

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 14, 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 October 14, 1971. The meeting was called to order by the Treasurer, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
James G. Colbert	Patrick Bocanfuso
Paul J. Burns	Robert L. Farrell (came in later)
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 a regular meeting of the Boston Redevelopment Authority will be held at two-thirty in the afternoon on October 14, 1971 at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

October 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 October 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 fourteenth day of October, 1971.

Kane Simonian
Secretary

Messrs. Kenney, Stmonian and Conley attended the meeting.

Copies of a memorandum were distributed re Board of Appeal Referrals, Petitions Nos. Z-2271 & 2274. A Public Hearing had been held on this matter.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Petitions Nos. Z-2271 & 2274, brought by G. J. Sherrard Company and Brook Realty Inc. , 60 School Street and 27-45 Province Street, Boston, for six variances to erect a 28 story tower addition to a hotel and combine with existing garage building in a general business (B-8) district, the Boston Redevelopment Authority recommends approval subject to appellant's acceptance of design control by the Authority through the standard four stage design review process.

The minutes of the meeting of September 30, 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:

Boston Centre for Older Americans	\$ 2,286.00
City of Boston	461,412.00
.Tohn S. Cullen	400.00
Maarten D. Den Hartog	1,887.00
John J. Duane Co.	3,599.95
Thomas K. Dyer, Inc.	340.00
Edwards & Kelcey, Inc.	21,528.55
Fay, Spofford & Thorndike	5,436.22
Ralph S. Foster Co.	1,925.00
Green Engineering Affiliates, Inc.	9,184.27
Everett H. Jenkins	323.00
Hubert J. Kelley	250.00
Hubert J. Kelley	650.00
#Maher & Fall Wrecking Co.	22,800.00
Massachusetts Bay Transportation Authority	61,616.23
Julian R. McDermott	2,070.00
Northeast Demolition Corp.	3,590.00
Schoenfeld Associates, Inc.	13,156.84
Singer Associates	1,925.00
Tack Stone	110.00
Visiting Nurse Association of Boston	2,294.10

* Mr. Burns voted "present".

Copies of a memorandum dated October 14, 1971 were distributed re Fenway Project Mass. R-115, 41 Westland Avenue, attached to which were copies of a proposed vote, and an Indenture.

On motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority is authorized and delegated to sign an Indenture, releasing the revocable license granted by Boston Storage Warehouse Company to the owner of the premises known and numbered as 41 Westland Avenue.

Copies of a memorandum dated October 14, 1971 were distributed re St. Botolph Street Elderly Housing Urban Renewal Project, Mass. R-148, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED CONTRACT FOR A TEMPORARY LOAN, PROJECT DEFINITIVE LOAN, AND CAPITAL GRANT TO THE BOSTON REDEVELOPMENT AUTHORITY TO AID IN FINANCING THE ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL PROJECT, NO. MASS. R-148¹¹ 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. 2008.

Copies of a memorandum dated October 14, 1971 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices, attached to which were copies of a Resolution, a Summary of Reuse Appraisal Data, and seven (7) maps indicating the location of the parcels. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To defer the matter to later in the meeting.

Copies of a memorandum dated October 14, 1971 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices,

attached to which were copies of a Resolution, a Summary of Reuse Appraisal Data, and ten (10) maps indicating the location of the parcels. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To defer the matter to later in the meeting.

Copies of a memorandum dated October 14, 1971 were distributed re Charlestown Project Mass. R-55, Tentative Designation of Developer, Parcel R-15B, 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-15B 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. 2009.

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

On motion duly made and seconded, it was unanimously

VOTED: To defer the matter to later in the meeting.

Copies of a memorandum dated October 14, 1971 were distributed re South End Project Mass. R-56, Site Preparation Contract D, attached to which were copies of a tabulation of bids, and a letter dated October 1, 1971 from Charles A. Maguire Associates Inc. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized, in behalf of the Authority, to execute Site Preparation Contract "D" to Carriere Construction Company in the amount of \$73Z,800 in the South End Project, Mass. R-56.

Copies of a memorandum dated October 14, 1971 were distributed re South End Project Mass. R-56, Final Designation of Redeveloper, 1045-1047 Tremont Street, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DISPOSITION OF 1045-1047 TREMONT STREET 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. 2010.

