

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 24, 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 24, 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	None
Robert L. Farrell	
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 June 24, 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 21, 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 21, 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 24th day of June, 1971.

Kane Simonian
Secretary

Messrs. Kenney, Simonian and Conley attended the meeting.

The minutes of the meeting of June 10, 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

VOTED: To approve the payment of the following bills:

Bernard R. Baldwin	\$16,250.00
Bayside Engineering Associates, Inc.	787.58
DeLeuw Gather & Co.	3,654.39
Maarten D. DenHartog	369.00
Thomas K. Dyer, Inc.	362.82
Fay, Spofford & Thorndike, Inc.	766.85
Green Engineering Affiliates, Inc.	6,956.99
* Maher & Fall Wrecking Co., Inc.	32,775.00
Julian R. McDermott Corp.	4,680.00
Julian R. McDermott Corp.	3,150.00
Thomas A. Reppetto	937.50
Schoenfeld Associates, Inc.	9,576.39
Larry Smith & Company, Inc.	100.00
South End Neighborhood Action Program, Inc.	6,128.67
Spiniello Construction Company	61,223.40
Jack Stone	32.00
Arthur J. Swett	178.10
"Wrecking Corporation of America	27,550.00

TO BE REIMBURSED BY CITY OF BOSTON

D. Federico Company, Inc.	32,036.58
Modern Continental Construction Co., Inc.	164,630.07
South Shore Paving Company	2,556.00

* Mr. Burns voted "present".

Copies of a memorandum dated June 24, 1971 were distributed re Fenway Project Mass. R-115, Lease of Vacant Lot to Boy Scouts of America, Troop 3, 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 Director be and hereby is authorized to execute an annual lease agreement in the Authority's usual form with the Boy Scouts of America, Troop 3, for the use of a vacant lot located at 12 Haviland 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 24, 1971 were distributed re North Harvard Project Mass. R-54, Change Order No. 1, Site Preparation Contract No. 2, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract No. 2, North Harvard Project Mass. R-54, increasing the contract price \$585.00 with no change in contract time be approved.

Copies of a memorandum dated June 24, 1971 were distributed re Government Center Project Mass. R-35, City Hall Plaza, Stage I and Stage II, Contract for Design Drawings, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to revise the Contract for Architectural Services in connection with Boston City Hall Plaza and related work by separating the Stage 2 Plaza Area into Phase 1A and Phase IB, and require the Architects to submit working drawings and detail specifications for each phase separately, Phase 1A to be submitted by September 15, 1971, Phase IB to be submitted by a date to be determined when sufficient funds become available for construction. There will be no increase in the maximum sum payable.

Copies of a memorandum dated June 24, 1971 were distributed re Charlestown Project Mass. R-55, Parcel C-2A, Request for Permission to Advertise for Commercial Development, attached to which were copies of a proposed vote, and a map indicating the location of the area. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to advertise Parcel C-2A for Commercial Use.

Copies of a memorandum dated June 24, 1971 were distributed re Charlestown Project Mass. R-55, Disposition Parcel X-31, Confirmatory Taking, 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 June 24, 1971, relating to a portion 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 X31A,X-31B, X31, dated June 8, 1970, X31," 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. 1950.

Copies of a memorandum dated June 24, 1971 were distributed re South End Project Mass. R-56, Rescinding Designation of Developer, Disposition Parcels RE-2A, RE-7A, and RE-4, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS RE-2A. RE-7A AND RE-4 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. 1951.

Copies of a memorandum dated June 24, 1971 were distributed re South End Project Mass. R-56, Request for Approval of Minimum Disposition Price, Parcels RE-2a, RE-4, RE-7a, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR DISPOSITION PARCELS RE-2A, RE-4, RE-7A 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. 1952.

Copies of a memorandum dated June 24, 1971 were distributed re South End Project Mass. R-56, Tentative Designation of Redeveloper, Inland Steel Development Corporation, Disposition Parcels RE-2A, RE-7A, and RE-4, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS RE-2A, RE-7A AND RE-4 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. 1953.

