

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON AUGUST 13, 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 13, 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	

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 13, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

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

August 10, 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 10, 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 13th day of August, 1970.

Kane Simonian  
Secretary

Messrs. Warner, Simonian and Conley attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: That the General Counsel be instructed to prepare a Report and Decision on the Application of Russell S. Broad and Others concerning the formation of 121A Corporation for development of Parcels R-7 and R-7A in the South End Project, Mass. R-56.

The minutes of the meeting of August 6, 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:

Arrow Wrecking Inc.	\$30,732.50
John J. Botti Co., Inc.	44,927.70
Everett Fence Co., Inc.	302.80
Fay, Spofford & Thorndike, Inc.	6,270.61
Alexander Ganz	3,300.00
Maher & Fall Wrecking Co., Inc.	2,325.00
Mary L. New	1,500.00
Murray D. Segal	384.75
Murray D. Segal	1,512.50
Visiting Nurse Association	2,126.14

TO BE REIMBURSED BY CITY OF BOSTON

Sylvester A. Ray, Inc.	66,440.52
South Boston Construction Co., Inc.	24,549.30

Copies of a memorandum dated August 13, 1970 were distributed re Charlestown Project Mass. R-55, Permission to Advertise Parcels R-4 through R-13 for Commercial Development, attached to which were copies of a proposed vote.

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-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 & R-13 in the Charlestown Urban Renewal Area for the construction of commercial

development subject to the "Medford Street Controls"  
as amended in accordance with the Authority's policies  
and procedures for commercial development in the  
Charlestown Urban Renewal Area.

Copies of a memorandum dated August 13, 1970 were distributed re  
Government Center Project Mass. R-35, Change Order No. 5, Contract with  
Beacon Construction Company for construction of Pemberton Square Stage I,  
which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 5 to Pemberton Square - Stage I  
of the Government Center Project, Mass. R-35, which  
increases the contract price \$100 with no change in the  
contract time be approved.

Copies of a memorandum dated August 13, 1970 were distributed re  
Government Center Project Mass. R-35, City Hall Plaza - Stage I, Change Order  
No. 37, attached to which were copies of a "breakdown of cost.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approve Change  
Order No. 37 which will Increase by \$7,061 the contract  
with Perini Corporation dated June 23, 1967 for the con-  
struction of City Hall Plaza - Stage I in the Government  
Center Project Mass. R-35.

Copies of a memorandum dated August 13, 1970 were distributed re  
Government Center Project Mass. R-35, Site Preparation Contract E, attached  
to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract E in the Government Center  
Project, Mass. R-35, is awarded to the Mario Susi & Sons,  
Inc. , the lowest qualified bidder, in the amount of \$194, 117. 50  
and the Executive Director is authorized to execute a contract  
in behalf of the Authority.

Copies of a memorandum dated August 13, 1970 were distributed re "Washington Park Project Mass. R-24, Amendment No. 2 to Engineering Contract with Fay, Spofford & Thorndike, Inc. , attached to which were copies of a Comparison of Wage Rates.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the contract with Fay, Spofford & Thorndike, Inc. , (#68-24) dated, September 1, 1968 to extend the contract time six (6) months, to increase the maximum contract amount by \$10,000 to \$45,000 and to amend Contract Section I Paragraph 17.0 Compensation to include the Contractor's latest schedules for technical personnel.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Final Designation of Redeveloper, Disposition Parcels 25, 29 and P-12A, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DESIGNATION OF REDEVELOPER AND PROPOSED DISPOSITION OF PARCELS 25, 29 AND P-12A IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56<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. 1706.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Approval of Final Working Drawings and Specifications, Disposition Parcels 25, 29 and P-12A, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby determines that the Final Working Drawings and Specifications submitted by Westminster Place, Inc. and Willard Place, Inc. for Disposition Parcels 25, 29 and P-12A in the South End

Urban Renewal Area conform in all respects to the official Urban Renewal Plan for the Project Area, and that said Working Drawings and Specifications are hereby approved.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Confirmatory Order of Taking, Disposition Parcels 25, 29, and P-12A, 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 August 13, 1970, relating to portions of the South End Urban Renewal Area, Mass. R-56, be executed together with three (3) Plans respectively entitled:

"Boston Redevelopment Authority, South End Urban Renewal Area Project No. Mass. R-56, Boston - Suffolk - County - Massachusetts Delivery Parcel Plan Parcel 25, dated September, 1968"

"Boston Redevelopment Authority, South End Urban Renewal Area, Project No. Mass. R-56, Boston - Suffolk-County-Massachusetts Delivery Parcel Plan Parcel 29, dated March, 1969"

"Boston Redevelopment Authority, South End Urban Renewal Area Project Mass. R-56, Boston - Suffolk-County-Massachusetts Delivery Parcel Plan Parcel P-12A, dated March, 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 for the County of Suffolk.

