

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEBRUARY 7, 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 Feb. 7, 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	Melvin J. Massucco
Stephen E. McCloskey	
James G. Colbert	
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 Feb. 7, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By I X tM/ ^ J. M. t. an

_____Feb. X, 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 Feb. 1, 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 7th day of February, 1962

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of January 31, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Copies of a City Council Order of January 29, 1962 were distributed requesting detailed information on demolition of structures, dwelling units, construction of dwelling units and relocation of families for the entire program. The Executive Director informed the Authority that upon receipt of the Order, the staff had been instructed to commence the preparation of the information in compliance with the Order.

On motion duly made and seconded, it was unanimously

VOTED: that the submittal to the City Council include a statement regarding the number of man hours required by the staff in order to comply with the Order.

The Secretary was also instructed by the Authority not to commence the preparation of any detailed surveys in compliance with Council Orders or other requests in the future until after these matters have been presented to the Authority at a meeting and authorized.

Site office reports were distributed and placed on file.

A letter from Mr. Robert Murphy, Chairman of the Metropolitan District Commission in answer to the Authority's letter re Deer Island was read and placed on file.

Copies of a letter from Charles River Park, Inc. dated January 16, 1962 were distributed, requesting variances in the project controls for Complex 1-B with respect to the formal submission of plans for Complex 1-B submitted to the Authority pursuant to the Lease Agreement.

Copies of memo from Wallace Orpin, Chief Engineer, were distributed concerning his comments on the plans as submitted and his recommendations on the requested variances.

After a discussion and consideration of the variances and on motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously

VOTED: to approve the requests itemized as paragraphs 1, 2 and 4 as contained in the letter of January 16, 1962 from Charles River Park, Inc. and to grant variances in the project controls for Complex 1-B as follows:

1. to allow set back between apartment buildings to be 80 feet;
2. to allow the 16-story building to be set back 43 feet from the center line of the street;
4. to consider that 326 car spaces meets the residential parking requirement in the project controls

and further, to accept the statement designated as paragraph 5 in the above-mentioned letter that no variances are required or requested for conformity with project controls with respect to maximum driveway widths and in relationship to the cul-de-sac of Complex B since Charles River Park represents in said letter that the final drawings will revise the earlier submittal to show that no variance is required; and further, to deny the request contained in paragraphs 3 and 6 in the above-mentioned letter pending further information on the cabana (item 3) and on the professional office space (item 6).

The foregoing letter is filed in the Document Book of the Authority as Document No. 179.

The General Counsel, as instructed at the previous meeting, informed the Authority that a City ordinance forbids duplicating the name of any street in Boston and therefore it would be in violation of the ordinance to join in the petition with Charles River Park, Inc. , as requested, before the Public Improvement Commission to name the West End street in Complex 1-A as Emerson Place.

The General Counsel was instructed to inform Charles River Park, Inc. to this effect.

The General Counsel reported to the Authority that as instructed he had sent letters to the fifteen commercial site occupants in the Government Center project who were delinquent more than two months in their use and occupancy charges.

It was further reported that two of the fifteen accounts had made substantial partial payments.

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

VOTED: to request further report on Account 703, Sampson Storage, 23 Hanover Street, and Account 1096, V. Anterlini, 13 Howard Street.

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

VOTED: that the Executive Director be authorized to issue eviction warrants for the following commercial site occupants in the Government Center project because of delinquencies in use and occupancy charges:

Levin Company, 84 Washington St. ;
Rinaldi Parking, 6 Merrimac St. ;
Ye Olde Faneuil Cafe, 69 Washington St. ;
The Casino Grille, 81 Hanover St.;
Sonny's Smoke Shop, 91 Washington St. ;
Greenberg Storage, 73 Hanover St. ;
McLaughlin Tavern, 59 Court St. ;
Home Restaurant Co., 1 Scollay Square;
Arvedon of Boston, 44 Portland St. ;
Royal Cafe, 27 Cambridge St. ;
Old Colony Realty, 41 Somerset St. ;
Coliseum Restaurant, 144 Hanover St. ;

The Executive Director distributed letters from various oil companies containing proposals for furnishing oil, together with a tabulation of same.

Because of Government restrictions and possibilities of shortages in heavy oil, and inasmuch as the difference in price among the companies was negligible, the Executive Director recommended that the Authority continue to purchase the heavier (5 and 6) oil from the companies who are now supplying the Authority and who previously supplied the former owners, provided these companies agreed to supply the oil at the prices submitted in their proposals.

