

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 8, 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 April 8, 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	Joseph J. Walsh (came in later)
Paul J. Burns	

A copy of the NOTICE OF MEETING, pursuant to Section Z3A 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 April 8, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVKEQPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

April 6, 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 April 6, 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 8th day of April, 1971.

f-LLut Kane Simonian
Secretary

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Messrs. Kenney, Simonian and Conley attended the meeting.

The minutes of the meeting of March 25, 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:

Arrow Wrecking, Inc.	\$ 4,322.50
Arrow Recking, Inc.	5,892.00
Bernard R. Baldwin	1,736.00
Carriere Construction Company	5,784.93
Corey Steeplejacks, Inc.	30,631.80
DeLeuw, Cather & Co.	1,797.60
Maarten D. Den Hartog	732.00
Edwards & Kelcey, Inc.	15,608.82
John D. Hewitt	500.00
*Maher & Fall Wrecking Co., Inc.	19,000.00
*Maher & Fall Wrecking Co., Inc.	21,280.00
Chas. T. Main, Inc.	12,578.17
John E. O'Neil	500.00
Thomas A. Reppetto	975.00
Schoenfeld Associates, Inc.	5,770.01
South End Neighborhood Action Program	7,738.98
Universal Engineering Corporation	19,285.87
Urban Data Processing, Inc.	254.69

#Mr. Burns voted "present"¹¹.

TO BE REIMBURSED BY CITY OF BOSTON

A. D'Alessandro & Sons, Inc.	36,346.41
D. Federico Company, Inc.	37,998.67
South Shore Paving Company	3,321.00

Messrs. Farrell and Walsh entered the meeting at this point.

Copies of a memorandum dated April 8, 1971 were distributed re Fenway Project Mass. R-115, Request for the Use of Authority-Owned Land by Volpe Construction Company and HRH Construction Corporation, attached to which were copies of a proposed vote, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to enter into an Agreement with the Volpe Construction Company and HRH Construction Corporation for the utilization of Authority-owned vacant land adjacent to Disposition Parcels 11A and 11B in the Fenway Urban Renewal Area in

accordance with the attached plan, conditioned upon deposit of a certified check in the amount of \$5,000 to cover the cost of cleaning up lot.

Copies of a memorandum dated April 8, 1971 were distributed re Fenway Project Mass. R-115, Contract for Supportive Services with Boston Center for Older Americans, Inc., Revised Payment Procedure, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to make payment to the Boston Center for Older Americans, Inc., in receipt of the submitted monthly report and designated forms and to then submit the reports and forms to the Authority for ratification.

Copies of a memorandum dated April 8, 1971 were distributed re Fenway Project Mass. R-115, Award of Demolition and Site Clearance Contract No. 4, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That Demolition and Site Clearance Contract No. 4, Fenway Project, Mass. R-115, be awarded to the lowest qualified bidder, the James J. Grant Company, in the amount of \$16,000, and the Executive Director is authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated April 8, 1971 were distributed re Washington Park Project Mass. R-24, Amendment No. 3 to Engineering Contract with Fay, Spofford & Thorndike, Inc., attached to which were copies of a proposed vote, and a letter dated March 9, 1971 from Joseph E. Curtis, Commissioner, Boston Parks and Recreation.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 3 to the Contract with Fay, Spofford & Thorndike, Inc. dated June 6, 1968 to provide for an increase of

\$10,000 to contract upset price resulting in a new maximum upset price of \$165,000.

Copies of a memorandum dated April 8, 1971 were distributed re Government Center Project Mass. R-35, Construction License for Parcel 2A, 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 a construction license be granted to the Jackson Construction Co., Inc. to occupy the site known as Parcel 2A within the Government Center Project, subject to the following: payment of monthly charges as established by the Authority; to vacate on 30 days' written notice; and a deposit by the contractor, determined to be adequate by the Secretary, to assure the proper clearing and removal of debris from the parcel.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcels X-38A and X-38B, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS X-38A and X-38B 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. 1877.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcel R-24C, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-24C 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. 1878.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcel R-38B, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-38B 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 Doc-amettt No. 1S79.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcels R-25A-1 and R-25A-2, attached to which were copies of a Resolution, and a map indicating the location of the parcels.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R -55, Rescinding of Tentative Designation of Developer/ and Tentative Designation of another Developer, attached to which -were copies of a proposed vote, a Resolution, and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Mr. and Mrs. Robert H. Smith as the redevelopers of Parcel X-31 be and hereby is rescinded.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-31C IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55¹¹" 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. 1880.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcel X-31A, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-31A 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. 1881.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcel X-31B, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-31B 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. 188E.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Price, Parcel R-72, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Final Designation for Redeveloper, Parcel R-72 - 38 Cross Street, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Rescinding Designation of Developer, attached to which were copies of a Resolution, and two maps indicating the location of the parcels.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: RESCINDING DESIGNATION OF REDEVELOPER OF DISPOSITION PARCELS R-55, R-57, R-58, R-64, R-65, R-66, AND R-67 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. 1883.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Redeveloper, Disposition Parcels R-55, R-57, R-58, R-64, R-65, R-66 and R-67, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 8, 1971 were distributed re Charlestown Project Mass. R-55, Demolition and Site Clearance Contract No. 8, Change for Addition of Fire Escape, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Demolition and Site Clearance Contract No. 8, Charlestown Project, Mass. R-55, include provisions for a suitable fire escape at 72 Tremont Street (Block 98, Parcel 12).

