

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON OCTOBER 8, 1970

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 2:30 P. M. on October 8, 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
James G. Colbert
Patrick Bocanfuso
Robert L. Farrell

Melvin J. Massucco

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 October 8, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By *fir* *m* _____

Title _____ Secretary _____

October 7, 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 October 7, 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 8th day of October, 1970.

Kane Simonian

Secretary

Messrs. Warner, Simonian and Conley attended the meeting.

The minutes of the meeting of September 17, 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.	\$ 5,080.00
A. D'Alessandro & Sons, Inc.	91,663.20
Arrow Wrecking, Inc.	23,930.00
Arrow Wrecking, Inc.	3,235.00
Arrow Wrecking, Inc.	3,040.00
Arrow Wrecking, Inc.	17,907.50
The Architects Collaborative	1,276.06
Ashley, Myer & Associates, Inc.	13,213.34
Carriere Construction Co.	43,857.44
City of Boston	30 i f i'• - ^-Wfr^O-
City of Boston	1,235.00
DeLeuw, Cather & Co.	6,323.69
Thomas K. Dyer, Inc.	722.33
Thomas K. Dyer, Inc.	112.50
Edwards & Kelsey, Inc.	21,575.73
Essex Bituminous Concrete Corp.	12,831.61
Fay, Spofford & Thorndike, Inc.	990.02
D. Federico Co., Inc.	1,800.00
D. F. Frangioso & Co., Inc.	19,026.85
George A. Frattaroli	500.00
George A. Frattaroli	4,200.00
John D. Hewitt	4,200.00
John D. Hewitt	3,725.00
John D. Hewitt	600.00
John D. Hewitt	600.00
John D. Hewitt	1,000.00
Jackson & Moreland	199.27
Jackson & Moreland	337.12
Everett Jenkins	1,746.00
Peter A. Laudati.	1,500.00
Chas. A. Maguire & Assoc. Inc.	96,969.23
Chas. T. Main, Inc.	8,480.73
Chas. T. Main, Inc.	359.94
Meredith & Grew	2,000.00
John E. O'Neil	700.00
John E. O'Neil	150.00
Perini Corp.	11,885.44
Frank B. Rogers	1,650.00
Frank B. Rogers	150.00
Richard D. Ross	251.55
Ryan, Elliott Appraisal Co., Inc.	4,050.00
Schoenfeld Associates, Inc.	20,286.63
Murray D. Segal	780.00
Murray D. Segal	210.00
Jack Stone	195.00
Urban Data Processing, Inc.	823.28
Visiting Nurse Association of Boston	2,126.14
City of Boston	3,065.00
State Street Engineering Corp.	5,156.32
South End Tenant's Council, Inc.	5,496.56
Boston and Maine Railroad	58,594.67

TO BE REIMBURSED BY CITY OF BOSTON

D. Federico Co., Inc.	\$85,795.92
Salah & Pecci Construction Co.	4,950.50
D. Federico Co., Inc.	23,448.00
State Street Engineering Corp.	7,239.78

Copies of a memorandum dated October 8, 1970 were distributed re Authorization to Advertise for Bids for Operation of the Parking Lot in the West End Project, which included a proposed vote.

Mr. Colbert moved that the Director's proposal be amended as follows:

¹¹ that the Executive Director be instructed to exclude from the bidding the lot earmarked by the Board of Appeal for Hospital parking and that this land be leased directly to the Massachusetts General Hospital and the Massachusetts Eye and Ear Infirmary."

Mr. Bocanfuso seconded the amendment. On a call by the Chair for a vote , the following voted "Aye": Monsignor Lally, Mr. Colbert, and Mr. Bocanfuso; and the following voted "Nay": Mr. Farrell.

Mr. Farrell then moved the adoption of the motion as amended. Mr. Colbert seconded it, and on a call for a vote from the Chair it was unanimously

VOTED: That the Executive Director be and hereby is authorized to advertise for bids for the operation of said lot with the lease to include a provision that it be cancellable on thirty (30) days notice from the Authority and that the lease be further subject to those provisos, if any, established by the Board of Appeal if it grants an extension of the zoning variance to July 1, 1971; and that the Executive Director is further authorized and directed to give all necessary notices to Cambridge Street Parking Associates to insure that the lot is ready for occupancy by the successful bidder; and further that the Executive Director be instructed to exclude from the bidding the lot earmarked by the Board of Appeal for Hospital parking and that this land be leased directly to the Massachusetts General Hospital and the Massachusetts Eye and Ear Infirmary.

