

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON AUGUST 6, 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 August 6, 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 Melvin J. Massucco James G. Colbert Patrick Bocanfuso Robert L. Farrell	None

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 August 6, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By OM. S. [Signature]

Title _____ Secretary _____

August 3, 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 August 3, 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 6th day of August, 1970.

[Signature]
Secretary^

Messrs. Warner, Simonian and Conley attended the meeting.

Copies of a memorandum dated August 6, 1970 were distributed re Charlestown Project Mass. R-55, Amendment of Urban Renewal Plan, Land Use Controls for Disposition Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 to Permit Commercial Development, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: AMENDMENT OF THE URBAN RENEWAL PLAN LAND USE CONTROLS FOR DISPOSITION PARCELS R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 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. 1698.

Copies of a memorandum dated August 6, 1970 were distributed re Proposed Planned Development Area - The National Shawmut Bank of Boston, attached to which were copies of two (2) proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by Milk, Federal, Franklin and Devonshire Streets, presented at a Public Hearing duly held at the offices of this Authority on Thursday, August 6, 1970, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that:

- (1) The said Plan conforms to the General Plan of the City of Boston as a whole, and with the plans for the Central Business District;
- (2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further
- (4) The F.A.R. of the proposed building shall not exceed 19.000.

VOTED: Pursuant to the provisions of Article 3, section 1 of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land bounded by Milk, Federal, Franklin and Devonshire Streets. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 5, The National Shawmut Bank of Boston, Developer" and dated August 6, 1970, and in a series of plans listed in Item B in said document. Said document and plans shall be embossed with the Authority's seal for purposes of identification. The Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan.

The minutes of the meeting of July 23, 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
The City of Boston	990.00
Maarten D. DenHartog	1,406.00
Edwards & Kelcey, Inc.	7,633.06
James G. Grant Co., Inc.	3,582.32
Jackson & Moreland	40.00
Everett H. Jenkins	217.00
Arthur D. Little, Inc.	3,091.69
Charles A. Maguire & Associates, Inc.	89,966.19
Chas. T. Main, Inc.	3,678.29
Schoenfeld Associates, Inc.	21,827.43
Larry Smith & Company	1,450.00
Jack Stone	105.00
Arthur J. Swett	311.70
Urban Data Processing, Inc.	1,830.52

TO BE REIMBURSED BY CITY OF BOSTON

A. D'Alessandro & Sons, Inc.	110,889.22
Perini Corporation (Mass. D. P. W.)	47,097.00
Mario Susi & Sons, Inc.	49,266.87

Copies of a memorandum dated August 6, 1970 were distributed re Washington Park Project Mass. R-24, Designation of Redeveloper, Disposition Parcel R-J9, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-19 IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NUMBER MASS. R-24 FOR REHABILITATION PURPOSES" 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. 1699.

Copies of a memorandum dated August 6, 1970 were distributed re Washington Park Project Mass. R-24, Designation of Redeveloper, Disposition Parcels R-18, R-24, R-31, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R-18, R-24, R-31 IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24 FOR REHABILITATION PURPOSES" 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. 1700.

Copies of a memorandum dated August 6, 1970 were distributed re Government Center Project Mass. R-35, Demolition and Site Clearance Contract No. 7, Change Order No. 6, John J. Duane Company, Inc., attached to which were copies of a proposed vote, and a letter dated July 2, 1970 from John J. Duane Co., Inc.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 6 to increase the contract price from \$163,561.10 to \$166,986.69 for Demolition and Site Clearance Contract No. 7 in the Government Center, Mass. R-35, for demolition of the building at 30 Hawkins Street, Block 146, Parcel 2 is hereby approved.

