

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MARCH 19, 1970

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 2:30 P. M. on March 19, 1970. 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>
Msgr. Francis J. Lally	None
Melvin J. Massucco	
James G. Colbert	
Patrick Bocanfuso	
Robert L. Farrell	

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 March 19, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By *(Signature)*

Title _____ Secretary _____

March 9, 1970

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 March 9, 1970, 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 19th day of March, 1970.

Kane Simonian
Secretary

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Messrs. Warner, SLmonian and Conley attended the meeting.

The minutes of the meeting of February 25, 1970 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:

Arrow Wrecking, Inc.	\$ 14,250.00
Henry F. Bryant & Son, Inc.	150.00
Computer Systems Engineering, Inc.	5,071.44
John Sherman Cullen	850.00
John Sherman Cullen	400.00
Maarten Den Hartog	1,169.50
John J. Duane Co., Inc.	18,335.00
Thomas K. Dyer, Inc.	822.25
Thomas K. Dyer, Inc.	613.38
John D. Hewitt	4,500.00
Hubert J. Kelley	250.00
Hubert J. Kelley	700.00
John E. O'Neill	4,500.00
Myer Z. Kolodny	50.00
Chas. T. Main, Inc.	5,762.83
William F. Morrissey	4,500.00
Schoenfeld Associates, Inc.	20,145.64
Jack Stone	337.50
Arthur J. Swett	279.00
Universal Engineering Corporation	9,649.15
DeLeuw, Gather & Company	1,879.71
Perini Corporation	12,334.05
Spiniello Construction Company	79,643.70
The Age Center of New England, Inc.	2,540.00
Wayne V. Andersen	809.00
Ashley, Myer, Smith Associates, Inc.	584.00
Bayside Engineering Associates, Inc.	2,294.43
Bernard R. Baldwin	1,492.00
Edwards & Kelcey, Inc.	44,412.69
Ely, Bartlett, Brown & Proctor	3,086.61
Fay, Spofford & Thorndike, Inc.	1,939.27
Fay, Spofford Sr Thorndike, Inc.	1,194.09
Fay, Spofford & Thorndike, Inc.	6,308.37
Jackson & Moreland	4,749.27
George P. Leyland	6,000.00
Charles A. Maguire & Associates, Inc.	51,562.15
Planning, Engineering & Development	891.00
South End Neighborhood Action Program	7,370.40
Universal Engineering Corporation	11,484.80
Urban Data Processing, Inc.	2,000.00
American Chain Link Fence Company	3,151.77
Architects & Engineers for the Boston City Hall	1,964.68
D. Federico Co., Inc.	131,782.50

Copies of three (3) memoranda dated March 19, 1970 were distributed re

Adjustment in Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the following adjustments in the monthly

Use and Occupancy Charges:

<u>Project</u>	<u>Account</u>	<u>Name and Address</u>	<u>Reduce to</u>	<u>Effective</u>
Charlestown	1490	Republic Foil Company 45 Terminal Street	\$ 25.00	2/1/70
Charlestown	f 526	Charlestown Welding and Engineering, Inc. 42-50 Chapman Street	\$ 25.00	10/1/69
Waterfront	# 108	Mezikofsky Beef Company 7 Ferry Street	\$ 25.00	11/1/69

Copies of a memorandum dated March 19, 1970 were distributed re Charlestown Project Mass. R-55, Waiver of Use and Occupancy Charges, attached to which were copies of a memorandum dated February 25, 1970, and a Site Occupant Report dated March 12, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To waive, on the basis of hardship, the Use and Occupancy charge of \$345.00 on Account No. 359, Mrs. Margaret McSweeney, 37 Austin Street, Charlestown Project Mass. R-55.

Copies of a memorandum dated March 19, 1970 were distributed re Waterfront Project Mass. R-77, Adjustment in Use and Occupancy Charge, Snowcrest Refining Company, Account No. 223.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that it be referred to the General Counsel for a report.

Copies of a memorandum dated March 19, 1970 were distributed re Government Center Project Mass. R-35, Temporary Storage Area, attached to which were copies of a letter dated March 2, 1970 from the Turner Construction Company, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority rent to the Turner Construction Company, at a rate of \$35.00 per month, a 2,000 square foot area of Pemberton Square Plaza for a

period of one year to be used as a temporary storage area for building materials, subject to a thirty (30) day cancellation clause and assurance that the contractor will indemnify the Authority for any damage to the Plaza.

