

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MARCH 25, 1971

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 March 25, 1971. 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>
Patrick Bocanfuso	Robert L. Farrell (came in later)
James G. Colbert	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 the regular meeting of the Boston Redevelopment Authority be held at two-thirty in the afternoon on March 25, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

March 22, 1971

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 March 22, 1971, 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 25th day of March, 1971.

Kane Simonian
Secretary

Messrs. Kenney, Simonian and Conley- attended the meeting.

The minutes of the meeting of March 11, 1971 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:

Wayne V. Andersen	555. 50
Bernard R. Baldwin	931.00
Bernard R. Baldwin	5,485.00
Bayside Engineering Company	1, 161.00
Boston Centre for Older Americans	2, 286. 00
John Sherman Cullen	4, 950, 00
Thomas K. Dyer, Inc.	440.00
Thomas K. Dyer, Inc.	240.07
Edwards fe Kelcey, Inc.	19,450.94
Fay, Spofford & Thorndike, Inc.	7,385.06
Green Engineering Affiliates, Inc.	4, 303. 39
Jackson & Moreland Division	177.21
John F. Kennedy Family Service Center, Inc.	1, 118. 66
Charles A. Maguire & Associates, Inc.	15,502.40
Roxbury-North Dorchester Area Planning Action Council, Inc.	1,367.64
Schoenfeld Associates, Inc.	13,482.79
Visiting Nurse Association of Boston, Inc.	595.32
Wrecking Corporation of America	41, 895. 00
Bernard R. Baldwin	4,700.00

TO BE REIMBURSED BY CITY OF BOSTON

Modern Continental Construction Co., Inc.	24,464.70
Mario Susi & Sons	69, 744. 50

Mr. Farrell entered the meeting at this point.

Copies of a memorandum dated March 25, 1971 were distributed re Washington Park Project Mass. R-24, Tentative Designation of Redeveloper, Disposition Parcel H-9A, 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: TENTATIVE DESIGNATION OF DISPOSITION PARCEL H-9A IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24¹¹ 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. 1871.

Copies of a memorandum dated March 25, 1971 were distributed re Washington Park Project Mass. R-24, Parcel G-3, Certificate of Completion, attached to which were copies of a Resolution, a map indicating the location of the area, and a letter dated February 19, 1971 from The First National Bank of Boston.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: CERTIFICATE OF COMPLETION FOR THE PROPERTY LOCATED AT 2990 WASHINGTON STREET, ROXBURY" 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. 1872.

Copies of a memorandum dated March 25, 1971 were distributed re Government Center Project Mass. R-35, Amendment No. 2 to DeLeuw, Cather & Company contract, 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 Director is authorized to execute Amendment No. 2 to the contract with DeLeuw, Cather & Company dated June 1, 1968 for Engineering Services in the Government Center Project to increase the contract amount beginning March 1, 1971, from \$150,000 to \$190,000 and extend the performance time to three and one half years.

Copies of a memorandum dated March 25, 1971 were distributed re Government Center Project Mass. R-35, Parcels 8B and 8C, Certificate of Completion, attached to which were copies of a proposed vote, and a map indicating the location of the parcels.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute and deliver, with respect to the improvements constructed on Parcels 8B and 8C in the Government Center Urban Renewal Project Area, a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Cabot, Cabot & Forbes Boston Development Co, dated March 24, 1966, and recorded with Suffolk Deeds in Book 8027, Page 590, 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 March 25, 1971 were distributed re Charlestown Project Mass. R-55, Confirmatory Order of Taking, Disposition Parcels R-42, R-42b, R-42c, R-42d, R-42e, 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 March 25, 1971, relating to portions of the Charlestown Urban Renewal Area, Mass. R-55, be executed together with a Plan entitled: "Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston - Suffolk County - Massachusetts Delivery Parcel Plan, Parcel R-42A, R-42B, R-42C, R-42D, R-42E, dated March 8, 1971," 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. 1873.

Copies of a memorandum dated March 25, 1971 were distributed re Charlestown Project Mass. R-55, Confirmatory Order of Taking, Disposition Parcel R-26D, 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 Eesolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated March 25, 1971, relating to portions of the Charlestown Urban Renewal Area, Mass. R-55, be executed together with a Plan entitled: "Boston Redevelopment Authority Charlestown Urban Renewal Area, Project No. Mass. R-55, Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels R-26A, 26B, R-26C, R-26D, dated August 19, 1970," 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. 1874.

Copies of a memorandum dated March 25, 1971 were distributed re Charlestown Project Mass. R-55, Demolition and Site Clearance Contract No. 7, Change Order No. 2, Spiniello Construction Company, attached to which were copies of a proposed vote, a letter dated February 24, 1971 from Spiniello Construction Co. , and a letter dated March 12, 1971 from Edwards and Kelcey, Inc.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Demolition and Site Clearance Contract No. 7, Charlestown Project, Mass. R-55, increasing the contract price \$5,900 with no increase in contract time be approved, subject to approval by the Department of Housing and Urban Development.

