

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 18, 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 2:30 P. M. on June 18, 1970. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Absent

Msgr. Francis J. Lally
Melvin J. Massucco
James G. Colbert
Patrick Bocanfuso

Robert L. Farrell (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 two-thirty in the afternoon on June 18, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

June 15, 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 June 15, 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 18th day of June, 1970.

Kane Simonian
Secretary

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Messrs, Simonian and Conley attended the meeting.

The minutes of the meeting of June 4, 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	\$ 2,540.00
The Architects Collaborative	9,257.01
Bernard R. Baldwin	9,359.00
Bayside Engineering Associates, Inc.	3,036.54
John Sherman Cullen	650.00
John Sherman Cullen	350.00
John Sherman Cullen	900.00
John J. Duane Co., Inc.	885.00
John J. Duane Co., Inc.	21,147.00
Thomas K. Dyer, Inc.	412.50
Robert F. Engle	650.00
Everett Fence Co., Inc.	272.00
Fay, Spofford & Thorndike, Inc.	2,593.58
Fay, Spofford & Thorndike, Inc.	5,234.25
John T. Finnegan	1,850.00
M. Paul Friedberg & Associates	9,242.20
Alexander Ganz	2,250.00
Howard, Needles, Tammen, Bergendoff, Inc.	942.84
Jackson & Moreland	59.17
Jackson & Moreland	1,619.93
Peter A. Laudati and Son	5,300.00
Leggat McCall & Werner, Inc.	775.00
C. M. Leinwand Associates, Inc.	862.19
Arthur D. Little, Inc.	2,624.98
Charles A. Maguire & Associates, Inc.	29,548.16
Chas. T. Main, Inc.	5,763.98
Mary L. New	600.00
John E. O'Neill	3,500.00
Planning, Engineering & Development	3,689.00
Schoenfeld Associates, Inc.	21,958.83
Murray D. Segal	2,548.00
Singer Associates	3,375.00
Singer Associates	2,500.00
South End Neighborhood Action Program	6,830.70
Universal Engineering Corp.	6,566.83
Regional & Urban Implementation, Inc.	3,593.50

TO BE REIMBURSED BY CITY OF BOSTON

Beacon Construction Company	14,273.00
A. D'Alessandro & Sons, Inc.	85,367.07
DeLeuw, Cather & Company	10,164.68
Perini Corporation	12,506.04
Sylvester A. Ray, Inc.	45,649.80
Rich Construction Company	32,102.40
Sabia Construction Company	11,636.00
Mario Susi & Sons, Inc.	37,189.80

Mr. Farrell entered the meeting at this point.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Adjustment of Use and Occupancy Charge, S. L. Blac]s Produce, attached to which were copies of a memorandum dated March 19, 1970. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To reduce the use and occupancy charge on account No. 24, S. L. Black Produce, 384 Rutherford Avenue, Charlestown Project Mass. R-55, to \$10.00 per month, effective June 1, 1969.

Copies of a memorandum dated June 18, 1970 were distributed re South Cove Project Mass. R-92, Amendment No. 4 to Engineering Contract with Chas. T. Main, Inc., attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 4 to the Contract with Chas. T. Main, Inc., dated March 1, 1966, to extend the performance time of the contract, as set forth in Part I, Section V. Paragraph (1) thereof, to July 1, 1971, with no increase in the contract price and to provide the factors in Section VI to read as follows:

Subsection A	Factor change from	2.20 to 2.40
B.1		2.20 to 2.40
C.1		2.20 to 2.40
D.2		1.85 to 2.00
D.3		1.85 to 2.00

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract U, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids on Site Preparation Contract U, in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Acquisition, 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 June 18, 1970, relating to a portion of the South End Urban Renewal Area, Mass. R-56, 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. 1660.