Copies of a memorandum dated June 24, 1971 were distributed re South End Project Mass. R-56, Parcel 48C, Request Approval of Transfer of Developer's Interest in Property to Different Legal Entity, attached to which were copies of a proposed vote, a map indicating the location of the area, a Certificate of Vote dated June 21, 1971, a Quitclaim Deed, and a Declaration of Trust.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated June 24, 1971 were distributed re South End Project Mass. R-56, Amendment No. 5 to Engineering Contract with Charles A. Maguire & Associates, Inc. , which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute Amendment No. 5 to the contract with Charles A. Maguire & Associates, Inc. dated May 23, 1969 extending the contract time six (6) months to December 22, 1971, with no change in the contract price.

Copies of a memorandum dated June 24, 1971 were distributed re South Cove Project Mass. R-92, Engineering Services Contract, Chas. T. Main, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a new engineering services contract for the South Cove Project, Mass. R-92, in the amount of \$50,000 for a six (6) month period to January 1, 1972, and to become effective upon expiration of the existing contract (Contract Register No. 66-4) be awarded to Chas. T. Main, Inc., and that the Director is hereby authorized to execute said contract in behalf of the Authority.

Copies of a memorandum dated June 24, 1971 were distributed re Campus High School Project Mass. R-129, 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 adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated June 24, 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. 1954.

Copies of a memorandum dated June 24, 1971 were distributed re Request by the City of Boston Real Property Board for the Authority to Approve Two (2) Locations for Public Off-Street Parking Facilities, attached to which were copies of two (2) proposed votes, and maps indicating the location of each area.

On motion duly made and seconded, it was unanimously

VOTED: In accordance with Chapter #474 of the Acts of 1946 as amended, the Boston Redevelopment Authority, acting as the Planning Board of the City of Boston, hereby determines that the following locations in the City of Boston be and hereby are determined to require public off-street parking facilities:

1. The area located at the corner of Boylston, Exeter, and Newbury Streets containing approximately 35,728 square feet of Land as shown on the attached plan, marked Exhibit "A".
2. The area located behind the North Station and the Boston Garden containing approximately 99,576 square feet of land as shown on the attached plan, marked Exhibit "B".

Copies of a memorandum dated June 24, 1971 were distributed re Proposed Amendment to Contract with Everett H. Jenkins for Transportation Consultation in All Urban Renewal Areas, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated March 6, 1969, between the Authority and Everett H. Jenkins to provide for an extension of one year to the contract performance time resulting in a new completion date of March 5, 1972. There is no increase in the contract upset price.

Copies of a memorandum dated June 24, 1971 were distributed re Proposed Amendment to the Contract with Ashley, Myer, Smith Associates to Provide for an Extension of the Contract Performance Time, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated November 2, 1967 between the Boston Redevelopment Authority and Ashley, Myer, Smith Associates, Inc. to provide for an extension of the contract performance time until June 30, 1971. There is no increase in the contract upset price.

Copies of a memorandum dated June 24, 1971 were distributed re License to Boston Edison Co. to Install Steam Line in Authority Owned Land on Southerly Side of New City Hall between the New City Hall and One Washington Mall, 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 Boston Edison Company be granted a license to install a 4" steam line between New City Hall and One Washington Mall as shown on the attached plan, and that the Director be, and he hereby is, authorized to execute such license, such license to contain an indemnification clause and other such terms and conditions as the Director may deem necessary and in the best interests of the Authority.

Copies of a memorandum dated June 24, 1971 were distributed re Authorization to Hold a Public Hearing on an Application of the Dunfey Family for a Planned Development Area Designation, 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 Secretary is hereby authorized to give notice of a public hearing to be held by the Boston Redevelopment Authority on

July 15, 1971
2:30 P. M.
City Hall/Room 921

to consider an application of the Dunfey Family for a
Planned Development Area designation for 45,418 square

feet of land generally bounded by Tremont Street, School Street, Province Street and Bosworth Street in the City of Boston.