Copies of a memorandum dated March 19, 1970 were distributed re Government Center Project Mass. R-35, Change Order No. 3, Contract with the Beacon Construction Company, Pemberton Square, attached to which were copies of a letter dated July 24, 1969 from Kallmann & McKinnell, and two (2) letters dated May 23, and July 18, 1969, from the Beacon Construction Company.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated March 19, 1970 were distributed re Waterfront Project Mass. R-77, Request from Quincy Market Cold Storage and Warehouse Company to Purchase Machinery in T Wharf Cold Storage Warehouse.

On motion duly made and seconded, it was unanimously

VOTED: To authorize the sale of a Fuller A-1000 Rotary Booster with motor and accessories to the Quincy Market Cold Storage and Warehouse Company, for \$1,500. The machinery to remain in place until service to the fish dealers is terminated.

Copies of a memorandum dated March 19, 1970 were distributed re Waterfront Project Mass. R-77, Amendment to Appraisal Contract with Jackson and Moreland Division of United Engineers & Constructors, Inc., attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Contract between the Boston Redevelopment Authority and Jackson & Moreland Division of United Engineers & Constructors Inc. dated September 23, 1965, as amended, be further amended by striking out the entire Section 8. E and inserting in place thereof the following new Section 8.E. :

"8.E. Notwithstanding any other provision of this contract, it is expressly understood and agreed that (1) in no event will the total compensation and reimbursement paid hereunder with respect to all services and out-of-pocket expenses, except court preparation and appearances and out-of-pocket expenses in connection therewith, exceed the sum of \$50,000. and (2) in no event will the total compensation and reimbursement paid hereunder with respect to court preparation and appearances and out-of-pocket expenses in connection therewith exceed the sum of \$20,000. "

Copies of a memorandum dated March 19, 1970 were distributed re Waterfront Project Mass. R -77, Parcel E-8, 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: To table the matter and that it be referred to the General Counsel for a report.

Copies of a memorandum dated March 19, 1970 were distributed re Fenway Project Mass. R-115, Site Preparation Contract No. 5.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise Site Preparation Contract No. 5 in the Fenway Project Mass. R-115.

Copies of a memorandum dated March 19, 1970 were distributed re Fenway Project Mass. R-115, Reuse Appraisal Contract, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into contracts with Robert S. Sutte of Ryan, Elliott Appraisal Company, Inc. , and Paul G. Kinsella of Hunneman and Company, Inc. for reuse appraisals in the Fenway Urban Renewal Area; said contracts each to be of twelve month duration, the total contract price of each not to exceed

\$10,000 in accordance with the fee schedule approved
by the Department of Housing and Urban Development.

Copies of a memorandum dated March 19, 1970 were distributed re
South Cove Project Mass. R-92, Site Preparation Contract C, attached to which
were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise Site Pre-
paration Contract C in the South Cove Project Mass.
R-92, for construction bids.

Copies of a memorandum dated March 19, 1970 were distributed re
South Cove Project Mass. R-92, Acquisition of Certain South Cove Streets, 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 March 19, 1970, relating to portions of the South Cove Urban
Renewal Area, Mass. R-92, be executed together with four (4) Plans respectively
entitled:

"Boston Redevelopment Authority South Cove
Urban Renewal Area Project No. Mass. R-92
Boston Suffolk County Massachusetts Taking
Plan Broadway dated March 2, 1970"

"Boston Redevelopment Authority South Cove
Urban Renewal Area Project No. Mass. R-92
Boston Suffolk County Massachusetts Taking
Plan Porter Street dated March 2, 1970"

"Boston Redevelopment Authority South Cove
Urban Renewal Area Project No. Mass. R-92
Boston Suffolk County Massachusetts Taking
Plan Kirkland Street dated March 2, 1970"

"Boston Redevelopment Authority South Cove
Urban Renewal Area Project No, Mass. R-92
Boston Suffolk County Massachusetts Taking
Plan Wheeler Street dated March 2, 1970"

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. 1568.

Copies of a memorandum dated March 19, 1970 were distributed re South Cove Project Mass. R-92, Revised Cooperation Agreement Respecting the New Washington Street Tunnel, attached to which were copies of a proposed vote, and a new Section 408 to the Cooperation Agreement involving the Massachusetts Bay Transportation Authority, Tufts-New England Medical Center, Salesian Society, Inc., City of Boston, acting by and through its Public Facilities Commission, and the Boston Redevelopment Authority.

