

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 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 March 7, 1962. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

Present
Msgr. Francis J. Lally
James G. Colbert
Melvin J. Massueco

Absent
Stephen E. McCloskey
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 March 7, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

March 1, 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 March 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 March, 1962.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of February 28, 1962 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the first progress payment to the Maiden Equipment Corporation in the amount of \$7319.25 for the Government Center demolition contract.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue thirty-day notices to vacate, pursuant to Chapter 79 of the General Laws, to all occupants in Staging Area No. 3 as shown on the Demolition Staging Plan, Government Center project, dated March 7, 1962.

Copies of a letter were distributed from Ben Williams Enterprises, parking lot operator in the Government Center project area, requesting consideration for the use of additional land adjacent to the present parking lot when available after clearance. The Executive Director was instructed to acknowledge the letter and advise said firm that the matter would be considered at the appropriate time when and if the adjacent land is available.

Copies of a letter from the Chancellor, Monsignor Robert J. Sennott, were distributed, requesting the delivery of Parcel 7, West End project, which parcel had been designated in the Redevelopment Plan for church use.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to acknowledge the letter and further to expedite specifications for the engineered plan and the legal documents necessary for the conveyance.

The Executive Director informed the Authority that the plans and legal documentation for the delivery of Parcel 1-C, convenience shopping center, for the West End project, were ready, and further, that the design of the cul-de-sac serving Parcel 1-A and 1-C had been submitted by Charles River Park and approved by the Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: that the plans as submitted to the Authority for Parcel 1-C (convenience shopping center) for the West End Land Assembly and Redevelopment Plan, be and hereby are approved.

The Executive Director also informed the Authority that the delivery of Parcel 1-C under the Leasehold Agreement was scheduled for March 7th, 1962, and further, that with the approval of the Authority, arrangements had been made to make the delivery on March 14, 1962.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman and Vice Chairman, or either of them, be and hereby are authorized to execute a Lease of Parcel 1-C of the West End Land Assembly and Redevelopment Plan to Charles River Park "B", Inc. , said Lease to be substantially in accordance with the provisions of the Leasehold Agreement for the West End project area.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman and Vice Chairman, or either of them, be and hereby are authorized to execute a Surrender of Lease of Parcel 1-C of the West End Land Assembly and Redevelopment Plan to Charles River Park, Inc. , said Surrender of Lease to be substantially in accordance with the provisions of the Leasehold Agreement for the West End project area.

The Executive Director distributed copies of a report containing information prepared in answer to Councillor Sullivan's Order of Feb. 12, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the transmittal of the report to the City Council.

The Executive Director informed the Authority that arrangements had been confirmed for Messrs. Macomber, Nordbloom, Koch et al, to meet with the Authority on March 21, 1962 at 11:00 a.m. in connection with the Waterfront development proposal.

Site office reports were distributed.

Reports on arrearages for use and occupancy charges were also distributed. On the recommendation of the Site Office Manager and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants for the following:

Kumfort Mfg. Co., 79 Sudbury St.
Sam Silverman Enterprises, 144 Blackstone St.
Vena Florist, 101 Staniford Street
Paul's Cafe, 41 Cambridge Street
General Merchandise Store, 9 Cambridge Street
Johnson Engineering, 46 Cornhill
Samuel Bennett Photo Shop, 104 Hanover Street

Sawyer Parking Lot, 17-23 Brattle; 43-49 Hanover and 39-41 Hanover
Patten's Restaurant, 41 Court Street
(last two to be evicted if rent not paid by April 1st)

Copies of a memo from the Real Estate Officer dated March 5, 1962 were distributed re adjustments in use and occupancy charges, Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to approve adjustments in use and occupancy charges as recommended by the Real Estate Officer for the following site tenants:

Bowdoin Square Garage, Inc. , 81-93 Cambridge Street
Cheryl-Joyce, Inc. , 152 Hanover Street
Boston Bar Association, 35 Court Street
Jim Casby's Bar and Grill, 75 Cambridge Street
Strathmore Press, 21 Chardon Street
Suffolk Liquor Co. , Inc. , 33 Tremont Street

The Development Administrator distributed copies of memos dated March 7, 1962 recommending the following payments:

J. J. Vaccaro, Inc. , \$22, 671
Foley, Hoag t Eliot, \$1422.50

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above payments.

The Development Administrator distributed copies of memos dated March 7, 1962 recommending the appointment of personnel as Development Program employees. On motion duly made and seconded, it was unanimously

VOTED: to appoint the following:

Penelope S. Starr, Junior Planner in Planning Department on a part-time basis at \$2. 50 per hour

David E. Welch as Business Relocation Aide at \$6, 500 per annum

John Charles Crowley as Draftsman in Planning Department at \$5100

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator and Vice Chairman to travel to Washington, D. C. in order to attend the National Housing Conference on March 11-13th.

The Development Administrator distributed copies of a memo dated March 7, 1962 re Government Center project; demolition and site clearance

contract No. 2, recommending the boundaries for the second demolition contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to make arrangements for the preparation of bidding documents for demolition and site clearance contract No. 2 for areas shown on the map entitled Government Center Demolition Contract Map dated March 7, 1962 and further, that he be authorized to advertise for bids thereon on or about March 15, 1962.

On motion duly made and seconded, it was unanimously

VOTED: that the demolition time table for the balance of staging area 4, shown on the map entitled Government Center demolition staging plan dated March 7, 1962, be approved.

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

VOTED: that the Secretary of the Redevelopment Authority instruct Elmer Foster to submit a written report to the Authority not later than March 19th, specifying what he meant by his reference in a public speech to "past mistakes" of the Redevelopment Authority; that Mr. Foster also include in his report a statement of what work he has been doing and an explanation of why he did not attend the recent meeting of SHOC in Charlestown.

The Development Administrator recommended that the Rapkin report on the Seaver-Townsend urban renewal area be formally accepted by the Authority and that final payment of \$1500 be authorized.

On motion duly made and seconded, it was unanimously

VOTED: to accept the report and to authorize final payment of \$1500 as recommended.

On motion duly made and seconded, it was unanimously

VOTED: to cancel the meeting of March 14, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Secretary to contact Councillor McDonough, Chairman of the Council Committee on Urban Renewal, and make arrangements for the Authority to meet with the City Council Committee on March 28, 1962 at ten a.m. , if this is acceptable to the Committee.

At this point in the meeting, Mr. Ed Stone of the United Community Services entered the meeting and discussed the proposed contract for social agency services in the Government Center.

The Development Administrator distributed copies of a memo dated February 28, 1962 concerning same and containing recommendations for the proposed form of contract.

The Members of the Authority discussed the proposed scope of services with Mr. Stone. The questionnaire which was prepared by the Social Service Intake Unit to be filled out by representatives of the Social Service Unit for all site occupants was discussed.

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

VOTED: that the Development Administrator be authorized to execute a contract with the United Community Services of Metropolitan Boston for the provision of social welfare service in support of the Boston Redevelopment Authority's Relocation Program in the Government Center project, for a fee not to exceed \$35,000., the entire cost of the contract to be paid from project funds, provided that no questionnaire be used before it is submitted to the Authority and approved by the Authority.

The Executive Director was instructed to ascertain if the questionnaire has already been used by the Site Office prior to this date.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:22 p.m.


Secretary