Copies of a memorandum dated August 6, 1970 were distributed re Government Center Project Mass. R-35, Parcel Two Open Spaces, Stage II, Change Order No. 2, Sabia Construction Company, Inc. , attached to which were copies of a letter dated July 21, 1970 from Kallmann & McKinnell.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby approves Change Order No. 2 which extends the time of completion by fifty-five (55) working days with no change in contract price to the contract between Sabia Construction Company, Inc. and the Authority dated June 19, 1969 for construction of Parcel Two Open Spaces - Stage II in Government Center Project Mass. R-35.

Copies of a memorandum dated August 6, 1970 were distributed re Charlestown Project Mass. R-55, Designation of Developer, attached to which were copies of a proposed vote, and a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: That the designation of John A. Walsh as redeveloper of Parcel X-35B be and hereby is rescinded.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-35B IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-59TM 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. 1701.

Copies of a memorandum dated August 6, 1970 were distributed re Charlestown Project Mass. R-55, Proposed Amendment to the Contract with Thomas K. Dyer, Inc. for Supervisory Services Relating to Relocation of B & M Railroad, 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 March 1, 1968 between the Boston Redevelopment Authority and Thomas K. Dyer, Inc. to provide for an extension of twelve (12) months to the contract performance time. There is no increase in the contract upset price.

Copies of a memorandum dated August 6, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 11, attached to which were copies of a list of buildings included in the contract.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for bids for Demolition and Site Clearance Contract No. 11 in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated August 6, 1970 were distributed re South End Project Mass. R-56, Disposition Parcel 48B, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized in the name and on behalf of the Boston Redevelopment Authority to waive the remaining balance of \$12, 117. 57 due the Authority on a tax adjustment clause contained in Section 208 of the Land Disposition Agreement between Boston Flower Exchange, Inc. , and the Boston Redevelopment Authority dated November 12, 1968.

Copies of a memorandum dated August 6, 1970 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Building at 617 Columbus Avenue, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated August 6, 1970 were distributed re South End Project Mass. R-56, Emergency Tenants' Council, First Phase Rehabilitation Parcel 19, Order of Taking.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated August 6, 1970 were distributed re "Waterfront Project Mass. R-77, Authorization to Enlarge the Area of Existing Parking Lot, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To authorize John Lochiatto, 102 Commerce Street, Boston, Massachusetts, to occupy an additional area of approximately 7,500 square feet of land in Block 10Z at a charge of \$600 per month.

Copies of a memorandum dated August 6, 1970 were distributed re Waterfront Project Mass. R-77^ Contract with Schoenfeld Associates, Inc., attached to which were copies of an invoice dated July 20, 1970.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 54 in the amount of \$9,386.04 by Schoenfeld Associates, Inc. for Engineering Contract Register No. 66-9 of the Waterfront Project Mass. R-77, be approved.

Copies of a memorandum dated August 6, 1970 were distributed re Downtown Waterfront Project Mass. R-77, Site Preparation Contract A, Change Order No. 5, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract A of the Waterfront Project Mass. R-77 be increased by Change Order No. 5, in the amount of \$5,500.56, and that the Director of Engineering be hereby authorized to execute said Change Order No. 5 on behalf of the Authority.

Copies of a memorandum dated August 6, 1970 were distributed re South Cove Project Mass. R-92, Temporary Occupancy of 888 Washington Street by the Boston Educational Alliance.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated August 6, 1970 were distributed re Fenway Project Mass. R-115, t-ease of Two Buildings to Project Turnabout Incorporated.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute an annual lease agreement in the Authority's usual form with Project Turnabout Incorporated for two structures located at 458 and 460 Parker Street, Boston, Massachusetts, for a nominal consideration of \$1.00 per year, such agreement to contain a thirty (30) day cancellation notice and other such terms and conditions as the Director may deem necessary and in the best interest of the Authority.

Copies of a memorandum dated August 6, 1970 were distributed re Campus High School Project, Demolition and Site Clearance Contract No. 2, attached to which were copies of a list of buildings.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for bids for Demolition and Site Clearance Contract No. 2 in the Campus High School Project, Mass. R-129.

