

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 18, 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 18, 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 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 18, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 12, 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 12, 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 18th day of April, 1962.

Kane Simonian
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of April 11, 1962 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Certified invoices for payment of bills were presented. On motion duly made and seconded, it was unanimously

VOTED: to pay the following:

Harry R. Feldznan, \$20,426.35, property line survey, Washington Park;
Management Services Associates, \$5000.00
James F. Kelley & Co., \$412.50, West End insurance
Paul G. Counihan, \$9,002.50, Government Center title search

Copies of a letter from the First National Bank dated April 17, 1962 were distributed, requesting that the landscaping requirements under the New York Streets Redevelopment Plan Controls for the branch office of the Bank on the corner of Harrison Avenue and Dover Street be modified to permit trees of less than four inches in diameter.

The Executive Director informed the Authority that trees have been planted by the First National Bank which are less than the four inches in diameter as required, but which are nevertheless in substantial compliance with the controls.

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

VOTED: that the landscaping requirements in the New York Streets Redevelopment Plan Controls be modified and approval be granted as requested with respect to the parcel of land on which the First National Bank branch office is located; and further, that the Executive Director be authorized to issue a Final Completion and Satisfaction Certificate.

At Mr. Ryan's suggestion, the Executive Director was instructed to suggest to the First National Bank that tree guards be installed.

Statements in writing from Elmer Foster, Director of Community Relations, and John P. Alevizos were distributed, pursuant to the Authority vote of April 11, 1962 re the Casino Theater transfer.

On motion duly made and seconded, it was unanimously

VOTED: to file the above statements.

The Authority voted to change the date of the proposed meeting with the First Realty Company from April 25, 1962 to May 2, 1962, pursuant to a request from the First Realty Company.

A memo dated April 9, 1962 re Government Center project, use and occupancy charges, was taken from the table.

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

VOTED: to approve the adjustments in use and occupancy charges as recommended by the Real Estate Officer and contained in memo dated April 9, 1962.

Councillor Foley's Order re Boston Redevelopment Authority letter of May 10, 1961 to the Zoning Commission was taken from the table. The General Counsel informed the Authority that the bill filed by the Corporation Counsel, City of Boston, to eliminate Commonwealth Avenue height restrictions had been defeated in the Legislature.

The Secretary was instructed to answer Councillor Foley's Order by transmitting a copy of the letter of May 10, 1961 signed by the Chairman and sent to the Zoning Commission, with the comment that this is the only time that the matter of building heights in the Back Bay has ever come before the Authority.

Copies of a letter dated April 13, 1962 from Henry L. Shattuck were distributed re the replacement of the Tobin and Kiley Playgrounds in the Castle Square area in the event they are eliminated because of the proposed project.

On motion duly made and seconded, it was unanimously

VOTED: to agree that the Authority would use its efforts to prevail on the Park Department to replace these two playgrounds elsewhere in the South End.

The Development Administrator was instructed to prepare an appropriate letter from the Chairman's signature.

Copies were distributed of the statistical and narrative report on families relocated in the Government Center project to date. The Secretary was instructed to forward copies of the same to Councillor Piemonte, who had requested this information from the Development Administrator during one of the public Hearings.

The Authority discussed a letter sent to the Members of the Authority individually from Weinberg & Rosen dated April 12, 1962, concerning their clients request to purchase land in the Washington Park area. The Executive Director was instructed to transmit the letter to the Project Director for Washington Park for consideration and reply.

The Secretary distributed copies of a memo dated April 12, 1962 which had been sent to all employees of the Authority in compliance with the vote of April 11, 1962.

Mr. Colbert made the following motion - which was seconded by Mr. McCloskey:

"Moved that the following Order be adopted as a substitute for the policymaking Order adopted by the Redevelopment Authority on April 11, 1962, and that upon its adoption the Order of April 11, 1962 be rescinded;

'Whereas, under State statutes, the Boston Redevelopment Authority is vested with the responsibility and duty for formulating policy for Boston's redevelopment, renewal and rehabilitation program, and

'Whereas, authority for formulating such policy has not been delegated to any employee;

'Therefore, be it ordered that any employee of the Boston Redevelopment Authority who assumes or usurps the policy-making functions of the Redevelopment Authority or who formulates redevelopment policy without proper authorization from the Redevelopment Authority shall be liable to immediate suspension or dismissal. '"

The Development Administrator respectfully requested that copies of the motion be distributed and that the matter be considered for one week prior to a vote.

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

VOTED: to table the matter for one week.

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

VOTED: to adopt the following motion:

"Whereas four present Members of the Boston Redevelopment Authority have been Members of the Authority since its creation in September, 1957, and

"Whereas, prior to January 26, 1961, the Redevelopment Authority did not delegate to any employee the exclusive right to recommend the appointment or dismissal of employees,

"Therefore be it ordered that the Secretary of the Boston Redevelopment Authority is instructed to poll forthwith the four Members of the Authority who have served on the Authority since September, 1957, to ask whether they believe that prior to January 26, 1961, the Redevelopment Authority was a political dumping ground as has been alleged in a newspaper editorial and that the results of the poll be included in the official minutes of the meeting.

"Be it further ordered that the Secretary of the Redevelopment Authority is instructed to submit this question to the former chairman of the Authority, Mr. Joseph W. Lund to ask an answer from him and to include said answer in the minutes of the meeting along with those of the four present Members of the Authority"

Pursuant to the above motion, the Secretary polled the four Members with the following question: "Do you believe that prior to January 26, 1961, the Redevelopment Authority was a political dumping ground as has been alleged in a newspaper editorial? "

Messrs. McCloskey, Colbert, Massucco and M[^]nsignor Lally answered "no".