Copies of a memorandum dated October 14, 1971 were distributed re South End Project Mass. R-56, Request for Public Hearing Pursuant to Chapter IZIA Application of Rev. Rafe M. Taylor, et al , 160-174 W. Springfield Street, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That a public hearing on the Application of Rev. Rafe M. Taylor, et al be held at the offices of the Boston Redevelopment Authority on

Thursday, November 11, 1971, at 2:30 P.M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

and that the Secretary is authorized and directed to publish notice of said hearing in accordance with the "Rules and Regulations for Securing Approval of Projects in Boston Under Chapter 121A of the General Laws as Amended".

Copies of a memorandum dated October 14, 1971 were distributed re South End Project Mass. R-56, Property Management, Termination of Interim Contract with South End Tenants" Council, Incorporated, Effective October 31, 1971, 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 interim management contract, dated June 19, 1969, by and between the Boston Redevelopment Authority and the South End Tenants' Council, Incorporated (SETC) to provide for an increased payment to SETC of \$13, 375, resulting in a new total contract price of \$134, 175; and to extend the contract completion date by five months, from May 31, 1971 to October 31, 1971.

Copies of a memorandum dated October 14, 1971 were distributed re Waterfront Project Mass. P-77, Faneuil Hall Markets, Severance of Joint Venture, attached to which were copies of a letter dated September 28, 1971 from Architectural Heritage, Inc. , and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To refer the matter to the General Counsel.

Copies of a memorandum dated October 14, 1971 were distributed re Waterfront Project Mass. R-77, Site Preparation Contract L, Change Order No. 1, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract L { E. India Row Utilities Relocation) of the Waterfront Project, Mass. R-77, reducing the contract amount by \$250 for the substitution of precast catch basin in place of brick basins with no change in the contract completion time, is hereby approved.

Copies of a memorandum dated October 14, 1971 were distributed re Central Business District Project Mass. P-82, Amendment No. 3 to Engineering Contract with Parsons, Brinckerhoff, Quade & Douglas, 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. 3 to the contract with Parsons, Brinckerhoff, Quade & Douglas, Inc. dated October 30, 1968 to extend the performance time of the contract, as set forth in Part I, Section V, Paragraph (1) thereof, to October 30, 1972 without an increase in the contract price.

Copies of a memorandum dated October 14, 1971 were distributed re South Cove Project Mass. R-92, Request to Proclaim Minimum Disposition Prices, Parcels P-8, P-9, P-10, P-11, P-13, R-4, attached to which were copies of a Resolution, a Summary of Reuse Appraisal Data, and three (3) maps indicating the location of the parcels. This matter had been tabled previously.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR DISPOSITION PARCELS P-8, R-9, P-10, P-11, P-13, R-4 IN THE SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92" 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. 2011.

Copies of a memorandum dated October 14, 1971 were distributed re South Cove Project No. Mass. R-92, Confirmatory Order of Taking for Portion of Hollis Street, 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 October 14, 1971, relating to a portion of the South Cove Urban Renewal Area, Mass. R-92, be executed together with a plan entitled "Boston Redevelopment Authority, South Cove Urban Renewal Area, Project No. Mass. R-92, Suffolk County, Massachusetts, Taking Plan Hollis Street,

dated February 7, 1970, " 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. 2112.

Copies of a memorandum dated October 14, 1971 were distributed re South Cove Project Mass, R-92, Engineering Services Contract, Charles T, Main, Inc. The Director informed the Authority that there was no way that a contract such as this one could be advertised for bids.

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 \$100,000 for a twelve (12) month period, and to become effective upon depletion of funds in the present contract dated July 1, 1971, 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 October 14, 1971 were distributed re Campus High School Project Mass. R-129, Order of Taking, 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 table the matter.

Copies of a memorandum dated October 14, 1971 were distributed re Campus High School Project Mass. R-129, Request for Public Hearing Pursuant to Chapter 121A Application of Ralph D. Smith, et al, Parcels R-1, R-2, R-3, R~4, R-5, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That a public hearing on the Application of Ralph D. Smith, et al be held at the offices of the Boston Redevelopment Authority on

Thursday, November 11, 1971, at 2:45 P. M.
Room 921, New City Hall
1 City Hall Square
Boston, Massachusetts

and that the Secretary is authorized and directed to publish notice of said hearing in accordance with the "Rules and Regulations for Securing Approval of Projects in Boston Under Chapter 121A of the General Laws as Amended".