On motion duly made and seconded, it was unanimously

VOTED: That the previous vote of the Authority respecting Section 408 of the Cooperation Agreement involving the Massachusetts Bay Transportation Authority, Tufts-New England Medical Center, Salesian Society, Inc., City of Boston, acting by and through its Public Facilities Commission, and the Boston Redevelopment Authority be rescinded and the Director be authorized to execute a Cooperation Agreement, which will include a revised Section 408 substantially in the form of the one attached hereto, that provides for an exchange of the property required for the new tunnel for the property to be given up by the MBTA occupied by the old Washington Street line with the difference in price between these two transfers to be paid by the party responsible.

The aforementioned Revised Section 408 is filed in the Document of the Authority as Document No. 1569.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Re-Acquisition of 80-82 Waumbeck Street, 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 re-acquire the property referred to as Block 235Y-2, Parcel 8 (80-82 Waumbeck Street, Roxbury) located within the Washington Park Urban Renewal Area at the same consideration (\$400.00) received by the Authority from Edmund R. and Elma Mills in connection with a sale of said property to Mr. and Mrs. Mills from the Authority on December 15, 1969.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Request for Approval of Minimum Disposition Prices, attached to which were copies of a Resolution and a Summary of Re-Use Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS L-33, L-35, L-37, L-39, R-14 AND S-9a 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. 1570.

Copies of a mamorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Confirmatory Taking, attached to which were copies of a Resolution and an Order of Taking including Annex A - Taking Area Description.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED BY the Boston Redevelopment Authority that an ORDER OF TAKING dated March 19, 1970, relating to portions of the Washington Park Urban Renewal Area, Mass. P-24, be executed together with ten (10) Plans respectively entitled:

"Plan of Land in Boston Delivery Parcel L-3 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated October 27, 1966."

"Plan Of Land In Boston Delivery Parcels L-4 & L-4A Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated February 21, 1966."

"Plan Of Land in Boston Delivery Parcel L-8 Of Washington Par^ Urban Renewal Area Project No. Mass. R-24, dated October 27, 1966."

"Plan Of Land In Boston Delivery Parcel L-16 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated August 8, 1968."

"Plan Of Land In Boston Delivery Parcel L-25 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated February 13, 1970."

"Plan Of Land In Boston Delivery Parcel L-36 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated July 31, 1968."

"Plan Of Land In Boston Delivery Parcel F-6 Of Washington Park Urban Renewal Area Project No. Mass. R-24, July 7, 1966."

"Plan Of Land In Boston Delivery Parcels S-5, S-6 & S-7 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated January 11, 1968."

"Plan Of Land In Boston Delivery Parcel S-8 Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated October 25, 1967."

"Plan Of Land In Boston Delivery Parcel D-B Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated February 27, 1970."

"Plan Of Land In Boston Delivery Parcels H-9A & H-9B Of Washington Park Urban Renewal Area Project No. Mass. R-24, dated February 2, 1970."

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. 1571.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Parcel 1-4, Roxbury Comprehensive Community Health Center, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Section 1 (c) (iv) of the Resolution of the Boston Redevelopment Authority dated July 31, 1969, regarding the tentative designation of the Redeveloper of

Parcel 1-4 in the Washington Park Urban Renewal Area, is hereby amended to extend the time for the submission of Final Working Drawings and Specifications to October 31, 1970.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Designation of Redeveloper, Disposition Parcel R -26, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-26 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. 1572.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Minor Modification of Urban Renewal Plan, Disposition Sites S-5, S-8, L-3, L-4, L-8, L-16, L-25 and L-36, attached to which were copies of a Resolution, and a Summary Sheet.

A Resolution entitled: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF 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. 1573.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Recission of Tentative Developer and Designation of New Developer of Parcel R-14, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-14, 8 MILLS STREET, IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS.R-24, FOR REHABILITATION PURPOSES" 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. 1574.

Copies of a memorandum dated March 19, 1970 were distributed re Washington Park Project Mass. R-24, Grant of Easement, Parcel Db, attached to which were copies of a vote, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to grant to Urban Housing Associates - A an Easement, in gross, over those lands in Parcel Db known as Lot II for the express purpose of constructing, using and maintaining such improvements as may be pertinent to or desirable for the operation of the improvements to be constructed by Urban Housing Associates - A upon Parcel Db, including without limiting and generality, hereof, of driveways, parking areas and drainage facilities.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Tentative Designation of Redeveloper, Tenants Development Corporation, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract No, 8, Essex Bituminous Concrete Corporation, Reduction of Retainage, attached to which were copies of an invoice dated January 28, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Certificate of Completion, 10 Dwight Street, which included a proposed vote.