Copies of a memorandum dated October 8, 1970 were distributed re Washington Park Project Mass. R-24, Parcel 1-4, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Section 1 (c) (iv) of the Resolution of the Boston Redevelopment Authority dated July 31, 1969, regarding the tentative designation of the Redeveloper of Parcel 1-4 in the "Washington Park Urban Renewal Area, is hereby amended to extend the time for the submission of Final Working Drawings and Specifications to May 31, 1971.

Copies of a memorandum dated October 8, 1970 were distributed re Washington Park Project Mass. R-24, Engineering Contract with Fay Spofford & Thorndike, Inc. , Amendment No. 2, which included a proposed vote.

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. dated June 6, 1968 to provide for an increase of \$30,000 to contract upset price resulting in a new maximum upset price of \$155,000.

Copies of a memorandum dated October 8, 1970 were distributed re Government Center Project Mass. R-35, Site Preparation Contract E, Change Order No. 1.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract E in the Government Center Project, Mass. R-35, be increased by Change Order No. 1 in the amount of \$16,517.50, the Time for Completion extended twenty-one (21) consecutive calendar days and that the Director of Engineering be hereby authorized to execute Change Order No. 1 on behalf of the Authority.

Copies of a memorandum dated October 8, 1970 were distributed re Government Center Project Mass. R-35, Site Preparation Contract E, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve Old Colony Construction Co. of Quincy., Alfio Construction Co. , Inc. , and P & J Iron

Works as subcontractors on Site Preparation E, Government Center Project.

Copies of a memorandum dated October 8, 1970 were distributed re Tentative Designation of Developer, Development Parcel 13-14, Government Center Urban Renewal Area, Project No. Mass. R-35, Development Parcel E-11, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To amend the Resolution to provide that Cabot, Cabot & Forbes will reimburse the Redevelopment Authority in full for any amount the Authority expends if it purchases any property it doesn't presently own.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER OF REDEVELOPMENT PARCEL 13/14 IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35 AND PARCEL E-11 IN THE DOWNTOWN WATERFRONT FANEUIL HALL URBAN RENEWAL AREA, PROJECT NO. MASS. R-77" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as amended, read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1736.

Copies of a memorandum dated October 8, 1970 were distributed re Minor Modifications of the Government Center Urban Renewal Plan, Project No. Mass. R-35 and of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, attached to which were copies of a Resolution and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that the Secretary be instructed to advertise in the Boston Herald Traveler and the Record American a "Notice of Public Hearing" on this matter, to be held on October 22, 1970, Room 921, New City Hall, 1 City Hall Square, Boston, Massachusetts.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. R-55, 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 unanimously

VOTED: To adopt the following Resolution.

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated October 8, 1970, relating to portions of the Charlestown Urban Renewal Area, Mass. R-55, be executed together with five (5) Plans respectively entitled:

"Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel X-16 dated Feb. 5, 1969"

"Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel R-7, R-7A dated July 22, 1970"

"Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels R-26A, R-26B, R-26C, R-26 dated August 19, 1970"

"Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel R-27 dated July 1, 1970"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels R-38A, R-38B dated Nov. 20, 1969"

be executed 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. 1737.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. R-55, Site Preparation Contract N, Change Order No. 2, D. Federico Co., Inc., attached to which were copies of two (2) letters from D. Federico Co., Inc. dated May 14, 1970, and September 23, 1970.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Site Preparation Contract N, Charlestown Project, Mass. R-55 extending the contract time to December 15, 1970 with no change in the contract price be approved.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass., R-55, Site Preparation Contract "T", 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 Site Preparation Contract "T" with the lowest qualified bidder, South Shore Paving Company, in the amount of \$7,030.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. E-55, Request for Approval of Minimum Disposition Prices, attached to which were copies of a Resolution, and a Summary of Re-use Appraisal Data. (Parcels R-25b, R-53b, R-53c)

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. 1738.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. R-55, Designation of Developers, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R-53B and R-53C 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. 1739.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. R-55, Final Designation of Developer for Parcel R-25b, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-25b 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. 1740.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass., R-55, Order of Taking for Two Properties (Parcels 14-6 and 15-2), 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 October 8, 1970, relating to portions of the Charlestown Project Urban Renewal Area, Mass. R-55, be executed, a copy of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The aforementioned ORDER OF TAKING including Annex A and Annex B is filed in the Document Book of the Authority as Document No. 1741.

