

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON APRIL 11, 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 April 11, 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. Golbert	
Melvin J. Massucco	
John P. 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 April 11, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

April 5, 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 April 5, 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 11th day of April, 1962.

Kane Simonian
Secretary

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John Conley attended the meeting.

The minutes of the meeting of April 4, 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 memo were distributed from the General Counsel dated April 9th re publication of notice in connection with the Castle Square project, in which memo the General Counsel stated that he had discussed with bond counsel the question of authorizing a public hearing by ratification, after the date of the public hearing had been advertised.

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

VOTED: that the above statement from the General Counsel, containing the opinion of bond counsel, be noted and incorporated in the minutes of the meeting as follows:

"In accordance with the Authority's direction, I discussed *with Bond Counsel the procedure followed in publishing the second Notice of Public Hearing in connection with the above-entitled project. I explained the facts in full, with particular emphasis on my polling of the Members of the Authority. Bond Counsel had no objection to the procedure which was followed. "

Copies were distributed of the quarterly balance sheets for all projects for the period ending March 31, 1962.

iBite office reports were distributed.

On the recommendation of the site office and on the grounds of hardship, on motion duly made and seconded, it was unanimously

VOTED: to approve the waiver of use and occupancy charges and authorize relocation payments for the following site occupants of the Government Center area:

Jerome San Filippo, 33 Hale Street
Blanche Rachalski, 48 1/2 Green Street
Aida Ruggiero, 39 Somerset St.

On the recommendation of Thomas P. McCusker because of arrearage in use and occupancy charges, on motion duly made and seconded it was unanimously

VOTED: to issue an eviction warrant for Willow Upholstery, 130 Friend Street, Boston.

Copies were distributed of a memo from the Real Estate Officer, Robert E. McGovern, dated April 9, 1962, re Government Center project, Adjustment of Use and Occupancy charges.

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

VOTED: to table the recommendations of the Real Estate Officer for one week in order to give the Members of the Authority an opportunity to review the recommendations of the Real Estate Officer and view the locations and premises of the businesses referred to if desired.

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

VOTED: that John Alevizos and Elmer Foster be instructed to submit written reports to the Redevelopment Authority by April 18, 1962, stating what approval or agreement, if any, they gave to the transfer of the Casino Theatre.

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

VOTED: that the Secretary of the Boston Redevelopment Authority be instructed to send the following circular letter to all employees of the Redevelopment Authority and to certify to the Authority as promptly as possible that all employees have received said letter:

"Any employee of the Boston Redevelopment Authority who takes a public position or makes a public statement on matters affecting policy of the Boston Redevelopment Authority shall be liable to immediate suspension or dismissal."

On a call for a vote by the chair, the following voted "aye": Messrs. Colbert, Massucco and McCloskey; and the following voted "nay": Monsignor Lally and Mr. Ryan.

The Executive Director distributed copies of a tabulation of bids received April 10th at twelve noon for the demolition of the second section of the Government Center project area. The Chief Engineer, Wallace Orpin, was brought into the meeting and questioned on the progress of the demolition for the first section now under contract by the Maiden Equipment Company, which company had submitted the lowest bid for the second section. Mr. Orpin reported that Maiden Equipment Company is 37% behind schedule under the first contract and further, that he was in the process of obtaining information from Maiden Equipment Company as to what additional demolition equipment

would be engaged by said company in addition to that equipment which is now available in order to ensure that performance under both contracts will be in accordance with the time schedules, in the event the Authority awards the second contract to Maiden Equipment Company.

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

VOTED: to table action on the award for one week, pending a report from the Chief Engineer, Mr. Orpin, and further, that the Chief Engineer investigate the second lowest bidder and submit a report to the Authority at the next meeting.

Copies of a letter from Charles River Park were distributed dated April 9th requesting the use of project land in the West End for storage purposes in connection with the construction and development of Parcel 1 -B.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter one week and further, that the Executive Director be instructed to submit a recommendation concerning this matter and the request from Charles River Park, Inc. for variances in the controls to construct cabanas and swimming pool in Complex 1-A.

