

MINUTES OF A REGULAR MEETING OF  
THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON MAY 21, 1958

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on May 21, 1958. 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>
Joseph W. Lund	Stephen E. McCloskey
Very Rev. Msgr. F. J. Lally	(came in later)
James G. Colbert	
Melvin J. Massueco	

The minutes of the meeting of May 14, 1958 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes as read.

On the recommendation of the Executive Director and upon motion duly made and seconded, it was unanimously

VOTED: to approve a contract with Adams, Howard & Greeley in the amount of \$700 for consultant services performed in connection with the Victor Gruen revised Redevelopment Plan for the West End, and that the Chairman be authorized to execute the contract; and that the payment for the services rendered be charged up to the City of Boston Urban Renewal funds.

The Chairman and the Executive Director reported to the Authority on what transpired at a meeting on Tuesday, May 20th, 1958, at this office with Messrs. Bonan, Shoolman and Rappaport of Charles River Park, Inc., and Mr. Edgardo Contini and Gene Tannen of Gruen Associates re the proposed changes in the West End Plan and the problem of the Massachusetts General Hospital.

On motion duly made and seconded, it was unanimously

VOTED: to invite Professor Howard of Adams, Howard & Greeley, Gene Tannen of the Victor Gruen Associates and Henry R. Shepley of Shepley, Bulfinch, Richardson & Abbott to attend the meeting of the Authority on May 28th at 11:00 a. m. to discuss the problem's of the MGH with respect to the proposed changes in the

Redevelopment Plan.

On motion duly made and seconded, and upon the recommendation of the Executive Director, it was unanimously

VOTED: to employ all maintenance personnel on a temporary basis for ninety-day periods, including the maintenance personnel previously engaged for the West End.

The Chairman reported to the Authority on the results of the conference held by the Executive Director, the Fire Commissioner and himself. It was agreed that a letter should be sent to the Fire Commissioner thanking him for his cooperation and confirming the agreements reached for additional fire protection in the West End area.

At this point Mr. McCloskey entered the meeting.

On motion duly made and seconded, and upon the recommendation of the Executive Director, the Authority

VOTED: to employ John Cahill as Demolition Inspector, West End Project, at \$5500 per annum, effective date to be determined by the Executive Director.

The Executive Director brought up the possibility of retaining Victor Gruen Associates as Planning Consultants in order to expedite the preparation of engineering and other services necessary in connection with an application to revise the West End Redevelopment Plan. The question of a conflict of interest was raised. The Executive Director notified the Authority that he had discussed this possible conflict of interest with Mr. Walter Fried, Regional Administrator, and that Mr. Fried stated that there would be no objection providing that there was a full disclosure and that the consultants did not have any financial interest in the Redevelopment Corporation.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to Mr. Walter Fried requesting that the telephoned statements be confirmed in writing.

The Executive Director presented information to the Authority with respect to salaries which prevail in the locality for stenographic and secretarial personnel. Upon information presented and on motion duly made and seconded, the Authority determined that a salary of \$4000 per year for secretarial personnel and of \$3600 per year for clerk-stenographers is comparable with pertinent public practice in the locality. On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: that the salary of Miss Johanna Dyckman, Secretary to the General Counsel, be increased from \$3750 per annum to \$4,000 per annum, effective May 21, 1958; and that the salary of Miss Mary Driscoll, Clerk Stenographer in the Site Office, be increased from \$3200 per annum to \$3600 per annum, effective May 21, 1958.

The Executive Director read a letter from Mr. Max Kargman, First Realty Corporation, requesting an appointment to meet with the Authority to discuss the proposed Government Center.

On motion duly made and seconded, it was unanimously

VOTED: to invite Mr. Max Kargman to appear at the Authority meeting on June 4, 1958 at 11:00 a.m.

