

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JAN. 30, 1963

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. 30, 1963 • 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. 30, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Colin Simonian

Jan. 24, 1963 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. 24, 1963 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 30th day of January, 1963.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of January 16, 1963 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: that there would be no meeting of the Authority on February 6, 1963.

At this point, principals and attorneys for Center Associates entered the meeting to discuss the development of Parcel 12 in the Government Center Project area. In attendance were Messrs. Norman and Robert Leventhal, Joseph Linsey, Howard Rubin, Rudolph Kass, Hirsh Freed and Frederick Roche.

Following a discussion of Parcel 12, the aforementioned left the meeting.

The Development Administrator distributed copies of a memo dated January 30, 1963 re Designation of Developer for Parcel 12, Government Center, attached to which was a suggested form of Resolution of the Boston Redevelopment Authority approving the developer for Parcel 12 in the Government Center Project and a copy of a letter dated January 29, 1963 from Center Associates, signed by Norman B. Leventhal, which constitutes a Letter of Intent to Proceed. The Authority discussed the contents of the Letter of Intent to Proceed.

Copies of a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Developer for Parcel 12 in the Government Center Project Area" were distributed and read.

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

VOTED: to adopt the above entitled Resolution as read.

(Copy of the foregoing Resolution, attached to which is Letter of Intent to Proceed, is filed in the Document Book of the Authority as Document No. 239.)

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: to authorize payment of the following bills:

Elvira Johnson, \$543.75, \$337.50 and \$480.00
Edwards and Kelcey, \$7601.20
Elmer C. Houdlette, \$175.00
Meredith fe Grew, \$8500.00
United South End Settlements, \$7,295.64
Freedom House, \$2250.00

On motion duly made and seconded, it was unanimously

VOTED: to table the payment to Koch-Waltch in the amount of \$4200.

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

VOTED: to approve Change Order No. 2, Site Preparation Contract No. 1, Whitney Redevelopment Project, authorizing an extension of ten days' time for the Z & S Construction Company, Inc.

Copies of a January 23, 1963 letter from the Boston Retirement Board were distributed, informing the Authority that the amount due from the Boston Redevelopment Authority for the fiscal year 1963 amounts to \$123,000 and that the Authority's share of the amount due for the expense fund of the State Boston Retirement System for fiscal 1963 is estimated at approximately \$1650.00.

Site Office reports, Government Center, were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearage and authorize relocation payment for the following hardship cases:

Acct. No. 421	Nina Jashishenko	7-9 So. Margin Street
	276 Frank McHugh	7 Norman Street

In accordance with the lease provisions with Charlesbank Apartments Inc., redevelopers for the Whitney Project, and lessee of the Authority, the Authority is named as a party-in-interest on the insurance coverage by the contractor along with the lending institution, the F. H. A, and Charlesbank Apartments, Inc.

Some time ago, a fire occurred during the construction of the building by George Driscoll Construction Company. The proceeds from the fire insurance coverage belong to the contractor, George Driscoll Construction Company, inasmuch as he has fulfilled all the conditions with respect to this situation. All of the other parties-in-interest, except the Authority, have endorsed the check from the Insurance Company. Inasmuch as the contractor has complied with all of the conditions in the contract

which concern the Authority's interest, it is proper that said check be endorsed. The Executive Director recommended that he be authorized to endorse said check on behalf of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized on behalf of the Authority to endorse the above-mentioned check.

Copies of a memo from the Real Estate Officer dated January 30, 1963 were distributed re Government Center Project - Adjustment of Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Real Estate Officer and authorize reductions in use and occupancy charges for the following Government Center occupants:

Acct. No. 96	D. Petrini & Co. , Inc.	60 Union Street
" 107	Prudence Clothes, Inc.	162 Washington Street
541	J. W. Meek	86 Portland Street
11 636	Green's Book Store	89 Portland Street
" 735	Bob Smith Sporting Goods Co. ,	155 Washington St.

The Executive Director distributed copies of a tabulation of bids received on January 29, 1963 at 1:00 p.m. for Preliminary Loan Notes, First Series C, Washington Park Project, Mass. R-24.

