

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON SEPT. 6, 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 Sept. 6, 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	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 Sept. 6, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

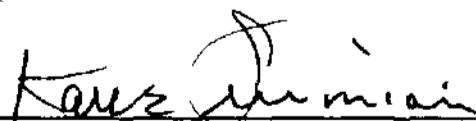
By 

Sept. 3, 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 Sept. 3, 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 6th day of September, 1963.


Secretary

Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of August 8, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve payment of the following bills:

	\$
Casey & Dennis, Washington Park appraisals	1, 650. 00
John Cullen, Charlestown appraisals	14, 200. 00
Donald Reenstierna, Washington Park appraisals	375. 00
Reginald Gallagher, Charlestown appraisals	1, 500. 00
Storey, Thorndike, Palmer & Dodge, bond counsel, Wash. Pk-----	1,010,00
James F. Kelley & Co. , insurance	2, 405. 44
James F. Kelley & Co. , insurance	54. 05
Maher & Fall, Washington Park Demolition Contract No. 1, partial Payment No. 2	2, 710. 80
John J. Duane Co. , Inc. , Government Center Project, Demolition Contract no. 3, Payment No. 8	39, 240. 00
John J. Duane Co. , Castle Square Demolition Contract No. 1, Partial Payment No. 2	11, 205. 00
John J. Duane Co. , Castle Square Demolition Contract No. 1, Partial Payment No. 1	4, 500. 00
W. Chester Browne Associates	8, 000. 00
Downtown Waterfront Corporation	24, 000. 00
Edwards fe Kelcey	2, 282. 10
Freedom House	3, 512. 50
Robert Gladstone	500.00
Victor Gruen Associates, Inc.	10, 000. 00
Business Equipment Corporation	479.07
Metropolitan Transit Authority.-----	7,925.30
Metropolitan Transit Authority	155, 625. 07
United South End Settlements	8, 298. 65

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges for Acct. 1583,

Ralph Conti, formerly of 68 Barton Street, West End, in the amount of \$225. 60.

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

VOTED: to authorize relocation payment and waive use and oc-

cupancy charges in the following amounts for the following tenants:

				§
Mrs. M. Montalvo	54A Dover Street	Castle Sq.	Acct. No. 437	147.00
George Coleos	41 Middlesex St.	"	323	124. 10
Olga Komporlis	118 Shawmut Ave.	"	6	45.00
Mary Mickiewicz	73 Compton St.	"	510	140.00
Mary Wakefield	103 Shawmut Ave.	"	264	40.50
John Whalen	35 Village Street	"	603	340.50
"Walter Evju	422 Tremont St.	"	790	115.00
Claude Valladares	468 Tremont St.	"	696	303.00

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

VOTED: to authorize the eviction of the following tenants:

Forrest Motors, 133 Humboldt Ave., Washington Park
Edward Smith, 5 Tolman Place "
TV and Radio Repair, 153 Humboldt Ave. "

Copies of a memo from the Washington Park Site Office were distributed, attached to which was a list dated August 20, 1963 of tenants who had moved to unknown addresses. The Site Office has made every effort to trace the above -mentioned tenants through the Post Office, utility and school departments.

On motion duly made and seconded, it was unanimously

VOTED: to make the following findings with respect to the above-mentioned list of tenants ' accounts receivable dated August 20, 1963, containing the names of 15 tenants and totaling \$1628:

(1) there is no reasonable prospect of collection, and (2) the probable cost of further efforts to collect would not be warranted; and further, to charge off as uncollectable the above-mentioned accounts receivable.

Copies of a letter dated August 22, 1963 from Charles River Park, Inc. were distributed, containing Charles River Park, Inc. 's consent to the disposition of approximately 40, 000 square feet of delivery parcel No. 8 in the West End Project to the Shriners¹ Hospital.

Copies of a letter were distributed dated August 14, 1963 from E. B. Myott, Chief Engineer of the Metropolitan Transit Authority, to the General Counsel of the Authority, stating that the Wes Julian Contracting Company had been ordered by the MTA to prohibit the parking of automobiles

by construction workers on Boston Redevelopment Authority property.

Copies of a memo were distributed from the Chief Engineer dated September 5, 1963 re Washington Park Urban Renewal Area, Walnut Park Site, Site Preparation Contract No. 2, Construction of Totlot, Proposed Subcontractors.