The Executive Director reported to the Authority the results of a conference with Mr. Fred Weaver of the New York URA Regional Office, who spent two days reviewing the relocation and property management operations of the Site Office. Mr. Weaver suggested the need for additional personnel in the way of cashiers and Relocation Payments Officer and clerks.

On motion duly made and seconded, it was

VOTED: to authorize the Executive Director to write to the Regional Office in New York requesting the employment of additional personnel needed in connection with the collection of rents and processing of relocation payments.

The Executive Director reported the fact that there was considerable delay in receiving the West End Acquisition Appraisals. The Executive Director was

instructed to write to all the appraisers who were delinquent and notify them that they would be disqualified for future consideration unless the appraisals were submitted within a very reasonable time.

The Executive Director read a letter from Fay Foto Service, Inc., dated May 20, 1958, requesting that the price of photographs be revised to \$4.00 plus \$1.00 per print. The letter contained references to comparable prices being charged to other city, state and federal agencies and for private corporations. The Executive Director presented to the Authority prices obtained from two reputable, well established firms for this type of work.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to rescind the votes of April 23d and April 30th regarding Fay Foto and to approve the price of \$4.00 per photograph plus \$1.00 for each print; and that on the basis of information presented to the Authority the compensation to be paid is fair and proper under all circumstances and at a rate not in excess of what is customarily paid in this locality for equivalent services.

The Chairman read Councillor Piemonte's Order adopted May 12th concerning the West End. The Executive Director was instructed to contact the New York Regional Office and to prepare an answer for discussion at the next meeting.

On motion duly made and seconded, it was unanimously

VOTED: to authorize Robert E. McGovern, Land Acquisition Consultant, in collaboration with the General Counsel and the Executive Director, to establish maximum option prices on West End parcels, subject to the concurrence of the New York Regional Office of the Urban Renewal Administration.

The Executive Director presented a form of purchase and sale agreement entitled "Agreement of Purchase and Sale of Parcel No. 7, New York Streets Project, U. R. Mass. 2-1", which agreement was read and discussed.

On motion duly made and seconded, it was unanimously

VOTED: that the form of agreement just presented to this meeting be, and it hereby is, approved, and that the Chairman, Joseph W. Lund, be and he

hereby is, authorized and directed to execute and deliver an agreement in or substantially in such form in the name of the Independent Transit Company of Boston, and that the Secretary be, and he hereby is, authorized to affix thereto and attest the seal of the Boston Redevelopment Authority, conveying Parcel No. 7 as shown in said New York Streets Project Area UR Mass. 2-1 as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding & Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957.

( The foregoing Purchase and Sales Agreement is filed as Document No. 29 in the Document Book of the Authority.)

The Executive Director presented a form of deed conveying land in the New York Streets Project Area to the Independent Transit Company of Boston, pursuant to the Purchase and Sales Agreement.

On motion duly made and seconded, it was unanimously  
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VOTED: that the form of deed just presented to this meeting be, and it hereby is, approved, and that the Chairman, Joseph W. Lund, be and he hereby is, authorized and directed to execute and deliver a deed in or substantially in such form in the name of the Independent Transit Company of Boston, and that the Secretary be, and he hereby is, authorized to affix thereto and attest the seal of the Boston Redevelopment Authority, conveying Parcel No. 7 as shown in said New York Streets Project Area UR Mass. 2-1 as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding & Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957.

(The foregoing Form of Deed is filed as Document No. 30 in the Document Book of the Authority.)

The Executive Director presented the Redeveloper's Statement of Qualifications and Financial Responsibility with respect to the Independent Transit Company of Boston and also presented a Resolution entitled "Resolution Re Determination of

the Boston Redevelopment Authority as to the Qualifications and Financial Responsibility of the Independent Transit Company of Boston, Redevelopers, New York Streets Project Area U. R. Mass. 2-1", which Resolution was read and discussed. On the recommendation of the Executive Director and upon motion duly made and seconded, it was unanimously

VOTED: to adopt said Resolution as read.