Mr. Colbert introduced a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$4, 545, 000, the Execution of Requisition Agreement No. 1, and the Execution and Delivery of Project Temporary Loan Note No. 2, in connection with Project Numbered Mass. R-24", which was read in full and considered.

Mr. Colbert moved the adoption of the Resolution as read and considered. Mr. Massucco seconded the motion. On a call for a vote by the Chair, the following answered "aye": Msgr. Lally, Messrs. McCloskey, Colbert, Massucco and Ryan; and the following answered "nay": none. The Chairman thereupon declared the motion carried.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 240.)

Copies of a letter dated January 16, 1963 were distributed from Melvin Newman, attorney for Back Bay Towers, Inc.

Mr. Fred Maney Jr. and Mr. Ruttman, representing Mr. Melvin Newman, entered the meeting for the purpose of discussing the contents of the aforementioned letter.

On motion duly made and seconded, it was unanimously

VOTED: to take the letter under advisement and to meet with the officials of Back Bay Towers, Inc. at the meeting of February 13, 1963 at 11:00 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Treasurer to requisition from the Collector Treasurer of the City of Boston \$70,000 when appropriated by the City Council to cover the Authority's City of Boston budget expenditures for the period of January 1st to March 31st.

Quarterly Balance Sheets for the period ending December 31, 1962 were distributed.

Copies of a letter from the State Street Corporation dated January 29, 1963 were distributed. On motion duly made and seconded, it was unanimously

VOTED: to refer the matter to the Development Administrator for a report.

Copies of a letter from Mr. James J. Boyle, representing the Operative Plasterers and Cement Masons Union were distributed, requesting a meeting with the Authority to discuss middle-income housing.

On motion duly made and seconded, it was unanimously

VOTED: to invite Mr. Boyle and associates to attend the meeting of the Authority on February 13, 1963 at 11:30 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the matter of the Sears Crescent rehabilitation.

The Secretary was instructed to write to the Government Center Commission for the City of Boston and inquire if the Government Center Commission is interested in meeting with the Authority at some future meeting after February 13th to discuss its views with respect to the rehabilitation of the Sears Crescent.

The Development Administrator distributed copies of a memo dated January 30, 1963 re Preliminary Drawings for City Hall, attached to which was a letter dated January 25, 1963 from Mr. Pietro Belluschi for the Boston Redevelopment Authority Design Advisory Committee.

The Development Administrator presented to the Authority copy of the preliminary drawings which were reviewed by the Authority.

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

VOTED: that the Boston Redevelopment Authority approves the preliminary drawings for the City Hall building in the Government Center and that the Development Administrator is authorized to so inform the Government Center Commission of the City of Boston.

The Chairman, Monsignor Lally, left the meeting at this point, 11:55 a.m. , and the Vice Chairman, Mr. Stephen E. McCloskey, presided.

The Development Administrator distributed copies of a memo dated January 30, 1963 re MTA-Government Center Subway Relocation Work, attached to which was a tabulation of bids received by the MTA for the alterations for the subway facilities in Scollay Square.

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

VOTED: that the Development Administrator is hereby authorized to advise the MTA of the Redevelopment Authority's concurrence in the award of a contract in the amount of \$Z, 745, 000 to the Wesrjulian Construction Company for the relocation and improvement of certain MTA facilities located in the Government Center project area.

Copies of a memo dated January 30, 1963 were distributed re Government Center, Easement for MTA Construction, attached to which was a plan dated January 7, 1963.

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

VOTED: that the easement shown on a plan dated January 7, 1963 and identified as L-a 19386 is hereby approved and the Development Administrator is authorized to execute appropriate instruments granting the easements to the MTA,

(The foregoing Plan is filed in the Document Book of the Authority as Document No. 241.)

On the recommendation of the Development Administrator as contained in memo dated January 30, 1963 re Composite Photogrammetric Maps and Controlled Aerial Photograph Mosaics of the South End Urban Renewal Area, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the New England Survey Services, Inc. to produce composite photogrammetric maps and controlled mosaics for the South End Urban Renewal Area at a cost of \$1855. 00.

