

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 11, 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 November 11, 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 a regular meeting of the Boston Redevelopment Authority will be held at two-thirty in the afternoon on November 11, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

November 9, 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 November 9, 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 11th day of November, 1971.

Kane Simonian
Secretary

Messrs. Kenney, Simoman and Conley attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: That the 121A Application of Rev. Rafe M. Taylor, et al, be referred to the General Counsel for a Report and Decision.

On motion duly made and seconded, it was unanimously

VOTED: That the 121A Application of Ralph D. Smith, et al, be referred to the General Counsel for a Report and Decision.

The minutes of the meeting of October 28, 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:

Bayside Engineering Associates, Inc.	\$ 876.35
Maarten D. Den Hartog	1,524.00
Fay, Spofford & Thorndike, Inc.	8,811.80
Green Engineering Affiliates, Inc.	7,911.85
#Maher & Fall Wrecking Co., Inc.	7,600.00
#Maher & Fall Wrecking Co., Inc.	35,625.00
Julian R. McDermott Corp.	1,800.00
Schoenfeld Associates, Inc.	11,149.35
South End Neighborhood Action Program, Inc.	7,169.47
Jack Stone	40.50
Mario Susi & Son, Inc.	8,115.00
DeLeuw, Cather and Company	1,815.07
Bernard R. Baldwin	3,900.00
Roxbury-North Dorchester Area Plan. Council, Inc.	3,357.85

* Mr. Burns voted "present".

Copies of a memorandum dated November 11, 1971 were distributed re Fenway Project Mass. R-115, Order of Taking, Parcel 17, 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 November 11, 1971, relating to portions of the Fenway Urban Renewal Area, Mass. R-115, be executed 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. 2032.

Copies of a memorandum dated November 11, 1971 were distributed re North Harvard Project Mass. R-54, Certificate of Completion, Parcel R-1, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver to Charlesview, Inc. , for Parcel R-1 in the North Harvard Urban Renewal Area, a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between Boston Redevelopment Authority and Charlesview, Inc. , dated November 4, 1969-

Copies of a memorandum dated September 9, 1971 were distributed re Washington Park Project Mass. R-24, Dispostion Parcel L-23, attached to which were copies of a Resolution, a Fact Sheet, and a Map indicating the location of the area. This matter had been tabled previously.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL L-23 IN THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24" 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. 2033.

Copies of a memorandum dated November 11, 1971 were distributed re Government Center Project Mass. R-35, Site Preparation Contract "G", which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to obtain bids by invitation to build a city standard catch basin in Washington Mall and connect into a designated city sewer manhole.

Copies of a memorandum dated November 11, 1971 were distributed re Charlestown Project Mass. R-55, Designation of Developer, Parcel R-15A, 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-15A 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. 2034.

Copies of a memorandum dated November 11, 1971 were distributed re Charlestown Project Mass. R-55, Disposition Parcel X-26, attached to which were copies of a Resolution and a map indicating the location of the area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL X-26 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. 2035.

Copies of a memorandum dated November 11, 1971 were distributed re Charlestown Project Mass. R-55, Disposition Parcel R-28A, attached to which were copies of a Resolution, and a map indicating the location of the parcel.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-28A 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. 2036.

Copies of a memorandum dated November 11, 1971 were distributed re Charlestown Project Mass. R-55, Proposed Amendment to the Contract with Thomas K. Dyer, Inc. for Supervisory Services Relating to Relocation of B & M. Railroad, 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 1, 1968 between the Boston Redevelopment Authority and Thomas K. Dyer, Inc. to provide for an extension of twelve (12) months to the contract performance time. There is no increase in the contract upset price.

Copies of a memorandum dated November 11, 1972 were distributed re South End Project Mass. R-56, Reuse Appraisal Contracts, attached to which were copies of 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 Robert S. Sutte of Ryan, Elliott Appraisal Co., Inc. and Peter A. Laudati, Jr. for reuse appraisals of sites in the South End Urban Renewal Area for a fee not to exceed \$10,000 each.

Copies of a memorandum dated November 11, 1971 were distributed re South End Project Mass. R-56, Second Special Fencing Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That an extension of time to August 25, 1972, for Special Fencing Contract in the South End Project, Mass. R-56, be approved.