(The foregoing Resolution is filed as Document No. 31 in the Document Book of the Authority.)

The Chairman presented the matter of future procedures and stated that something should be done to delegate Authority in administrative matters in order to reduce the agenda and allow more time for the Authority to discuss policy matters.

After a discussion it was unanimously

VOTED: that the Chairman and the Executive Director should discuss the matter in detail and make recommendations to be presented to the Authority at a later meeting.

The Executive Director announced that he had contacted the three groups who are interested in the redevelopment of the Mattapan Project and advised them to submit their proposal by Friday, June 6th, before noon.

The Executive Director notified the Authority of a telephone conversation that had been held with the Regional Office in New York and of correspondence that has been received from New York, as well as the conference with Mr. Fred Weaver of the Relocation Department, URA, concerning necessary changes in the Relocation Payments Resolution and Schedule of Payments which were adopted by the Authority on April 16, 1958.

The Executive Director presented a new resolution which was revised to meet the recommendations of the URA entitled "Resolution Providing for the Payment to Eligible Families of Relocation Payments, U. R. Mass. 2-3, which resolution was read and discussed.

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On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: that the resolution entitled "Resolution Providing for the Payment to Eligible Families of Relocation Payments, U. R. Mass. 2-3" and Fixed Relocation Payment Schedule attached thereto, be substituted for the resolution adopted on April 16, 1958; and further that the resolution be effective on April 16, 1958, the same date on which the original resolution was adopted.

(The above resolution and Fixed Relocation Payment Schedule attached thereto is filed as Document No. 18 in the Document Book of the Authority,)

On motion duly made and seconded, it was unanimously

VOTED: to pay the following bills:

J. M. McCusker, for plumbing and heating work at West End,	\$2,333.28
Vose-Swain Engraving Co., for supply of letters and envelopes in connection with notices of taking to tenants and owners, WE	353.45
Hanley Oil Company; furnishing oil in West End	738.03
Security Wall Safe Co., 2-key safe for WE Site Office	250.00

The Chairman introduced the matter of the sale of Parcel J, West End Project, to the Retina Foundation. The Executive Director reported on the results of his meeting with the technical representatives of the Retina Foundation and Victor Gruen Associates with respect to altering the boundaries of said Parcel J. The Executive Director reported that both the Retina Foundation and Victor Gruen Associates, representing Charles River Park, Inc. , had agreed on Parcel J as bounded except for minor alterations of the boundary lines.

The Executive Director presented a Verifax copy of a plan entitled "Charles River Park, Victor Gruen & Associates", which depicted the boundary changes as agreed upon by the above-mentioned group.

(The foregoing Verifax copy of the above-mentioned plan is filed as Document No. 32 in the Document Book of the Authority. )

The Executive Director reported that the General Counsel had given his legal opinion that the alterations of the boundaries for Parcel J did not constitute *a substantial change in the Redevelopment Plan.* S

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On the recommendation of the Executive Director and upon motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby concurs in the opinion of the General Counsel that the alterations did not constitute a substantial change in the Redevelopment Plan and that the Authority further hereby determines said alterations to constitute minor changes which do not alter the basic elements of the Redevelopment Plan.

The Executive Director presented an agreement entitled "Purchase and Sale Agreement Between the Boston Redevelopment Authority and the Retina Foundation", which agreement was read and discussed.

Upon motion duly made and seconded, it was unanimously


VOTED: that the Chairman of the Boston Redevelopment Authority, Joseph W. Lund, be and he hereby is, authorized in its name and behalf to execute and deliver to the Retina Foundation the Purchase and Sale Agreement covering certain land in the West End Redevelopment Project Area in substantially the form as that presented to this meeting.

(The foregoing Purchase and Sale Agreement is filed as Document No. 33 in the Document Book of the Authority.)

Upon motion duly made and seconded, it was

VOTED: to adjourn.

The meeting adjourned at 12:40 p. m.

  
Secretary