Copies of a memorandum dated April 8, 1971 were distributed re South End Project Mass. R-56, Confirmatory Order of Taking, Disposition Parcels RR-54 through RR-66, 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 April 8, 1971, relating to portions of the South End Project Urban Renewal Area, Mass. R-56, be executed together with Plans entitled: "Boston Redevelopment Authority South End Urban Renewal Area, Project No. Mass. R-56, Boston - Suffolk County - Massachusetts, Delivery Parcel Plan, Parcels RR-54, RR-55, RR-56, RR-57, dated April, 1971," and "Boston Redevelopment Authority South End Urban Renewal Area, Project No. Mass. R-56, Boston - Suffolk County - Massachusetts, Delivery Parcel Plan, Parcels RR-58, RR-59, RR-60, RR-61, RR-62, RR-63, RR-64, RR-65, RR-66, dated April, 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. 1884.

Copies of a memorandum dated April 8, 1971 were distributed re South End Project Mass. R-56, Permission to Enter Authority-owned Properties, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Emergency Tenants' Council is hereby authorized to enter upon Authority-owned properties at 336 Shawmut Avenue, 338 Shawmut Avenue, 340 Shawmut Avenue, 342-346 Shawmut Avenue, 610 Tremont Street, 616 Tremont Street, 618 Tremont Street, 620 Tremont Street, 622 Tremont Street, 624 Tremont Street, 626 Tremont Street, if said properties are or become vacant, In the South End Urban Renewal Area to prevent vandalism subject to submission of evidence of adequate insurance, and a "hold harmless" letter from the Emergency Tenants' Council, and such additional requirements as may be established by the Director.

Copies of a memorandum dated April 8, 1971 were distributed re South End Project Mass. R-56, Tentative Designation of Redeveloper - Columbus Associates, 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 April 8, 1971 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 13, Permission to Advertise, attached to which were copies of a list of buildings to be included in the contract, and a proposed vote.

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. 13, in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated April 8, 1971 were distributed re South End Project Mass. R-56, Rescinding Designation of Developer, Disposition Parcels RC-4 and RC-5, 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: RESCINDING DESIGNATION OF REDEVELOPER OF DISPOSITION PARCELS RC4 AND RC5 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56¹¹ 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. 1885.

Copies of a memorandum dated April 8, 1971 were distributed re "Waterfront Project Mass. P-77, Authorization to Petition the Board of Appeal for a Variance, attached to which were copies of a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to file a petition to the Board of Appeal seeking a variance for interim parking use for the area of land generally bounded by Commercial Street, State Street, South Market Street and the John F. Fitzgerald Expressway, and to advertise the availability of the area if the variance is granted.

Copies of a memorandum dated April 8, 1971 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 4, Change Order No. 1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 for an extension of ninety (90) days for Demolition Contract No, 4 in the Waterfront Project, Mass. R-77, without change in contract price, is hereby approved.

Copies of a memorandum dated April 8, 1971 were distributed re South Station Project Mass, R-82, Resolution of the Authority Providing Assurances Pursuant to Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY PROVIDING ASSURANCES PURSUANT TO UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970" 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. 1886,

Copies of a memorandum dated April 8, 1971 were distributed re South Cove Project Mass. R-92, Approval for Final Plans and Specifications, Mass Pike Towers, Disposition Parcel R-5, attached to which were copies of a proposed vote, and a map indicating the location of the area. A plan of the proposed development was displayed.

On motion duly made and seconded, it was unanimously

VOTED: That the Final Plans and Specifications for the Mass Pike Towers development on Parcel R-5 by F. A. Stahl and Associates, be and hereby are approved and are found wholly in keeping with the South Cove Urban Renewal Plan.

