

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOV. 15, 1961

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 Nov. 15, 1961. 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>
Stephen E. McCloskey James G. Colbert John P. Ryan	Msgr. Francis J. Lally Melvin J. Massucco (came 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 Nov. 15, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

BY

Kane Simonian

November 10, 1961

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 Nov. 10, 1961 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 15th day of November, 1961.

Kane Simonian
Secretary

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Mr. John C . Conley attended the meeting.

The minutes of the meeting of November 3, 1961, were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Copies of a letter from Salah & Pecci Company dated November 13, 1961 were distributed, requesting a two-week extension of time for the completion of their site preparation contract, West End project. The delay was necessitated because of the fact that the Metropolitan Transit Authority did not remove their power lines until November 2, 1961 and the Telephone Company had been delayed in installing its new utility lines.

The Chief Engineer, Mr. Wallace Orpin, recommended the extension of time as justifiable.

On motion duly made and seconded, it was unanimously

VOTED: to approve a two-week extension of time to Salah & Pecci Company on Site Preparation Contract No. 2, West End project.

A letter from the Boston Housing Authority dated November 10, 1961 was distributed, advising the Authority that full cooperation would be given by the Housing Authority in relocating eligible families from the Government Center project into public housing.

On motion duly made and seconded, it was unanimously

VOTED: that the letter be acknowledged, expressing the appreciation of the Redevelopment Authority for the cooperation.

The Executive Director informed the Authority that public liability insurance had been placed on the Government Center project on the day of the taking and that copies of the policy for this insurance has been received by the Authority.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize payment to James F. Kelley 8t Company in the amount of \$59, 412. 56 for the annual premium cost for the first year for the public liability insurance, Government Center.

Mr. Massucco entered the meeting at this point.

The Executive Director presented a bill for payment to Nyman Kolodny for services rendered on title abstracts, Government Center, in the

amount of \$6062. 52. The General Counsel certified that the services had been performed satisfactorily.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: to authorize the foregoing payment.

The Executive Director informed the Authority that one of the Field Workers, Charles O'Brien, has had quite a spell of illness in the last six months (verified by doctors' statements) and has used up all his accrued sick leave. The Executive Director, in accordance with the Personnel Policy, had advanced fifteen days' sick leave as permitted. Mr. O'Brien has overdrawn his sick leave eight days beyond this additional leave. The Executive Director recommended that the Authority advance an additional fifteen days' sick leave.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the extension of fifteen additional days' sick leave to Charles O'Brien.

A copy of a letter dated November 14, 1961 from Monsignor Sennott, Chancellor of the Roman Catholic Archdiocese of Boston, was distributed, advising the Authority that the Archdiocese requests delivery of the land reserved in the West End project for St. Joseph's Church, and further, to exercise the option to acquire the additional 40,000 square feet which was set aside.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the Executive Director expedite the preparation of plans and documentation which will be required in order for the Authority to take action on this matter; and further, that the Executive Director be authorized to acknowledge the letter from Monsignor Sennott.

At this point, the following people entered the meeting to discuss the matter of the Bowdoin Square Garage: Mr. Lothrop Withington, Treasurer of the Bowdoin Square Garage, Inc. and attorney for same; Mr. Netter Hill, President and General Manager of same; Mr. William J. Fitzgerald, President of Parking Associates and Fitz Inn Auto Parks, Inc., and Mr. Charles Easter, Vice president of Parking Associates and Fitz Inn Auto Parks, Inc.; Mr. John B. Hynes, attorney representing Mr. Fitzgerald.

Copies of the following correspondence were distributed in connection with the Bowdoin Square Garage: (1) a letter dated November 3, 1961 from the Bowdoin Square Garage Inc. , signed by Mr. Netter Hill, President of the Garage; (2) letter from the law firm of Counihan and Counihan dated Nov. 6, 1961 representing an unnamed client interested in leasing the Bowdoin Square Garage when and if it is vacated; (3) letter from the law firm of Withington, Cross, Park and McCann dated November 9, 1961 and signed by Mr. Lothrop Withington, attorney for the Bowdoin Square Garage, Inc.

Mr. Withington opened the discussion by verbally presenting to the Authority the information substantially contained in his letter of November 9, 1961, namely, that the garage operation which he represents is very reluctant to continue their garage operations because of the great uncertainty as to what will happen in the Government Center area during the period of dislocation of businesses and the demolition of properties.

Mr. Withington informed the Authority that tremendous pressure had been brought to bear to continue the garage operation by its customers, particularly those who have contracts, including the Parker House and Boston Police Department for the towing of illegally parked automobiles.

Because of this great pressure and because it was in the public interest to continue operation of the Garage, the firm has had negotiations with Mr. William Fitzgerald of Fitz Inn Auto Parks for the purpose of transferring the garage operations to Fitz Inn Auto Parks, Inc.

Mr. Withington informed the Authority that the Bowdoin Square Garage, Inc. engaged in two other corporate activities in addition to the garage operation, namely, the ownership and management of the real estate prior to the eminent domain taking and a very large interest in a manufacturing concern, also located in the Bowdoin Square Garage building.

Mr. Withington submitted to the Authority a proposed plan by the Bowdoin Square Garage, Inc. for a transfer to a new corporation called the Bowdoin Square Garage Company, the garage operations as a going business, including tow trucks, cars, equipment, furniture, contracts, accounting equipment and good will, which new corporation would continue the garage operation.

Mr. John Hynes, representing Mr. William J. Fitzgerald, related to the Authority a summation of Mr. Fitzgerald's experience, activities, operations and financial standing in the parking field in the Boston area.

Mr. Hynes urged the Authority to give consideration to the transfer of the garage operations in order to provide uninterrupted service to the Parker House and other contract holders of this facility.

