

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JAN. 31, 1962

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 Jan. 31, 1962. 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
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
John Ryan	

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 Jan. 31, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

January 29, 1962 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 Jan. 29, 1962 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 31st day of January, 1962.

Kane Simonian
Secretary

Mr. Logue attended the meeting.

The minutes of the meeting of January 24, 1962 were read by the Secretary. On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

Mr. Logue introduced Chester Rapkin, who is conducting the feasibility studies of Washington Park, and several members of the Development Department staff for a presentation of proposals for the Washington Park Project.

After the presentation of the plans, maps, costs and other data, Mr. Rapkin was asked questions about his Washington Park Feasibility Report.

Mr. Logue distributed copies of a memo dated January 31, 1962, entitled Proposed Urban Renewal Plan for the Washington Park Project.

The Development Administrator recommended that the Authority revise the Application for Survey and Planning for the Washington Park Project in order to increase the survey and planning loan from \$143,461 to \$298,291.

Mr. Ryan presented a Resolution to revise existing Survey and Planning Application for the Washington Park Project, No. Mass. R-24, which Resolution was read and introduced.

Mr. Ryan moved that the Resolution as read be adopted. Mr. Colbert seconded the motion, and on motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as introduced and read.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 178.)

The Development Administrator recommended that the Authority take subsequent formal action at an early date to approve the filing with HHFA of a Revised Survey and Planning Application for the Washington Park urban renewal area, extending the present area of the project to Franklin Park, the extended area to be bounded by Dudley Street, Warren Street, Blue Hill Ave., Seaver Street, Columbus Avenue, and Washington Street, increasing the area in size from 186 to 472 acres, increasing the present capital grant reservation from \$2,640,000 to \$15,418,000, and increasing the Survey and Planning Budget to \$796,781 in order to complete preparations for early land acquisition including second acquisition appraisals.

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

VOTED: to table the foregoing recommendation.

The Development Administrator recommended that for the purpose of using early land acquisition procedures to accelerate project execution and to relieve hardship in the project area, the Authority take action at an early date to approve the holding of a public hearing in the matter of a proposed determination that the extended project area is a substandard and/or decadent area, and that the Authority take action following such a hearing to approve the findings and to approve the filing with HHFA of an Application for a Temporary Loan for Early Land Acquisition in the extended project area for an amount now estimated to be \$9,643,337.

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

VOTED: to table the above recommendation.

The Development Administrator distributed copies of a memo dated January 31, 1962 entitled Contract for Community Organization Service in the Washington Park Renewal Area.

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

VOTED: to table the above matter.

The Secretary was directed to place this matter on the agenda as the first item at the next meeting,

On motion duly made and seconded, it was unanimously

VOTED: to table the tabulation of the proposals from various oil companies for servicing the Government Center Project.

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

VOTED: to authorize partial progress payment to John J. Duane Company in the amount of \$34,304.40 under the contract for demolition of the Whitney Project area.

The Chief Engineer, Wallace Orpin, recommended that an extension of time of sixty days be granted to John J. Duane Company on the Whitney demolition contract because of conditions beyond the control of the Contractor.

On motion duly made and seconded, it was unanimously

VOTED: to approve the extension of sixty days as recommended.

Site Office reports were distributed. The Site Office Manager, John Hallisey, recommended that the Scollay-Rialto Theater be evicted because of rent arrearages in the amount of \$1500 for two months. The Executive Director informed the Authority that it would be necessary to demolish this building in order to comply with the time schedule for the demolition contract and for the widening of Cambridge Street.

On motion duly made and seconded, it was unanimously

VOTED: to evict the Scollay-Rialto Theater and that the Executive Director be authorized to issue the eviction warrant.

Hardship case of Antonio Scali of 17 Hale Street, Government Center project, was discussed and on the recommendation of the social worker and the Project Manager, and on motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charges of \$32.00 and to authorize relocation payment.

On the recommendation of the social worker and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges of \$670 on the grounds of hardship for Donald Farmer, 41 McLean Street, West End project, Account No. 879.

The Executive Director presented a memo from Thomas P. McCusker, Coordinator, containing a list of 15 collection accounts in the Government Center Project area who were delinquent in the payment of use and occupancy charges for over two months. Mr. McCusker reported that every attempt has been made to collect the arrearages and after repeated contacts, it was his recommendation that eviction be authorized.

