

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 29, 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 29, 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 Paul J. Burns Joseph J. Walsh	None

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 29, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

T itle Secretary

July 26, 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 26, 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 29th day of July, 1971

Kane Simonian
Secretary

Messrs. Kenney, Simonian and Conley attended the meeting.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Parcel C-2, Advertisement of the Availability of Individual Sales Housing for Rehabilitation, which included a proposed vote.

Speaking in opposition to the proposal were Anthony DeFeo, John Giso, and Frank DeCosta of the North Front Community Development Corporation; Graham Gund of the North Cove Development Corporation; Gerard Cugini of the North Boston Corporation; Maria Anastasia, Secretary of the North End Local Advisory Council; and Mrs. Gill.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

The minutes of the meeting of July 15, 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	\$25,182.00
Bernard R. Baldwin	390.27
City of Boston	1,840.00
City of Boston	1,448.20
DeLeuw Cather & Co.	8,029.04
Thomas K. Dyer, Inc.	177.19
James G. Grant Co., Inc.	15,200.00
J. L. Hayden Associates, Inc.	3,800.08
* Maher & Fall Wrecking Co., Inc.	18,825.00
Julian R. McDermott Corp.	675.00
Julian R. McDermott Corp.	3,850.00
Planning, Engineering and Development	1,832.00
Thomas A. Reppetto	900.00
Jack Stone	311.00
Universal Engineering Corp.	2,279.92
Visiting Nurse Association of Boston	1,147.05
Wrecking Corporation of America	34,770.00

TO BE REIMBURSED BY CITY OF BOSTON

Modern Continental Construction Co 49,471.65

* Mr. Burns voted "present".

Copies of a memorandum dated July 29, 1971 were distributed re Fenway Project Mass. R-115, Chapter 121A Application of Reverend Gilbert Avery

and others, Parcel 16A, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be and hereby is directed to publish notice of a public hearing to be held on

September 9, 1971, at 2:30 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

for the application submitted to this meeting under Section 13, Chapter 652 of the Acts of 1960 by Rev. Gilbert Avery and others for consent for the formation of a corporation under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960.

Copies of a memorandum dated July 29, 1971 were distributed re Fenway Project Mass. R-115, Lease of Vacant Lot to Parker Hill-Fenway Area Planning Action Council, Inc., attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the previous action of the Authority dated June 24, 1971, which authorized the Director to enter into a lease with the Boy Scouts of America, Troop 3, for certain premises located within the Fenway Project be rescinded, and that the Director is hereby authorized to execute an annual lease agreement in the Authority's usual form with the Parker Hill-Fenway Area Planning Action Council, Inc., of 81 Prentis 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 and in the best interests of the Authority.

Copies of a memorandum dated July 29, 1971 were distributed re North Harvard Project Mass. R-54, Fourth Amendatory Loan and Grant Contract, attached to which were copies of two (2) resolutions.

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

"RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A FOURTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. MASS. R-54 (LG) 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:

<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. 1963.

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-54"

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. 1964.

Copies of a memorandum dated July 29, 1971 were distributed re St. Botolph Street Project, Mass. R-148, 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. 1965.

Copies of a memorandum dated July 29, 1971 were distributed re Washington Park Project Mass. R-24, Fifth Amendatory Loan and Grant Contract, attached to which were copies of two (2) resolutions.

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

"RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A FIFTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. MASS. R-24 (LG) 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

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

NAYS

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. 1966.

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-24"

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. 1967.

Copies of a memorandum dated July 29, 1971 were distributed re Government Center Project Mass. R-35, Parcel 8E-1, Final Designation of Developer and Approval of Disposition Price, 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 RESPECTING FINAL DESIGNATION OF REDEVELOPER AND PROPOSED DISPOSITION OF PARCEL 8E-1 IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35 AND APPROVAL OF DISPOSITION PRICE" 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. 1968.

Copies of a memorandum dated July 29, 1971 were distributed re Government Center Project Mass. R-35, Parcel 2H, Amendment to Resolution Designating Redeveloper, attached to which were copies of a proposed vote, and a resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated July 29, 1971 were distributed re Government Center Project Mass. R-35, Fourth Amendatory Loan and Grant Contract, attached to which were copies of two (2) resolutions.

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

"RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A FOURTH AMENDATORY CONTRACT AMENDING LOAN AND GRANT CONTRACT NO. MASS. R-35 (LG) 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:

<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. 1969.

