

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON DEC. 20, 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 Dec. 20, 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. Mas sue co	John Ryan (came in later)

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 Dec. 20, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

December 16, 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 Dec. 16 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 20th day of December, 1963.

Kane Simonian
Secretary

Messrs, Logue and Conley attended the meeting.

The minutes of the meeting of November 27, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the meeting of December 4, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED; to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

	i
Storey, Thorndike, Palmer & Dodge, bond counsel, West End	1,445.00
J. L. Hayden Associates, West End engineering	168. 40
James F, Kelley & Co., Workmen's Compensation insurance	3,761,20
John J. Duane, Government Center Demolition Contract No* 3, partial payment No. 11.	30, 375. 00
John J. Duane Company, Castle Square Demolition Contract No. 1, partial payment Nos. 4 and 5.	16, 920. 00
John J. Gill Associates, Engineering appraisal, Washington Park	2,550. 00
Frank'B. Rogers, appraisal, Washington Park	950. 00
John D. Hewitt, appraisals, Downtown Waterfront	9, 800. 00
Barton-Aschman Associates, Inc.	5, 246. 27
Downtown Waterfront Corporation.	24, 000. 00
Freedom House, Inc.	3, 241. 50
Victor Gruen Associates.	20, 000. 00
Metropolitan Transit Authority.	134, 406. 67
Maurice A. Reidy, Engineers	3, 000. 00
Larry Smith & Company.	350.00
United South End Settlements.	6, 477. 12

Mr. Ryan entered the meeting at this point.

In anticipation of delivering the third residential parcel in the West End to Charles River Parfe, Inc. , the Executive Director recommended that the Authority adopt appropriate votes.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Vice Chairman and Executive Director, or either of them, be and hereby are authorized to execute a Surrender of Lease of Parcels 1-D, 1-D-B, 1-D1 and 1-D1-A of the West End Land Assembly and Redevelopment Plan with Charles River Park, Inc. , the said Surrender

to be substantially in accordance with the provisions of the Leasehold Agreement for the West End Project Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Vice Chairman and Executive Director or either of them be and hereby are authorized to execute Lease of Parcels 1-D, 1-D-B, 1-D1 and 1-D1-A of the West End Land Assembly and Redevelopment Plan to Charles River Park "D" Inc. , the said Lease to be substantially in accordance with the provisions of the Leasehold Agreement for the West End Project Area.

The Executive Director informed the Authority that the Guild Construction Company, Inc. had requested permission to take borings on the State building complex section of the Government Center Project Area.

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

VOTED: to authorize the Executive Director to execute a license to the C. L. Guild Construction Company for boring work on the site of the proposed Health, Education and Welfare Service Center in the Government Center Project Area, such license to be in the form previously authorized and approved by the Authority.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges and authorize relocation payments for the following cases:

<u>Acct. No.</u>	799	Joseph Kadra	430 Tremont St.	Cstl. Sq.	\$285.60
	414	Pawel Gruschkow	67 Emerald	"	249.40
	796	Jacob Rubenstein	426 Tremont	"	547.40
	690	Dorothy Thistle	464 TDi<eeR>&	"	200.00
	79	Lucy Arcadipane	17 Compton	"	72.00
	641	Lillian Davis	331 Warren Ave.	Wash. Pk.	729.80
	419	Sarah Hampton	1 Bower Park	"	112.50
	184	James Mosley	20 Hollander St.	"	188.60
	359	Mary C. Johnson	23 Munroe St.	"	830.00

The Executive Director distributed copies of memoranda dated December 4, 1963 and December 17, 1963 re Washington Park Project, attached to which were lists of vacated tenants' accounts receivable. The present whereabouts of these tenants is unknown after all tracing efforts have been exhausted by the Site Office staff.

On motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable list of vacated tenants' accounts receivable dated December 4, 1963 totaling \$3110.35 and list dated December 17, 1963 totaling \$662.30 and also to make the following findings: 1. that there is no reasonable prospect of collection, and 2, the probable cost of further efforts to collect would not be warranted.

