

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON NOVEMBER 19, 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 November 19, 1970. The meeting was called to order by the Treasurer, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
James G. Colbert Patrick Bocanfuso Robert L. Farrell Paul J. Burns	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 November 19, 1970, at Room 921, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

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

November 17, 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 November 17, 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 19th day of November, 1970.

Kane Simonian  
Secretary

L S

Messrs. Warner, Simonian and Conley attended the meeting.

The minutes of the meeting of November 5, 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:

Bayside Engineering Associates, Inc.	\$ 1,464.40
City of Boston	968.00
Cousins Construction Company	4,278.00
Maher & Fall Wrecking Co., Inc.	47,310.00
Maher & Fall Wrecking Co., Inc.	57,000.00
Chas. T. Main, Inc.	1,829.39
Chas. T. Main, Inc.	7,348.68
Ronald J. Santa	1,500.00
Universal Engineering Corp.	5,798.71
Cruse Construction Co.	2,700.00
Ely, Bartlett, Brown & Proctor	5,201.56
Kallmann & McKinnell	16,851.59
John F. Kennedy Family Service Center	1,114.70
Fred R. O'Donnell Associates, Inc.	3,300.00
South End Neighborhood Action Program	14,330.94

TO BE REIMBURSED BY CITY OF BOSTON

D. Federico Company, Inc.	47,781.54
Piatelli Construction Corp.	3,194.70
D. Federico Company, Inc.	59,564.45
South Boston Construction Co., Inc.	9,405.68
Mario Susi & Son, Inc.	78,796.35

Copies of two (2) memoranda dated November 19, 1970 were distributed re Adjustments in Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the following adjustments in the monthly Use and Occupancy Charges, subject to the payment of the outstanding balance.

<u>Project</u>	<u>Account</u>	<u>Name and Address</u>	<u>Reduce to</u>	<u>Effective</u>
Charlestown	# 455	James A. Glass Company 30 Lawrence Street	\$ 25.00	9/14/70
Waterfront	# 370	Mondo's Restaurant 17 South Market Street	\$ 25.00	9/ 1/70

Copies of a memorandum dated November 19, 1970 were distributed re Washington Park Project Mass. R-24, Designation of Developer, Parcel R-33, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-33 IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24" 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. 1773.

Copies of a memorandum dated November 19, 1970 were distributed re Minor Modifications of the Government Center Urban Renewal Plan, Project No. Mass. R-35, and 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. This matter had been tabled previously.

Attorney John D. Hamilton, Jr., representing Cabot, Cabot and Forbes Company, spoke to the Authority, and Attorney Richard M. Dray spoke on behalf of his client, Mr. William Fitzgerald, owner of a parcel of land in the area.

On motion duly made and seconded, it was unanimously

VOTED: To continue the matter on the table.

Copies of a memorandum dated November 19, 1970 were distributed re Government Center Project Mass. R-35, Parcel 2B, Certificate of Completion, Bulfinch Building.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute and deliver with respect to the building and improvements constructed on Parcel 2B in the Government Center Project Area, a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Government Center Developers Company, dated August 13, 1968, such Certificate to be in such form as the

Director shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memorandum dated November 19, 1970 were distributed re North Harvard Project Mass. R-54, Amendatory Application for Loan and Capital Grant, attached to which were copies of a Resolution, Application for Loan and Grant, Project Cost Estimate and Financing Plan, and Project Expenditures Budget.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF AMENDATORY APPLICATION FOR LOAN AND CAPITAL GRANT FOR PROJECT NO. MASS. R-54" 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. 1774.

Copies of a memorandum dated November 19, 1970 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Parcel X-29, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: CERTIFICATE OF COMPLETION FOR PARCEL X-29 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. 1775.

Copies of a memorandum dated November 19, 1970 were distributed re Charlestown Project Mass. R-55, Conveyance of Property in Parcel R-39, 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 Authority to execute and deliver a deed conveying Block & Parcel No. 171/172-9 back to its rightful

owners, Charles and Mary Guittarr, provided the above owners execute a release holding the Authority harmless from any damage resulting from the September 11, 1969 taking.

Copies of a memorandum dated November 19, 1970 were distributed re Charlestown Project Mass., R-55, Request for Approval of Minimum Disposition Price, Parcel R-42, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR REHABILITATION DISPOSITION PARCEL R-42 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. 1776.

Copies of a memorandum dated November 19, 1970 were distributed re Charlestown Project Mass. R-55, Final Designation of Developer for Parcel R-42, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-42 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. 1777.

Copies of a memorandum dated November 19, 1970 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Developer for Parcel R-7B, 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: PROPOSED DISPOSITION OF PARCEL R-7B IN THE CHARLES-

TOWN 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. 1778.

Copies of a memorandum dated November 19, 1970 were distributed re South End Project Mass. R-56, Acquisition, 537-41 Tremont Street, 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 November 19, 1970, relating to portions 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. 1779.

Copies of a memorandum dated November 19, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract "A", Change Order No. 2, attached to which were copies of proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Site Preparation Contract "A"

South End Project, Mass. R-56, in the amount of \$1,673.75

with no change in the contract time be approved.