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-35"

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. 1970.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Reuse Appraisal Contracts, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to execute on behalf of the Authority a contract for one year with Ralph S. Foster & Sons and Singer Associates, for reuse appraisals of sites in the Charlestown Urban Renewal Area for a fee not to exceed \$5,000 each.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Site Preparation Contract Q-2, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That Site Preparation Contract Q-2 be awarded to Salah & Pecci Construction Company, Inc., the lowest qualified bidder, and that the Executive Director is authorized in behalf of the Authority to execute Site Preparation Contract Q-2 with Salah & Pecci Construction Co., Inc. in the amount of \$119,375.

Copies of a memorandum, dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Parcel P-15-2, Authorization to Grant License to Board of Regional Community Colleges for Fill Storage, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to grant, in consideration of \$1.00 per year, a temporary license to enter Parcel P-15-2, in the Charlestown Urban Renewal Area, to the Commonwealth of Massachusetts, acting by

and through the Massachusetts Board of Regional Community Colleges, for the purpose only of storing fill, said license to be terminable by either party upon thirty (30) days' written notice, and to include an indemnification clause in order to hold the Authority harmless, and other conditions deemed necessary by the Executive Director.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Permission to Advertise Parcels R-15B, R-23B, R-28D, R-52 for Residential Development, attached to which were copies of a proposed vote, and three (3) maps indicating the location of the parcels.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized to make public advertisement of Parcels R-15B, R-23B, R-28D and R-52, in the Charlestown Urban Renewal Area, Mass. R-55, for the construction of single and/or two family dwellings in accordance with the Authority's policies and procedures.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Request for Permission to Build a Play Lot on a Portion of Parcel R-16, 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 Authority grant permission to the Office of Public Service, Charlestown Summer Work Program, for the temporary use and construction of a play lot on a portion of Parcel R-16 as indicated by the enclosed map, subject to a thirty (30) days' written notice to vacate.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel No. R-29, 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-29 in the Charlestown Urban Renewal Area to Paul G. and Emily R. Jones.

Copies Of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel R-26D, 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-26D in the Charlestown Urban Renewal Area to Alexander J. and Allen J. Jarasitis.

Copies of a memorandum dated July 29, 1971 were distributed re Charlestown Project Mass. R-55, Approval of High Bidder for Operation of Charlestown Parking Lot, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Executive Director be authorized to execute a License Agreement with the Shawmut Avenue Parking Lot for the operation of a parking lot on a portion of Re-use Parcel C-1, containing approximately 88,000 square feet of land, in accordance with the terms and conditions contained in the proposal submitted by the Shawmut Avenue Parking Lot.

Mr. Farrell voted "Nay".

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Chapter 121A Application of Archibald Burgess and Others, Disposition Parcels 57 and 59, Newcastle and Saranac Buildings, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be and hereby is directed to publish
notice of a public hearing to be held on

September 9, 1971, at 3:00 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

for the application submitted to this meeting under Section
13, Chapter 652 of the Acts of 1960 by Archibald Burgess
and others for consent for the formation of a corporation
under Chapter 121A of the General Laws and Chapter 652
of the Acts of 1960.

Copies of a memorandum dated July 29, 1971 were distributed re
South End Project Mass. R-56, Chapter 121A Application of Reverend Rafe M.
Taylor and others, 160-174 West Springfield Street, attached to which were copies
of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be and hereby is directed to publish
notice of a public hearing to be held on

September 9, 1971, at 3:15 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

for the application submitted to this meeting under Section
13, Chapter 652 of the Acts of 1960 by Rev. Rafe M. Taylor
and others for consent for the formation of a corporation
under Chapter 121A of the General Laws and Chapter 652
of the Acts of 1960.

Copies of a memorandum dated July 29, 1971 were distributed re
South End Project Mass. R-56, Reuse Parcel PB10, 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 July 29, 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. 1971.

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Acquisition, Reuse Parcel PB10, 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 July 29, 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. 1972.

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Acquisition, New Elderly Housing, Reuse Parcels PB7 and P7, 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 July 29, 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 is filed in the Document Book of the Authority as Document No. 1973-

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Site Preparation Contract A, Change Order No. 3, attached to which were copies of a Breakdown of Siphon Cost.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 to Site Preparation Contract "A", South End Project Mass. R-56, in the amount of \$2,173.79 be approved.

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 14, attached to which were copies of a list of buildings to be included in the contract.