The aforementioned Order of Taking including Annex A is filed in the Document Book of the Authority as Document No. 1707.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby confirms directives issued to the staff by the Director relating to a policy to assure that new construction in project areas will conform with Federal standards for acceptability and accessibility for handicapped persons.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Second Special Fencing Contract, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized, in behalf of the Authority, to execute the Second Special Fencing Contract with the lowest qualified bidder, Everett Fence Co., Inc., in the amount of \$7,650 in the South End Project, Mass. R-56.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Order of Taking of one (1) parcel, 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 August 13, 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^Jo. 1708.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Land, 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 Public Facilities Department, City of Boston, the property located at 644 to 662 Shawmut Avenue for a consideration of one dollar (\$1) per year and said lessee's agreement 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, such lease to be in such form and to contain such other items and conditions as the

Director deems proper and in the best interest of the owner and the 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 August 13, 1970 were distributed re South End Project Mass. R-56, Minor Modification of South End Urban Renewal Plan, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF 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. 1709.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Designation of Developer, attached to which were copies of a proposed vote, and a Resolution. A set of plans was displayed.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby determines that the Final Plans and Specifications, submitted by Tenants' Development Corporation for 457, 508, 522, 556, 572, 574, 654, 671, 673, 675 Massachusetts Avenue; 106, 108, 130 West Concord Street; 498, 502 Columbus Avenue; 89-91 Worcester Street; 55, 57 Rutland Street; 189 West Springfield Street in the South End Urban Renewal Area conform in all respects to the official Urban Renewal Plan for the Project Area, and that said Plans and Specifications are hereby approved.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF 457, 508, 522, 556, 572, 574, 654, 671, 673, 675 MASSACHUSETTS AVENUE; 106, 108, 130 WEST CONCORD STREET; 498, 502 COLUMBUS AVENUE; 89-91 WORCESTER STREET; 55, 57 RUTLAND STREET; 189 WEST SPRINGFIELD STREET, 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. 1710.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Contract for Supportive Services, South End Neighborhood Action Program, Inc. , attached to which were copies of a letter dated August 5, 1970 from the Department of Housing and Urban Development, and a Contract for Supportive Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute a contract with the South End Neighborhood Action Program, Inc. , in the amount of \$92, 868.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 10, attached to which were copies of a tabulation of bids.

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. 10 with the lowest qualified bidder, Arrow Wrecking , Inc., in the amount of \$4, 740 in the South End Project, Mass. R-56.

Copies of a memorandum dated August 13, 1970 were distributed re South End Project Mass. R-56, Advertisement for Parcel 51, attached to which were copies of a proposed vote and an advertisement. This matter had been tabled previousl y.



On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to publish an advertisement, substantially similar to the one attached hereto, announcing the availability of Parcel 51 in the South End, said ad to be published once in local newspapers of general circulation.

Copies of a memorandum dated August 6, 1970 were distributed re South End Project Mass. R-56, Permission to Enter Upon Authority-Owned Premises, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Low Cost Housing Corporation is hereby authorized to enter upon Authority-owned premises at 86 West Springfield Street; 112 West Springfield Street, 28 Warwick Street; 72 Hammond Street; 75 Windsor Street in the South End Urban Renewal Area to prevent further deterioration and to prevent vandalism and to prepare said properties for renovation, subject to submission of evidence of adequate insurance and such additional requirements as may be established by the Director.

Copies of a memorandum dated August 13, 1970 were distributed re South Cove Project Mass. R-92, Temporary Occupancy of 888 Washington Street, Boston Educational Alliance. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized to arrange for the temporary occupancy by the Boston Educational Alliance of the space at 888 Washington Street for the charge of \$1 a year, with the understanding that the Boston Educational Alliance will furnish at their own expense necessary maintenance and utilities as required for the property, and with the further understanding that such occupancy will terminate on 30-days' notice.

Copies of a memorandum dated August 13, 1970 were distributed re Fenway Project Mass. R-115, Order of Taking for One Property, 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 August 13, 1970, relating to portions of the Fenway Urban Renewal Area, Mass. R-115, 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. 1711.

Copies of a memorandum dated August 13, 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. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That Section B. 3. (B) (2) (c) of the West End Land Assembly and Redevelopment Plan be and it is hereby modified by adding the following:

"Parcels IE, IF, and 2 -- The sum of the floor area or areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 350% of the area of the parcel. "

Copies of a memorandum dated August 13, 1970 were distributed re West End Project, UF Mass. 2-3, Reuse Appraisal Contract, which included a proposed vote. This matter had been tabled previously.

Mr. Farrell moved for the adoption of the Director's recommendation, and Monsignor Lally seconded the motion.

On a call for a vote from the Chair the following voted "aye": Monsignor Lally and Mr. Farrell; and the following voted "nay": Mr. Colbert and Mr. Bocanfuso.

The Chairman declared the motion failed to carry due to a tie vote.

The Director, Mr. Warner, recommended that the West End parking lot be advertised for bids.

On motion by Mr. Colbert, the matter was tabled.

A motion was made by Mr. Farrell to take the matter from the table for reconsideration.

The Chair seconded the motion.

On a call for a vote by the Chair, the following voted "aye": Monsignor Lally and Mr. Farrell; and the following voted "nay": Mr. Colbert and Mr. Bocanfuso.

The Chairman declared the motion failed to carry due to a tie vote.

