

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 13, 1960

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 April 13, 1960. 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 Msgr. Francis J. Lally James G. Colbert Stephen E. McCloskey	Melvin J. Massucco(caine in later)

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 meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on April 13, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 8, 1960

Title: _____

Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 8, 1960 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 8-th day of April, 1960

Kane Simonian
Secretary

LS

On motion duly made and seconded, it was unanimously
VOTED: that William J. Johnson, Assistant Executive Director,
act as Secretary Pro Tern.

The minutes of the meeting of April 6, 1960 were read by the
Secretary Pro Tern.

On motion duly made and seconded, it was unanimously
VOTED: to approve the minutes as read.

The minutes of the :adj.cttirmed regular meeting held on April 8, 1960
were read by the Secretary Pro Tern.

On motion duly made and seconded, it was unanimously
VOTED: to approve the minutes as read.

(Mr. Massucco entered the meeting at this point.)

The Chairman read a letter from Mayor John F. Collins dated April
12, 1960 regarding the need for conveying land in the West End Project area for
the proposed branch library. The Executive Director was instructed to pre-
pare an answer to this letter and indicate the Authority's willingness to handle
this matter as expeditiously as possible.

Following a discussion and on motion duly made and seconded, it was
unanimously

VOTED: to grant an extension of time of ninety days for the Beacon
Redevelopment Corporation under the existing lease agreement for the Whitney
Street Project.

Mr. John C. Conley, General Counsel for the Authority, reported on
his interview with three trial attorneys. On motion duly made and seconded, it
was unanimously

VOTED: that the following be appointed as trial attorneys at the fee
schedule previously voted by the Authority on June 24, 1959: Clarence P. Ford,
William L. Baxter and Isadore H. Y. Muchnick; and further, to make the fol-
lowing findings: (a) that the foregoing are qualified legally and by experience
to perform the services to be provided in accordance with the contract, and
(b) the compensation to be paid the contractor is fair and proper under all the
circumstances and at a rate not in excess of that which is customarily paid for
services of equivalent scope and quality, and (c) that it is in the best interests
of the project that contracts be awarded to the foregoing attorneys without
consideration of bids or proposals.

The Assistant Executive Director notified the Authority that the City Council had approved the sum of \$70, 600 in the 1960 Budget.

On motion duly made and seconded, it was unanimously

VOTED: that the Treasurer be authorized to request the \$70, 600, as appropriated, from the City Collector-Treasurer.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the employment of Joseph A. Moran to make an appraisal of the severance damages to the building occupied by the Atlantic Pipe & Supply Company in the New York Streets Project, at a fee acceptable to the URA, that the Chairman be authorized to execute contract for same, and further, to make the following findings:

- (1) The selected appraiser possesses qualifications justifying an expectation that he will furnish appraisal reports on which the Local Public Agency and the HHFA can act with confidence and that he will be able to support his conclusions capably in the event of investigation or court proceedings;
- (2) The appraiser does not have any interest, present or prospective, that could impair his ability to furnish impartial reports or raise questions as to his impartiality or fairness;
- (3) The compensation to be paid is fair and proper under all the circumstances and is at rates that do not exceed what typically would be paid in the locality for equivalent services, based on the compensation that has been and is being paid by others for similar services;
- (4) The contract with the selected appraiser will best serve the interest of the project, with due regard for, but not primary consideration of, the objective of holding the expense to a minimum.

Following a discussion and on motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to declare a skeleton on Good Friday, April 15, 1960, for the purpose of religious worship, provided that the offices are adequately staffed and that those employees who remain on duty be granted compensatory time.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to rent additional office space at 73 Tremont Street when necessary to accommodate the Federal auditors.

A report was submitted with respect to the qualifications of Edward Wexler, appraiser. On motion duly made and seconded, it was unanimously

VOTED: that Edward Wexler be engaged as an appraiser for the Castle Square Project, that the Chairman be authorized to execute contract

with same, and further, to make the following findings:

- (1) The selected appraiser possesses qualifications justifying an expectation that he will furnish appraisal reports on which the Local Public Agency and the HHFA can act with confidence and that he will be able to support his conclusions capably in the event of investigation or court proceedings;
- (2) The appraiser does not have any interest, present or prospective, that could impair his ability to furnish impartial reports or raise questions as to his impartiality or fairness;
- (3) The compensation to be paid is fair and proper under all the circumstances and is at rates that do not exceed what typically would be paid in the locality for equivalent services, based on the compensation that has been and is being paid by others for similar services;
- (4) The contract with the selected appraiser will best serve the interest of the project, with due regard for, but not primary consideration of, the objective of holding the expense to a minimum.

Copies of a letter from Freedom House dated March 30, 1960 were distributed. On motion duly made and seconded, it was unanimously

VOTED: to acknowledge the letter and place on file.

The Assistant Executive Director explained the status of the application for a Capital Grant Reservation under the three-quarters formula for the proposed Castle Square Project.

The Executive Director was directed to write to His Honor the Mayor to look into the delay in processing the ^HStatement of Principal Executive Officer of Municipality Approving Undertaking of Surveys and Plans for Urban Renewal Project on a Three-Fourths Capital Grant Basis and Filing of Application for Reservation of Capital Grant Funds", which had been submitted to the Mayor on March 28, 1960.

Copies of Demolition and Relocation Reports on the West End Project were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to transmit Requisition No. 4 for a Relocation Grant Progress Payment, West End Project, UR Mass. 2-3 in the amount of \$58, 619.

Copies of a letter from Fred E. Hertan dated April 11, 1960 were distributed. Following a discussion, and on motion duly made and seconded, it was unanimously

VOTED: that the Executive Director contact the Planning Board to consider the advisability of revising the General Plan for the City of Boston in order to permit multiple story residential buildings in the Mattapan Project area.

Messrs. Martin Cerel and Bertram A. Druker entered the meeting at 11:15 a.m. to discuss the proposals for development of the Castle Square Project area.

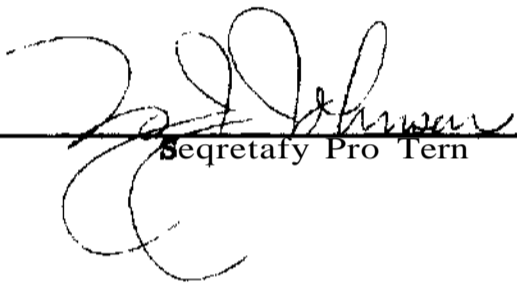
On motion duly made and seconded, it was unanimously

VOTED: that the regular meeting of the Authority scheduled for April 27, 1960 be changed to Monday, April 25th, 1960, the meeting to start at 9:30 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:55 a.m.


Secretary Pro Tem