Copies of a memorandum dated October 8, 1970 were distributed re Charlestown Project Mass. R-55, Final Designation of Developers for New Home Sites, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R-7a, R-24a, R-27, R-26a, R-26b, R-26c 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. 1742.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Conveyance of Portion of Alley Behind East Brookline Street - Approval of Plans of University Hospital, Inc. - Amendment to Land Disposition Agreement, attached to which were copies of three (3) proposed votes, a letter dated October 7, 1970 from Paul F. Hellmuth, President of University Hospital, Inc. , a map indicating the location of the area, and an Amendment to Land Disposition Agreement.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized in the name and in behalf of the Authority, to execute and deliver a deed on payment of \$1.00 to that parcel of land, containing 776 square feet, more or less, shown as "Parcel to Be Conveyed to University Hospital, Inc. , by Boston Redevelopment Authority¹¹ on a plan entitled "Plan of Land in Boston, Mass." dated August 27, 1970, as prepared by William S. Crocker, Inc. , such deed to be upon such terms and such form as the Director shall approve, and further

VOTED: That the Director is hereby authorized in the name and in behalf of the Authority to execute and deliver an agreement substantially in the form attached hereto, amending the Land Disposition Agreement between the Authority and University Hospital, Inc., dated July 30, 1969, and further

VOTED: That the following working drawings and specifications for a health service building in the South End Urban Renewal Area are hereby approved subject to such changes as have been agreed to in a letter from Mr. Paul Hellmuth, President of University Hospital, Inc. , to the Director of

Urban Design, dated October 7, 1970 and attached hereto: Plans prepared by The Architects Collaborative, Inc., dated July 15, 1970 numbered 10 SD1 through SD3; A1 through A48; SI through S8; PI through P16; HI through H10; EI through E10; and specifications.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. E-56, Acquisition, 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 authorized to acquire the two (2) properties identified below:

<u>Block & Parcel</u>	<u>Address</u>
551-22	11 Medford Court
627-2	88-94 Newland Street

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. P-56, Report and Decision on Chapter 121A Application by Russell S. Broad and Others, Disposition Parcels R-7, R-7A and Others, attached to which were copies of a proposed vote and a Report and Decision.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented to this meeting entitled: Report and Decision on Application by Russell S. Broad and Others, Parcels R-7, R-7A, South End Urban Renewal Project Area, for Approval of the Redevelopment Project and Consent to the Formation of Rutland Housing Associates" be and is hereby approved and adopted.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 1743.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Final Designation of Redeveloper, Disposition Parcels R-7, R-7A, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED DISPOSITION OF PARCELS R-7 AND R-7A 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. 1744.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Approval of Final Working Drawings and Specifications, Disposition Parcels R-7 and R-7A. 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 Working Drawings and Specifications submitted by Rutland Housing Associates for Disposition Parcels R-7 and R-7A in the South End Urban Renewal Area conform in all respects to the official Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications are hereby approved.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. E-56, Acquisition, Parcels 518-1, 537-13, 537-14, 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 October 8, 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. 1745.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 12, 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. 12 in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Parcels 41B and 41C, Tentative Designation of Clifford Construction Company and United Limb and Brace Company, Inc. as Developers, attached to which were copies of a proposed vote, and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: That the Clifford Construction Company is tentatively designated as developer of Disposition Parcel 41B at the intersection of Albany Street and Randall Street in the South End Urban Renewal Area; subject to the submission of final plans and specifications and a financing program acceptable to the Authority within 90 days from the date hereof, and further

VOTED: That the United Limb and Brace Company, Inc. , is tentatively designated as developer of Disposition Parcel 41C at the intersection of Albany Street and Pike Street in the South End Urban Renewal Area; subject to the submission of final plans and specifications and a financing program acceptable to the Authority within 90 days from the date hereof.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 9, Change Order No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated October 8, 1970 were distributed re South End Project Mass. R-56, Parcel PB-1 and Parcels 8 and 9, Tentative Designation of the Trust for the Boston Center for the Arts as Developer. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Trust for the Boston Center for the Arts is Tentatively designated as proposed developer of the area in the South End Urban Renewal Area bounded by Warren Avenue on the North; Tremont Street on the South; Berkeley Street on the East; and Union Park, the center-line of Clarendon Street and the Northerly sideline of Montgomery Street on the West; said tentative designation to be in effect for a term of one year from the date hereof and subject to the submission within said term of a financing program acceptable to the Authority.

Copies of a memorandum dated October 8, 1970 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 1, Request for Reduction in Retainage, attached to which were copies of a letter dated September 15, 1970, from John J. Duane Co., Inc.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 10, in the amount of \$15,694.60 by John J. Duane Co., Inc. for Demolition and Site Clearance Contract No. 1 of the Waterfront Project Mass. R-77, be approved, thereby reducing the contract retainage to 5%.