(In further pursuance of the Order, the Secretary, after the meeting, also polled the former Chairman of the Authority, Mr. Joseph Lund, with the same question. Mr. Lund asked for a copy of the motion and promised that he would send to the Authority a written statement prior to the meeting of April 25, 1962.)

On motion by Mr. Colbert, seconded by Mr. Massucco, it was VOTED: that the Chairman be requested to send an appropriate letter to the publisher of the Boston Globe, advising him of the motion adopted by the Authority and the results of the poll taken pursuant thereto.

Mr. Ryan voted "nay".

A letter from Charles River Park, Inc. dated April 10, 1962 re cabanas and swimming pool was distributed. On motion duly made and seconded, it was unanimously

VOTED: to table this matter along with the request from Charles River Park for storage space in connection with the construction on Parcel 1-B.

Site Office reports were distributed.

Because of failure to pay use and occupancy charges, on motion duly made and seconded, it was unanimously

VOTED: to evict the following site occupants, Government Center:

John Abraham, 101 Washington Street
John Sherman, 11 Pemberton Square

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

VOTED: to waive use and occupancy charges and authorize relocation payment for the following site occupant. Government Center: Wilfred Frenette, 45 South Margin Street.

Copies of a memo dated April 18, 1962 from the Chief Engineer were distributed regarding Government Center - Maiden Equipment Corporation. The Maiden Equipment Corporation was the lowest bid received on the second demolition contract area. Attached to the memo was a copy of letter from the bank reference and a letter from the Gil Wyner Company, Inc., committing this company to lease construction equipment to the Maiden Equipment Company. Also distributed was a memo from the Chief Engineer dated April 13th re Corey Steeplejacks Inc. - investigation and bank reference letter. Also distributed were copies of a letter from Fine & Ambrogne dated April 13, 1962, attorneys for Corey Steeplejacks.

Mr. Orpin was brought into the meeting and questioned concerning his memo on Maiden Equipment Company and the progress to date on the demolition contract for the first demolition area.

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

VOTED: to lay on the table the awarding of the contract for the second demolition area, Government Center, pending a further report from the Chief Engineer.

The Development Administrator discussed the scheduled public hearing April 23d, the South End renewal project and the proposed early land acquisition for the Castle Square area.

On motion by Mr. Ryan, seconded by Mr. Massucco, and on the recommendation of the Development Administrator as contained in a memo dated April 18, 1962, it was unanimously

VOTED: that Reginald H. Gallagher be employed by the Authority to appraise the entire Mattapan project area at a fee of \$7200.

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

VOTED: to approve the purchase of three portable dictating machines at a cost not to exceed \$850.

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

VOTED: to authorize Mr. Herbert Cohen, Chief Draftsman, to attend the Tecnifax Seminar Workshop in Visual Communications April 24th to April 26th in Holyoke, Massachusetts.

The Development Administrator asked that the report on Councillor Foley's Order, re the planning considerations involved in the expansion of the New England Medical Center and Northeastern University, be postponed. In this connection, the Development Administrator distributed a release from the Sack Theater and Tufts-New England Medical Center, announcing the signing of a ten-year lease for the Metropolitan Theater.

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

VOTED: to take from the table and approve the appointment of Larry E. Hanson of Philadelphia, Pennsylvania as Development Specialist in the Development Department at \$6500 per annum, effective April 30, 1962.

Copies of a memo from the Development Administrator dated April 18, 1962 were distributed re staff appointments.

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

VOTED: to approve the following appointments as recommended in the above-mentioned memo:

Robert K. Sloane, Principal Planner, Planning Department on part-time basis at \$4.00 per hour;

Rhoda H. Alvarez, Junior Planner, Planning Department, at \$5,500 per annum;

Henry Reilly, Junior Planner, Planning Department, at \$5250 per annum;

Arthur W. John, Transportation Planning Aide, Planning Department, at \$64.00 per week;

David L. Baker, Junior Planner, Planning Department, at \$5500 per annum;

At this point, Messrs. Charles Gabriel, Allyn Levy, Joseph Conlin et al entered the meeting to discuss a proposed hotel and possible office building on Cambridge Street between Somerset Street and Pemberton Square.

The Authority took the matter under advisement.

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

VOTED: to take from the table the memo from the Development Administrator dated April 11, 1962 re Contract for Design Consulting Services for Printed Publications and Related Graphics Work, attached to which was a proposed contract in the approved form.

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

VOTED: that the Development Administrator be authorized to execute a contract with Muriel Cooper of Brookline, Massachusetts, for design consultant services for all the GNRP areas in Boston for an amount not to exceed \$6400 for a period not to exceed twelve months, subject to HHFA concurrence, the entire cost of the contract to be paid from project funds.

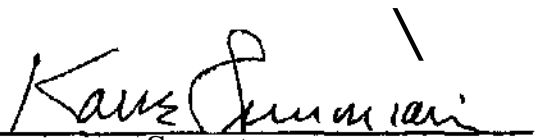
On motion duly made and seconded, it was unanimously

VOTED: to authorize the Treasurer to requisition from the City of Boston the annual City Budget for 1962 in the amount of \$248,675.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:50 a.m.


Secretary