

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 1, 1963

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350i 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on May 1, 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 May 1, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By -kf /XMigg: (-4^*—^w. cc*

April 25, 1963

Title Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

It Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 25, 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 1st day of May, 1963


Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of April 24, 1963 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve payment of the following bills:

	§
John D. Hewitt, Washington Park appraisals	3, 675. 00
Whitman & Howard, Survey contract, Castle Square	2, 346. 38
Piatelli Construction Corp, Site Prep., West End	8, 951. 18
Fairchild Aerial Surveys, Inc.	12, 578. 15
Victor Gruen Associates, Inc.	10, 000. 00
Metropolitan Transit Authority	198, 373. 15
I. M. Pei & Associates	8, 100. 00
I. M. Pei & Associates	9, 000. 00
Sasaki, Walker & Assoc., Inc.	5, 000. 00

On motion duly made and seconded, it was

VOTED: to authorize payment to Wilbur Smith and Associates for \$39,000.

Mr. Colbert voted nay and requested that it be recorded in the minutes that his opposition to the payment was based on the fact that inadequate documentation had been presented to the Authority in connection with this bill.

Site Office reports were distributed.

On the recommendation of the respective Site Office Managers and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearages for the following:

Acct. No. 378	Ida Santarpio	19 No. Russell St.	West End
¹¹	852	Solomon kevine	25 McLean St. "
"	558	Mary Moscar-	
		tiolo	7 Chambers St. "

and further, to waive use and occupancy charges and authorize relocation payment for Jacinto Sanchez, Acct. 399, 63 Emerald Street, Castle Square Project.

5/1/63

The Executive Director distributed copies of a memo from the Chief Engineer, Wallace Orpin, containing his comments on the site plan for Parcel 7 in the West End Project. The Executive Director also presented to the Authority a copy of the preliminary plans for the proposed building to be constructed by the Archdiocese on said Parcel 7.

The Executive Director informed the Authority that under the Land Assembly and Redevelopment Plan for the West End Project, semi-public, public and institutional parcels are not covered by any specific controls other than the submittal of plans to the Authority before construction for approval by the Authority with respect to setback lines, spacing of buildings, height, off-street parking, loading, etc.

The Executive Director informed the Authority also that the preliminary plans had been inspected and analyzed by the Chief Engineer, who certifies in the above mentioned memo that the preliminary plans conform to all the normal controls in the Redevelopment Plan which are required for other parcels.

On the recommendation of the Executive Director and on motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to approve the preliminary plans as presented to the Authority and to authorize the Secretary to execute a certified vote to this effect.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator instruct Mr. David Crane, the Deputy Planning Administrator, to present to the Authority the plans and studies that have been made by the Planning Department with respect to the proposed controls and design restrictions for integrating the West End Project with the Government Center Project and the south side of Cambridge Street.

The Executive Director distributed copies of a memo dated April 30, 1963 requesting authorization to acquire supplies and equipment needed

in connection with the maintenance and management of 11 and 20 Pemberton Square, in accordance with the Authority's Procurement Policy, at a cost not to exceed \$2500.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to purchase the supplies and equipment as necessary in accordance with the Authority's Procurement Policy at a cost not to exceed \$2500.

The Executive Director informed the Authority that Center Associates, Inc. had requested permission to erect two signs on Parcel 12 advertising and promoting the proposed new building.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant approval after satisfactory arrangements have been made.

The Executive Director reported to the Authority that the North Russell Street Synagogue officials have stated that they are ready to accept conveyance of Parcel 10 in the West End Project in accordance with the Authority's previous commitment for negotiations by the Executive Director to convey same.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to prepare the necessary documents as required by the URA Regional Office and to execute the Agreement for Sale of Parcel 10, the Deed and other documents necessary for the conveyance of said Parcel 10 to Congregation Beth Amedrish Agudal Beth Jacob on behalf of the Authority.

The Executive Director gave the Authority a verbal report on his meeting with Father Lynch of the Mission Church and the leaders of the Mission Hill United Neighborhood Improvement Group with respect to the development of Parcel 2 and 3 of the Whitney Project Area, as follows:

the officials of the Mission Church and the Neighborhood Group gave tentative approval to a medium high-rise building on the Tremont Street section of the parcel and garden-type housing in the middle section of the Whitney Project Area, but requested that the Executive Director ascertain from the developers specifically what the rental ranges would be and whether or not a cooperative form of development would be acceptable* to the developers.

A report will be made to the Authority when this is done,

Copies* of a letter from Mahony and Company, Inc dated April 30, 1963 were distributed, advising the Authority of their interest in developing other redevelopment areas with high-rise apartment buildings as well as relocation housing.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Proposed Contract for Property Line Surveys for Washington Park Urban Renewal Area, explaining that proposals were received from four engineering firms for "later" land acquisition areas.