Copies of several memoranda dated June 24, 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-Z186, Z-2193 to Z-2198, Z-2301, and Z-2202.

The aforementioned memoranda relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1955,

Copies of several memoranda dated June 24, 1971 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM ffl

Temporary Appointments - six-month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Stewart Forbes	Director of Non-Residential Development		\$20,000	8-2-71
David L. Whitney	Assistant Legal Officer II	12-2	11,530	6-28-71
John M. Moran	Assistant Legal Officer II	12-2	11,530	6-28-71

PERSONNEL MEMORANDUM 12

Resignations:

Robert F. Loverud	Director, Urban Design	7-7-71
John Topalian	Relocation Officer I	7-9-71

Recission: (Voted June 10, 1971)

Personnel Memo #2 - Reappointment Co-op.

#4 John Faucher, Develop. Assistant II at \$2.90 per hour

Co-Operative Appointment: (Retroactive) June 21, 1971 to December 31, 1971

Randy Lively Development Assistant II at \$3.05 per hour

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

Reclassifications without Salary Increase: (six-month basis)

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Lowell Richards, III	Research Analyst at \$5.00/p. h.			
To:	Chief Research Analyst I	11-2	\$10,375	7-6-71
Cecile L. Cohen	Administrative Assistant I (9-1) at \$8,000 per annum			
To:	Planner II	9-1	8,000	6-28-71

Request for Leave of Absence without Pay:

Robert E. Sandy, Jr. Assistant Legal Officer II 7 weeks
(July 19, 1971 to September 3, 1971)

PERSONNEL MEMORANDUM #3

Reappointments - six-month basis:

* John A. Sanders	Relocation Specialist IV	10-3	9,771	7-22-71
Edna R. Johnson	Senior Clerk Typist	4-2	5,230	7-17-71

Reappointments - three-month basis:

Paul Donham, Jr.	Planner IV	11-6	12,525	7-14-71
Edwards F. Bowers	Supt. of Maintenance I	7-3	7,125	6-20-71

* Salary will be paid from DPW Contract Funds.

PERSONNEL MEMORANDUM #4

Summer Co-operative Work Appointments / Approved at June 10, 1971 meeting:

		<u>Per.Hr.</u>	<u>Effective</u>
Nancy M. Judge	Executive Director's Office	\$2.85	6-28-71 to 9-3-71
Robert Desmond	Dept. of Residential Develop.		
Anthony V. Cuozzo	Dept. of Residential Develop.		
Sharon M. Hanley	South Cove Project		(35 hours per week)
Janet E. Sacks	Planning Department		
Brian J. Shea	Urban Design Department		
Mary E. Stanton	Dept. of Non-Residential Develop.		
Brian Hurley	Planning Department		
Mary C. Langone	Personnel Department		

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the travel of Richard Beatty
and Philip Henderson to New York City, June 16, 1971.

PERSONNEL MEMORANDUM #5a

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Richard Beatty and Philip
Henderson to New York City, June 25, 1971, relative
to Park Plaza matters.

PERSONNEL MEMORANDUM #5b

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Mr. Robert T. Kenney to
Washington, D. C., June 27 - 28, 1971.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Frank Sorrentino, Jr. entered the meeting at this point to appeal the
termination of his employment.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Mr. Burns requested that the Authority extend the resignation date of
Robert Pleshaw an additional thirty (30) days.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

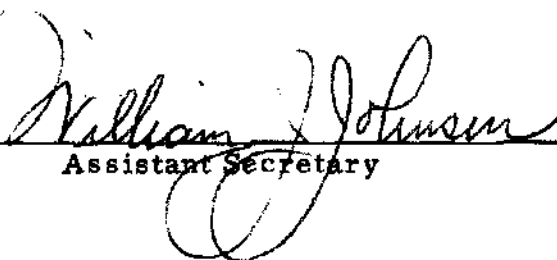
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on
Thursday, July 1, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:10 p. m.


Assistant Secretary