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

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, South End Neighborhood Action Program, Inc., Social Service Contract, attached to which were copies of a Contract for Supportive Services.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the contract extension with the South End Neighborhood Action Program, Inc. to September 9, 1971, with expenditures at the same rate, and that a report be submitted on the number of families assisted.

Copies of a memorandum dated July 29, 1971 were distributed re South End Project Mass. R-56, Certificate of Completion, Properties at 564 and 688 Massachusetts Avenue, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: CERTIFICATE OF COMPLETION FOR PROPERTIES AT 564 AND 688 MASSACHUSETTS AVENUE IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56"

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. 1974.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 4, T Wharf Buildings, Request for Contract Reduction, attached to which were copies of letter dated June 17, 1971 from the Wrecking Corporation of America, and Change Order No. 4.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 7, which included 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. 7 in the Waterfront Project Mass. R-77.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Frank S. Christian Memorial Park, attached to which were copies of a map indicating the location of the park.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to take whatever steps that are necessary to have the proposed Marine Park, Parcel 3-A, in the Downtown Waterfront-Faneuil Hall project area, designated as the Frank S. Christian Memorial Park.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Disposition of Parcel E-4, 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 final working drawings for Parcel E-4 be approved and further that the Director is authorized to execute a deed conveying 13-15 and 7-11 Merchants Row to the redeveloper, Neil St. John Raymond and further that the redeveloper or his contractor is hereby authorized to enter upon the Authority-owned premises at 7-15 Merchants Row subject to submission of evidence of adequate insurance and such additional requirements as may be established by the Director, including an indemnification clause.

Copies of a memorandum dated July 29, 1971 were distributed re South Cove Project Area, Mass. R-92, Designation of Developer, Parcel C-3a, 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 amend the Resolution by inserting after the word "concurrence" in paragraph 4 the words ". .in the amount of \$5700".

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DESIGNATION OF KAKRIDAS ASSOCIATES TRUST AS REDEVELOPER OF PARCEL C-3A IN THE SOUTH COVE URBAN RENEWAL PROJECT AREA, MASS. R-92" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as amended, read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1975.

Copies of a memorandum dated July 29, 1971 were distributed re South Cove Project Mass. R-92, Demolition and Site Clearance Contract No. 5, Reduction of Retainage, attached to which were copies of a proposed vote, and an invoice dated July 15, 1971 from Arrow Wrecking, Inc.

On motion duly made and seconded, it was unanimously

VOTED: That reduction of retainage from 5% to 3% for Demolition and Site Clearance Contract No. 5 in the South Cove Project Mass. R-9Z, be approved and Payment Request No. 11 in the amount of \$2,413.50 is also hereby approved.

Copies of a memorandum dated July 29, 1971 were distributed re South Cove Project Mass. R-92, Third Amendatory Loan and Grant Contract, attached to which were copies of two (2) resolutions.

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 LOAN AND GRANT CONTRACT NO. MASS. R-92 (LG) 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:

<u>AYES</u>	<u>NAYS</u>
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. 1976.

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-92"

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

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

NAYS

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. 1977.

Copies of a memorandum dated July 29, 1971 were distributed re South Cove Project Mass. R-92, Minimum Disposition Price, Parcels P-8, P-9, P-10, P-11, 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 PRICE FOR DISPOSITION PARCELS P-8, P-9, P-10, P-11 IN THE SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92¹¹ 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. 1978.

Copies of a memorandum dated July 29, 1971 were distributed re Campus High School Project Mass. R-129, Chapter 121A Application of Ralph D. Smith and Others, Disposition Parcels R-1, R-2, R-3, R-4, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be and hereby is directed to publish

notice of a public hearing to be held on

September 9, 1971, at 3:30 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

for the application submitted to this meeting under Section 13, Chapter 652 of the Acts of 1960 by Ralph D. Smith and others for consent for the formation of the corporation under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960.

Copies of a memorandum dated July 29, 1971 were distributed re Campus High School Project Mass. R-129, Confirmatory Order of Taking, Disposition Parcel P-1a, 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 July 29, 1971, relating to a portion of the Campus High School Urban Renewal Area, Mass. R-129, be executed together with a Plan entitled: "Plan of Land in Boston - Delivery Parcel P-1a of Campus High School Urban Renewal Area, Project No. Mass. R-129", 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* 1979.

Copies of a memorandum dated July 29, 1971 were distributed re Campus High School Project Mass. R-129; Approval of Final Foundation Drawings and Specifications for Phase I High School, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve Final Working Drawings and Specifications for Foundations, Phase I Campus High School, in the Campus High School Project, Mass. R-129.