The above-mentioned memo contained the names of the electrical, drainage and plumbing and bituminous subcontractors proposed to be used by the prime contractor, Robert Cook Co., subject to the Authority's approval.

The Executive Director stated that the Chief Engineer, Wallace Orpin, has investigated the references of the proposed subcontractors and recommended that the Authority give its consent.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Davis Electrical Company, Inc., Zeolla Brothers, Inc., and Derbes Bros., Inc. as subcontractors for the Washington Park Site Preparation Contract No. 2, construction of totlot.

Copies of a memo dated September 5, 1963 were distributed re Government Center Use and Occupancy Charges - Bowdoin Square Garage Company, Inc.

The Real Estate Officer was called into the meeting and the memo was discussed.

On motion duly made and seconded, it was unanimously

VOTED: that the report on the Bowdoin Square Garage Company, Inc. be referred back to the Real Estate Officer for further review and report, taking into account the over-all business operation of said Garage.

Copies of a memo from the Real Estate Officer dated September 5, 1963 were distributed, re Use and Occupancy Charges for Brattle Company, Cambridge and Somerset Street, Account No. 1324.

On motion duly made and seconded, it was unanimously

VOTED: to approve reduction of use and occupancy charges for the Brattle Company as recommended in the Real Estate Officer's memo of September 5, 1963.

Copies of a memo dated August 14, 1963 from the Purchasing Agent were distributed re the purchase of a check signer.

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

VOTED: to authorize the purchase of a check signer in an amount not to exceed \$300.

Copies of a memo dated September 5, 1963 from Gottlieb, Cooke and Gottlieb, attorneys for City Redevelopment Corporation, were distributed requesting that the Authority give its consent to the transfer of the fee for a portion of Parcel 1 in the New York Streets Area from the City Redevelopment Corporation to the C D Building Corporation, a wholly owned subsidiary, in order to commence construction of a building on said parcel for Star Sales and Distributing Corp.

The General Counsel informed the Authority that the Sales Agreement with City Redevelopment Corporation provides for the transfer of title to wholly owned subsidiaries with the consent of the Authority.

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

VOTED: to approve the conveyance from City Redevelopment Corporation to C D Building Corporation of a certain parcel of land in Boston, Massachusetts, which is a portion of Parcel No. 1 on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass . 2-1 Land Disposition Plan" by Hayden, Harding & Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345, which portion contains 19, 243 square feet of land.

The Executive Director informed the Authority that Beverly Seaforth, Clerk-Stenographer in the Operations Department, has requested to be placed on a part-time hourly basis in order to return to school to take a legal secretarial course.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the part-time employment of Beverly Seaforth on an hourly basis, salary to be pro rated on the basis of her present salary.

On motion duly made and seconded, it was unanimously

VOTED: that there will be no meeting of the Authority after September 11, 1963 until October 2, 1963.

The Development Administrator distributed copies of a memo dated September 6, 1963 re Temporary Construction Easement for City Hall Construction.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized on behalf of the Authority to execute and grant an easement to the Government Center Commission of the City of Boston for construction purposes of the area shown on the attached map, such easement to be effective during the period of construction of the superstructure of the new City Hall, subject to existing easements and to the right of the appropriate City agencies to install utilities and construct streets, plazas and other public improvements.

The Development Administrator distributed copies of a memo dated September 6, 1963 re Agreement with Metropolitan Transit Authority for Relocation or Reinforcement of Certain Facilities North of Hanover Street in the Government Center, attached to which was a copy of a proposed Cooperation Agreement between the MTA and the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized on behalf of the Authority to execute a Cooperation Agreement with the MTA substantially in the form presented to this meeting, subject to the approval of the Housing and Home Finance Agency.

The foregoing Cooperation Agreement is filed in the Document Book of the Authority as Document No. 281.

The Development Administrator distributed copies of a memo dated September 6, 1963 re Government Center; Final Drawings for Office Building on Parcel 12 (Phase I), attached to which memo was a list of Conditions to -Approval of the Final Plans for Parcel 12 and a proposed vote as follows:

¹¹ that the B. R. A. hereby approves the final plans for Parcel 12 (Phase I) in the Government Center Project Area submitted with the Development Administrator's memo of February 6, 1963, subject to the conditions attached to that memo, and that the Development Administrator is hereby authorized to grant any further approval required as a result of said conditions. "

On motion duly made and seconded, it was unanimously

VOTED: to amend the above-mentioned proposed vote by adding on at the end of the proposed vote the following ".. set forth in the accompanying memo".