On motion duly made and seconded, it was unanimously

VOTED: to table until the next meeting the information and correspondence in connection with Councillor Foley's Order on the Authority's position with respect to the proposed new zoning study.

On motion duly made and seconded, it was unanimously

VOTED: that there be a skeleton crew on Good Friday, April 20th, from nine to five, and that a leave of absence without loss of pay be granted to all members of the Jewish faith on the observance of Passover from sundown April 18th until sundown April 20, 1962.

The Authority was informed that a meeting had been confirmed with Charles Gabriel and Associates for April 18, 1962 at 11:00 a.m.

The Executive Director reported to the Authority that contacts had been made with the owners of the warehouse building on Traveler Street and the garment building on Dover Street with respect to their attitude in the event the Authority amended the New York Streets Plan in order to acquire these two buildings.

The owner of the warehouse building on Traveler Street, would, in the judgment of the Executive Director, make no objection or litigate to prevent his building being taken because it is in an extremely vandalized condition and requires considerable repairs. However, the owner of the garment building on Dover Street asserted that he would take legal action to oppose the acquisition of his parcel. In the opinion of the Executive Director, any attempt to acquire it voluntarily by negotiation would not be feasible because the owner would insist upon an unreasonable and exorbitant price.

The Executive Director reported to the Authority that if the Traveler Street building were taken, there would no longer be any need for Traveler Street and that if said street were discontinued, 22,500 square feet would be added to the parcel under consideration for the development of the new building by the City Redevelopment Corporation; and that with this street addition, the area would be almost as large as the area proposed by the City Redevelopment Corporation if both the garment and warehouse buildings were acquired.

The Executive Director recommended that he be given the authority to contact Bertram Druker and ascertain from his client if the area is suitable and accessible if delineated by the inclusion of only the warehouse building with the addition of the land created by discontinuance of Traveler Street. The Authority approved the recommendation of the Executive Director.

On the presentation of certified invoices and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to pay the following bills:

James F. Kelley Co., \$4312.62 - insurance
Foley, Hoag & Eliot, \$425.00; general legal services, Govt. Ctr.
Foley, Hoag & Eliot, \$664.40; legal services under contract 3/2/61
and 2/1/62
Freedom House, Inc., \$1905.04

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to negotiate with the manager of the building for the purpose of executing an option to renew the present lease at 73 Tremont Street for an additional three years, prior to the installation of new lighting facilities for the Board Room.

Copies of a memo from the Development Administrator to the Authority dated April 11, 1962 were distributed re Contract for Design Consulting Services for Printed Specifications and Related Graphic Work.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo from the Development Administrator to the Authority dated April 11, 1962 were distributed re purchase of supplies consisting of drafting supplies and equipment.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to issue purchase orders to Charles BTuning Co. , Inc. , B. L. Makepeace, Inc. , and Modern Blue Print Company in the amounts shown on the tabulation sheets attached to the above-mentioned memorandum.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was

VOTED: to authorize Donald Graham and Richard Bolan to attend the annual conference of ASPO in Atlantic City April 29th to May 2d, 1962.

Mr. Colbert requested to be recorded as voting "nay".

The resignation of Eugene Fitzgerald was accepted.

Copies of a memo from the Development Administrator dated April 11, 1962 were distributed re staff appointments.

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Frank V. DelVecchio as Development Specialist in the Development Department at \$6, 500 per annum;

to table the appointment of Larry E. Hansen as Development Specialist in the Development Department at \$6, 500 per annum.

At this point Messrs. Graham, Traunstein, DiMatteo, DeSimone, Gottsche, Allevizos and Miss Greenhill entered to present to the Authority informational material on the South End Renewal Project in anticipation of the public hearing April 23, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:52 a.m.


secretary