Copies of a memorandum dated November 11, 1971 were distributed re South End Urban Renewal Area, Project No. Mass. R-56, Certificate of Completion, Parcel 37A - Two Thousand Realty Trust, 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 Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver to Deborah Smookler and Beatrice Jacobson as Trustees of Two Thousand Realty Trust a Certificate of Completion for Parcel 37A in the South End Urban Renewal Area Project No. Mass. R-56, pursuant to Section 304 of the Land Disposition Agreement dated March 6, 1970 by and between the Boston Redevelopment Authority and said Trustees, such Certificate to be in such form as the Director shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memorandum dated November 11, 1971 were distributed re Waterfront Project Mass. R-77, Conflict of Interest, Ely, Bartlett, et al, attached to which were copies of a memorandum dated October 14, 1971, and a letter dated September 28, 1971 from Frederick A. Stahl and Roger S. Webb.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority approves the assignment by the joint venture to Stahl/Bennett, Inc. of the contract between the Boston Redevelopment Authority and F. A. Stahl Assoc. Inc/Architectural Heritage, Inc. dated May 14, 1969; provided Stahl/Bennett, Inc. assumes all obligations and liabilities of the joint venture under the contract, and further

VOTED: That the contract time is extended to September 30, 1973, and further

VOTED: That receipt and acceptance of the Working Drawings and Specifications for the exterior restoration of the North and South Market Buildings is acknowledged in accordance with the terms of Article 2 of the Contract. Further, that in accepting this work as substantially complete, all compensation, including retainage previously withheld, will be paid to F. A. Stahl Assoc. Inc. Architectural Heritage, Inc. for performance of the work described in Article 2 of the contract.

Copies of a memorandum dated November 11, 1971 were distributed re "Waterfront Project Mass. R-77, Order of Taking, Parcel 4, 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 November 11, 1971, relating to a portion of the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77, be executed 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 and Annex B is filed in the Document Book of the Authority as Document No. 2037.

Copies of a memorandum dated November 11, 1971 were distributed re Waterfront Project Mass. R-77, Demolition and Site Clearance Contract No. 7, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was

VOTED: That the Executive Director is authorized on behalf of the Authority to execute Demolition and Site Clearance Contract No. 7 with the lowest qualified bidder, Mystic Building Wrecking Co., Inc. in the amount of \$37,900 in the Waterfront Project, Mass, R-77.

Mr. Farrell voted "present".

The Director distributed copies of a memorandum dated November 11, 1971 entitled Downtown Waterfront Project Mass. R-77; Demolition and Site Clearance Contract No. 8; Permission to Award Contract to Liberty Wrecking and Building Material Company, attached to which was a tabulation of bids showing that the Liberty Wrecking and Building Material Company was the lowest bidder. The Director informed the Authority that he had met with the representative of the above-mentioned firm to discuss their credit position because of the fact that this is a small out-of-state corporation whose credit standing is not very strong according to credit reports received by the Authority.

The Director informed the Authority that as a result of the discussion, the Liberty Wrecking and Building Material Company offered to place with the Authority a \$10,000 cash deposit in escrow (in addition to the performance bonds required under the contract documents) guaranteeing the satisfactory performance of the job. In the opinion of the Director the \$10,000 additional cash deposit is adequate security, since it involved over 15% of the contract amount.

On motion duly made and seconded, it was unanimously

VOTED: To accept the offer of the Liberty Wrecking and Building Material Company to place a \$10,000 cash escrow fund with the Authority guaranteeing the satisfactory performance of the contract and further, that the Executive Director, upon receipt of the \$10,000 cash deposit, is authorized on behalf of the Authority to execute Demolition and Site Clearance Contract No. 8 with Liberty Wrecking and Building Material Company in the amount of \$62,349 in the Waterfront Project, Mass. R-77.

Copies of a memorandum dated November 11, 1971 were distributed re Central Business District Project Mass. R-82, South Station, Demolition Contract No. 4 for Utility Relocation, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was

VOTED: That the McMurrer Co., Mass. Electric Construction Company and the J. & W. Superior Masonry Contractors, Inc., are approved as subcontractors to participate in the contract work of Demolition and Site Clearance Contract No. 4 of the Central Business District, Project Mass. R-82 (South Station Area).

Mr. Farrell voted "present".

Copies of a memorandum dated November 11, 1971 were distributed re South Cove Project Mass. R-92, Order of Taking, Parcel 29-1, 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: That the Boston Redevelopment Authority hereby acknowledges that it recognizes that the Massachusetts Bay Transportation Authority may have a possible future need for a subsurface easement in a portion of Parcel 29-1 in the South Cove Urban Renewal Area Project No. Mass. R-92 for an extension of the Tremont Street subway tunnel.