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 Low Cost Housing, Inc., the Redeveloper of 10 Dwight Street, South End Urban Renewal Area, a Certificate of Completion pursuant to the terms and provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Low Cost Housing, Inc., dated March 29, 1967.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Swimming Facilities, attached to which were copies of a proposed budget.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, subject to the approval of the General Counsel, be and hereby is authorized to expend no more than \$12,400 for the operation of Authority owned pools in the South End Urban Renewal Project Area.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Confirmatory Taking, attached to which were copies of a Resolution, and an Order of Taking including Annex A - Taking Area Description.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated March 19, 1970, relating to portions of the South End Urban Renewal Area, Mass. R-56, be executed together with four (4) Plans respectively

entitled:

"Boston Redevelopment Authority South End Urban Renewal Area Project Mass. R-56 Boston - Suffolk County- - Massachusetts Delivery Parcel Plan Parcei RR-20 dated March, 1970"

"Boston Redevelopment Authority South End Urban Renewal Area Project Mass. R-56 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel RC-8 dated March, 1970"

"Boston Redevelopment Authority South End Urban Renewal Area Project Mass. R-56 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel RD-60 dated March, 1970"

"Boston Redevelopment Authority South End Urban Renewal Area Project Mass. R-56 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel RR-15 dated March, 1970"

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. 1575.

Copies of a memorandum dated March 19, 1970 were distributed re South End Project Mass. R-56, Acquisition, attached to which were copies of a Resolution and an Order of Taking including Annex A - Taking Area Description, and Annex B - Award of Damages.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated March 19, 1970, relating to a portion of the South End Urban Renewal Area, Mass. R-56, 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. 1576.

Copies of a memorandum dated March 19, 1970 were distributed re Charlestown Project Mass. R-55, Confirmatory Order of Taking, attached to which were copies of a Resolution and an Order of Taking including Annex A - Taking Area Description.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED BY the Boston Redevelopment Authority that an ORDER OF TAKING dated March 19, 1970, relating to portions of the Charlestown Urban Renewal Area, Mass. R-55, be executed together with eight (8) Plans respectively-entitled:

"Boston Redevelopment Authority- Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels R-12A, R-12B dated Dec. 1, 1969"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels R-25A R-25A R-25B dated September 5, 1968"
1, 2,

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel R-70A, R-70B, dated Feb. 23, 1970"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel X-12 dated Jan. 15, 1970"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcel R-78 dated Sept. 19, 1969"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels X-38A, X-38B dated Sept. 25, 1969"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels P-4A & P-4D dated March 7, 1969"

"Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55 Boston - Suffolk County - Massachusetts Delivery Parcel Plan Parcels P-5 P-5 P-5 P-5 dated Sept. 25, 1969"
1, 2, 3, 4

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. 1577.

Copies of a memorandum dated March 19, 1970 were distributed re Charlestown Project Mass. R-55, Extension of Boston and Maine Relocation Agreement Respecting Charlestown Community College Site, attached to which were copies of three (3) proposed votes, and a memorandum dated February 25, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter and that the General Counsel be instructed to seek the approval of the Department of Housing and Urban Development on the Relocation Agreement.

Copies of a memorandum dated March 19, 1970 were distributed re Infill Housing Program, Urban Housing Associates - A, Parcel L-36, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL L-36 IN THE WASHINGTONS 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. 1578.

Copies of a memorandum dated March 19, 1970 were distributed re Designation of Developer and Authorization to Convey Parcels SB-23 and SB-28 Non-Urban Renewal Areas, South Boston, Massachusetts, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS SB-23 AND SB-28 NON-URBAN RENEWAL AREAS SOUTH BOSTON, MASSACHUSETTS" 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. 1579-

Copies of a memorandum dated March 19, 1970 were distributed re Contract Amendment, Concord Research Corporation, 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 January 26, 1969 by and between the Boston Redevelopment Authority and Concord Research Corporation to provide for an increased scope of services, an extension of the contract performance time, and an increase in contract price from \$5,000 to \$7,000.