Mr. Warner entered the meeting at this point.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Designation of Developer, 155 Worcester Street, 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 a Land Disposition Agreement between the Authority as Seller and The Concord Square Trust, George Dallas, Trustee, as Buyer, providing for the conveyance by the Authority of 155 Worcester Street in the South End Urban Renewal Area in consideration of a purchase price of One (\$1.00) Dollar and the Buyer's agreement to rehabilitate the property; such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority; the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed 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 by the Director deemed proper and in the best interest of the Authority.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Lease of 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 to lease to the Weeks Junior High School for the Castle Square Weeks Learning Center the property located at 469 Tremont Street for a consideration of one dollar (\$1) per year; that lessee agrees to assume all property management expenses for a period of one year, with the lease being renewable yearly thereafter at the option of both parties subject to a right of both parties to terminate the lease upon receipt of a 30-day notice to vacate, commencing on or about June 18, 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, a certified copy of which is attached to this vote, 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 June 18, 1970 were distributed re South End Project Mass. R-56, Rehabilitation Opportunities, attached to which were copies of two (2) proposed advertisements.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to advertise the properties listed in the attached advertisements in substantially the form presented to the Authority under cover of the Director's memorandum of June 18, 1970.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract A, Change Order No. 1,

attached to which were copies of a letter dated April 8, 1970 from Charles A. Maguire & Associates, Inc. , and an Estimate of Additional Work dated April, 1970.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract A of the South End Project, Mass. R-56, which increases the contract amount \$63,300 based upon the quantities and unit prices and the contract time 60 calendar days be approved.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Special Fencing Contract, Change Order No. 2.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that bids be solicited for the fencing.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Evictions, attached to which were copies of three (3) site occupant reports.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized to issue a Sheriff's Warrant for the eviction of Loretta Cataldo, 94 W. Canton Street, South End Project Mass. R-56; and that unless a substantial payment on the arrearage is made within thirty (30) days, the Executive Director be authorized to issue a Sheriff's Warrant for the eviction of Margaret Bailey, 32 Wellington Street, South End Project Mass. R-56; and to table the matter of Selina Thomas, 708 Columbus Avenue, South End Project.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Request for Approval of Minimum Disposition Price, Parcel P-12, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR DISPOSITION PARCEL P-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 adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1661.

Copies of a memorandum dated June 18, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 5, attached to which were copies of an invoice dated May 29, 1970.

On motion duly made and seconded, it was unanimously

VOTED: That final payment request in the amount of \$22,962.23 is recommended for payment, subject to General Counsel being satisfied that all court proceedings are properly withdrawn by the contractor in the South End Project, Mass. R-56.

Copies of a memorandum dated June 18, 1970 were distributed re Washington Park Project Mass. R-24, Parcel I-5a, Extension of Trotter School Playground Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority extend the contract for design and supervision of the Trotter School Playground with M, Paul Friedberg until January 1, 1971 at no additional expense to the Authority.

Copies of a memorandum dated June 18, 1970 were distributed re Washington Park Project Mass. R-24, Reuse Appraisal Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend contracts with Peter A. Laudati, Jr. and Larry Smith and Co., Inc., extending the time for completion of each contract to 31 December 1970, and increasing the contract maximum upset amount for each appraiser by \$1,000.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Redeveloper for Parcel R-22, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-22 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55¹¹" 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. 1662,

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Eviction, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized to issue a Sheriff's Warrant for the eviction of the Tractor Equipment Company, 26 South Eden Street, Charlestown Project Mass. R-56 - Block 156/Parcel 4.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Section 809/Acquisition of 15 Oak Street for Failure to Rehabilitate, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Real Estate Officer, subject to the approval of the General Counsel, be and hereby is authorized to appraise and acquire by negotiation, the property in Charlestown:

Address: 15 Oak Street
Block & Parcel: 175-7

pursuant to Sections 402 and 809 of the Charlestown Urban Renewal Plan, with the acquisition to be at such prices, terms, 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 memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Developer for Parcel X-44a, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-44a 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. 1663.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-35, Request for Approval of Minimum Disposition Prices, Disposition Parcels P-3, P-15-2, R-2A-3, R-77, and R-87, attached to which were copies of a Resolution, and a Summary of Re-use Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS 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.

Mr. Farrell voted "Present".

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1664.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices for Eleven (11) Small Parcels, attached to which were copies of a Resolution, and a Summary of Re-use Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS 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. 1665.

