

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JULY 15, 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 July 15, 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 July 15, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title Secretary

July 12, 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 July 12, 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 15th day of July, 1971.

Kane Simonian
Secretary

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Messrs. Kenney, Simonian and Conley attended the meeting.

The minutes of the meeting of July 1, 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:

Wayne V. Andersen	\$ 841.75
Ashley, Myer and Associates, Inc.	13, 227. 21
Bayside Engineering Associates, Inc.	3, 648. 38
Boston Centre for Older Americans	2,286.00
City of Boston	1, 178. 00
Corey Steeplejacks, Inc.	2, 687. 00
Maarten D. Den Hartog	1,711.00
John J. Duane Company	13,306.65
Robert F. Engle	750.00
Hubert J. Kelley	1, 150. 00
* Maher and Fall Wrecking Co.	13, 300. 00
Chas. T. Main, Inc.	10,542.25
Northeast Demolition Corp.	15, 105. 00
Roxbury-North Dorchester Area Planning Action Council	2, 682. 27
Schoenfeld Associates, Inc.	8, 597. 96
South End Neighborhood Action Program	5, 727. 62
South End Tenants' Council, Inc.	7,417.15

TO BE REIMBURSED BY CITY OF BOSTON

D. Federico Company, Inc.	36,910.76
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* Mr. Burns voted "present".

Copies of a memorandum dated July 15, 1971 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 the Washington Park reuse appraisal contracts with Larry Smith and Company, Inc., and Peter A. Laudati and Son, extending the time for completion of each contract to 30 June 1972 at no increase in the maximum up-set price.

Copies of a memorandum dated July 15, 1971 were distributed re Washington Park Project Mass. R-24, Certificate of Completion, Disposition Parcel R-26, 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 Disposition Parcel R-26, 71-73 Humboldt Avenue, in the Washington Park Urban Renewal Area to Humboldt Realty Trust.

Copies of a memorandum dated July 15, 1971 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 the Government Center reuse appraisal contracts with Real Estate Research Corporation and Larry Smith and Company, Inc., extending the time for completion of each contract to 30 June 1972 at no increase in the maximum up-set price.

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. R-55, Demolition and Site Clearance Contract No. 6, attached to which were copies of a letter dated June 22, 1971, from the Northeast Demolition Corp.

On motion duly made and seconded, it was

VOTED: That Change Order No. 3 to Demolition Contract No. 6, Charlestown Project, Mass. R-55, deleting Block 151, Parcel 4 at 13-15 Middlesex Street containing one building with a decrease in the contract of \$700.00 is hereby approved.

Mr. Farrell voted "present".

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. R-55, Parcel Numbers R-55, P-57, R-58, R-64, R-65, R-66, R-67, Final Designation of Developer and Authorization to Convey Parcels for Development of Public Housing for the Elderly, attached to which were copies

of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R-55, R-57, R-58, R-64, R-65, R-66, R-67 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. 1957.

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-7A, 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 Parcel R-7A in the Charlestown Urban Renewal Area to Ernest T. and Lotte Desrochers.

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-26c~, 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 Parcel R-26c in the Charlestown Urban Renewal Area to John F. and Evelyn R. Addison.

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-38, 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 Parcel E-38 in the Charlestown Urban Renewal Area to Joseph F. and Helen Sullivan.

Copies of a memorandum dated July 15, 1971 were distributed re Charlestown Project Mass. F-55, Deletion from Acquisition, 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 property known as Block 187/Parcel 7 in the Charlestown Urban Renewal Area be deleted from the acquisition pattern of the Charlestown Urban Renewal Plan subject to the owners' agreement to rehabilitate the garage and maintain same.

Copies of a memorandum dated July 15, 1971 were distributed re South End Project Mass. R-56, 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 End reuse appraisal contracts with Fred R. O'Donnell & Associates, Ryan, Elliott Appraisal Co. , Inc. , and Peter A. Laudati and Son, extending the time for completion of each contract to 30 June 1972 at no increase in the maximum up-set price.