Copies of a memorandum dated March 19, 1970 were distributed re Contract with Fay, Spofford & Thorndike, Inc., Change Order No. 2, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated March 19, 1970 were distributed re Contract with Dr. Robert Engle, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Dr. Robert Engle to investigate the ways in which the Authority should use information provided by the Community Renewal Program to derive property value indexes for the City of Boston. The amount of the contract will not exceed \$4,000.

Copies of a memorandum dated March 19, 1970 were distributed re Contract with the Housing Inspection Department, 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 enter into a contract with the Housing Inspection Department for the provision of services and reimbursement of expenses by the Housing Inspection Department in an amount not to exceed \$35,000 substantially in the form attached hereto.

Copies of a memorandum dated March 19, 1970 were distributed re Third Reuse Appraisals, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Ronald J. Santa for third reuse appraisals in urban renewal areas to be specified in notices to proceed, said contract to be of six months duration, the total contract price not to exceed \$5,000 in accordance with the fee schedule approved by the Department of Housing and Urban Development.

Copies of a memorandum dated March 19, 1970 were distributed re Infill Housing Program; Minimum Disposition Prices, attached to which were copies of three (3) Resolutions, and a Summary of Reuse Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICE FOR DISPOSITION PARCEL H-9b 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. 1580.

A Resolution entitled; "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCEL RR-15 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, It was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1581.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR NON-URBAN RENEWAL INFILL HOUSING DISPOSITION PARCELS" 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. 1582.

Copies of a memorandum dated March 19, 1970 were distributed re Contract with Mary Louie New, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter a contract with Mrs. Mary New to work with the Boston Redevelopment Authority and City agencies to prepare to use the 1970 Census and to devise methods to update the Census from City sources. The contract will be for a period of six months and will not exceed \$6,000.

Copies of a memorandum dated March 19, 1970 were distributed re Whitney Redevelopment Project Mass. R-29, Site Preparation Contract No. 3.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is authorized to advertise for bids for Site Preparation Contract No. 3, Whitney Redevelopment Project, Mass. R-29.

Copies of a memorandum dated March 19, 1970 were distributed re Contract with Alexander Ganz, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated March 19, 1970 were distributed re Copley Square Construction Supervision, Extension of Contract, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Authority extend the contract of Douglas Burckett for construction supervision, Copley-Square; for two months; increase the maximum payment due by \$2,500; and add a 10% cost of living increase to the daily wage.

Copies of a memorandum dated March 19, 1970 were distributed re Amendment to Contract with Everett H. Jenkins, which included a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Director be authorized to amend the contract dated March 6, 1969, between the Boston Redevelopment Authority and Everett H. Jenkins to provide for an increase of \$10,000 to the contract amount, resulting in a new upset price of \$15,000 and an extension of one year to the contract performance time resulting in a new completion date of March 6, 1971. It is recommended that this amendment be effective December 1, 1969, in order to provide continuity of contract services.

Copies of a memorandum dated March 19, 1970 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 Nca. Z-1800 to Z-1804, Z-1806-Z-1808, Z-1810 to Z-1812, Z-1814, and Z-1815.

The aforementioned memorandum, relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1583.

Copies of several memoranda dated March 19, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignations:

		<u>Effective</u>
Brenda F. Fasteau	Chief Research Anal. II	2/27/70
Barbara Richmon	Admin. Asst. III	3/20/70
Mary D. Dulude	Architect II	3/20/70
Richard Seyfarth	Landscape Arch. IV	3/20/70
Stephen S. Allen	Relocation Spec. II	3/27/70

Requests for Advance Sick Leave:

Francis X. McInnis	Bus. Relocation Spec. III (<u>10 Days</u>)	3-2-70 to 3-13-70
John A. Sanders	Relocation Spec. IV (<u>30 Days</u>)	2-26-70 to 4-9-70
Paul E. Sweeney	Rehab. II (<u>20 Days</u>)	2-20-70 to 3-20-70

Request for Leave of Absence without Pay:

Diane Bell	Secretary Stenographer 111(<u>2 Months</u>)	4-7-70 to 6-5-70
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Extension of Retirement Date:

John T. Fitzgerald	Maintenance Man (<u>3 Months</u>)	3-31-70 to 6-30-70
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Corrections of Previous Personnel Actions: { Clerical Errors }

July 31, 1969 Meeting

Personnel Memo #4a - Feb. Anniv. Dates (Document No. 1426)