Copies of a memorandum dated June 18, 1970 were distributed re Charlestown Project Mass. R-55, Engineering Services Contract with Edwards and Kelcey, Inc. , which included a proposed vote. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized, in the name and behalf of the Boston Redevelopment Authority to execute and deliver an amendment to the contract between the Authority and Edwards and Kelcey, Inc. , dated January 31, 1966, as previously amended, respecting engineering services for the Charlestown Project, to increase the arbitrary maximum sum stated in Section VI, F. thereof to \$1, 069, 000 and to provide for the factors in Section VI to read as follows:

Subsection VIA	Factor changed from 2. 2 to 2.4
VIB-1	" " " 2.2 to 2.4
VIC-1	" " " 2. 2 to 2. 4
VID-2	" " " 1. 85 to 2.0
VID-3	" " " 1. 85 to 2. 0
VID-4	" " " 2.0 to 2. 2

Said amendment respecting Section VI to be effective upon the expiration of funds under the present contract.

Copies of a memorandum dated June 18, 1970 were distributed re Fenway Project Mass. R-115, Demolition and Site Clearance Contract No. 2, attached to which were copies of a tabulation of bids, and a list of buildings.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized in behalf of the Authority to execute Demolition and Site Clearance Contract No. 2 with the lowest qualified bidder, the Arrow "Wrecking, Inc. , in the amount of \$64,700.

Copies of a memorandum dated June 18, 1970 were distributed re Fenway Project Mass. R-115, Request for Minimum Disposition Prices, for Parcels 11A-1, 11A-2 and 11A-3, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR DISPOSITION PARCELS 11A-1, 11A-2, 11A-3 IN THE FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. R-115" 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. 1666.

Copies of a memorandum dated June 18, 1970 were distributed re Waterfront Project Mass. R-77, Parcel E-9 - 24 North Street, attached to which were copies of a map showing the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to advertise the availability of the building at 24 North Street in the Waterfront Project for rehabilitation of the existing building.

Copies of a memorandum dated June 18, 1970 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 4, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated June 18, 1970 were distributed re Waterfront Project Mass. R-77, Authorization for Appraisals, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Real Estate Director and the General Counsel are authorized to obtain appraisals and abstracts of title necessary for the taking of Block 48, Parcel 11, Downtown Waterfront-Faneuil Hall Urban Renewal Project, Mass. R -77.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Dedication of Portion of City Hall Plaza Subject to Certain Easement Rights, attached to which were copies of three (3) proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Pemberton Square - Stage II, Change Order No. 3, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approves Change Order No. 3 which decreases the Contract Price by \$160.00 to the Rich Construction Company contract, dated July 7, 1969 for the construction of Pemberton Square Stage II in the Government Center Project, Mass. R-35.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Conveyance of Loading Dock Area, Parcel 9, attached to which were copies of a proposed vote, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority is hereby authorized in the name and on behalf of the Authority to sign, seal, acknowledge, and deliver to the Trustees of One Washington Mall Trust a Deed to the land in Boston, Massachusetts, shown as "Loading Dock" on a plan entitled "Government Center Project Mass. R-35 Property Line Map Parcel 9 Boston Redevelopment Autho-

city Boston Suffolk County Massachusetts, " prepared by Deleuw Gather & Co. , dated November 12, 1969, recorded with Suffolk Deeds in Book 8341, Page 476, and such Deed to be in such form as the Director shall approve.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Summary of Architectural Services Contracts between Boston Redevelopment Authority and Kallmann and McKinnell, Architects, contents of which were noted and the memorandum placed on file.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Amendment No. 1 to Contract for Architectural Services in Connection with Supervision of Construction of Parcel 2 Open Spaces and Related Work, attached to which were copies of a proposed vote. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To continue the matter on the table.

Copies of a memorandum dated June 18, 1970 were distributed re Government Center Project Mass. R-35, Disposition Parcel 2H, Approval of Final Preliminary Working Drawings and Outline Specifications, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Final Preliminary Working Drawings and Outline Specifications of the Hawkins Street Associates Realty Trust respecting Government Center Urban Renewal Project, Mass. R-35, Disposition Parcel 2H, as approved by the Urban Design Staff on June 17, 1970, be and hereby are approved, subject to the compliance by the Redeveloper with a previous vote of the Authority requiring the approval of the General Counsel as to the tenancy of the Boston College Club.