Copies of a memorandum dated July 15, 1971 were distributed re South End Project Mass. R-56, Site Preparation Contract "D".

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids on Site Preparation Contract "D"¹¹ in the South End Project, Mass. R-56.

Copies of a memorandum dated July 15, 1971 were distributed re South End Project Mass. R-56, Acquisition, Blackstone School Site, Reuse Parcel PB 10, 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 delete from the Order of Taking Parcel 530-25, 26 West Dedham Street, and that it be referred to the General Counsel for his recommendation.

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 July 15, 1971, relating to portions of the South End Project 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 and Annex B is filed in the Document Book of the Authority as Document No. 1958.

Copies of a memorandum dated July 15, 1971 were distributed re South Cove Project Mass. R-92, Temporary Lease of Space to Chinatown Boys' Club, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to lease to the Chinatown Boys¹ Club the vacant area of the second floor of the premises located at 888 Washington Street, South Cove Urban Renewal Area, in consideration of one dollar (\$1.00) per year for a term of one (1) year, subject to the Lessee's agreement to assume all property management expenses, and subject to the right of both parties to terminate the lease upon thirty (30) days' written notice, such lease to contain such terms and such conditions as the Director may deem proper and in the best interest of the Authority, including an indemnification clause.

Copies of a memorandum dated July 15, 1971 were distributed re Central Business District and South Station 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 and South Station reuse appraisal contracts with Peter A. Laudati and Son and Larry Smith and Company, Inc., extending the time for completion of each contract to 30 June 1972 at no increase in the maximum up-set price.

Copies of a memorandum dated July 15, 1971 were distributed re Park Plaza Urban Renewal Project Area, Approval of Park Plaza Urban Eeneval Plan, attached to which were copies of a proposed vote, and three (3) Resolutions. Also distributed were copies of the Urban Renewal Plan, Park Plaza Urban Renewal Project, Supporting Documentation, and a Project Improvements Report.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to draft and submit to the Authority a Letter of Intent with Boston Urban Associates, the tentatively designated Redeveloper of Parcels 1, 2, and 3 of the Park Plaza Urban Renewal Project Area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN RENEWAL PLAN FOR THE PARK PLAZA PROJECT" 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. 1959.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING SUBMISSION OF THE PARK PLAZA URBAN RENEWAL PLAN AND RELOCATION PROGRAM TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BOSTON AND TO THE DIVISION OF URBAN RENEWAL OF THE STATE DEPARTMENT OF COMMUNITY AFFAIRS" 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. 1960.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF BOSTON FOR THE PARK PLAZA URBAN RENEWAL PROJECT¹" was introduced, read and considered, attached to this Resolution was a copy of the proposed Cooperation Agreement, marked Exhibit "A".

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution including Exhibit "A" is filed in the Document Book of the Authority as Document No. 1961.

Copies of a memorandum dated July 15, 1971 were distributed re Fenway Project Mass. R-115, Agreement Re: Waiver of Interest on Obligations Due to Trustees of Church Realty Trust, attached to which were copies of a proposed vote, and a letter dated June 25, 1971 from the Trustees of Church Realty Trust, containing the terms of proposed waiver of interest and acceptance of installment payments by Trustees of Church Realty Trust, Parcel 11A, 11B, and a letter dated January 13, 1971 from John R. Peterson, General Counsel, Trustees of Church Realty Trust.

On motion duly made and seconded, it was

VOTED: That the Director be and hereby is authorized to execute an Agreement as to the proposed Waiver of Interest and Acceptance of Installment Payments by the Trustees of the Church Realty Trust with such terms as he may deem necessary and in the best interests of the Authority in substantially the same form as the Agreement attached hereto.

Mr. Farrell voted "Nay".

Copies of a memorandum dated July 15, 1971 were distributed re Model City Administration Contract Amendment, attached to which were copies of Contract Amendment.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute an amendment to the contract with the Model City Administration extending the contract termination date until October 31, 1971.