Copies of a memorandum dated August 13, 1970 were distributed re Disposition of Parcels, Non-Urban Renewal Areas, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a deed conveying Parcels, DN-10, DN-11, DN-12 and MC-138 to the City of Boston through its Real Property Department, and that the execution and delivery by the Director of such 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 August 13, 1970 were distributed re Contract with Keane Associates, Inc. for technical services, 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, Inc. to provide technical services and computer programs to implement the Development Information and Reporting System at the

Boston Redevelopment Authority. The amount of the contract is not to exceed the sum of \$11, 800.

Copies of a memorandum dated August 13, 1970 were distributed re Local Cash Grants-In-Aid, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Treasurer be authorized to requisition \$400,000 from the City of Boston as a local cash grant-in-aid, pursuant to the Cooperation Agreement for the Washington Park Project, Mass. H-24, dated March 15, 1963; \$825,000 pursuant to the Cooperation Agreement for the South End Project, Mass. R-56, dated December 13, 1965; \$300,000 pursuant to the Cooperation Agreement for the South Cove Project, Mass. R-92, dated August 10, 1965; and \$150,000 pursuant to the Cooperation Agreement for the North Harvard Project, Mass. R-54, dated April 26, 1963.

Copies of several memoranda dated August 13, 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-1970 to Z-1977, Z-1983, Z-1986-Z-1987, and Z-1998.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1712.

Copies of several memoranda dated August 13, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignations:

Jonathan Klarfeld	Sr. Admin. Asst. II	9/4/70
Stephen J. Lowens	Sr. Trans. Planner	9/4/70
Faith A. Evans	Relocation Spec. II	8/28/70
Peter Wolfe	Relocation Spec. I	8/6/70

Boston Summer Program - Extension of Appointment:

John S. Ratzcoff                      Lifeguard - South End  
Extended from August 15 to September 4, 1970

Corrections to Previous Personnel Actions:

June 18, 1970 meeting . . .  
Personnel Memo #1 - Resignations

#8      Edeth D. Schmalensee, Technician I  
(Change in Resignation Date)

Effective  
8/20/70

July 9, 1970 meeting  
Personnel Memo #5b-1 - Document No. 1687

Noble Cunningham  
Appointment 6/29/70 to 8/28/70 at \$2.00/p. h. (35 hour week)  
Due to added responsibilities salary should be increased to  
\$3.00/p.hr

8/3/70

Board Meeting 1/6/67 - James J. Clerkin/Tabled Appointment:

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Requests for Advance Sick Leave:

Charles A. MacBride      Bus. Relocation Specialist IV  
30 days - August 19 to September 30, 1970

Paul E. Sweeney              Rehab. Construction Analyst IV  
30 days, retroactive March 30 to May 8, 1970

PERSONNEL MEMORANDUM #2a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Edward G. FUzPatrick,  
Personnel Officer, at the U. S. Civil Service Commission  
course on Personnel Management for Managers, Boston,  
Massachusetts, September 9 - H\* 1970, and the payment  
of an individual registration cost of \$70.00.

PERSONNEL MEMORANDUM #2b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mary Tompkins, at a course  
Orientation in Automatic Data Processing, Madison Motor  
Inn, Boston, Massachusetts, August 25 - 27, 1970, and  
the payment of an individual cost of \$75.00

PERSONNEL MEMORANDUM #2c

On motion duly made and seconded, it was unanimously

VOTED: To approve the following students from Singapore to participate in a three-month on-the-job training program, Internship for Asian Foundation Scholars, in accordance with a request from the Department of Housing and Urban Development, Division of Internal Affairs, at no cost to the Authority:

Tan Peng Guan	9/1/70 to 11/30/70
Anthony Chau Po Ling	1/1/71 to 3/31/71

PERSONNEL MEMORANDUM #2e

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Mary Herbert, Administrative Assistant II, to Washington, D. C. , August 17, 1970.

PERSONNEL MEMORANDUM #3

Summer Work Program - 1970 - Substitutions and Rescissions:

July 23, 1970 meeting  
Personnel Memo #5 - Lifeguards/ South End Pools

Delete:

#5 Daryl Givner, Lifeguard \$2. 50/p. h. August 7 - September 4, 1970

Add:

Stephanie Grund, Lifeguard ^ \$2. 50/p. h. August 10 - September 4, 1970

Copies of a memorandum dated August 13, 1970 were distributed re Community Renewal Program, Mass. R-131, Contract with City of Boston, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute a contract with the City of Boston which will permit the expenditure of said money as outlined by the President's Council on Youth Opportunity. That the Director be further authorized to make grant advances, provided the funds are available, the total of which shall not exceed \$40, 000.

On motion duly made and seconded, it was unanimously

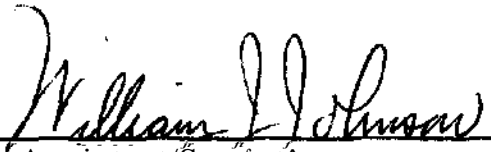
VOTED: That the next meeting of the Authority be held on

Thursday, September 3, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adj ourri.

The meeting adjourned at 4:14 p. m.

  
\_\_\_\_\_  
Assistant Secretary  
V-X