Copies of a memorandum dated June 11, 1970 were distributed re Campus High School Project Mass. R-129, Mobile Homes for the Campus High School Urban Renewal Area, attached to which were copies of a proposed vote,

and a Mobile Homes Budget.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to submit an Application to the Federal Government for funds for the erection of fifty (50) mobile homes.

Mr. Bocanfuso voted "Nay"¹¹.

Copies of a memorandum dated June 18, 1970 were distributed re Campus High School Project Mass. R-129, Order of Taking - Parcel 96A-8, 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 June 18, 1970, relating to a portion of the Campus High School Urban Renewal Area, Mass. R-129, be executed together with a Plan drawn by Barnes Engineering Company, Inc., entitled: "Street, Property & Eminent Domain Map, Campus High School Project, R-129, Boston Redevelopment Authority Boston - Suffolk County - Massachusetts, Plan No. 16 of 18," 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 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. 1667.

Copies of a memorandum dated June 18, 1970 were distributed re Central Business District, Park Plaza Project, attached to which were copies of a Resolution, and a memorandum dated June 15, 1970 re Park Plaza Building Condition Survey.

On motion duly made and seconded, it was unanimously

VOTED: To amend Section (2) of the Resolution by deleting the words "deteriorated and deteriorating" and inserting the word "decadent", and to delete the last paragraph of the Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DETERMINATION AND FINDINGS RELATIVE TO THE CONDITION OF THE PARK PLAZA PROJECT 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. 1668.

Copies of a memorandum dated June 18, 1970 -were distributed re Contract with C. M. Leinwand Associates, Inc. , Extension of Contract Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend the contract dated February 19, 1970 by and between the Boston Redevelopment Authority and C. M. Leinwand Associates, Inc. to provide for an extension of contract performance time until August 1, 1970. There is no increase in the contract upset price.

Copies of a memorandum dated June 18, 1970 were distributed re Prudential Center, attached to which were copies of a letter dated June 9, 1970 from the Prudential Insurance Company.

On motion duly made and seconded, it was unanimously

VOTED: That the fair rental value for space in the Prudential Center occupied by the Prudential Insurance Company of America is determined to be \$7. 00 per square foot.

Copies of a memorandum dated June 18, 1970 were distributed re Tentative Designation of Redeveloper, Parcel SB-31, 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 PARCEL SB-31 NON-URBAN RENEWAL AREA SOUTH BOSTON, MASSACHUSETTS" 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. 1669.

Copies of a memorandum dated June 18, 1970 were distributed re First Amendment to the Report and Decision on 121A Application by Employers Commercial Insurance Company of America, attached to which were copies of Amendment No. 1 to the Application for Authorization and Approval of Project under Mass. G. L. (Ter. Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, an Amendment to the Report and Decision on the Application of the Employers Commercial Union Insurance Group, and two proposed votes.

On motion duly made and seconded, it was

VOTED: To adopt the Amendment to the Report and Decision by the Authority on the Application of The Northern Assurance Company of America et al presented to the meeting and to authorize and approve the Redevelopment Project referred to in said Application as amended, and further

VOTED: That the Secretary of the Boston Redevelopment Authority be and he hereby is authorized to submit Amendment No. 1 to the Application of the Northern Assurance Company of America et al and the Report and Decision of the Boston Redevelopment Authority thereon to the Mayor of the City of Boston for his approval.

Mr. Farrell voted "present".

The aforementioned Amendment is filed in the Document Book of the Authority as Document No. 1670, copy of which is attached to the original Report and Decision adopted by the Authority on August 28, 1969, Document No. 1442A.

Copies of a memorandum dated June 18, 1970 were distributed re Community Renewal Program Mass. R-131, Second Amendatory Contract, attached to which were copies of a Resolution.

The following resolution was introduced by Mr* Colbert; read in full and considered: RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A SECOND AMENDATORY CONTRACT AMENDING COMMUNITY RENEWAL PROGRAM, GRANT CONTRACT, MASS. R-131 CR (G) BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND THE UNITED STATES OF AMERICA" .