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

VOTED: that one more attempt be made to collect from these delinquent accounts and that the General Counsel be instructed to send a written communication to each of the 15 delinquent tenants, advising them that unless payment is received by Tuesday, February 6, 1962, the Authority will commence eviction proceedings at the next meeting on February 7, 1962.

Copies of a memo dated January 30, 1962 from the Real Estate Officer, Robert McGovern, were distributed re Government Center Project Adjustment in Use and Occupancy Charges, Bowdoin Square Garage Company, Inc. Attached to the memo were photostatic copies of a 1962 publication of "Percentage Leases" for parking garages and parking lots published by the National Institute of Real Estate Brokers. The Real Estate Officer recommended that an adjustment of use and occupancy charges be made for the Bowdoin Square Garage and that the charge of \$4375 effective November 1, 1961 be approved.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was VOTED: that an adjustment in use and occupancy charges be made for the Bowdoin Square Garage Company, Inc., Account No. 898, as follows: \$4375 per month effective December 1, 1961.

Mr. Ryan voted "nay".

On motion duly made and seconded, it was unanimously VOTED: to authorize the payment to James F. Kelley and Company of \$1023.03 for fire insurance coverage, Government Center Project.

Copies of a letter from the All State Sales Company dated January 30, 1962 were distributed, offering to lease Parcel 8, Block 128 in the Government Center Project for \$1000 per month, subject to an audit of the firm's income figures at the end of two months. The Executive Director presented a signed letter from the former operator of the lot, Paul K. Handy, advising the Authority that he had vacated the lot on January 25, 1962.

The Executive Director informed the Authority that the former operator of the lot was in arrears on his use and occupancy charges and has consistently refused to submit adequate income figures to support a request for a reduction in charges prior to his vacating the lot.

On motion by Mr. Ryan, seconded by Mr. McCloskey, it was VOTED: that the offer from the All State Sales Company for a temporary license to use Parcel 8, Block 128, Government Center project area, for parking purposes at \$1000 per month, as contained in their letter of January 30, 1962, be accepted, subject to an audit by the Authority of their figures at the end of two months; with the understanding that the rent could be adjusted as a result of the audit; and further, that the Executive Director be authorized to execute a license with All State Sales Company in accordance with the above terms and in the approved license form now being used for

other parking licenses under grant from the Authority.

The Chairman, Monsignor Lally, voted against the motion and wished to be recorded in opposition, and further, instructed the Executive Director to ascertain the names and addresses of the officers of said corporation as listed in the office of the Secretary of State.

On motion duly made and seconded, it was unanimously

VOTED: to amend the Relocation Payment Resolution for both residential and non-residential site occupants, on file in the Document Book as Document No. 163 and 164, as follows:

"Effective this day, all relocation payments claims will require the approval and signature of John B. Alevizos and that Sections 13 (residential) and 14 (business) of both relocation payment policies are hereby amended to reflect the above change. "

The Development Administrator distributed copies of a memo dated January 31, 1962 entitled Request for Additional Payment for Remodeling Work - Communication from R. E. York, Building Commissioner, City of Boston, and recommending that an additional payment of \$1150 be authorized to J. J. Vaccaro, Inc. , the general contractor currently doing the remodeling work in City Hall Annex.

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

VOTED: to approve the above recommendation.

The Development Administrator distributed copies of a memo dated January 31, 1962 re Sale of Deer Island Land, attached to which was a draft of a letter from the Chairman to the Chairman of the Metropolitan District Commission, Robert Murphy. Pursuant to a City Council Order, said memo recommended that the MDC acquire the Deer Island land owned by the Federal Government which is scheduled for auction February 6, 1962 by the General Services Administration.

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

VOTED: to adopt the above recommendation and authorize the Chairman to send the proposed letter as drafted.

The resignation of Leo W. Fanning, draftsman in the Planning Department, effective February 6, 1962 was accepted.

The following personnel appointments were recommended by the Development Administrator:

Eugene J. Fitzgerald as Draftsman, Planning Dept, @ \$5, 100
Thomas J. Kelly as Accountant, Operations Dept. , @ \$6, 500

On motion duly made and seconded, it was unanimously

VOTED: to approve the above personnel recommendations.

The Development Administrator distributed copies of a memo dated January 31, 1962 re Government Center Project; Proposed Demolition Schedule for Staging Areas Three and Four,

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

VOTED: to approve the demolition time table for the Government Center Project Staging Areas Three and Four as shown on the map entitled "Government Center - Demolition Staging Plan" attached to the Development Administrator's memo of January 31, 1962 to the Boston Redevelopment Authority.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:19 p.m.


Secretary