On the recommendation of the Development Administrator and on motion by Mr, Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to approve the proposal from Harry R. Feldman, Inc. and further, to authorize the Development Administrator to execute a contract in the form presented to this meeting with the above firm at a price not to exceed \$13,000.

The Development Administrator distributed copies of a letter dated April 30, 1963 from Anne M. Roberts, Acting Regional Director of the New York URA Office, re Project Number Mass. R-24, Washington Park, Conflict of Interest Laws, Carl Koch, Architect.

The Development Administrator also distributed copies of a memo dated May 1, 1963 re Koch-Waltch Contract, containing status report of work completed to date under the foregoing contract, and advising the Authority that the Development Administrator had terminated the contract with Mr. Koch on April 30, 1963.

A copy of the Development Administrator's letter to Carl Koch dated April 30, 1963 terminating the contract was also included.

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

VOTED: to incorporate into the minutes the April 30, 1963 letter from the URA as signed by Anne M. Roberts.

The foregoing letter is filed in the Document Book of the Authority as Document No. 257.

Mr. Colbert requested the following to be incorporated in the minutes:

"If it is the position of the General Counsel and Mr. Logue, who is also an attorney, that there is no conflict of interest here at the State level, Federal level, or under any document before the Authority, I would like both of them to so state for the record so that this may be included in the minutes of the meeting. "

Mr. Logue stated that in his opinion, there is no conflict of interest.

Mr. Conley stated that in his opinion, there would be no conflict of interest if the second paragraph were deleted from Section 906 of Exhibit C (the Disposition Agreement) of the Application for Chapter 121A Approval by Buse Boston, Inc.

The matter of the Application for a 121A Project by Buse Boston, Inc. was taken up. On motion duly made and seconded, it was unanimously

VOTED: to incorporate in the minutes of the Authority the amendments to their Application requested by Buse Boston, Inc. at the public hearing held by the Authority on April 24, 1963, as follows:

1. that on Page 3 of the Application, First Realty, Inc. be added to the list of persons, corporations or others who have or will have a direct or indirect or beneficial interest in the project;
2. the substitution of an Amended Exhibit F, Statement of permissions needed;

and further, that the Application by Buse Boston, Inc. is officially amended to include the above changes as requested at the public hearing.

Copy of the foregoing substituted Amended Exhibit F is filed in the Document Book of the Authority as Document No. 258.

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

VOTED: to revise the Application of Buse Boston, Inc. by deleting the second paragraph of Section 906 of Exhibit C,

The Development Administrator distributed copies of a memo dated May 1, 1963 re Buse Boston, Inc. , attached to which were copies of a proposed Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Buse Boston, Inc.

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

VOTED: to adopt the Report and Decision of the Authority on the Application, as amended, of Edward T. Sullivan, Eldridge W. Buffram and Richard J. Mulhern for approval of a redevelopment project, which Report and Decision has been read and considered, and to consent to the formation of Buse Boston, Inc. as requested in the Application and to the filing of the Agreement of Association for such corporation substantially in the form annexed to said Application,

Mr. Colbert voted "present" and requested to be so recorded.

The foregoing Report and Decision is filed in the Document Book of the Authority as Document No. 258A.

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

VOTED: that the Chairman be and is hereby authorized to submit the Buse Boston, Inc. Application, as amended, and the Report and Decision of the Boston Redevelopment Authority to the Mayor of the City of Boston for approval.

The Development Administrator distributed copies of a memo dated May 1, 1963 re Site Office for Charlestown Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to execute an agreement with the Real Property Department to acquire 38 Cross Street, Charlestown and to undertake and authorize needed improvements to the property, with the approval of the Real Property Department, at a cost

not to exceed \$3500.

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

VOTED: to authorize travel for Berton S. Fliegel for attendance at the National Conference on Social Welfare in Cleveland, Ohio from May 19th to May 24, 1963.

The Development Administrator distributed copies of a memo dated May 1, 1963 re personnel actions.

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

VOTED: to approve the following personnel actions as recommended:

<u>Temporary appointments, six-month basis:</u>					<u>eff.</u>
				\$	
James P. Boland	Develop. Specialist			7,200	5/22
John R. Wall	Rehab. Specialist	Development		7,000	5/ 6
Richard A. Silver	Photo. Assistant	Planning		4,000	5/ 6

Reappointment of Development Program employees:

Kevin Fitzpatrick	Accountant	Operations	6,500	5/16
Kenneth Beeders	Draftsman	Planning	6,000	5/16
Eric Ricketts	Graphic Designer		6,000	5/16
John Fasolino	Draftsman	Planning	5,200	5/16
Haruko Uramatsu	Graphic Designer	Planning	4,500	5/16
Ernest Keliher	Reloca. Assistant		5,500	5/16

Resignation of Development Program employees:

Herbert Cohen	Chief Draftsman	Planning		5/14
Leonard Blackmore	Maintenance Man	Operations		4/25

Retirement:

Mary T. Downey, Head Clerk, in accordance with Chapter 658, Acts of 1945, as amended, effective at the close of business April 30, 1963.