Copies of a memorandum dated March 25, 1971 were distributed re Downtown Waterfront Project Mass. R-77, Site Preparation Contract K, attached to which were copies of a proposed vote, and two (2) letters dated February 25, 1971 from The Modern Continental Construction Co. , Inc.

On motion duly made and seconded, it was unanimously

VOTED: That Hub Foundation Co., Inc. and C. Dawson Construction Corp. are approved as subcontractors to participate in the contract work of Site Preparation Contract K(Eastern Avenue Utilities Relocations) of the Waterfront Project Mass. R -77.

Copies of a memorandum dated March 25, 1971 were distributed re Campus High School Project, Mass. R-129, Engineering Services, Contract with Green Engineering Affiliates, Inc. , 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 Director is authorized to execute a contract for engineering services with Green Engineering Affiliates, Inc. for a term of six months, effective April 1, 1971 in the amount of \$50,000, in the Campus High School Project Mass. R-129.

Copies of a memorandum dated March 25, 1971 were distributed re Campus High School Project Mass. R-129, Request for Evictions, Parcel P-1a, attached to which were copies of a proposed vote, and five (5) Site Occupant Reports.

On motion duly made and seconded, it was unanimously

VOTED: That warrants issue for eviction process of the residential accounts listed below, and that the Executive Director be and hereby is authorized to sign said warrants for and on behalf of the Authority:

<u>Project</u>	<u>Account</u>	<u>Name of Tenant</u>	<u>Address</u>
Campus H.S. Mass. R-129	No. 22	Anna Grider	47 Linden Park Street, Roxbury
	No. 12	Ronald Resca	47 Linden Park Street, Roxbury
	No. 18	Francis McLean	43 Linden Park Street, Roxbury
	No. 14	Millard Davis	47 Linden Park Street, Roxbury
	No. 29	Ethel Bequette	43 Linden Park Street, Roxbury

Copies of a memorandum dated March 25, 1971 were distributed re Park Plaza Urban Renewal Project Area, Parcels 1, Z, 3, Tentative Designation of Redeveloper, attached to which were copies of a proposed vote, and a map indicating the proposed area. An architect's concept of the development was displayed.

VOTED; That Boston Urban Associates is hereby tentatively designated as Redeveloper of that area within the Park Plaza Urban Renewal Project Area shown as Parcels 1, 2a, 2b, and 3 on the attached map, subject to the following:

- (1) execution of an agreement, in a form satisfactory to the Director, regarding the Redeveloper's obligations with respect to the proposed development;
- (2) the adoption and approval of an Urban Renewal Plan for the Park Plaza Project Area by the Boston Redevelopment Authority, the Boston City Council, and the Massachusetts Department of Community Affairs;
- (3) submission within a reasonable time, as determined by the Director, in a form satisfactory to the Authority, of:
 - (i) evidence of the availability of the necessary equity funds;
 - (ii) evidence of financial commitments from banks or other lending institutions;
- (4) satisfaction of the normal design review procedures of the Authority;
- (5) entering into an agreement for the sale and/or lease of the development area.

Copies of a memorandum dated March 25, 1971 were distributed re Contract for Administrative Legal Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED; That the Director of the Boston Redevelopment Authority is hereby authorized to execute a contract for a term of one year with the law firm of Gadsby & Hannah providing that said firm shall act as special counsel for the Authority, the rates for such services to be \$40.00 per hour for partners and \$25.00 per hour for associates, for a total amount not to exceed \$20,000 in addition to reimbursement for out-of-pocket expenses.

Copies of a memorandum dated March 25, 1971 were distributed re Contract with the Public Facilities Commission for the Provision of Relocation Service to Residents Displaced by PFC Land Acquisition, attached to which were copies of a proposed vote, and a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute to a contract with the Public Facilities Commission for the provision of residential relocation services for a twelve-month period at a maximum price of \$20,000 substantially in the form of the attached contract.

Copies of a memorandum dated March 25, 1971 were distributed re Contract with Visiting Nurse Association of Boston, Inc., attached to which were copies of a proposed vote, and a Contract for a Program of Health Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a contract with the Visiting Nurse Association of Boston, Inc. for a twelve-month period in an amount not to exceed \$13,764.60.

Copies of a memorandum dated March 25, 1971 were distributed re Contract Authorization, Community Renewal Program, Mass. R-131, attached to which were copies of a proposed vote, and a Fact Sheet.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Urban Data Processing, Inc., for computer programming services to provide the Authority with information from the 1970 Census of Population and Housing. The amount will not exceed \$5,500.

Copies of several memoranda dated March 25, 1971 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-2H4, Z-2116, Z-2121, and Z-2127.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority at Document No. 1875.

On motion duly made and seconded, it was unanimously

VOTED: To table the recommendations of the Director relating to Petition No. Z-2117-2120.