Copies of a memo dated January 30, 1963 were distributed re photogrammetric mapping contract, Charlestown Renewal Area, R-55, recommending that the contract with Fairchild Aerial Surveys be amended to obtain additional mapping at a cost of \$2400.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute an amendment to the contract with Fairchild Aerial Surveys Division, Fairchild Camera and Instruments Corporation of Los Angeles, California, with respect to the Charlestown Urban Renewal Project, R-55 for mapping of one additional sheet number at the contract price of \$2400. 00.

The Development Administrator distributed copies of a memo dated January 30, 1963 re Charlestown Public Information containing enclosures as follows: Brochure and Fact Sheet; Letter to Charlestown Residents; Letter to Owners of Property in Early Land Tracts Proposed for Acquisition, and Letter to Owners of Property in Early Land Tracts Not Proposed for Acquisition.

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

VOTED: to adopt the recommendations of the Development Administrator for the distribution of informational material in the Charlestown area and to authorize the Purchasing Agent to procure the services of a mailing service company for the Charlestown mailings at a cost not to exceed \$1100.

The Development Administrator distributed copies of a memo entitled Proposed Resolution with Respect to Revised Determinations and Findings for the Washington Park Urban Renewal Area, attached to which was a proposed form of Resolution together with a project boundary description marked as Exhibit A. The Development Administrator explained that this Revised Determinations and Findings is necessary because since the time of the adoption of the previous Determinations and Findings, the project boundaries had been enlarged to include the site of the Notre Dame

Academy and the Bartlett Street Garage of the Metropolitan Transit Authority.

The Development Administrator's memo and the attached Resolution was read and considered by the Authority.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority with Respect to Determinations and Findings that the Washington Park Urban Renewal Area is a Substandard and Decadent Area", which Resolution was read and considered.

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

VOTED: to adopt the above-entitled Resolution as read and considered.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 242.)

The Development Administrator distributed copies of a memo dated January 30, 1963 re Proposed Victor Gruen Planning Services Contract for Central Business District, attached to which was a proposed form of a contract.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated January 30, 1963 re Contracts for Administrative Legal Services, attached to which was a proposed form of contract with Foley, Hoag & Eliot.

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

VOTED: that the Development Administrator be authorized to execute an extension to June 30, 1963 to the contract between the Boston Redevelopment Authority and the firm of Foley, Hoag & Eliot dated September 21, 1961, and further, that the Development Administrator be authorized to execute a contract between the Boston Redevelopment Authority and the firm of Foley, Hoag & Eliot providing for administrative legal services for the period ending December 31, 1963, the funds for payment for such services to be drawn from the Federal project accounts in such amounts as may be

approved by the appropriate Federal authorities or from such other sources as the Authority may authorize. The contract shall provide for maximum compensation of \$12,000 for the twelve-month period.

The Development Administrator distributed copies of a memo dated January 30, 1963 re the zoning regulations adopted by the Zoning Commission, attached to which memo was a proposed form of a letter from the Chairman of the Authority to Mayor John F. Collins containing a report of the Authority's review of the zoning regulations and maps.

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

VOTED: to authorize the Chairman to transmit the above mentioned report of the Authority in a letter to His Honor the Mayor in the form presented to this meeting.

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

VOTED: to authorize the following purchases:

3 electric typewriters not to exceed \$1350
automatic addressograph machine not to exceed \$200
office equipment for Washington Park Urban Renewal
Rehabilitation Temporary Site Office, as follows:

- 5 executive chairs and desks
- 1 secretarial desk and chair
- 1 table
- 5 side chairs
- 2 2-drawer legal-size file cabinets
- 4 4-drawer legal-size file cabinets
- 8 desk lamps
- 1 IBM electric typewriter (elite type)
- 1 Olivetti calculator (electric)
- 1 photocopy machine

The Development Administrator distributed copies of a memo dated January 30, 1963 re Addition to the Business Equipment Corporation Contract and Approval of Final Payment, attached to which memo were copies of three invoices.