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

VOTED: to adopt the above-mentioned proposed vote as amended.

The Development Administrator distributed copies of a memo dated September 6, 1963 re Payment for Demolition of Adams Square M. T. A. Facilities, which were distributed for informational purposes.

The Development Administrator distributed copies of a memo dated September 6, 1963 re Payment to the City of Boston for Rental of 10th and 11th Floors, City Hall Annex, recommending the approval of payment to the City of Boston for the occupancy of the 10th and 11th floors from July 1, 1961 through June 30, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to approve the payment to the City of Boston of \$14, 505.14 as recommended in the above-mentioned memo.

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

VOTED: to authorize attendance at the NAHRO Conference in

Denver, Colorado September 29th to October 2, 1963 for the Members of the Authority, the Development Administrator, Messrs. James Drought, Robert Hazen, Richard Green, Peter Ri e mer, Robert Rowland, and two members of the Operations Staff to be designated by the Executive Director.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary of the Authority be instructed to request that the Boston City Council classify the Members of the Authority, who are serving in an unpaid capacity, as special municipal employees within the meaning of and pursuant to Section 1 (n) of Chapter 779 of the Acts of 1962.

The Development Administrator distributed memoranda dated September 6, 1963 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

temporary appointments, six-month basis:

			per annum	eff.
John T. Sayers, Jr.	Development Spec.	Waterfront	\$9,000	9/9
Edward Jacobson	Architect	Planning	7,000	9/9
Joseph Polito	Draftsman	Planning	5,200	9/9
David Shea	Mgmt. Aide	Operations	5,200	9/9
David Haley Jr.	Sr. Plan. Aide	Planning	4,850	9/9
Anne Bergen	Secretary	Develop.	4,250	10/2

temporary appointments, three-month basis:

James Sullivan	Trans. Pl. Aide	Trans. Pl.	65. p.w.	9/9
Carmella Jackson	Secretary	Develop.	4,500	9/9

temporary appointment, four-month basis:

Mary Mason	Secretary	Opera.	3,600	9/9
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reappointment:

Gwendolyn Beebe	Secretary	Develop.	4,500	9/13
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reappointment, six-month basis:

Arthur DeVaeto	Rehab. Specialist	Develop.	7,500	9/11
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reappointments, three-month basis:

Amerigo Vito	Rehab. Assist.	Develop.	6,250	9/10
Vincent Licciardi	Demo, Inspector	Opera.	7,200	9/13
James Flaherty	Messenger-Clerk	Adm. Mgmt.	2,730	9/13

reappointments, temporary, part-time, six-month basis:

			<u>p.h.</u>	<u>eff.</u>
Charles Chavarria	Model Maker	Planning	\$ 3.00	9/17
Robert Dinsmore	Model Maker	Planning.	3.00	9/17
John Boorn	Model Maker	Planning	3.00	9/17
Richard Krasin	Model Maker	Planning	3.00	9/17

change of status:

Mary J. Dunn, from. Matron on part-time basis at \$1.75 per hour to full-time at \$3,200 per annum, effective September 11, 1963

resignations accepted:

			<u>effective</u>
Thomas J. Kelly	Accountant	Operations	8/21
Harry Schwartz	Chief. Pl. Analyst	Planning	8/30
Joan Tewksbury	Senior Draftsman	Planning	9/10
Emily Knapp	Clerk-typist	Operations	9/ 4
Mary O'Brien	Secretary	Develop.	8/30
Paul Little	.Apprentice Drafts.	Planning	8/29
James Hayes	Arch. Illustrator	Planning	8/16
V. Strekalovsky	Planning Designer	Planning	9/10
John Coughlin	Asst. Dir. of Adm. Mgmt.	Adm. Mgmt.	9/27
Patrick McCarthy	Proj. Director	Charlestown	9/27
.Alan Kreditor	Prin. Planner	Planning	9/27

recisions of appointment:

Warren J. Vincent Chief Transportation Planner, Transportation Planning
Charles Dempsey Cartographer, Planning

On motion duly made and seconded, it was unanimously

VOTED: to enter into Executive Session.


During the Executive Session the Authority discussed the State

Auditor's Report.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:48 p.m.


Secretary