Copies of a memorandum dated October 8, 1970 were distributed re Waterfront Project Mass. R-77, Faneuil Hall Markets Project, Severance of Joint Relationship, F. A. Stahl & Associates, Inc. /Architectural Heritage, Inc., attached to which were copies of a proposed amendment to the agreement.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that it be referred to the General Counsel for a report and opinion.

Copies of a memorandum dated October 8, 1970 were distributed re South Cove Project Mass. R-92, Acquisition, Order of Taking for Portions of Broadway and Warrenton Street, 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 October 8, 1970, relating to portions of the South Cove Urban Renewal Area, Mass. R-92, be executed together with two (2) Plans respectively entitled:

"Boston Redevelopment Authority South Cove Urban Renewal Area Project No. Mass. R-92, Boston Suffolk County, Massachusetts, Taking Plan Broadway, Date Made, Sept. 28, 1970," prepared by Chas. T. Main, Inc.

"Boston Redevelopment Authority South Cove Urban Renewal Area, Project No. Mass. R-92, Boston Suffolk County, Massachusetts, Taking Plan Common & Warrenton Streets, date Made, Sept. 28, 1970," prepared by Chas. T. Main, Inc.

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. 1746.

Copies of a memorandum dated October 8, 1970 were distributed re South Cove Project Mass. R-92, Request for Evictions, attached to which were copies of two (2) Site Occupant Reports.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to sign and issue warrants for the eviction of the following site occupants in the South Cove Project area, if they do not make a substantial payment on their arrearage within thirty (30) days:

<u>Account</u>	<u>Name</u>	<u>Address</u>
#408	Mr. Sarantakes	280 Tremont Street
#409	Mr. Robert Gooch	280 Tremont Street

Copies of a memorandum dated October 8, 1970 were distributed re Fenway Project Mass. R-115, Demolition and Site Clearance 3", 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. 3 with the lowest qualified bidder, Maher & Fall Wrecking Co., Inc., in the amount of \$45,000.

Copies of a memorandum dated October 8, 1970 were distributed re Campus High School Project Mass. R-129» Amendment No. 2 to Engineering Contract with Green Engineering Affiliates Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 2 to the Contract with Green Engineering Affiliates, Inc. dated August 4, 1967 to provide for an increase of \$10,000 to contract upset price resulting in a new maximum upset price of \$70,000 and to provide for an extension of contract time by six (6) months to February 16, 1971.

Copies of a memorandum dated October 8, 1970 were distributed re Whitney Street Project, Parcel 3, Formation of Franklin Square Apartments, Inc., attached to which were copies of a proposed vote, and a Report and Decision.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that a public hearing be held on the proposal.

Copies of a memorandum dated October 8, 1970 were distributed re South Cove Project Mass. R-92, Account Receivable to be charged off.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated October 8, 1970 were distributed re Contract Extension, Wayne Andersen, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to extend the contract dated July 11, 1968, with Wayne Andersen for an additional one year, at no increase to the upset price.

Copies of a memorandum dated October 8, 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-1965, Z-2008, Z-2009, Z-2022, Z-2024, and Z-2026 to Z-2029.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1747.

Copies of a memorandum dated October 8, 1970 were distributed re Authorization to Petition the Zoning Commission for an Urban Renewal Area Sub-District, Parcels P-12, R-12a and P-12b, South Cove Project Mass. R-92, attached to which were copies of a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to petition the Zoning Commission to change South Cove Urban Renewal Area parcels P-12, R-12a, and P-12b, and also a parcel of land occupied by Don Bosco High School from a B-8(Business) to a B-8-U (Business-Urban Renewal Area) subdistrict.

Copies of a memorandum dated October 8, 1970 were distributed re Authorization to Petition the Zoning Commission for a Map Amendment and an Urban Renewal Designation for Land at State and New Congress Streets, attached to which were copies of a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to petition the Zoning Commission to change Government Center Urban Renewal Area Parcel 13/14 and Downtown Waterfront-Faneuil Hall Urban Renewal Area Parcel E-11 from B-8 and B-10 districts to a single B-10-U subdistrict.