Harris, C. V.	Reloc. Spec. I	<u>7-2</u>	<u>6,405</u>
(instead of:	Grade 7 - Step 1 at \$6,100)		

January 29, 1970 Meeting

Personnel Memo #1 - Request for Military Leave of Absence

JohnR. Mullin	Two years: Effective <u>3-1-70 to 3-1-72</u>
(instead of:	2-9-70 to 2-9-72)

PERSONNEL MEMORANDUM #2

Reappointments - Six month basis:

		<u>Grade & Step</u>	<u>Salary</u>	<u>Effective</u>
Robert I. Kroin	Architect III	12-1	\$10,600	4-6-70
Robert Hanson	Research Analyst II	10-5	10,332	4-6-70
Thomas H. Adams, III	Senior Technician	11-2	9,975	4-20-70
Robert B. Fernberg	Accountant IV	11-1	9,500	4-6-70
* Dana T. Monacelli	Family Relocation Sp. IV	10-2	8,925	4-6-70
* John A. Sanders	Relocation Specialist IV	10-2	8,925	4-22-70
George E. Khoury	Demolition Inspector II	9-1	7,600	4-20-70
Elizabeth J. Farrell	Technician I	8-2	7,140	4-6-70
Edward F. Bowers	Rehab Specialist I	7-2	6,405	4-20-70
* Alison B. Cooper	Relocation Specialist I	7-2	6,405	4-20-70
* Barbara A. Stern	Relocation Specialist I	7-2	6,405	4-20-70
* Gail L. Peto	Relocation Specialist I	7-1	6,100	4-20-70

* Salaries will be paid from DPW Contract Funds.

Reappointments - Six month basis: (Continued)

		Grade & Step	Salary	Effective
Francis X. Kelliher	Administrative Clerk	7-1	\$6,100	4-6-70
Elizabeth Whitelaw	Draftsman III	7-1	6,100	4-6-70
Andrew A. Iovanna	Payroll Clerk I	7-1	6,100	4-6-70
Barbara M. Kramer	Secretary-Steno. II	6-2	5,775	4-17-70
Irene Tzokas	Secretary-Steno. I	5-3	5,513	4-6-70
Karyn A. Storti	Development Assist. II	6-1	5,500	4-17-70
Marcela Gonzalez	Home Guidance Assist.	6-1	5,500	4-20-70
Rosalie A. Kelly-	Senior Clerk Typist	4-4	5,326	4-6-70
Edna R. Johnson	Senior Clerk Typist	4-1	4,611	4-17-70
Gillie B. Parker	Home Guidance Assist.	4-2	4,410	4-10-70
Lowell L. Richards, III	Research Analyst II	(40 hrs. max)	<u>Per Hour</u> \$5.00	4-6-70
Theresa E. Embry	Adminis. Assist. I	(40 hrs. max)	\$4.00	4-20-70
Kevin Darmofal	Develop. Aide II	(40 hrs. max)	\$2.40	4-1-70
Lucy Z. Menendian	Clerical Assist. III	(40 hrs. max)	\$2.25	4-1-70

Reappointments - Three month basis:

Jacob Epstein	Relocation Specialist I	8-3	\$7,166	4-22-70
* Edna Sneed	Relocation Specialist II	8-2	7,140	4-9-70
Beatrice A. Diorio	Senior Clerk Typist	4-3	5,072	4-8-70
Elissa D. Kaufman	Develop. Assist. I	(35 hrs. max)	\$2.50/hr	4-1-70

* Salary will be paid from DPW Contract Funds.

PERSONNEL MEMORANDUM #3

Extension of Professional Part Time Employee Appointments:

			Per Hour	Termination
John Avault	Research Assist. (40 hrs. max/p. w.)		\$5.00	5-1-70
Kent Colton	Research Anal. II		\$7.00	5-1-70
Celeste Arden	Planner II		\$3.25	5-1-70
Helen Hoskins	Draftsman II		\$2.75	5-1-70
Beth Harris	Clerical Asst. IV		\$2.25	5-1-70

PERSONNEL MEMORANDUM #4a

Co-Operative Appointments - Northeastern University: (Expire June 12, 1970)

