, NON-URBAN RENEWAL AREA" 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. 1567,

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.

On motion duly made and seconded, it was unanimously

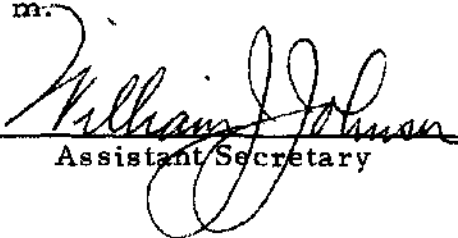
VOTED: That the next meeting of the Authority be held on

Thursday, March 19, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:00 p. m.

  
Assistant Secretary