Copies of several memoranda dated October 8, 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>
David B. Rundle	Sr. Trans. Planner	10/10/70
Samuel J. Mollica	Business Relocation Cl. Off. I	11/2 /70
John J. Vernaglia	Tech. Ill (Zoning)	10/16/70
Susan E. Lukas	Admin. Clerk II	10/16/70
Dorothea Lynch	Secretary Steno. I	9/29/70
Catherine Cardia	Secretary Steno. I	10/30/70

Request for Advance Sick Leave - 15 Days:

Francis J. Doyle Accountant II
September 25 to October 16, 1960

Reappointment - three month basis:

Roy T. Bishop Planner IV \$4.00/p.h. 10/ 8/70
(35 hours/p.wk. maximum)

Work-Study Reappointment - Boston College:

* David LaLima Technician I \$3. 00/p. h.
(Oct. 9, 1970 to Jan.15,1971)

* "Will be paid on a Work-Study basis
80% will be paid by the College
20% will be paid by the Authority plus insurance

Extension of Appointment:

Eugene J. Ferris, Jr. Research Assistant \$3. 00/p.hr.
(Oct. 1,1970 to Dec. 31,1970)

Reclassification - Salary Increase/ University of Cincinnati Co-Op. :

Douglas L. Frazier Architectural Draftsman I
Increase in salary from \$2. 75 to \$3. 00/p. h.,
(Sept. 21, 1970 to Dec. 31, 1970)

Reinstatement:

*Dana T. Monacelli

Family Relocation Spec. IV \$4.70/p.h.
(20 hours per week)

Effective
9/15/70

^Salary to be paid from DPW Contract Funds

PERSONNEL MEMORANDUM f2a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Robert McGilvray at NAHRO's Eleventh Urban Renewal Workshop, October 27-30, 1970, San Francisco, California, and the payment of an individual registration fee of \$75.00.

PERSONNEL MEMORANDUM #2b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Thomas D. Schocken at the American Institute of Planners Conference, Minneapolis, Minnesota., October 17-21, 1970, and the payment of an individual registration fee of \$75. 00.

PERSONNEL MEMORANDUM #2c

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members at the New England Law Institute Seminar on "Perilous Times in Real Estate Practice" on November 7, 1970, John Hancock Hall, Boston, Massachusetts, and the payment of an individual registration fee of \$17. 00:

Charles Speleotis
Gregory Hren
Gerald Wilson
Jay LaCroix

PERSONNEL MEMORANDUM #2d

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Roy Neblett at the one-day seminar in Grievance Arbitration in Public Employment, Bridgewater State College, Bridgewater, Massachusetts, on November 14, 1970, and the payment of an individual registration fee of \$12.00.

PERSONNEL MEMORANDUM #2e

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Paul Rizzo and Mr. George Kennedy be authorized to continue their academic studies (second year - two semesters) at the Lowell Technological Institute evening course in Engineering, at the University of Massachusetts, starting in September 1970 and terminating in May, 1971, and the payment of an individual registration cost of \$75.00 per semester.

PERSONNEL MEMORANDUM #2f

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the attendance of the following staff employees at the Industrial First Aid Course, Boston, Mass., October 5 - 6, 1970, and the payment of an individual cost of \$1.00:

Virginia Chiampa	Roberta Driscoll	Elizabeth Lewis
James Cassidy	Leon Jacklin	Ethel Freiser
Doris Evans	Felix Ibanez	Edward Bowers

PERSONNEL MEMORANDUM #2g

On motion duly made and seconded, it was unanimously

VOTED: That Mr. James Falck, Sr. be retroactively approved and authorized to attend the 1970 Congress for Recreation and Parks, Philadelphia, Pennsylvania, September 27 - October 1, 1970, and the payment of an individual registration fee of \$40.00.

PERSONNEL MEMORANDUM #3

Copies of a memorandum dated October ;8, 1970 were distributed re Salary Increases for Employees with September Pay Anniversary Dates, attached to which were copies of a proposed vote, and a schedule entitled "Reclassification of Employees with September Employment Anniversary Dates to Salary Range and Step Plan and Position Classification Plan," containing the names of 70 employees

On motion duly made and seconded, it was unanimously

VOTED: That the employees in Attachment A with September Anniversary Dates be increased in salary as indicated, retroactive to the Monday after their September pay anniversary date, and that

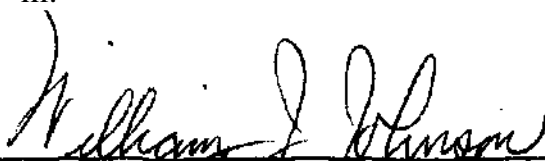
the 4 employees advanced to October Anniversary Dates
be increased in salary as indicated with an anniversary
date of October 9, 1970 and that their salary increase be
effected the Monday thereafter.

The aforementioned memorandum including attachments is filed in the
Document Book of the Authority as Document No. 1748.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority be held on
Thursday, October 22, 1970 at 2:30 p. m.

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

The meeting adjourned at 4:37 p. m.


A[^]sis[^]ant [^]ecretary