

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JUNE 10, 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 June 10, 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 James G. Colbert Joseph J. Walsh	Paul J. Burns (came in later)

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 June 10, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title Secretary

June 8, 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 June 8, 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 10th day of June, 1971.

Kane Simonian
Secretary

LS

Messrs, Kenney, Simonian and Conley attended the meeting.

The minutes of the meeting of May 27, 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:

Bernard R. Baldwin	\$ 3,390.00
Bayside Engineering Associates, Inc.	1,822.50
Boston Centre for Older Americans	2,286.00
John J. Botti Co., Inc.	4,041.00
City of Boston	2,373.34
Edwards & Kelcey, Inc.	16,765.97
Everett Fence Co., Inc.	325.89
George A. Frattaroli	275.00
John D. Hewitt	2,150.00
John D. Hewitt	400.00
John F. Kennedy Family Service Center	1,102.65
Dal MacGregor & Co.	225.00
Maher & Fall Wrecking Co.	17,835.00
Maher & Fall Wrecking Co.	9,500.00
Chas. T. Main, Inc.	14,651.64
John E. O'Neill	2,250.00
Planning Engineering & Development	3,600.00
Roxbury-North Dorchester Area Planning Action Council, Inc.	2,686.45
Mario Susi & Sons, Inc.	43,987.77
G. Walter Whalen	2,115.40
Visiting Nurse Association of Boston	2,294.10

Mr. Burns entered the meeting at this point.

Copies of a memorandum dated June 10, 1971 were distributed re Fenway Project Mass. R-115, 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 reuse appraisal contracts, dated March 30, 1970, with Robert E. Sutte of Ryan, Elliott Appraisal Co., and Paul G. Kinsella of Hunneman and Company, Inc., extending the time for completion of each contract to June 30, 1972, at no increase in each maximum upset price.

Copies of a memorandum dated June 10, 1971 were distributed re Fenway Project Mass. R-115, Lease of Apartment to Fenway Civic Association.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to execute an annual lease agreement in the Authority's usual form with the Fenway Civic Association, Inc. , for the use of a basement apartment located at 37 Burbank Street, Boston, Massachusetts, for a nominal consideration of \$1.00 per year, such agreement to contain a thirty (30) day cancellation notice and other such terms and conditions as the Director may deem necessary under the best interests of the Authority.

Copies of a memorandum dated June 10, 1971 were distributed re "Washington Park Project Mass. R-24, Tentative Designation of Redeveloper, Disposition Parcel L-35, 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 June 10, 1971 were distributed re Washington Park Project Mass. R-24, Engineering Contract with Fay, Spofford & Thorndike, Inc., Amendment No. 4.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 4 to the contract with Fay, Spofford & Thorndike, Inc. (68-15) to provide for an increase of 3 months in contract time to a new expiration date of September 6, 1971, with no increase in contract price.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Permission to Advertise Site Preparation Contract Q-2, 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 Secretary is authorized to advertise for bids for Site Preparation Contract Q-2 in the Charlestown Project, Mass. R-55.

Copies of a memorandum dated June 10, 1971 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: To table the matter.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Engineering Services Contract with Edwards & Kelcey, Inc. , attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a new engineering services contract for Charlestown Project, Mass. R -55, in the amount of \$90, 000 for one year duration and to become effective upon expiration of the existing contract (Contract Register No. 66-5) be awarded to Edwards & Kelcey, Inc. , and that the Director is hereby authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Request for Permission to Advertise for Commercial Development, Parcel C-2A, 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: To table the matter.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Developer, Parcel R-28C, 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-28C 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. 1944.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Final Designation of Developer, Parcel X-17, 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 X-17 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. 1945.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-21A.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-21A in the Charlestown Urban Renewal Area to John J. and Patricia A. Heelen.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-21b.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-21b in the Charlestown Urban Renewal Area to Earle F. and Evelyn R. Davis.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-Z4B.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-24B in the Charlestown Urban Renewal Area to John F. and Mary L. McCarthy.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-46A.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-46A in the Charlestown Urban Renewal Area to the First Church in Charlestown.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass, R-55, Certificate of Completion, Disposition Parcel R-46B.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-46B in the Charlestown Urban Renewal Area to Vincent D. and Margaret B. Kelly. - 6 -

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-47A.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R -47A in the Charlestown Urban Renewal Area to Thomas J. and Anne E. Regan.

Copies of a memorandum dated June 10, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-47B.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-47B in the Charlestown Urban Renewal Area to Allen J. and Sandra M. Jarasitis.

Copies of a memorandum dated June 10, 1971 were distributed re South End Project Mass. R-56, Adjustment in Use and Occupancy Charge for the Boston Center for the Arts, 537-543 Tremont Street, attached to which were copies of a letter dated April 23, 1971, from Royal Cloyd.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and further

VOTED: That the Secretary be instructed to:

- 1) Contact Emerson College and see if they are still interested in the rental of this building;
- 2) Send a letter to Mr. Cloyd on behalf of the Boston Center for the Arts and ask that he explain the five or six issues made in his letter;
- 3) Submit a report showing the financial status of the other properties which these people are renting and whether they are making sufficient money on other properties so that this is not a fair request.