Copies of a memorandum dated August 6, 1970 were distributed re West End Project UR Mass. 2-3, Minor Modification of West End Land Assembly and Redevelopment Plan, 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 a memorandum dated August 6, 1970 were distributed re West End Project UR Mass. 2-3, Reuse Appraisal Contract, which included a proposed vote.

Mr. Farrell moved for the adoption of the proposal. There was no second and the matter was rejected.

Copies of a memorandum dated August 6, 1970 were distributed re West End Project UK Mass. 2-3, Keadvertisement for Development of Parcels IE, IF, and 2, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: AUTHORIZATION TO ADVERTISE PARCELS IE, IF and 2 IN THE WEST END URBAN RENEWAL AREA PROJECT NO. UR MASS. 2-3" 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. 1702.

Copies of a memorandum dated August 6, 1970 were distributed re Infill Housing Program, Minimum Disposition Prices, attached to which were copies of a Resolution and a Summary of Reuse Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR NON-URBAN RENEWAL INFILL HOUSING DISPOSITION PARCELS" 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. 1703.

Copies of a memorandum dated August 6, 1970 were distributed re Contract Amendment, Keane Associates, Inc. , 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

Contract 70-4 with Keane Associates, Inc. , 36 Washington Street, Wellesley, Massachusetts, by increasing the total amount granted for the contract by \$104.

Copies of several memoranda dated August 6, 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-1958 to Z-1964, Z-1967, 2-1968, 2-1978,
 and 2-1979.

Mr. Bocanfuso voted "present" on Petition No. 2-1979.

The aforementioned memorandum relating to Board of Appeal Referrals is
 filed in the Document Book of the Authority- as Document No. 1704.

Copies of several memoranda dated August 6, 1970 were distributed re
 Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Temporary Appointment - Six month basis:

		<u>G/S</u>	<u>Salary</u>	<u>Effective</u>
Alexander Ganz	Director of Research		\$22,000	9-1-70

PERSONNEL MEMORANDUM #2

Request for Leave of Absence without Pay: (Two Years)

Michael Honey	Chief Residential Analyst II October 1, 1970 to October 1, 1972
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Resignations:

Thomas O'Brien	Research Director	8-26-70
John E. Avault	Research Assistant	8/7/70

Rescission:

June 18, 1970 meeting
Personnel Memo #7 (Work-Study appointment)

#3 Brenda Hoffman

PERSONNEL MEMORANDUM #3

Reappointments -Indefinite basis:

		<u>G/S</u>	<u>Salary</u>	<u>Effective</u>
Joseph F. McDevitt	Asst. Site Office Manager	8-6	9,588	8/10/70

Reappointments -Six month basis:

Richard J. Lundgren	Senior Planner	12-3	12,087	9/22/70
Jon J. Gibbons	Architect II	11-4	11,398	9/16/70
Laurence K. Koff	Planner IV	11-4	11,398	9/23/70
Joy O. Browne	Asst. to Director of Soc.Ser.,	12-1	11,000	9/17/70
Jay LaCroix	Asst. Legal Officer I	11-2	10,375	9/8/70

Reappointments, slx=month basis (cont'd)