Copies of a memorandum dated April 8, 1971 were distributed re Campus High School Project Mass. R-129, Acquisition, attached to which were copies of a Resolution, and a 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 April 8, 1971, relating to portions of the Campus High School Urban Renewal Area, Mass. R-129, 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 and Annex B is filed in the Document Book of the Authority as Document No. 1887.

Copies of a memorandum dated April 8, 1971 were distributed re Board of Appeal Referrals, Petition Nos. Z-2117-2120, attached to which were copies of a map indicating the location of the area. This matter had been tabled previously.

Councilor Langone entered the meeting at this time to express his opposition to the petitions for a variance.

On motion duly made and seconded, it was unanimously

VOTED: To continue the matter on the table.

Copies of several memoranda dated April 8, 1971 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendation of the Director relating to Petition No. Z-2129.

The aforementioned memorandum relating to Board of Appeal Referrals, Petition No. Z-2129, is filed in the Document Book of the Authority as Document No. 1888.

On motion duly made and seconded, it was unanimously

VOTED: To table the recommendations of the Director relating to Petitions Nos. Z-2128, Z-2130 to Z-2133, Z-2138, and Z-2141.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive session.

Copies of several memoranda dated April 8, 1971 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Requests for Advance Sick Leave:

Mary C. Irwin	Senior Switchboard Operator (April 6 to May 4, 1971)	<u>20 Days</u>
Jeanne Mulvihill	Secretary Stenographer I (March 31 to May 12, 1971)	<u>30 Days</u>
Beatrice Diorio	Senior Clerk Typist (March 26 to April 5, 1971)	<u>7 Days</u>

Reclassifications:

		<u>Effective</u>
Elizabeth Whitelaw	Draftsman III (7-2) at \$6,805 per annum <u>TO</u> Technician I (7-2) at \$6,805 per annum	4-12-71
Lisa A. Gray	Technician I (7-1) at \$6,500 per annum <u>TO</u> Relocation Spec. 1 (7-1) at \$6,500 per annum	4-12-71

Resignations:

William E. Haynsworth	Director of Non-Residential Development	5-12-71
Lanier C. Greer	Planning Officer II	4-16-71
Richard A. Kuner	Trans. Planning Officer II	5-5-71
Lucille A. Markey	Secretary Stenographer III	4-6-71
Judyth A. Casey	Administrative Secretary	5-7-71
Paula L. Fisher	Secretary Stenographer I	5-28-71

Retirement:

Joseph R. Fitzsimmons	Chief Accountant II	4-30-71
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PERSONNEL MEMORANDUM #3

Reclassification of Staff Executives to fill Vacant Positions:

	<u>Present Position Classification</u>		<u>position Classification</u>
David B. Weiner	Asst. Chief Engineer	\$20,400	Acting Proj. Director II Waterfront Project
Mace L. Wenniger	Chief of Inst. and Industrial Develop.	\$18,775	Acting Chief of Planning and Zoning
Francis C. Pratt	Administrative Asst. IV	\$13,285	Acting Proj. Director II Charlestown Project

Copies of a confidential memorandum dated April 8, 1971 were distributed re Termination of Temporary Appointments.

On motion duly made and seconded, it was unanimously

VOTED: To terminate the appointments of the following:

	<u>Date of Expiration of Appointment</u>
John M. Bryan, Sr. Preservation Planner	7-15-71
Jacob Epstein, Relocation Spec. II	7-22-71

Copies of a confidential memorandum dated April 8, 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 employee listed in the attachment, 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 employee, 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, the case of termination pay concerning the employee listed in the attachment shall be paid before the effective date of his termination of employment as either advance or regular vacation pay.

The aforementioned memorandum including attachment is filed in the Document Book of the Authority as Document No. 1889-

At this point Mr. Richard Underwood entered the meeting.

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Richard Underwood be granted seventeen (17) days annual leave or the number of days he is legally entitled to, pursuant to the Personnel Policy? however, in no case shall it exceed seventeen days.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

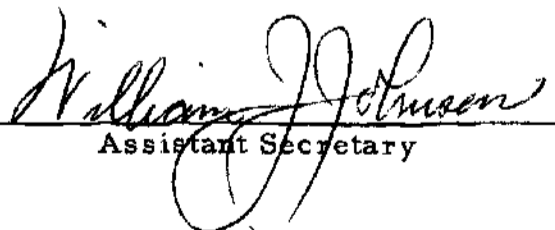
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, April 15, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:36 p. m.


Assistant Secretary