Copies of a memorandum dated June 10, 1971 were distributed re South End Project Mass. K-56, Demolition and Site Clearance Contract No, 13, 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. 13 with the lowest qualified bidder, Maher & Fall Wrecking Co., Inc., in the amount of \$121,000 in the South End Project, Mass. F-56.

Mr. Burns voted "present".

Copies of a memorandum dated June 10, 1971 were distributed re South End Project Mass. R-56, Certificate of Completion to Low Cost Housing Inc., 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 Boston Redevelopment Authority to execute and deliver a Certificate of Completion for the following parcels in the South End Urban Renewal Area to Low Cost Housing Incorporated:

6 Concord Square	241 Shawmut Avenue
21 Concord Square	243 Shawmut Avenue
23 Concord Square	245 Shawmut Avenue
32 Holyoke Street	12 Wellington Street
5 Milford Street	157 West Concord Street

Copies of a memorandum dated June 10, 1971 were distributed re Waterfront Project Mass. B-77, 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 Michael F. Quinn and Larry Smith and Company, Inc. extending the time for completion of each contract to 30 June 1972, at no increase in each maximum upset price.

Copies of a memorandum dated June 10, 1971 were distributed re Waterfront Project Mass. R-77, Site Preparation Contract N, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise for construction bids on Site Preparation Contract N (Long "Wharf Areas - sewer and water facilities relocation) within the Downtown-Waterfront Project, Mass. R-77.

Copies of a memorandum dated June 10, 1971 were distributed re Central Business District - South Station, Project Mass. R-82, Commercial Accounts Receivable to be Charged Off.

On motion duly made and seconded, it was unanimously

VOTED: To charge off as uncollectible the following two accounts in the total amount of \$1, 166. 67:

<u>Name</u>	<u>Address</u>	<u>Amount</u>
Parkinson's Bakery	Concourse - South Station Terminal	\$466.67
Sugar and Spice Bakery	Concourse - South Station Terminal	\$700.00

and make findings required by HUD procedure, that:

- 1) there is no reasonable prospect of collection;
- 2) that the probable cost of further efforts to collect would not be warranted.

Copies of a memorandum dated June 10, 1971 were distributed re Central Business District Project, Third Amendatory Temporary Loan Contract Mass. R-82(L), attached to which were copies of a Resolution.

The following resolution was introduced by Mr. Colbert; read in full and considered:

"RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A THIRD AMENDATORY CONTRACT AMENDING TEMPORARY LOAN CONTRACT NO. MASS. R-82L BY AND BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND THE UNITED STATES OF AMERICA"

Mr. Colbert moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Farrell, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Patrick Bocanfuso
Robert L. Farrell
James G. Colbert
Paul J. Burns
Joseph J. Walsh

None

The Chairman thereupon declared said motion carried and said resolution adopted.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1946.

Copies of a memorandum dated June 10, 1971 were distributed re South Station Project Mass. R-82, Loan and Capital Grant Contract, attached to which were copies of two Resolutions.

The following resolution was introduced by Mr. Colbert; read in full and considered:

"RESOLUTION APPROVING AND PROVIDING FOR EXECUTION OF PROPOSED LOAN AND CAPITAL GRANT CONTRACT, NUMBERED CONTRACT NO. MASS. R-82(LG), BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND THE UNITED STATES OF AMERICA, TO AID IN FINANCING URBAN RENEWAL PROJECT NO. MASS. R-82 AND ESTABLISHING A PROJECT EXPENDITURES ACCOUNT AND A PROJECT TEMPORARY LOAN REPAYMENT FUND WITH RESPECT TO SAID PROJECT, AND FOR OTHER PURPOSES"

Mr. Colbert moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Farrell, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Patrick Bocanfuso
Robert L. Farrell
James G. Colbert
Paul J. Burns
Joseph J. Walsh

None

The Chairman thereupon declared said motion carried and said resolution adopted.

The aforementioned resolution is filed in the Document Book of the Authority as Document No. 1947.

The following resolution was introduced by Mr. Colbert; read in full and considered:

"RESOLUTION AUTHORIZING THE ISSUANCE
OF PROJECT LOAN NOTES IN
CONNECTION WITH URBAN RENEWAL PROJECT
NO. MASS. R-82"

Mr. Colbert moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Farrell, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
Patrick Bocanfuso	None
Robert L. Farrell	
James G. Colbert	
Paul J. Burns	
Joseph J. Walsh	

The Chairman thereupon declared said motion carried and said resolution adopted.

The aforementioned resolution is filed in the Document Book of the Authority as Document No. 1948.

Copies of a memorandum dated June 10, 1971 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 contracts, dated September 20, 1966, with Ralph S. Foster and Sons and Larry Smith and Company extending the time for completion of each contract to 30 June 1972, at no increase in each maximum upset price.