			<u>G/S</u>	<u>Salary</u>	<u>Effective</u>
	Gerald E. Wilson	Asst. Legal Officer I	11-2	\$ 10,375	9/ 1/70
	Paul R. Belliveau	Architect I	10-3	9,771	9/11/70
***	Ronald P. Salters	Administrative Clerk I	7-4	7,461	9/16/70
	Josephine P. McCall	Reloca. Specialist I	7-2	6,805	9/ 2/70
###	Lorraine Burke	Relocation Specialist I	7-2	6,805	9/ 2/70
*#	Charlotte Harris	Relocation Specialist I	7-2	6,805	9/9/70
	Edward Lewis	Relocation Specialist I	7-2	6,805	9/ 4/70
	Marilyn Lynch	Relocation Specialist I	7-2	6,805	9/ 2/70
	Bertha Rojas	Architectural Draftsman II	7-1	6,500	9/ 8/70
	Nancy L. Gould	Rehab Finance Specialist I	7-1	6,500	9/15/70
	Elizabeth A. Dakers	Sec. Stenographer II	6-3	6,464	9/ 2/70
*##	Hattie M. Hunter	Sec. Stenographer II	6-2	6,175	9/ 2/70
	lisa Gray	Sr. Clerk Stenographer	5-3	5,913	9/ 8/70
	Rosanna S. Tucker	Sr. Clerk Stenographer	5-3	5,913	9/ 8/70
	Pearlie M. Cox	Home Guidance Assistant II	6-1	5,900	9/15/70
	Virginia M. Joyce	Senior Clerk Typist	4-4	5,472	9/15/70
	Edna J. Curry	Apprentice Draftsman II	4-3	5,472	9/16/70
	Mary C. Magner	Senior Clerk Typist	4-3	5,472	9/25/70
**	Penelope S. Baker	Senior Clerk Typist	4-3	5,472	9/23/70
	Virginia C. Chiampa	Senior Clerk Typist	4-1	5,011	9/15/70
	George Ingram	Maintenance Man \$3. 20 p., h.			9/30/70
	Alfred F. Penta	Maintenance Man 3. 20 p., h.			9/24/70

Reappointments, three-month basis:

*	John M. Bryan	Sr. Preservation Planner	- 12-1	11,000	9/15/70
	Thomas N. Harris	Rehab Construe. Analyst II	8-2	7,540	9/15/70
	Dorothy G. Hester	Adm. Clerk I	7-1	6,500	9/5/70
	Susan F. Lazzara	Secy. Stenographer II	6-1	5,900	9/ 2/70
	William J. Beades	Maintenance Man \$3. 20 p., h.			9/ 2/70

Reappointment, one-month basis:

	Daniel G. Tice	Rehab. Assistant II	7-3	6,684	9/23/70
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* to be paid from HUD 701 Grant Funds for Historic Preservation and Architectural Landmarks

*# to be paid from Model Cities Contract Funds

to be paid from DPW Contract Funds

PERSONNELMEMORANDUM4a

On motion duly made and seconded, it was unanimously

VOTED: to approve the attendance of Robert Hanson, Assistant

Director, Community Renewal Program, at the Urban and Regional Information Systems Association 1970

Annual Conference in Louisville, Kentucky, September

3-4 and 5, 1970; and the payment of an individual

registration cost of \$25.00.

PERSONNEL MEMORANDUM 4b

On motion duly made and seconded, it was unanimously

VOTED: to approve the attendance of Leon Jacklin, Administrative Assistant IV, at the U.S. Civil Service Commission In-Service Training Program entitled "Supervision and Group Performance" at the JFK Federal Building, Boston, Massachusetts, on August 10-14, 1970; and the payment of individual cost of registration of \$75.00.

PERSONNEL MEMORANDUM #5

Copies of a memorandum dated August 4, 1970 were distributed re Personnel - 1970 - Substitutions and Rescissions, which contained a list of substitutions and rescissions to the list of Work Crews and College Work Study Crews approved at the June 18, 1970 meeting and the Lifeguards approved at the July 23, 1970 meeting.

On motion duly made and seconded, it was unanimously

VOTED: to approve retroactively the substitutions and rescissions listed in the above-mentioned memorandum.

The foregoing memorandum is filed in the Document Book of the Authority as Document No. 1705.

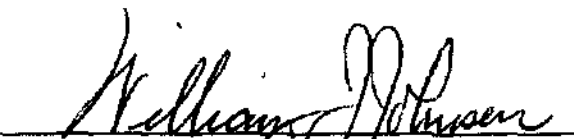
On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on August 13, 1970 at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:12p.m.


Assistant Secretary