The Executive Director also informed the Authority that he had been advised by several oil companies that the middle of winter is a very poor time to arrange for supply of oil for the entire heating season and that therefore it would be desirable to purchase even the light oil from the two companies submitting the lowest proposals.

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

VOTED: to authorize the Executive Director to purchase No. 5 and 6 oil from the companies now supplying same, providing that the prices quoted in their proposals can be obtained; and further, that the Executive Director be authorized to purchase No. 2 oil from the companies submitting the two lowest proposals, namely, Glendale Coal and Oil Company and Gibbs Oil Company, provided that the prices quoted in the proposals are obtained and further that in accordance with the prevailing practice, each

oil company be authorized to provide the burner service for the accounts for which oil is supplied.

Copies of a memo from the Real Estate Officer dated February 6, 1962 were distributed re Government Center project, adjustments in use and occupancy charges.

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

VOTED: to approve reductions in use and occupancy charges for the following accounts and further that the Executive Director be authorized to issue eviction warrants on same if by March 1st use and occupancy charges have not been paid by that date:

Morrissey Furniture & Appliance Co., 42 Union St.;
Central Restaurant & Supply Co., 120 Hanover St. ;
Boston Cycle Mart, 11-17 Portland St. ;
Rona Sportswear Co, 20 Sudbury St. ;
Paul's Cafe, 41 Cambridge St.

The staff was instructed to insert in the land damage case folder all instances of erroneous rental information received from former owners, which information may develop during the processing of adjustments in charges.

Mr. Ryan also requested that reports from the Real Estate Officer on use and occupancy adjustments contain the assessment information in those cases where there is single occupancy.

Copies of a letter from the First Realty Company dated February 7, 1962 were distributed concerning proposal for the development of private low-income housing in the Mattapan project area.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file and also to instruct the Executive Director to develop the matter further in conjunction with George Feltovich, Opportunity Projects Director.

Miss Elizabeth Wood and Herbert Pleydell, representing Management Services Associates, Inc., entered the meeting and discussed the need for a comprehensive study of relocation problems in connection with the over-all renewal program.

The Development Administrator distributed copies of a memo dated February 1, 1962 re Contract for Comprehensive Relocation Plan, attached to which was a letter from Commissioner Slayton of the URA dated January 11, 1962, a letter from the Acting Regional Director of URA,

Mrs. Anne M. Roberts, dated January 30, 1962, resumes of the professional background of Mr. Pleydell and Miss Wood and a guide form of a contract with Management Services Associates, Inc.

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

VOTED: to amend the proposed form of contract as follows:

"Preliminary reports to be completed by the contractor on Oct. 1, 1962 and the final report to be completed November 15, 1962. "

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

VOTED: that the Development Administrator be authorized to execute a contract in the form presented to this meeting and as amended by the preceding vote, with Management Services Associates, Inc. of New York City for the preparation of a comprehensive relocation plan for the Boston Development Program for \$35,000, the entire cost of the contract to be paid from G. N. R. P. and project funds.

The Development Administrator distributed copies of a memo dated February 6, 1962 re Cooperation Agreement with Metropolitan Transit Authority, attached to which was a proposed form of a Cooperation Agreement between the Authority and the M. T. A., and proposed form of Agreement between the M. T. A. and Col. S. H. Bingham for engineering services in connection with the relocation of underground MTA tracks in the Government Center project area.

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

VOTED: that the Development Administrator is hereby authorized to execute the Cooperation Agreement between the B. R. A. and the M. T. A. , providing for certain relocation and improvement work on the M. T. A. facilities in the Government Center project area, in the form submitted to the Authority with the Development Administrator's memo of February 6, 1962, subject, "Cooperation Agreement with M. T. A. ".

Copy of the foregoing memo is filed in the Document Book of the Authority as Document No. 180.

The Development Administrator distributed copies of a memo repayment in Full to Col. S. H. Bingham, Consulting Engineer", Government Center project, M. T. A. relocation.

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

VOTED: that in consideration of the fact that all contractual obligations have been satisfactorily complied with in accordance with the contract dated August 28, 1962 between the Boston Redevelopment Authority and Col. S. H. Bingham, Consulting Engineer, a full and final payment in the amount of \$28, 000 is authorized to be made to Col. S. H. Bingham.

The Development Administrator recommended final payment of \$1500 to Chester Rapkin under his contract for feasibility report on the Washington Park project area.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above payment.