Copies of a memorandum dated June 10, 1971 were distributed re Whitney Project, Overpayment of Ground Rent by Back Bay Towers Associates for the Year 1969, Refund of \$13,750.40 Plus Interest, which included a proposed vote.

On motion duly made and seconded, it was unanimously

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

Copies of a memorandum dated June 10, 1971 were distributed re Prudential Center, Annual Determination of the Fair Rental Value of Space Occupied by the Prudential Insurance Company of America, attached to which were copies of a letter dated May 7, 1971, from The Prudential Insurance Company.

On motion duly made and seconded, it was unanimously

VOTED: That the fair rental value for space in the Prudential Center occupied by the Prudential Insurance Company of America is determined to be \$7.00 per square foot.

Copies of a memorandum dated June 10, 1971 were distributed re Extension of Contract Period, Third Reuse Appraisals, 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 dated 10 April 1970, with Ronald J. Santa extending the time for completion of the contract to 30 June 1972, at no increase in the maximum upset price.

Copies of a memorandum dated June 10, 1971 were distributed re West End Project, UR Mass. 2-3, Sale of Project Notes, \$2,960,000 Third Series 1971, attached to which were copies of a tabulation of bids - the contents of which were noted and the material placed on file.

Copies of a memorandum dated June 10, 1971 were distributed re Local Cash Grants-in-Aid, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Treasurer be authorized to requisition \$512,977 from the City of Boston pursuant to the Cooperation Agreements for the Washington Park Project, Mass. R-24, and the South Cove Project, Mass. R-92.

Copies of several memoranda dated June 10, 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-2169, which had been tabled previously, Z-2170, Z-2174-2175, Z-2180-2184, Z-2185, and Z-2190.

The aforementioned memoranda relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1949.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of several memoranda dated June 10, 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>
Myrtle A. Cooke	Senior Clerk Stenographer (maximum of 30 hours per week)	\$3. 25 per hr.	6-14-71

Resignations:

John M. Bryan	Sr. Pres. Planner		6-12-71
Frank C. McInerney	Sr. Rehab. Con. Analyst		9-10-71
Marilyn M. Lynch	Relocation Specialist II		6-11-71
Nancy L. Gould	Rehab. Fin. Specialist I		9-15-71

Rescissions:

On motion duly made and seconded, it was unanimously

VOTED: To rescind the previous votes of the Authority relating
to the termination of services of the following employees
at the expiration of their appointment dates, due to the
subsequent resignations of the employees as submitted
above:

		<u>Term. Date</u>
John M. Bryan	(voted 4-8-71)	7-15-71
Nancy L. Gould	(voted 5-27-71)	9-15-71

PERSONNEL MEMORANDUM #2

Reappointment - Co-operative work basis:

		<u>Per Hr.</u>	<u>Effective</u>
Raymond S. Anderson	Planner I	\$3. 15	6-21-71 to 12-31-71
Colleen Harrington	Sr. Clerk Typist	2.90	
Walter C. Kennedy	Develop. Assistant II	2.90	
John Faucher	Develop. Assistant II	2.90	
Joy Smith	Sr. Clerk Typist	2.80	
Judy Connors	Sr. Clerk Typist	2.65	

Appointments are subject to termination on fifteen days
notice prior to the conclusion of appointment if deemed necessary
by the Authority.

PERSONNEL MEMORANDUM #2a

Appointments ^Co-operative work basis:

		<u>Per Hr.</u>	<u>Effective</u>
Clinton S. Brown, II	Transportation Planner II	\$3.30	6-21-71 to 12-31-71
Martha McMahan	Development Aide II	2.35	6-16-71 to 12-31-71

Appointments are subject to termination on fifteen days notice prior to the conclusion of appointment if deemed necessary by the Authority.

PERSONNEL MEMORANDUM #3

Copies of a memorandum dated June 10, 1971 were distributed re Attendance of staff members at the In-Service Training course, Basic Management Techniques I, U. S. Custom House, Boston, Massachusetts, June 14-18, 1971. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To continue the matter on the table.

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Frank Sorrentino, Jr. be requested to appear at the next meeting of the Authority.

Copies of a memorandum dated June 10, 1971 were distributed re Summer Program - 1971.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to spend \$15,000 of City of Boston Planning Account Funds to establish a small force of Summer Employees to substitute wherever needed for regular staff during vacation periods. All appointments will be of a ten-week duration and will consist of Boston residents wherever possible.

Copies of a letter dated June 2, 1971 were distributed re The United City, County and State Employees Union, Local 285, SEIU, AFL-CIO - CR-3170.

On motion duly made and seconded, it was unanimously

VOTED: That the General Counsel be instructed to oppose the petition.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

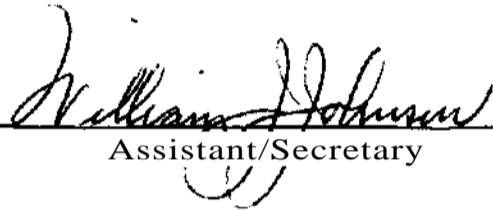
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday,
June 24, 1971.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:33 p. m.


Assistant/Secretary