Copies of a memorandum dated July 29, 1971 were distributed re Campus High School Project Mass. R-129, Demolition and Site Clearance Contract Contract No. 4, 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

VOTED: That the Executive Director is authorized, in behalf of the Authority, to execute Demolition and Site Clearance Contract No. 4 with the lowest qualified bidder, Maher & Fall Wrecking Co., Inc., in the amount of \$119,000, Campus High School Project Mass. R-129.

Mr. Burns voted "present".

Copies of a memorandum dated July 29, 1971 were distributed re Campus High School Project Mass. R-129, Demolition and Site Clearance Contract No. 3, Change Order No. 1, Demolition and Site Clearance Contract No. 4, Change Order No. 1, Transfer of Buildings, which included a proposed vote.

On motion duly made and seconded, it was

VOTED: That Change Order No. 1 to Demolition Contract No. 3 Campus High be approved removing Block 96A, Parcel 8, 60 Linden Park Street from that contract, and reducing contract amount by \$4, 500 from \$53, 000 to a new price of \$48,5'00. Further voted that Change Order No. 1 to Demolition Contract No. 4 in Campus High be approved, adding Block 96A, Parcel 8, 60 Linden Park Street to that contract, and increasing contract amount by \$4, 500 from \$119,000 to a new contract price of \$123,500 in the Campus High School Project, Mass. R-129.

Mr. Burns voted "present".

Copies of a memorandum dated July 29, 1971 were distributed re West End Project UR Mass. 2-3, Accounts Receivable.

On motion duly made and seconded, it was unanimously

VOTED: To charge off as uncollectible the following two (2) accounts:

<u>Account No.</u>	<u>Name fc Address</u>	<u>Amount</u>
V3214	Elizabeth Blood 379 Charles Street	\$1,875.00
V2004	Dixies Cafe 26 Causeway Street	\$1,604.15

and make the following findings required by HUD procedure, that:

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

Copies of a memorandum dated July 29, 1971 were distributed re West End Project UR Mass. 2-3, Site Preparation Contract No. 8, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized to re-advertise Site Preparation Contract No. 8, West End Project, UR Mass. 2-3.

Copies of a memorandum dated July 29, 1971 were distributed re West End Project UR Mass. 2-3, Certificate of Completion, Parcel 10, 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 10, West End Project, UR Mass. 2-3, to Beth Amedrish Agudal Beth Jacob Synagogue.

Copies of a memorandum dated July 29, 1971 were distributed re Request for Time Extension on Contract with Thomas K. Dyer, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to amend the Thomas K. Dyer, Inc. Contract for Railroad Studies to provide for a twelve (12) month extension of performance time, resulting in a new performance date of July 30, 1972, with no change in contract upset price.

Copies of a memorandum dated July 29, 1971 were distributed re Model Cities Area, Planning Advance Contract, Kittredge Square, Project No. Mass. R-167, 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 PROPOSED CONTRACT FOR PLANNING ADVANCE FOR SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED, NUMBERED CONTRACT NO. MASS. R-167(A), BY AND BETWEEN 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. 1960.

Copies of a memorandum dated July 29, 1971 were distributed re Model Cities Area, Planning Advance Contract, Brunswick-King, Project No. Mass. R-168, 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 PROPOSED CONTRACT FOR PLANNING ADVANCE FOR SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED, NUMBERED CONTRACT NO. MASS. R-168(A), BY AND BETWEEN 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. 1981.

Copies of a memorandum dated July 29» 1971 were distributed re Certificate of Completion, Parcels MC-73, MC-18, MC-20, MC-85, MC-52, Model Cities Area, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: CERTIFICATE OF COMPLETION FOR PARCELS MC-73, MC-18, MC-20, MC-85, MC-52 IN THE MODEL CITIES AREA" 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. 1982.

Copies of a memorandum dated July 29, 1971 were distributed re Park Plaza Urban Renewal Area, Cooperation Agreement, attached to which were copies of a proposed Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into a Cooperation Agreement by and between the Authority and the City of Boston in substantially the form presented at this meeting.

Copies of a memorandum dated July 29, 1971 were distributed re Park Plaza Urban Renewal Area, Letter of Intent, attached to which were copies of a proposed Letter of Intent.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement and go on record as stating that the pulse of the Board at this particular time is substantially in favor of the Director's memorandum having approved it in principle. Further, the General Counsel is to review the Letter of Intent.