Mr. Colbert moved that the foregoing resolution be adopted as introduced
» and read, which motion was seconded by Mr. Bocanfuso, and upon roll call the
"Ayes" and "Nays" were as follows:

A-YES

Msgr. Francis J. Lally
Melvin J. Massucco
James G. Colbert
Patrick Bocanfuso
Robert L. Farrell

NAYS

None

The Chairman thereupon declared said motion carried and said resolution adopted.

The aforementioned resolution is filed in the Document Book of the Authority
as Document No. 1671.

Copies of a memorandum dated June 18, 1970 were distributed re
Community Renewal Program, Contract with Alexander Ganz, which included a pro-
posed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute
an amendment to a contract with Alexander Ganz of the
Laboratory for Environmental Studies of the Department
of Urban Studies and Planning of MIT to increase the
maximum amount of the contract by \$4,500. The money
is budgeted under the Community Renewal Program, Mass.
R-131.

Copies of a memorandum dated June 18, 1970 were distributed re
Amendment to the Ashley, Myer, Smith Associates 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, Smith Associates, Inc. to provide
for an extension of the contract performance time until Septem-
ber 30, 1970. There is no increase in the contract upset price.

Copies of a memorandum dated June 18, 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 Map Amendment application - Charlestown Project Mass. R-55, and Map Amendment application, Fenway Project Mass. R-115, and Zoning Petitions Nos. Z-1882, Z-1895, Z-1889 to Z-1903, and further

VOTED: To table Petition No. Z-1898.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1672.

Copies of a memorandum dated June 18, 1970 were distributed re Authorization to Commence Legal Proceedings Against the Board of Appeal Decision for 157 and 163 Hemenway Street in the Fenway, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of several memoranda dated June 18, 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>
Gastrel L. Riley, Jr.	Sr. Admin. Asst. II	6/30/70
Richard M. Simon	Asst. Director Family Relocation	6/26/70
Stanley Gibson	Neighborhood Org. Spec. IV	6/19/70
Robert M. Monahan	Business Relocation Spec. IV	6/17/70
Patricia W. Crowe	Technician I (Dev.)	6/12/70
Mary V. Chapman	Admin. Clerk I	6/22/70
Rose L. Eng	Relocation Specialist I	6/22/70
Edeth D. SchmaLensee	Technician I (Public Information)	7/31/70
James E. Murray	Development Asst. II	6/5/70
Luba M. Zozula	Secretary Steno. I	6/19/70
Mary G. Brathwaite	Receptionist II	6/12/70
John B. Stubbings	Sr. Transportation Planner (hourly)	7/3/70
Theresa E. Embry	Admin. Asst. I (hourly)	6/12/70
Elissa D. Kaufman	Dev. Asst. I (hourly)	6/9/70

Retirement:

John T. Fitzgerald	Maintenance Man	6/30/70
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Rescission - June 4, 1970 meeting:

William Dalton Development Asst. at \$3.00 per hour

Correction to Previous Personnel Action - June 4, 1970 meeting:

Change in name - should be

#11 Mary Alice Calvert Secretary/Stenographer instead of Thelma Calvert

PERSONNEL MEMORANDUM #2

Reappointments - Three-month basis:

		<u>Grade & Step</u>	<u>Salary</u>	<u>Effective</u>
John M. Tomasz	Civil Engineer V	14-3	\$14,443	7/21/70
Paul Donham, Jr.	Planner IV	11-5	11,548	7/14/70
Gerald E. Wilson	Asst. Legal Officer I	11-2	9,975	6/1/70
Joseph F. McDevitt	Asst. Site Office Mgr.,	8-6	9,188	7/22/70
Bertram G. Nicholls	Rehab. Const. Analyst IV	10-2	8,925	7/22/70
Thomas E. Humphrey-	Sr. Draftsman II	9-2	7,980	7/21/70
Jacob Epstein	Relocation Spec. II	8-3	7,497	7/22/70
* Mary K. Lynch	Relocation Spec. II	8-3	7,497	7/15/70
Faith A. Evans	Relocation Spec. II	8-2	7,140	7/22/70
* Edna Sneed	Relocation Spec. II	8-2	7,140	7/9/70
Juanita M. Rivera	Admin. Clerk I	7-1	6,100	7/29/70
Paula L. Fisher	Sr. Clerk Typist	4-5	5,592	7/14/70
Beatric A. Diorio	Sr. Clerk Typist	4-3	5,072	7/8/70

* Salaries will be paid from DPW Relocation Grant Funds.