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 November 11, 1971, relating to a portion of the South Cove Urban Renewal Area, Mass. R-92, be executed, 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. 2038.

Copies of a memorandum dated November 11, 1971 were distributed re Campus High School Project Mass. R-129, Demolition and Site Clearance Contract No. 5, attached to which were copies of a list of buildings to be included in the contract, and 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. 5 in the Campus High School Project, Mass. R-129.

Copies of a memorandum dated November 11, 1971 were distributed re Campus High School Project Mass. R-129, Engineering Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a contract for engineering services with Green Engineering Affiliates, Inc. for a term of two (2) years in the maximum amount of \$300,000 for the Campus High School Project, Mass. R-129.

Copies of a memorandum dated November 11, 1971 were distributed re Parcel "A", South Bay, Roxbury Canal Area, Authorization to Accept Conveyance from City for No Consideration, and to Notify the Governor and Mayor of a Recommended Land Value, and to Pay the City the Disposition Proceeds of the Sale, attached to which were copies of a letter dated May 24, 1971, from Edward J. Ribbs, Commissioner, Massachusetts Department of Public Works, a map indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to recommend to the Mayor and Governor that for purposes of Chapter 762 of the Acts of 1962, as amended, a value of \$29,500 be placed on Parcel "A" in the South Bay, Roxbury Canal Area, which was conveyed by the Commonwealth to the City of Boston under a Deed pursuant to said Chapter dated March 13, 1969, and that upon receipt by the Director of the proceeds from the sale said proceeds will be paid to the City for payment over to the Commonwealth and that a Regulatory Agreement be executed by and between the Authority and the Redeveloper.

Copies of a memorandum dated November 11, 1971 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of DCA Development Corporation, et al, 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 DCA Development Corporation, et al (C. A. Associates) be held at the offices of the Boston Redevelopment Authority on -

December 2, 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"¹¹.

Copies of a memorandum dated November 11, 1971 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of DCA Development Corporation, et al, 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 DCA Development Corporation, et al (C. B. Associates) be held at the offices of the Boston Redevelopment Authority on -

December 2, 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 November 11, 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-2309 to*Z-2316, Z-2319 to Z-2321 inclusive, and Z-2324-2326.

#Petition No. Z-2316 had been tabled previously

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 2039.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of several memoranda dated November 11, 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>
Guy Umana	Sr. Rehab Construction Analyst	10-1	\$8, 900	11-15-71
Lauren Jones	Sr. Clerk Stenographer	5-3	5,913	11-15-71

PERSONNEL MEMORANDUM #2

Extension of Appointment:

Mary E. Stanton Sr. Clerk Typist Extension of 2 months
(November 3, 1971 to January 3, 1972)

PERSONNEL MEMORANDUM #3

Volunteer - Planning Department:

Hathaway Green Research Analyst I Period of 3 months
Volunteer/Historic Preservation Division
(November 13, 1971 to February 15, 1971)

Volunteer will be at no cost to the Authority but will be covered by Workmen's Compensation

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve retroactively the travel of Robert T. Kenney and Stewart Forbes to Washington, D. C. , November 8 and 9, 1971.

PERSONNEL MEMORANDUM #5

Copies of a memorandum dated November 11, 1971 were distributed re Extension of Personal Services Contract, Housing Consultant - G. Walter Whalen, attached to which were copies of a Contract for Professional Services, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend, for the period of one year, an agreement with G. Walter Whalen to provide the Authority with technical advice and assistance in connection with multi-family housing proposals; said agreement to stipulate that he provide services on the average at least one day per week and compensated at an annual rate of \$10, 000; said agreement to further provide that if additional

services are provided, the consultant will be compensated at the rate of \$200 per day for such additional services. The total compensation including cost of such additional services, shall not exceed \$12,500.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

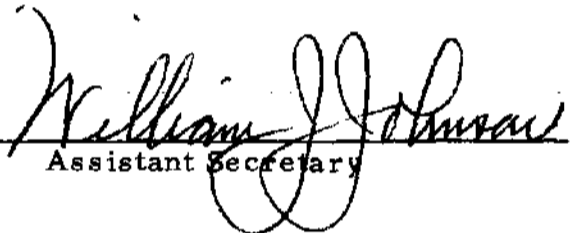
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, December 2, 1971, at 2:00 P. M.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:35 p. m.


Assistant Secretary