The matter was considered and discussed by the Authority and on motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the Authority hereby consents to the transfer to a new corporation called the Bowdoin Square Garage Company from the Bowdoin Square Garage, Inc. , the garage operations as a going business, including tow trucks, cars, equipment, furniture, accounting equipment, contracts and good will, which new corporation will continue to carry on the garage operations at the same location; and further, that the Secretary be instructed to send a notification in writing to this effect to all the parties concerned.

The next order of business was the meeting with the Authority of the committee interested in preserving the Sears Crescent block on Cornhill as follows: Mr. Thomas B. Adams, Truman Nelson, Walter Muir Whitehill, Harry Lichensteiti, attorney , and Mr. and Mrs. George Gloss, owners of the Cornhill Book Store.

Mr. Adams gave his views on the importance of preserving the Sears Crescent block.

At this point in the discussion, Mr. Edward J. Logue entered the meeting.

Professor Walter Muir Whitehill presented his views and urged that the Authority utilize every effort to preserve the Sears Crescent block.

The Vice Chairman thanked the group for their interest in the program and assured them that the Authority would give due consideration to their views.

A memo dated November 15, 1961 from the Development Administrator was distributed regarding the Bowdoin Square Fire Station relocation, attached to which was a report from Donald M. Graham, Planning Administrator, to Edward J. Logue dated November 13, 1961. The memo recommended approval of the request from the Fire Department for the relocation between Joy Street and South Russell Street for the construction of a new

permanent fire station to replace the present Bowdoin Square facilities.

Mr. McCloskey raised some questions on the feasibility of this location. Mr. McCloskey stated that in his opinion, this location might not be the most suitable from the point of view of serving the Beacon Hill area most efficiently.

On motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to instruct the Development Administrator to obtain additional information on this proposed location for Mr. Ryan and Mr. McCloskey and that the matter be tabled until the additional information is obtained.

The Development Administrator distributed copies of a memo dated November 15th re Government Center proposed demolition staging areas and timetable.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to lay the matter on the table.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that Gordon N. Gottsche be directed to appear at the meeting of the Redevelopment Authority on Wednesday, November 22, 1961, and that the Development Administrator be instructed to order Mr. Gottsche to desist immediately from interfering with the Site Office and to perform his assigned duties as relocation planner.

The Development Administrator distributed copies of a memo dated November 15th re estimated time for beginning of construction of the State buildings scheduled for the Government Center renewal project area.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to lay this matter on the table until the demolition schedule is reviewed and approved.

The Development Administrator distributed copies of a memo dated November 15th re business relocation - Government Center, attached to which were resumes on John P. Allevizos and Charles B. Akerson; and

copies of a form of contract proposed to be entered into with the foregoing named people.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to lay the matter on the table.

The Development Administrator distributed copies of memos dated November 15, 1961 concerning the following matters: reimbursement for secretarial services, Government Center - \$178 to Ruth E. Davis for typing; purchase of desk lamps and drafting table lamps for the Quincy Market office in the amount of \$350; payment to E. C. Houdlette for professional services under contract in the amount of \$475; payment to Foley, Hoag & Eliot for legal services under contract in the amount of \$1710. 91 for the month of October.

On motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the payments as recommended in the above-mentioned memos.

The Development Administrator distributed copies of a memo dated November 15, 1961 re purchasing of three manual typewriters and two electric typewriters, at a cost not to exceed \$1450.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the above expenditure.

Copies of a letter dated November 13, 1961 from Whitman & Howard, Inc. were distributed containing a proposal to provide additional services not included under the present engineering contract at a cost not to exceed \$4000.

The Executive Director explained that this additional engineering work was made necessary because under the existing Whitman & Howard contract, certain information concerning the MTA installations was to be furnished to Whitman & Howard. It developed that the M.T.A. does not have on hand all the engineering data concerning their installations which was thought to be available at the time the Whitman & Howard specifications were drawn up and executed.

The Chief Engineer, Mr. Wallace Orpin, had certified that Whitman & Howard cannot complete their services under the contract unless

this additional information is provided. The M. T. A. stated they would procure the additional information and make it available if the Authority would reimburse them for the cost. In order to expedite the engineering contract, it is more feasible to authorize Whitman & Howard to obtain this necessary data with additional compensation rather than wait for it to be provided by the M. T. A. under a reimbursement agreement with the Authority.

The Chief Engineer, Wallace Orpin, recommends this as the most efficient and economical method of providing the information and certifies that it is essential to the completion of the existing engineering contract with Whitman & Howard.

On motion duly made and seconded, it was unanimously

VOTED: to approve an amendment to the existing contract with Whitman & Howard for the purpose of including this additional material to be provided and the specifications for the same, in an amount not to exceed \$4000 in accordance with the rates quoted in the letter of November 13, 1961 from Whitman & Howard, and further, that the Development Administrator be authorized to execute the amendment to the contract.

The Development Administrator recommended that Donald Graham and Robert Rowland be authorized to attend the annual conference of the American Institute of Planners in Detroit, Michigan, on November 26th to 30th inclusive.

On motion by Mr. Massucco, seconded by Mr. Ryan, it was unanimously

VOTED: to approve the above travel.

The Development Administrator distributed copies of a memo dated November 15, 1961 re status of Rapkin Report on economic feasibility of rehabilitation in the Washington Park urban renewal area.

The Development Administrator also distributed final draft copies of Doctor Rapkin's report for review by the Members.

On motion duly made and seconded, it was unanimously

VOTED: to take the report under advisement.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to attend

the White House Regional Conference in New York on November 17, 1961.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:42 p. m.


Secretary