			Per Hour	Effective
Douglas B. Adams	Development Assistant I		\$2.90	3-16-70
Valerie J. Bartha	Development Aide III		2.80	3-9-70
Kyla K. Herblum	Development Aide III		2.80	3-16-70
John D. Faucher	Development Aide II		2.55	3-16-70
Walter C. Kennedy, Jr.	Development Aide II		2.55	3-16-70
Robert B. Lena	Development Aide II		2.55	3-16-70
James F. O'Leary	Development Aide II		2.55	3-16-70
Helen F. Milner	Development Aide II		2.55	3-16-70
Stephen M. Hayes	Development Aide II		2.55	3-16-70

PERSONNEL MEMORANDUM #4b

Co-Operative Reappointments - Northeastern University: (Expire June 12, 1970)

Robert "Walter	Planner I		\$3.15	3-16-70
Leslie A. Finn	Planner I		3.05	3-16-70
Stephen G. Kelley	Management Aide II		3.05	3-9-70
Ernest T. Sacco	Rehab Assistant III		3.05	3-16-70
Frank B. Steele	Development Assistant I		3.05	3-16-70
Raymond S. Anderson	Development Aide III		2.80	3-16-70
John F. White	Development Aide III		2.65	3-16-70
Peter J. Elliott	Development Aide II		2.55	3-16-70

PERSONNEL MEMORANDUM #4c

Copies of a memorandum dated March 19, 1970 were distributed re College Work-Study Cooperative Program, Mary Holmes College, West Point, Mississippi, attached to which were copies of two (2) contract agreements.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized in the name and behalf of the Boston Redevelopment Authority to execute contract agreements with the Mary Holmes College to participate in the College Work-Study Program, and to approve the following Mary Holmes Work-Study

Cooperative Appointments:

Malissia Evans	Develop. Aide I	\$2.25/hr
Azalyn Patterson	Develop. Aide I	\$2.25/hr

PERSONNEL MEMORANDUM #4d

Copies of a memorandum dated March 19, 1970 were distributed re Northeastern University Work/Study Program.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized in the name and behalf of the Boston Redevelopment Authority to execute a contract agreement with Northeastern University, and to approve the following Northeastern University Cooperative Student on a Work/Study basis - effective March 16, 1970 to June 12, 1970:

Irene Noah	Develop. Asst. II	\$2.50/hr
	(15 hours per week)	

PERSONNEL MEMORANDUM #6a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff employees at the 1970 American Society of Planning Officials National Planning Conference, New York, New York, April 4-9, 1970, and the payment of an individual registration fee of \$50.00:

Mace Wenniger
Robert Lurcott
Alan Rabinowitz

PERSONNEL MEMORANDUM #6b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. James Drought at the Eastern Regional Conference on Science and Technology for Public Programs, M.I. T. , Cambridge, Massachusetts, April 2 - 3 , 1970, and the payment of an individual registration fee of \$25.00.

PERSONNEL MEMORANDUM #6d

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Terence Farrell and Mr. John Spencer at the HUD-FHA Housing Production Meeting, Statler-Hilton hotel, Boston, Massachusetts, on March 26, 1970, and the payment of an individual registration fee of \$15. 00.

Copies of a memorandum dated March 19, 1970 were distributed re Informational, Sale of Project Notes - \$17, 870, 000 Second Series 1970 and \$4, 000, 000 Third Series 1970, attached to which were copies of the tabulation of bids. The material was noted and placed on file.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of a Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: NEPONSET STADIUM PROPOSAL" 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. 1584.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be requested to assign a suitable person to ascertain what reduction can be made in the number of xerox machines now rented by the

Authority through the elimination of machines at site offices and the consolidation of this work. A report shall be made to the Authority within thirty days as to the number of machines eliminated.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be requested to assign a suitable employee to accomplish a reduction in the Authority's telephone bills, to institute tighter controls over the use of Authority telephones for toll calls and to require that employees be required to pay for toll calls made for personal purposes; and that a report be made to the Authority as to the reductions accomplished in telephone bills.

On motion duly made and seconded, it was unanimously

VOTED: That the Director of Personnel be instructed that no persons are to be hired through any outside employment agencies without the prior authorization of the Director and the Authorityboard.

On motion duly made and seconded, it was unanimously

VOTED: That the Comptroller be authorized to pay monies due the city for payments-in-lieu of taxes.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

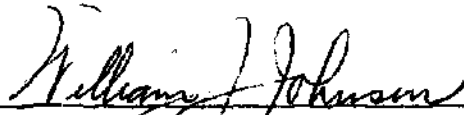
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, April 2, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5: 40 p. m.



As/sitapt Secretary