

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON DECEMBER 30, 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 3:00 P. M. on December 30, 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	None
Patrick Bocanfuso	
Robert L. Farrell	
Paul J. Burns	
Joseph J. Walsh	

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 three o'clock in the afternoon on December 30, 1970, at Room 921, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

December 23, 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 December 23, 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 30th day of December, 1970

Kane Simonian
Secretary

Messrs. Warner and Simonian attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: To take under advisement the Application of Israel Feliciano et al, for the formation of a 121A Corporation.

Mr. Warner distributed a letter from His Honor, Mayor Kevin H. White, stating that the new Government Center Garage would be opened on or about January 4, 1971. Mayor White recommended that the West End parking lot be closed down on the day following the opening of the Government Center Garage "in light of the fact that this new facility will provide more than adequate parking to the Government Center - West End area. "

Mr. Warner also informed the Authority that it had been his intention to recommend the award of the West End parking lot to the second highest bidder, Beacon Parking, Inc. of Quincy, instead of the highest bidder, Hawthorne Parking Corporation. However, because of Mayor White's letter requesting that the West End parking lot be closed down, Mr. Warner did not submit the recommendation to award the bid to the Beacon Parking, Inc.

Mr. Warner recommended that the operator of the West End lot be notified to cease parking lot operations at the close of business January 6, 1971.

On motion by Mr. Burns, seconded by Mr. Bocanfuso, it was unanimously

VOTED: That the operator of the West End parking lot be notified to cease parking operations at the close of business on January 6, 1971.

On motion by Mr. Colbert, seconded by Mr. Bocanfuso, it was unanimously

VOTED: That Charles River Park, Inc. be instructed to send a representative to the meeting of the Authority on January 21, 1971, with plans for the development of the West End area, plus their financing arrangements for carrying out these plans.

The minutes of the meeting of December 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:

Bernard R. Baldwin	\$ 4,700.00
Bernard R. Baldwin	1,134.00
Bayside Engineering Associates, Inc.	3,239.76
Boston Centre for Older Americans, Inc.	4,572.00
Thomas K. Dyer, Inc.	312.19
Edwards & Kelcey, Inc.	30,821.40
D. F. Frangiosc & Co., Inc.	35,777.03
Jackson & Moreland	179.41
Chas. T. Main, Inc.	21.17
Frank Mason of Meredith and Grew	500.00
Planning Engineering & Development	2,876.00
Schoenfeld Associates, Inc.	9,551.43
Murray D. Segal	303.75
* Ely, Bartlett, Brown and Proctor	4,675.10

* Payment subject to the approval of the General Counsel

TO BE REIMBURSED BY CITY OF BOSTON

D. Federico Company, Inc.	46,074.38
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Copies of a memorandum dated December 30, 1970 were distributed re Washington Park Project Mass. R-24, Confirmatory Order of Taking, Disposition Parcel R-32, 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 December 30, 1970, relating to a portion of the Washington Park Urban Renewal Area, Mass. R-24, be executed and made a permanent part of these proceedings, 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 is filed in the Document Book of the Authority as Document No. 1819.

Copies of a memorandum dated December 30, 1970 were distributed re Washington Park Project Mass. R-24, Extension of Contract Period, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend contracts with Peter A. Laudati, Jr., and Larry Smith & Company, extending the time for completion of each contract to 30 June 1971, at no increase in each maximum upset price.

Copies of a memorandum dated December 30, 1970 were distributed re Government Center Project Mass. R-35, Extension of Contract Period, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend contracts with Larry Smith and Company and Real Estate Eesearch Corporation extending the time for completion of each contract to June 30, 1971, at no increase in each maximum upset price.

Copies of a memorandum dated December 30, 1970 were distributed re Government Center Project Mass. R-35, City Hall Plaza, Stage I, Change Order No. 39, attached to which were copies of a proposed vote, a letter dated October 5, 1970 from Kallmann & McKinnell, and Change Order No. 39.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approve Change Order No. 39 which will increase by \$17,757 the contract with the Perini Corporation dated June 23, 1967 for the construction of City Hall Plaza - Stage I in the Government Center - Mass. R-35.

Copies of a memorandum dated December 30, 1970 were distributed re Charlestown Project Mass. R-55, Assumption of Demolition, Side wall Repair, 12 and 14 Lawnwood Place, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized to pay to the City of Boston an amount not to exceed \$4,750 in consideration of the emergency demolition and side wall repair to the property at 14 Lawnwood Place (Parcel R-74) Charlestown, subject to Mr. and Mrs. Augustine A. Calabrese landscaping the area in a proper manner.

Copies of a memorandum dated December 30, 1970 were distributed re Charlestown Project Mass. R-55, Demolition and Site Clearance Contract No. 7, Change Order No. 1, attached to which were copies of a letter dated December 10, 1970 from the Spiniello Construction Company.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 for an extension of 100 calendar days for Demolition and Site Clearance Contract No. 7 in the Charlestown Project, Mass. R-55, with no change in contract price is hereby approved.

Copies of a memorandum dated December 30, 1970 were distributed re Charlestown Project Mass. R-55, Amendment to Reuse Appraisal Contracts, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to issue a change order to the contracts with Singer Associates and Ralph S. Foster and Sons, increasing the total contract maximum upset price for each appraiser in the amount of \$1,000. and further, extending the time of completion of each contract to June 30, 1971.