PERSONNEL MEMORANDUM #3

Extension of Professional Part-Time Employee Appointments: (40 hours maximum)

		<u>Per Hour</u>	<u>Date of Termination</u>
Kent Colton	Research Anal. II	\$7.00	8/7/70
John Avault	Research Asst.	5.00	8/7/70
Celeste Arden	Planner II	3.25	8/7/70
Beth Harris	Clerical Asst. IV	2.25	8/7/70

PERSONNEL MEMORANDUM #3a

Promotion:

		<u>Salary</u>	<u>Effective</u>
Robert Diozzi	Special Counsel at \$17,000 <u>TO</u> Director, Residential Development	\$17,500	6/22/70

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To table Personnel Memorandum #4 - Co-Operative Appointment

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To table Personnel Memorandum #5 - Temporary Appointment

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Philip Glffee to work in the Planning Department, June 3 to August 28, 1970, on a volunteer basis at no cost to the Authority.

PEESONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute two (2) contract Agreements between the Boston Redevelopment Authority and Yeshiva College, and Vassar, and the Authority be authorized to hire the following students to participate in the College Work-Study Program, in addition to the seven (7) Work-Study students hired at the June 4, 1970 meeting.

<u>Name</u>	<u>College</u>	<u>Salary</u>	<u>Position</u>	<u>Period</u>
Toby Rosenberg	Yeshiva	\$2. 25/hr.	Secy/Steno	June 8 to Sept. 4, 1970
Ahuva Friedman	Yeshiva	2. 50/hr.	Secy/Steno	
Brenda Hoffman	B. U.	2. 50/hr.	Secy/Steno	
* Ying Lum Chew	Vassar	2. 00/hr.		

80% of students salaries paid by colleges/Work Study Contracts
20% of students salaries paid by Authority
35 hour week - 40 hours maximum

#The remainder of the salary is being paid by ABCD.

PERSONNEL MEMORANDUM #7a

On motion duly made and seconded, it "was unanimously

VOTED: That the Director be authorized to execute a contract agreement between the Boston Redevelopment Authority and Yale University to participate in the Boston Urban Corps Work-Study Program by hiring the following Special Urban Studies Intern Program students:

<u>Name</u>	<u>College</u>	<u>Salary</u>	<u>Position</u>	<u>Period</u>
Alan L. Beller	Yale	\$3. 00/hr.	Dev. Asst.	June 15 to Aug. 28,th
Samuel N. Seskin	Yale	\$3. 00/hr.	Dev. Asst.	

80% of students salaries paid from Special Foundation Grants/
Internship Program for Urban Studies
20% of students salaries paid by Authority

PERSONNEL MEMORANDUM #8

Copies of a memorandum dated June 18, 1970 were distributed re Summer Program, consisting of twelve (12) pages containing the names of Coordinators, Supervisors, and Aides.

On motion duly made and seconded, it was unanimously

VOTED: To approve the hiring of employees for the Summer Program in five (5) project areas, subject to only one person from each family being employed.

The aforementioned memorandum #8 containing the names of individuals authorized for employment is filed in the Document Book of the Authority as Document No. 1673.

PERSONNEL MEMORANDUM #9

Lifeguards - to staff three portable pools, South End Project:

April Houston	\$2. 25 per hour	June 22 to September 4, 1970
Thomas Marshall	\$2. 50 per hour	
Ellen Donahue	\$2. 25 per hour	
Deborah Reid	\$2. 50 per hour	
Gregory Leonard	\$2.50 per hour	
Frederick Dow	\$2. 50 per hour	
Robert Keene	\$2. 25 per hour	

Supervisor:

Reginald Lee Sapp \$3.00 per hour June 22 to September 14, 1970

Work-study employees
80% of students salaries paid by school
20% of students salaries paid by Authority
40 hours per week maximum

PERSONNEL MEMORANDUM #10a

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the travel of Mr. John D. Warner to Washington, D. C., May 25, 1970.