Copies of a memorandum dated November 19, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 12, attached to which were copies of a tabulation of bids, and a list of buildings to be included in the contract.

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. 12 with The Duane Corporation in the amount of \$48,700 in the South End Project, Mass. R-56.

Copies of a memorandum dated November 19, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract "V", 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 "V" in the South End Project No. Mass. R-56.

Copies of a memorandum dated November 19, 1970 were distributed re Waterfront Project Mass. R-77, Designation of Developer, 16-18 North Street, 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: PROPOSED DISPOSITION OF 16-18 NORTH STREET, 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 read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1780.

Copies of a memorandum dated November 19, 1970 were distributed re Waterfront Project Mass. R-77, Site Preparation Contract K, 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 November 19, 1970 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 5, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Demolition and Site Clearance Contract No. 5 of the Waterfront Project Mass. R-77 is awarded to Corey Steeplejacks, Inc. , the lowest qualified bidder, and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated November 19, 1970 were distributed re Central Business District Mass. R-82, Amendment No. 2 to Engineering Contract with Parsons, Brinckerhoff, Quade & Douglas, 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. 2 to the Contract with Parsons, Brinckerhoff, Quade & Douglas, Inc. , dated October 30, 1968 to extend the performance time of the contract, as set forth in Part I, Section V, Paragraph (1) thereof, to October 30, 1971 without an increase in the contract price and to provide the factors in Section VI to read as follows:

Subsection A	-	Factor	changed	from	2.25	to	2.40
B. 1	-				2.25	to	2.40
C. 1	-	"	"	"	2.25	to	2.40
D. 1	-	"	"	"	2.00	to	2.20
D.2	-	"	"	"	1.85	to	2.00
D. 3	-	"	"	"	1.85	to	2.00

Copies of a memorandum dated November 19, 1970 were distributed re South Cove Project Mass. R-92, Demolition and Site Clearance Contract No. 5, Change Order No. 3, Arrow Wrecking, Inc. , attached to which were copies of Change Order No. 3.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 for an extension of 210 consecutive days to June 15, 1971 for Demolition and Site Clearance Contract No. 5 in the South Cove Project, Mass. R-92, with no change in contract price, is hereby approved.

Copies of a memorandum dated November 19, 1970 were distributed re South Cove Project Mass. R-92, Site Preparation Contract B, Reimbursement



of Monies to the MBTA, attached to which were copies of memorandum dated September 19, 1968, and two (2) letters dated November 6, 1970 and November 11, 1970 from the MBTA.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated November 19, 1970 were distributed re Fenway Project Mass. R-115, John J. Duane Company, Inc. , Demolition Contract No. 1, Change Order No. 1.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Demolition and Site Clearance Contract No. 1, Fenway Project Mass. R-115, extending the contract time to October 29, 1970 with no change in the contract price be approved.

Copies of a memorandum dated November 19, 1970 were distributed re New Boston Food Market Development Corp. , Approval of Method of Amortization, 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 the Boston Redevelopment Authority hereby approves as a schedule, plan, or method of amortization to be used by New Boston Food Market Development Corp. for the purpose of Section 15 of Chapter 121A of the Massachusetts General Laws, an amortization factor equal to the principal payments paid or accrued during each year by New Boston Food Market Development Corp. with respect to the financing or refinancing of the acquisition and construction costs of the redevelopment project undertaken pursuant to said Chapter by New Boston Food Market Development Corp. ; such a schedule, plan, or method could include, without limitation, an annual amortization schedule equal to the sum of the principal payments paid or accrued pursuant to the presently outstanding New Boston Food Market Development Corp. loans

from the Small Business Administration and from the Boston Five Cents Savings Bank.

Copies of a memorandum dated November 19, 1970 were distributed re Extension of Personel Services Contract, Housing Consultant, G. Walter Whalen, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend, for the period of one year, the agreement with G. Walter Whalen to provide the Authority with technical advice and assistance in connection with multi-family housing proposals; said agreement to stipulate that he provide services on the average at least one day per week and compensated at an annual rate of \$10,000; said agreement to further provide that if additional services are provided, the consultant will be compensated at the rate of \$200 per day for such additional services. The total compensation including cost of such additional services, shall not exceed \$12,500. The contract shall contain a 30-day cancellation clause and be approved by the General Counsel as to form.

Copies of a memorandum dated November 19, 1970 were distributed re Authorization to Hold a Public Hearing on an Application by Pasquale Franchi for a Planned Development Area Designation, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to give notice of a public hearing to be held by the Boston Redevelopment

Authority on - December 2, 1970, at 3:00 p. m.  
Room 921, New City Hall  
1 City Hall Square  
Boston, Massachusetts

to consider an application by Pasquale Franchi for a Planned Development Area at Gardner and Babcock Streets in Brighton.

Copies of a memorandum dated November 19, 1970 were distributed re Request Authorization to Pay City Hall Rental 1969, attached to which were copies of two (2) invoices dated December 30, 19&9.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated November 5, 1970 were distributed re Model Cities, Designation of Developer and Authorization to Convey Tax-Foreclosed Parcels, attached to which were copies of a Resolution, and a list of the properties.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DESIGNATION OF DEVELOPER AND AUTHORIZATION TO CONVEY TAX-FORECLOSED PARCELS IN NON-URBAN RENEWAL AREAS"<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. 1781.