Copies of a memorandum dated December 30, 1970 were distributed re South End Project Mass. R-56, Acquisition, attached to which were copies of a Resolution, and an Order of Taking including Annex A - Taking Area Description, and Annex B - Award of Damages.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated December 30, 1970 were distributed re South End Project Mass. R-56, Tentative Designation of Redeveloper for Parcel 51, 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.

Copies of a memorandum dated December 30, 1970 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Building, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to lease to the South End Drug Council the property located at 79 East Berkeley Street for a consideration of one (\$1) dollar per year and said lessee's agreement to assume responsibility for compliance with all municipal codes and ordinances, and to assume all management expenses for a period of one year with the lease being renewable yearly thereafter at the option of both parties to terminate the lease upon receipt of a 30-day notice to vacate commencing on or about January 4, 1971 said 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 hi the best interest of the Authority.

Copies of a memorandum dated December 30, 1970 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Building, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to lease to Project Concern the property located at 11 Sarsfield Street for a consideration of one (\$1) dollar per year and said lessee's agreement to assume responsibility for compliance with all municipal codes and ordinances, to assume all property management expenses for a period of one year with the lease being renewable yearly thereafter at the option of both parties subject to a right of both parties to terminate the lease upon receipt of a 30-day notice to vacate commencing on or about January 4, 1971 said 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 December 30, 1970 were distributed re South End Project Mass. R--56, Site Preparation Contract "V", Permission to Award Contract to Spiiuello Construction Company, 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 December 30, 1970 were distributed re South End Project Mass. R-56, Minor Modification of Urban Renewal Plan, Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6, 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.

Copies of a memorandum dated December 17, 1970 were distributed re South End Project Mass. R-56, Designation of Developer, 3 Sussex Street, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF 3 SUSSEX STREET 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. 1820.

Copies of a memorandum dated December 30, 1970 were distributed re South End Project Mass. R-56, Confirmatory Order of Taking, Disposition Parcels RR-33, RR-34, RR-35, RR -36, RR-37, RR-38, RR-39, RR-40, RR-41, RR-4E, RR-43, RR-44, RR-45, RR-46, RR-47, RR-48, RR-49, RR-50, RR-51, and RR-52, 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 December 30, 1970, relating to portions of the South End Urban Renewal Area, Mass. R-56., be executed and made a permanent part of these proceedings, 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 is filed in the Document Book of the Authority as Document No. ____jjji •

Copies of a memorandum dated December 30, 1970 were distributed re Central Business District Project Mass. R-82, Extension of Contract Period, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend the Central Business District reuse appraisal contracts with Larry Smith and Company, Inc. and Peter A. Laudati and Son, extending the time for completion of the contract to June 30, 1971, at no increase in the maximum upset price.

Copies of a memorandum dated December 30, 1970 were distributed re South Cove Project Mass. R-92, Extension of Contract Period, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend the South Cove reuse appraisal contracts with Larry Smith and Company, Inc. and Ralph S. Foster and Sons,

extending the time for completion of the contract to
June 30, 1971, at no increase in the maximum upset
price.

Copies of a memorandum dated December 30, 1970 were distributed re
Certificate of Completion, 709-711 East Second Street, South Boston, attached
to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT
AUTHORITY RE: CERTIFICATE OF COMPLETION FOR THE PROPERTY
LOCATED AT 709-711 EAST SECOND STREET, SOUTH BOSTON" 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. 1822.

Copies of a memorandum dated December 30, 1970 were distributed re
Field Overtime in Excess of 40 Hour Week, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That payment of time and one half for overtime worked
in excess of 40 hours per week to Field Engineering
Personnel be continued for the year 1971.

Copies of a memorandum dated December 30, 1970 were distributed re
Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Request for Advance Sick Leave:

Thomas E. Humphrey Senior Draftsman II IQiDays 12-28-70 to 1-11-71

Reinstatement from Leave of Absence without Pay.

		<u>Effective</u>
Dolores I, Clark	Relocation Specialist I (Grade 7 - Step 2) at \$6,805 per annum	1-4-71

Correction to Previous Personnel Action - Anniversary Date Correction:

Board Meeting December 17, 1970 - Clerical Error
Personnel Memorandum #3 (Document No. 1819)
Salary Increases for Employees with December Pay Anniversary Dates

No. 31 Mary DeLoach, Neighborhood Org. Specialist III
Grade 9 - Step 4 - \$9, 198
Correction in Anniversary Date - from 12/8/70 to 12/2/70

PERSONNEL MEMORANDUM #2

Copies of a memorandum dated December 30, 1970 were distributed re Salary Increases for Employees with January Pay Anniversary Dates and Employees not in the Grade and Step Plan, attached to which were copies of a proposed vote, Attachment A - Reclassification of Employees with January Employment Anniversary Dates to Salary Range & Step Plan and Position Classification Plan, and Attachment B - Salary Increases for Employees not in the Grade and Step Plan.

On motion duly made and seconded, it was

VOTED: To table the matter.

Mr. Burns voted "Nay"¹¹

Copies of a memorandum dated December 30, 1970 were distributed re Extension of Contract Period, Ely, Bartlett, Brown & Proctor, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend the contract with Ely, Bartlett, Brown & Proctor by extending the time for completion to April 15, 1971, at no increase in maximum upset price.

Copies of a memorandum dated December 30, 1970 were distributed re Payment in Lieu of Taxes, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Comptroller is hereby authorized to make payment in lieu of taxes to the City of Boston the sums of monies due in the various projects.

On motion duly made and seconded, it -was unanimously


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

Thursday, January 7, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:42 p. m.


Assistant Secretary