The Development Administrator distributed copies of a memo dated January 31, 1962 re Contract for Community Organization Services in the Washington Park Urban Renewal Area, attached to which was a personal profile on the Director and Associate Director of Freedom House and proposed form of contract.

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

VOTED: that the Development Administrator be authorized to execute a contract with Freedom House, Inc. of Boston, Massachusetts for community organization services in the Washington Park urban renewal area in an amount not to exceed \$2250 per calendar month and for a period not to exceed twelve (12) months, subject to HHFA concurrence, the entire cost of the contract to be paid from project funds.

Copies of a report were distributed entitled Downtown North Faneuil Hall Renewal Plan, Progress Report, January to December, 1961, prepared by the Waterfront Redevelopment Division, Greater Boston Chamber of Commerce. The report was placed on file.

The Development Administrator requested permission from the Authority to transmit information requested by the City Council on the names of appraisers and option negotiators used by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of memos recommending, in accordance with the Authority's Procurement Policy, the purchase of four electric typewriters not to exceed \$1800; a new mimeograph machine and the leasing of a Xerox 914 office copier.

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

VOTED: to approve the above recommendations.

Mr. Colbert voted in favor of the above recommendations on the condition that a memorandum be submitted to the Authority on the cost of the leasing of the Xerox machine after it is leased.

The Development Administrator recommended the following appointments:

Domenic F. Iadonisi Jr. as Supervising Building Examiner in the Survey Section of the Planning Department at \$6000 per year, effective February 12, 1962;

Deborah A. White as Secretary in the Planning Department at \$4680 per annum, effective February 21, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to approve the foregoing appointments.

The Development Administrator distributed copies of a memo dated February 7, 1962 re Extension of Survey Program and memo of the same date re extending temporary survey personnel containing a list of the existing survey personnel and designating the upgrading of certain personnel as noted in the memo.

On motion duly made and seconded, it was unanimously

VOTED: to extend the employment of the survey personnel from February 15, 1962 to June 15, 1962 as listed in the February 7, 1962 memo and incorporating the upgrading or reclassification of personnel as indicated in said memo.

The foregoing memo is filed in the Document Book of the Authority as Document No. 181.

The Development Administrator distributed two memos recommending the reimbursement of moving expenses as follows: George J. Felto-
vich from Philadelphia, Pa. to Boston in the amount of \$462.46; Edward J. Logue, New Haven, Conn, to Boston, \$1054.35.

On motion duly made and seconded, it was unanimously
VOTED: to authorize payment of the foregoing.

The Development Administrator submitted Application and supporting documentation to revise the boundaries of the Washington Park project presently under contract in order to extend the project boundaries to Franklin Park as well as to increase the survey and planning funds.

Mr. Ryan presented a Resolution approving the Application, which was read and considered.

Mr. Ryan moved and Mr. Colbert seconded a motion to adopt the above-mentioned Resolution as read.

The Chairman called the roll and it was unanimously

VOTED: to adopt the foregoing Resolution as introduced and read,

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 182.

The Development Administrator presented copies of a memo entitled Contract for Property Line Survey and dated February 1, 1962, attached to which was a proposal for survey services from Harry R. Feldman, Inc. and a proposed contract between the Authority and Mr. Feldman, together with specifications for survey of site in connection with the Washington Park project dated February 7, 1962.

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

VOTED: that the Development Administrator be authorized to execute a contract with Harry R. Feldman, Inc. of Boston for survey services in the Washington Park Urban Renewal Area, as extended, for a contract price of \$34,000, and that the Development Administrator be further authorized to execute in writing such change orders as may be required for additional work during the execution of this contract, but in no event shall payments for such additional work exceed an amount of \$6000 nor the total of all payments made under the terms of the contract exceed a maximum sum of \$40,000 for all the services authorized or required.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the appointment of John Bok as Assistant Legal Officer.

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

VOTED: to appoint John Bok as Assistant Legal Officer at \$10,400 per year, effective February 12, 1962,

Mr. Colbert moved to reconsider the appointment.

Mr. McCloskey seconded the motion to reconsider the appointment of Mr. Bok.


The Chairman called a roll and Mr. Ryan and Monsignor Lally opposed the motion to reconsider; Mr. Colbert and Mr. McCloskey voted in favor of the motion.

The Chairman declared the motion to reconsider defeated.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:26 p.m.


Secretary