Copies of a memorandum dated October 14, 1971 were distributed re Neighborhood Development Program, Housing for the Elderly, Sumner Street, East Boston, Project No. Mass. A-3, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approve Mr. Reginald Gallagher and Mr. John S. Cullen as appraisers for the East Boston Neighborhood Development Program, Project No. Mass. A-3. The fee for each appraiser is not to exceed \$4,000 for appraisal services.

Copies of a memorandum dated October 14, 1971 were distributed re Agreement for Local Approval of Section 312 Rehabilitation Loans, attached to which were copies of a Resolution, a form of Agreement, and a memorandum dated September 23, 1971, from the Department of Housing and Urban Development.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: AUTHORIZING AGREEMENT FOR AUTHORITY APPROVAL OF SECTION 312 REHABILITATION LOANS, AND DESIGNATING OFFICIAL AUTHORIZED TO APPROVE SUCH LOANS ON BEHALF OF THE AUTHORITY" 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. 2013.

Mr. Farrell entered the meeting at this point.

Copies of a memorandum dated October 14, 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-2265, Z-2270, Z-2273, Z-2275 thru Z-2287, Z-2290 thru Z-2295, Z-2295, Z-2297, and Z-2298.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. ZOI4.

Copies of a memorandum dated October 14, 1971 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices, attached to which were copies of a Resolution, a Summary of Reuse Appraisal Data, and seven (7) maps indicating the location of the parcels. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To delete from the Resolution parcels R-20d and R-20e.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS 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 amended, read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2015.

Copies of a memorandum dated October 14, 1971 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices, attached to which were copies of a Resolution, a Summary of Reuse Appraisal Data, and ten (10) maps indicating the location of the parcels. This matter has been tabled previously.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. K-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. 2016.

Copies of a memorandum dated October 14, 1971 were distributed re South End Project Mass. B-56, Demolition and Site Clearance Contract No. 14, attached to which were copies of a tabulation of bids, and a list of buildings 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. 14 with Napoli Wrecking Company, the lowest qualified bidder, in the amount of \$101,500 in the South End Project, Mass. R-56.

Mr. Burns voted "present".

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of several memoranda dated October 14, 1971 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Temporary Appointments - six month basis:

		<u>G-S</u>	<u>Salary</u>	<u>Effective</u>
Peter J. Menconeri	Chief Research Analyst II	12-3	12,087	10-18-71
Angela M. Ciriello	Secretary Stenographer II	6-2	6,175	10-18-71
Ann C. Kade	Secretary Stenographer II	6-2	6,175	10-18-71

PERSONNEL MEMORANDUM #2

Resignations:

Dale O. Coxe	Senior Planner			10-8-71
Rosalie A. Kelly	Secretary Stenographer I			11-5-71
Warren R. Campbell	Tech. I (Admin)			10-29-71

Request for Military Leave of Absence:

Kent: W. Colton Research Analyst II Six months
(Effective: October 19, 1971 to April 19, 1972)

Reclassification and Reappointment:

Ralph F. Del'Gaudio, -Family Relocation Specialist I	7-1	G-S Salary	Effective
DPW Project at \$2.85 per hour			
To: Family Relocation Specialist			
DFW Project	7-1	\$6,500	
Appointment to be extended for three months			10-18-71

Correction of Previous Personnel Action:

Authority Meeting September 30, 1971 - Personnel #6

Contract - Joseph R. Fitzsimmons/ effective date of Contract corrected from October 4, 1971 to September 28, 1971 for a six-month period, terminating March 24, 1972.

Copies of a memorandum dated October 14, 1971 were distributed re Promotions and Reclassification, containing a list of fourteen (14) names recommended by the Director for promotion and/or reclassification.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director as submitted.

The aforementioned memorandum is filed in the Document Book of the Authority as Document No. 2017.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

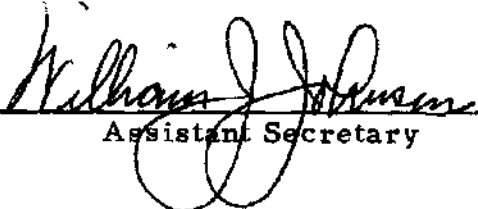
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be held on Thursday, October 28, 1971, at 2:30 P. M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:43 P. M.


Assistant Secretary