Copies of several memoranda dated March 25, 1971 were distributed re
Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Reinstatement from Leave of Absence without Pay:

			<u>Effective</u>
Helen Hsu	Neighborhood Organization Specialist IV	\$5. 15/per hour	3-29-71
(part-time basis /maximum of 25 hours per week)			

Reappointment - two month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Joy O. Browne	Assistant to Director of Social Services	12-2	\$11,530	3-17-71
(Effective: March 17, 1971 to May 17, 1971)				

Request for Leave of Absence without Pay - six-months:

Joy O. Browne	Assistant to Director of Social Services
(Effective: May 19, 1971 to November 19, 1971)	

Resignations:

Richard J. Underwood	Administrator for Urban Affairs	6-25-71
Robert J. Pleshaw	Chief Zoning Officer	6-25-71
James J. Marcellino	Waterfront Project Director	5-21-71
Thomas H. Adams, III	Senior Technician	6-25-71

PERSONNEL MEMORANDUM #2

Reappointments - six month basis:

John M. Tomasz	Civil Engineer V	14-4	\$15,565	4-21-71
Bertram G. Nicholls	Rehab Construction Analyst IV	10-3	9,771	4-22-71
George E. Khoury	Demolition Inspector II	9-2	8,380	4-20-71
Elizabeth J. Farrell	Administrative Assistant I	9-1	8,000	4-6-71
* Alison B. Cooper	Relocation Specialist II	8-1	7,200	4-20-71
Juanita M. Rivera	Administrative Clerk I	7-2	6,805	4-29-71
Irene Tzokas	Secretary Stenographer II	6-3	6,464	4-6-71
Beatrice A. Diorio	Senior Clerk Typist	4-4	5,726	4-8-71

Reappointments - threemonth basis:

Paul Donham, Jr.	Planner IV	11-6	12,525	4-14-71
John A. Sanders	Relocation Specialist IV	10-3	9,771	4-22-71
Paula L. Fisher	Secretary Stenographer I	5-5	6,478	4-14-71
Marcela Gonzalez	Home Guidance Assistant	6-1	5,900	4-20-71
Edna R. Johnson	Senior Clerk Typist	4-2	5,230	4-17-71
Lowell L. Richards, Ifl	Research Analyst II	\$5.00/p.h.		4-6-71
(maximum 40 hours per week)				
Roy T. Bishop, Jr.	Planner IV	\$4.00/p.h.,		4-8-71
(maximum 35 hours per week)				

* Salary will be paid from DPW Contract Funds.

Reappointments - one month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Jacob Epstein	Relocation Specialist II	8-3	7,897	4-22-71
* Edna Sneed	Relocation Specialist II	8-2	7,540	4-9-71
* Edward P. McAuliffe	Relocation Specialist II	8-1	7,200	4-29-71
Daniel G. Tice	Rehab Assistant II	7-3	6,684	4-23-71

^Salary will be paid from DPW Contract Funds.

PERSONNEL MEMORANDUM #3

Extension of Appointment of Volunteer - Planning Department:

Betsey Lind Garland Junior College senior One-week extension
March 19 to April 2, 1971

This volunteer was approved at the Authority meeting of March 11, 1971 (Personnel Memo #3) to serve a one-week internship - March 15, 19, 1971, at no cost to the Authority.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To authorize the attendance of Karyn Storti, at the In-Service Training program entitled Introduction to Supervision, T.J. S. Custom House, Boston, Mass., April 12-16, 1971. Individual cost of registration is \$80.00.

PERSONNEL MEMORANDUM #4a

On motion duly made and seconded, it was unanimously

VOTED: To authorize the attendance of Mr. John P. McMorrow and Mr. Donald Brown, at the American Revolution Bicentennial Commission Meeting, Washington, D. C., April 8, 1971.

PERSONNEL MEMORANDUM #5

Copies of a memorandum dated March 25, 1971 were distributed re Travel Report - Highway Research Board, Washington, D. C., contents of which were noted and placed on file.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive session.

Copies of a confidential memorandum dated March 25, 1971 were distributed
re Termination of Temporary Appointments.

On motion duly made and seconded, it was unanimously

VOTED: To terminate the appointments of seven (7) individuals
listed in the memorandum on the date of the expiration
of their appointment.

The aforementioned memorandum is filed in the Document Book of the Authority as Document No. 1876.

Copies of a confidential memorandum dated March 25, 1971 were distributed
re Staff Personnel Reduction, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To terminate the employment of the following persons,
said termination to take effect upon the expiration of
three months following the giving of notice of this action
of the Authority to the said employees, said notice to
include a statement that the Authority does not by this
action waive any other causes that it may have for the
termination of said employment: In addition, all cases
of termination pay concerning the employees listed shall
be paid before the effective date of their termination of
employment as either advance or regular vacation pay.

1. Matthew J. Heiler
2. Frances R. Murray
3. Warren H. Schwartz
4. Mary Jo Sorce
5. Frank Sorrentino

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

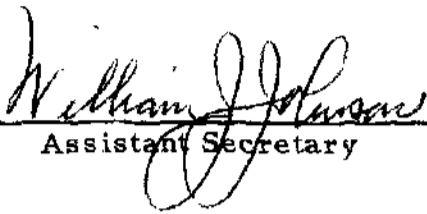
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on
Thursday, April 8, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:48 p. m.


Assistant Secretary