Copies of a memorandum dated July 29, 1971 were distributed re Chapter 121A Application of C. A. Associates with C. A. Apartments Company, Inc., and DCA Development Corporation as General Partners, 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 be and hereby is directed to publish
notice of a public hearing to be held on

September 9, 1971, at 2:45 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

for the application submitted to this meeting under Section
13, Chapter 652 of the Acts of 1960 by C. A. Associates
with C. A. Apartments Company, Inc. , and DCA Develop-
ment Corporation as general partners under Chapter 121A
of the General Laws and Chapter 652 of the Acts of 1960.

Copies of a memorandum dated July 29, 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-2176-2177, Z-2204, Z-2211, Z-2213, Z-2214,
Z-2216, Z-2219, Z-2221 to Z-2231 inclusive.

The aforementioned memorandum relating to Board of Appeal Referrals is
filed in the Document Book of the Authority as Document No. 1983.

Copies of several memoranda dated July 29, 1971 were distributed re
Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignation:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Susan M. "Watson	Planner in			8-6-71

Reclassification without Salary Increase:

Edna J. Curry	Draftsman I(Grade 6-Step 2)			
	<u>To:</u> Draftsman II	6-2	\$6, 175	8-2-71

PERSONNEL MEMORANDUM #2

Reappointments - Six month basis:

Charles J. Speleotis	Assist, to Director of Residential Development	15-3	16,386	8-4-71
Robert E. Sandy, Jr.	Assist. Legal Officer II	12-2	11,530	8-4-71
Claire A. Koch	Executive Secretary	9-4	9,198	8-4-71
William J. Mendes	Supt. of Property Manage. II	9-1	8,000	8-10-71
Manuel F. Lopez	Relocation Specialist I	7-4	7,461	8-24-71
Myrtle A. Cooke	Senior Clerk Stenographer (30 hours per week)	at \$3.25 per hour		8-4-71

Reappointments - Three month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
David R. Lynch	Architect I	10-2	\$9,325	8-11-71
Edna Sneed	Relocation Specialist II	8-2	7,540	8-9-71
* Edward P. McAuliffe	Relocation Specialist II	8-1	7,200	8-29-71

#Salary will be paid from DPW Contract Funds,

PERSONNEL MEMORANDUM #3

Model Cities Intern and Sumrner_rJWork Program:

Michael Miller Intern for the period of July 19 - August 27, 1971
Roxbury

Internship will be at no cost to the Authority. The Office of Public Service will compensate the student at a rate of \$100 per week.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: That Paul Rizzo and George Kennedy be authorized to continue their academic studies (third year - two semesters) at the Lowell Technological Institute evening course in Engineering, at the University of Massachusetts, starting in September 1971 and terminating in May, 1972, and the payment of an individual registration cost of \$75.00 per semester.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of a Confidential Memorandum dated July 29, 1971 were distributed re Personnel Actions - Miscellaneous, attached to which were copies of a letter dated July 23, 1971 from Richard McBrine.

On motion duly made and seconded, it was unanimously

VOTED: To accept the voluntary resignation of Richard L. McBrine, effective October 25, 1971, and, to rescind the Authority action taken concerning Mr. McBrine at the April 9, 1971 meeting, and, to restore Mr. McBrine to employment, effective July 9, 1971, to be terminated in accordance with his voluntary resignation on October 25, 1971.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

Copies of a memorandum dated July 29, 1971 were distributed re Waterfront Project Mass. R-77, Parcel C-2, Advertisement of the Availability of Individual Sale Housing for Rehabilitation, which included a proposed vote. This matter had been taken under advisement previously.

On motion duly made and seconded, it was

VOTED: That all five proposals for the redevelopment of Parcel C-2 submitted on January 27, 1971 are hereby rejected, and the Director is authorized to advertise the availability of selective buildings for rehabilitation purposes.

Messrs. Bocanfuso and Burns voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: That the General Counsel be authorized to oppose any action by the Boston City Council to abolish the Boston Redevelopment Authority.

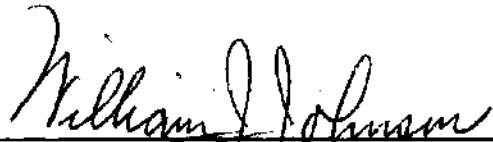
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, September 9, 1971 at 2:30 P. M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 6:05 p. m.


Assistant Secretary