Copies of a memorandum dated July 15, 1971 were distributed re Proposed Business Relocation Contract with the Model City Agency, attached to which were copies of a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with the Model City Agency for the provision of Business Relocation services and payments in an amount not to exceed \$60,000, substantially in the form attached hereto.

Copies of several memoranda dated July 15, 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-2173, Z-2178, Z-2200, Z-2205 to Z-2110 inclusive, Z-2212, Z-2215, Z-2217, and Z-2218.

The aforementioned memoranda relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1962.

Copies of several memoranda dated July 15, 1971 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Reclassification without Salary Increase/Six-month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Roy T. Bishop	Planner IV at \$4.00 per hour			
To:	Planner IV	8-2	\$7,540	7-8-71

PERSONNEL MEMORANDUM #1a

On motion duly made and seconded, it was unanimously

VOTED: To approve the creation of the following position in the
Boston Redevelopment Authority Table of Organization:

"Director of Community Development"

and that Robert "Walsh be appointed Acting Director of
Community Development, with the responsibility for
administering the Model Cities Urban Renewal Projects,
Infill Housing Program, East Boston Neighborhood Develop-
ment Program, and to continue as South End Project
Director.

PERSONNEL MEMORANDUM #2

Summer Co-Operative Work Program - 1971:

Chantal Aramati	\$2. 85 per hour
	Effective: July 13, 1971 - September 3, 1971
	35 hours per week

PERSONNEL MEMORANDUM #3a

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the attendance of Mr. James
Drought at the Urban Renewal Committee Meeting of
NAHRO, Minneapolis, Minnesota, July 13-14, 1971.

PERSONNEL MEMORANDUM #3b

On motion duly made and seconded, it was

VOTED: to approve the attendance of Mr. Robert McGilvray at
the NAHRO National Rehabilitation Committee Meeting
and Seminar, Minneapolis, Minnesota, August 24-27,
1971.

Mr. Colbert voted "Nay"¹¹.

PERSONNEL MEMORANDUM #4

Copies of a memorandum dated July 15, 1971 were distributed re
Contract for Administrative Services, Gertrude M. Curtis, attached to which
were copies of a proposed vote, and a Contract.

On motion duly made and seconded, it was unanimously

VOTED: That the contract for administrative services between the Authority and Gertrude M. Curtis be approved for the six-month period, August 1, 1971 to January 31, 1972, as prescribed in the attachment. The "Authority" shall pay the Contractor" at the rate of \$3.40 per hour and in no event shall the total amount to be paid exceed \$4,760 for the period.

PERSONNEL MEMORANDUM #5

Copies of a memorandum dated July 15, 1971 were distributed re Contract for Administrative Services for Mary Cunningham, attached to which were copies of a proposed vote, and a Contract.

On motion duly made and seconded, it was unanimously

VOTED: That the contract for administrative services between the Authority and Mary Cunningham be approved for the six month period, July 12, 1971 to January 7, 1972, as prescribed in the attachment. The "Authority" shall pay the Contractor" at the rate of \$2. 60 per hour and in no event shall the total amount to be paid exceed \$2, 704 for the above period.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

John Ivanoski entered the meeting at this point.

On motion duly made and seconded, it was unanimously

VOTED: To delete from the Personnel record of John Ivanoski all 1968 reference to recommendation for discharge.

Richard McBrine and his Attorney Robert Muse entered the meeting at this point.

On motion duly made and seconded, it was unanimously

VOTED: That the matter be referred to the General Counsel for a report to the Authority at its next meeting.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

On motion duly made and seconded, it was unanimously

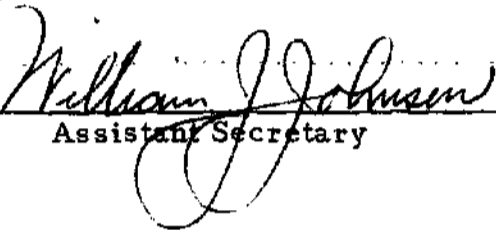
VOTED: That the next meeting of the Authority be held on

Thursday, July 29, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:32 p. m.


Assistant Secretary