Copies of a memorandum dated November 19, 1970 were distributed re Park Plaza Project Status Report, attached to which were copies of a map - the contents of which were noted and the memorandum placed on file.

Copies of a memorandum dated November 19, 1970 were distributed re Formation of Franklin Square Apartments, Inc. , Whitney Street, Parcel No. 3, attached to which were two (2) proposed votes, a Report and Decision, and an Application dated July 27, 1970 by William J. Furlong, William A. Burnham, Jr. , and John L. Grandin, Jr. to the Boston Redevelopment Authority for Approval of the Proposed Acquisition by Franklin Square Apartments, Inc. of Back Bay Towers. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled: "Report and Decision on Application for Approval and Consent to the Formation of Franklin Square Apartments, Inc." be and hereby is approved and adopted, and further

VOTED: That the Secretary of the Boston Redevelopment Authority be and hereby is authorized to submit the Application of William J. Furlong et al for the formation of a 121A Corporation known as Franklin Square Apartments, Inc. , and the Report and Decision of the Boston Redevelopment Authority thereon to the Mayor of the City of Boston for his approval.

The aforementioned Report and Decision is filed in the Document Book of the Authority as Document No. 1782.

Copies of a memorandum dated November 19, 1970 were distributed re Informational - Sale of Project Notes, \$2,960,000 Tenth Series 1970, West End Project UR Mass. 2-3, attached to which were copies of a tabulation of bids. The material was noted and the memorandum placed on file.

Copies of a memorandum dated November 19, 1970 were distributed re Authorization for Treasurer to Requisition \$4,970,000 from the City of Boston, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Treasurer be authorized to requisition \$4,970,000 from the City of Boston pursuant to the Cooperation Agreements for the following projects: West End UR Mass. 2-3, Government Center, Mass. R-35, North Harvard, Mass. R-54, Charlestown, Mass. R-55, and South End, Mass. R-56.

Copies of a memorandum dated November 19, 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-2046, Z-2048, Z-2052, and Z-2062.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1783.

Copies of several memoranda dated November 19, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Request Leave of Absence Without Pay:

Helen C. Hsu

Neighborhood Organization Specialist IV  
Effective December 14, 1970 to March 6, 1971)

Resignations:

Jan W. Wampler	Arch. Coordinator, Ch. Plan. Design	12-4-70
Kenton C. Forsythe	Trans. Planner I	11-10-70
Marilyn A. Cummings	Secretary/Stenographer I	12-1-70

PERSONNEL MEMORANDUM #2

Mary Holmes College, Co-Operative and Work-Study Co-Operative Appointments:

Nancy Alexander	Secretary/Stenographer	\$2. 55 per hour
Ruthie Jean Campbell	Secretary/Stenographer	\$2. 55 per hour
* Willie Dean Smith	Secretary/Stenographer	\$2. 55 per hour

Effective: December 4, 1970 to March 5, 1971

\* 80% of salary will be paid by the College  
20% of salary plus insurance will be paid by BRA

PERSONNEL MEMORANDUM #3a

On motion duly made and seconded, it was unanimously

VOTED: To authorize the attendance of the following staff members at the Market Place Seminar, Operation Breakthrough, Boston, Massachusetts, December 7 - 8, 1970, sponsored by the Department of Housing and Urban Development. Individual cost of registration is \$12. 00:

Robert Diozzi	Mark Donovan
William Haynsworth	Robert McGilvray
Robert Walsh	Gregory Hren
James Marcellino	Joseph Berlandi

PERSONNEL MEMORANDUM #3b

On motion duly made and seconded, it was unanimously

VOTED: To authorize the attendance of Mr. Ray Jarvis at the In-Service Training Program entitled Introduction to Supervision at the John Fitzgerald Kennedy Federal Building, Boston, Massachusetts, on November 30 to December 4, 1970. Individual cost of registration is \$30. 00,

PERSONNEL MEMORANDUM #3c

On motion duly made and seconded, it was unanimously

VOTED: To authorize the attendance of Mr. Robert Simeone, at the ABA-NAHRO National Institute on Housing Code Enforcement, Washington, D, C. , November 20-21, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the travel of Richard Beatty, Philip Henderson,  
and Robert Loverud, to New York, November 20, 1970, relating  
to the Park Plaza Project.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the travel of Mr. "William Haynsworth to  
Washington, D. C.

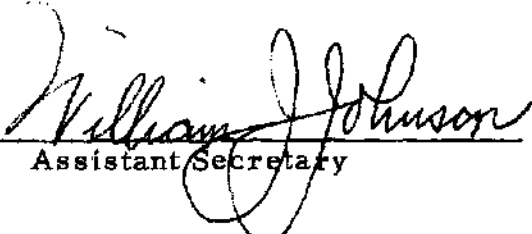
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on  
Wednesday, December 2, 1970 at 3:00 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:45 p. m.

  
Assistant Secretary