Salary increases, effective May 1, 1963:

Robert Foley	Cashier	Govt. Center	6,000 to \$6,500
Robert Litke	Fedl. Rela. Officer		10,250 to \$11,000

Reclassification, effective May 1, 1963:

John I. Fitzgerald Jr. , from Business Relocation Claims Examiner at \$6,500 to Real Estate Assistant at \$7,250 per annum.

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

VOTED: that it be spread on the minutes of the meeting that Mary T. Downey, Head Clerk, whose retirement takes effect April 30, 1963, has served faithfully and well in her duties with the Boston Redevelopment Authority, including her service with the Boston City Planning Board prior to its merger by law with the Authority; and further, that the Authority, through its Chairman, convey to Miss Mary T. Downey the appreciation and best wishes of the Boston Redevelopment Authority.

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

VOTED: to take from the table the following names and to vote separately on them: Patrick Tompkins, Werner Tikkanen and James G. Dolan.

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

VOTED: to approve the appointment of Patrick A. Tompkins as Director of Family Relocation at \$13,000 per annum, effective May 1, 1963.

Mr. Colbert and Mr. McCloskey voted "nay" and requested to be so recorded.

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

VOTED: to approve the appointment of Werner A. Tikkanen as Civil Engineer in the Engineering Department of the Operations Division at \$9,600 per annum, effective May 1, 1963.

Mr. Colbert made a motion to reject the appointment of James G. Dolan as Development Officer, Washington Park, at \$11,500 per annum. Mr. McCloskey seconded the motion. Messrs. Colbert, McCloskey and Massucco voted in favor of the motion. Monaignor Lally and Mr. Ryan voted in opposition.

The Chairman declared the motion to reject adopted.

Mr. Colbert requested that the following statement be entered into the records:

"In connection with the question of Mr. Dolan's proposed appointment, I would like to state for the record that I do not intend to vote for any more out-of-State nominees until such time as I am satisfied that qualified people from Boston and the Greater Boston area get more consideration from Mr. Logue's aides than they do at the present time. "

Mr. Logue requested that the following statement be put into the record also:

"I would like to place on the record that at Mr. Colbert's and Mr. Massucco's request, with some time and energy we produced a very thorough study of the planning and recruiting problems and the problem of getting transportation planners, traffic engineers and qualified city planners. These three classifications are very scarce and I intend to submit such names when I can get them. "

Mr. Ryan moved the reconsideration of the Dolan matter.

The motion was not seconded and therefore could not be put to a vote.

On motion duly made and seconded, it was unanimously

VOTED: to grant the request of Mr. Claude Cross for an extension of time until the next meeting of the Authority, May 15th, for the submittal of a statement on behalf of his client, the owner of the property at 10 State Street, Boston, Massachusetts.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of trial attorneys as covered by memo from the Development Administrator dated April 24, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to reaffirm the approval of the following trial attorneys who are presently under contract with the Authority in connection with projects other than the Government Center:

William L. Baxter
Joseph S. Carter
Michael D'Avolio
Roger Donahue
Francis DiMento
Isadore Muchnick

Edward Newell
Henry O'Connell
L.enahan O'Connell
William O'Neill
Harry Williams
Owen Gallagher

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the list of trial attorneys for the Government Center Project as contained in the Development Administrator's memo of April 24, 1963.

The Development Administrator distributed copies of a memo dated May 1, 1963 re Trial Attorneys, Government Center, recommending that the name of Alan L. Lewis, 11 Beacon Street, Boston, Massachusetts, be included.

On motion duly made and seconded, it was unanimously

VOTED: to add this name to the list of trial attorneys on the table.

Mr. Colbert requested the General Counsel to submit to the Authority a report containing information on the experience and qualifications of the trial attorneys whose names were placed on the table.

At this point Mr. William L. Strickland entered the meeting at the Authority's request and discussed his version of the article published in the Harvard Law Record.

On motion duly made and seconded, it was unanimously

VOTED: to approve the reappointment of William L. Strickland as Development Specialist for a six-month period, effective May 15, 1963 at \$5500 per annum.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Treasurer to requisition from the City of Boston the Authority's Annual City Budget for 1963, as approved, in the amount of \$212,655.00.

On motion duly made and seconded, it was unanimously

VOTED: to approve an extension of the burning permit to the John J. Duane Company under the Government Center Demolition Contract to May 15, 1963.