PERSONNEL MEMORANDUM #10b

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the travel of Mr. Thomas O'Brien to Washington, D. C. , June 9, 1970.

PERSONNEL MEMORANDUM ff10c

On motion duly made and seconded, it was unanimously

VOTED: To table Memorandum #10c.

PERSONNEL MEMORANDUM #10d

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members at the National Rehabilitation Training Institute, Boston College, June 21 - 28, 1970, and the payment of an individual cost of \$80.00:

John Kennedy Leon Valliere
John Spencer Harry Marlowe
 Robert McGilvray

PERSONNEL MEMORANDUM #11

Co-Operative Appointments:

			<u>Period</u>
John S. Ratzkoff	Develop. Assist. I	\$2.60/hr.	June 22 to Aug. 15, 1970
Mark J. Rose	Develop. Assist. I	\$2.60/hr.	

Salaries for these appointments will be paid from City Planning Funds.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of a letter dated June 10, 1970 were distributed from Richard Chapin, President, Emerson College.

On motion duly made and seconded, it was unanimously

VOTED: That the matter be referred to the Director.

On motion duly made and seconded, it was

VOTED: That the General Counsel of the Authority, under the direction of the Director, be and hereby is designated the Fiscal Agent and Representative of the Authority in its relations with the Federal Government, and in the future, no other employee of the Authority except the Director or the General Counsel may make any representations to the Federal Government that he or she is speaking for the Authority on fiscal or budgetary matters.

Mr. Farrell voted " present".

The Authority discussed a letter sent to the Members from the Massachusetts Eye and Ear Infirmary dated June 15, 1970, signed by Mr. Henry Hixon Meyer, Chairman, requesting the use of West End vacant land for parking because the present parking facilities of the Massachusetts Eye and Ear Infirmary on M. D.C. land, at the Charles Street underpass, would be unavailable in the near future when construction commences on the proposed parking deck over the existing parking lot.

The Executive Director informed the Authority that the variance for parking in the West End project would expire July 1, 1971, and that an application would have to be filed with the Board of Appeal to extend the variance if parking were to continue beyond July 1, 1970.

The Authority discussed the matter and the request from the Massachusetts Eye and Ear Infirmary and instructed the Executive Director to file an application with the Board of Appeal for the continued use of the present parking area and for an additional area to accommodate the Massachusetts Eye and Ear Infirmary for temporary parking from July 1, 1970 to July 1, 1971.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

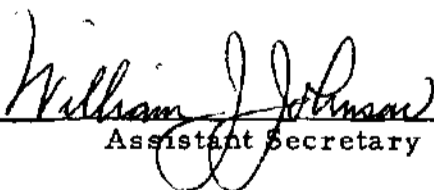
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday,
July 9, 1970 at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:23 p. m.


Assistant Secretary

The Authority discussed a letter sent to the Members from the Massachusetts Eye and Ear Infirmary dated June 15, 1970, signed by Mr. Henry Hixon Meyer, Chairman, requesting the use of "West End vacant land for parking because the present parking facilities of the Massachusetts Eye and Ear Infirmary on M. D. C. land at the Charles Street underpass, would be unavailable in the near future when construction commences on the proposed parking deck over the existing parking lot.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was VOTED: that the Executive Director is hereby directed to file on behalf of the Authority an appeal with the Board of Appeal for two areas involved for the temporary parking in the West End Project, from July 1, 1970 to July 1, 1971. Said agreements may be cancelled on fifteen days' notice.

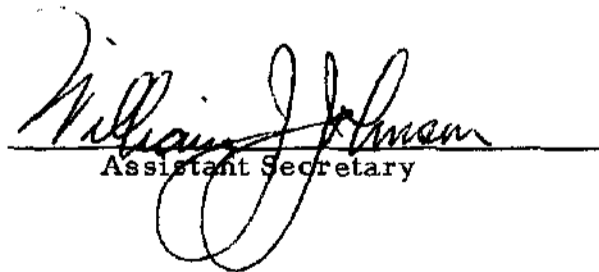
Mr. Farrell voted "nay".

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, July 9, 1970 at 2:30 p.m.

On motion duly made and seconded, it was unanimously VOTED: to adjourn.

The meeting adjourned at 5:23 p. m.


Assistant Secretary