The Development Administrator explained to the Authority that prior to the final shipment of furniture for the City Hall offices, it was found necessary to revise the original order to include several items, amounting to \$922.50. The Development Administrator recommended that the Authority approve an addition to the Business Equipment Corporation contract in the amount of \$922.50 in order to cover the additional furniture which was obtained.

On motion duly made and seconded, it was unanimously

VOTED: to approve the addition of \$922. 50 to the Business Equipment Corporation contract.

The Development Administrator distributed copies of memoranda dated January 30, 1963 re Recommendations Concerning Personnel Actions.

The Vice Chairman, Mr. McCloskey, relinquished the chair and the Treasurer presided.

Mr. McCloskey moved that the Authority restore to Walter Smart, Project Manager of the Washington Park Project, the increase in salary which was voted on December 19, 1962 and rescinded on January 9, 1963.

Since there was no second, the chair ruled that the motion was ~~affirmed~~. The Vice Chairman resumed the chair.

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

VOTED: to approve the following personnel actions as contained in the above memoranda, except that the appointment of Gertrude Baker is subject to the determination by the Executive Director that there is a need for the position of Assistant Cashier and that this applicant be approved by the Executive Director.

Salary increases and/or reclassifications as follows: (eff. Jan. 2, 1963)

		\$ <u>from</u>	\$ <u>to</u>
William T. Baker	Community Rela. Advisor	7,750	8,250
Alberta Costello		7,750	8,250
John J. Coughlin	Asst. Dir. of Adm. Mgmt.	9,250	10,000
Barbara Creedon	Secretary	4,200	4,750
John DeSimone	Chief of Surveys	10,750	11,250
Anne Donovan	Secretary	5,000	5,250
Elmer Foster	Dir. of Community Rela.	9,200	10,250
Richard Green	Project Director	10,750	11,500
Richard McBrine	Community Rela. Advisor	7,750	8,250
Patrick McCarthy	Project Director	11,000	13,000
William Pear	Development Specialist	6,250	6,750
Rothermel, John R.	Chief Planning Analyst and Capital Budget Officer	11,000	12,000
Russell Traunstein	Project Director	13,500	14,000
Thomas Wong	Chief of Graphic Design	8,800	9,500
Arlyn E. Hastings	Planning Assistant at to Develop. Assistant at	5,000	5,750
Thomas Powers	Maintenance Man at to Supervisor of Main, at	2. 32 p. h.	6,000

Six-month appointments as follows:

					<u>eff.</u>
				\$	
Harry Brinkerhoff Jr.	Serv. Rep. , Bus. Reloca.	Operations	8,000		2/4/63
Mardiros Minasian	Draftsman	Planning	6,000		2/4/63
Gertrude Baker	Asst. Cashier	Operations	4,250		2/4/63
Sarah L. Dean	Secretary	Planning	4,250		2/4/63
JoAnne Vassalli	Secretary	Devel.	3,900		2/4/63
Shirley A. Scott	Secretary	Devel.	3,600		2/4/63

Reappointments as follows:

Walter R. Brooks	Dem. -Bldg. Inspector	Operations	7,500		2/1/63
Anne C. Donovan	Secretary	Adm. Mgmt	5,250		2/6/63

Resignations accepted as follows:

J. David Farley, Senior Planning Designer, effective 1/28/63
Louise E. Buckley, Secretary, effective 1/22/63

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

VOTED: to authorize travel to Washington, D. C. for the following employees; Messrs. Logue, Drought, Finigan and Rowland on 2/8/63; Dominic Iadonisi on 2/3 through 2/8/63.

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

VOTED: to approve the appointment of the following appraisers: for Washington Park: Donald H. Reenstierna of Arlington and Whipple & Magane of Lawrence; for Brighton: William E. Riney of Lowell.

The Development Administrator distributed copies of the 1963 Annual Federal Budget, together with a memo dated January 30, 1963 with respect to the same.

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

VOTED: to table the matter and further to authorize the Development Administrator to transmit the proposed Budget informally to the URA.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:23 p.m.

A handwritten signature in cursive, appearing to read "Robert J. ...", is written over a horizontal line.