The Executive Director distributed copies of a memo dated December 3, 1963 re Government Center Project, Mass. R-35, Demolition Contract No. 3, Change Order No. 2, attached to which was a copy of Change Order No. 2.

The Executive Director explained that there were still four parcels remaining to be released in the Government Center Project to the demolition contractor and that an additional extension of time would be necessary. The above-mentioned Change Order authorized an extension in the contract time of 124 calendar days to April 30, 1964 without any change in the contract price.

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

VOTED: to approve Change Order No. 2 to Demolition Contract No. 3, John J. Duane Company, Government Center Project, in the form presented at the meeting.

The Executive Director distributed copies of a memo dated December 18, 1963 attached to which was a copy of letter from D'Orsi and Company, architects and engineers for the construction on Parcel 7, West End Project, requesting an easement to install Edison steam lines in a portion of Parcel 8 from Blossom Street to Parcel 7, said steam line

to be located in an existing fifteen-foot easement previously granted for the storm drain line from Parcel 7 to Blossom Street.

On motion duly made and seconded, it was

VOTED: to approve the request for the above-mentioned easement and to authorize the Executive Director to execute same.

The Chairman voted "present"¹¹ .

The Executive Director distributed copies of a memo dated December 17, 1963 re Preliminary Loan Notes, Sixth Series "A", West End Project, U. R. Mass. 2-3, attached to which was a tabulation of bids received on December 17, 1963.

Mr. Colbert presented a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5, 194, 000, the Execution of Requisition Agreement No. 6, and the Execution and Delivery of Project Temporary Loan Note No. 7, in Connection with Project No. UR Mass. 2-3".

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on roll call, the following voted "Aye": Msgr. Lally, Messrs. Colbert, McCloskey, Massucco and Ryan; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

{The foregoing Resolution is filed in the Document Book of the Authority of the Authority as Document No. 289. }

Copies of a memo dated December 19, 1963 were distributed from the Real Estate Officer re Government Center Project, Adjustment of Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to authorize reduction in use and occupancy charges for Bowdoin Amusement Company, Inc. , Account No. 1322, as recommended in the above-mentioned memo from the Real Estate Officer.

The Executive Director distributed a memo dated December 18, 1963 re Bids for Interior Painting, 8-20 and 11-25 Pemberton Square, attached to which was a tabulation of bids received at the bid opening on December 9, 1963. The Executive Director recommended that the contract be awarded to the Modern Decorators, Inc. , the lowest bidder, in the amount of \$3936.60.

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

VOTED: to table the matter until the next meeting.

The Executive Director distributed copies of a memo dated December 16, 1963 from the Chief Engineer re Washington Park Project, Proposed Demolition and Site Clearance Contract No. 2, attached to which was tabulation of bids received at the bid opening on December 10, 1963 . Also attached were photostatic copies of the following documents submitted by the lowest bidder, Maher Sr Fall Wrecking Company, Inc. : (1) the bid statement; (2) non-collusion affidavit of prime bidder; (3) statement of bidder's qualifications, containing the information requested by the bid documents and a letter from the New England Merchants National Bank.

On motion duly made and seconded and on the recommendation of the Chief Engineer, it was unanimously

VOTED: to award Demolition Contract No. 2, Washington Park Project, in the amount: of \$228, 000 to the Maher & Fall Wrecking Company, Inc. as the lowest responsible bidder and to authorize the Executive Director to execute the contract: for the same.

Copies of a letter were distributed dated December 16, 1963 from Chertog and Chertog, attorneys representing the Independent Wholesale Florists and Suppliers Association, signifying the Associations' initial assent to the proposed relocation site for the flower market in the area bounded by Albany Street and the Southeast Expressway comprising about fifteen acres.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file.

Copies of a memo dated December 9, 1963 were distributed from the Chief Engineer re West End Parcels 1-D and 1-D-1. Said memo contained the Chief Engineer's analysis of the plans for the above-mentioned parcels which were submitted by Charles River Park, Inc. in conformity with the Leasehold Agreement which requires the Authority's review and approval or disapproval of plans for each parcel within thirty days of submission.

It was pointed out in the above-mentioned memo that the plans as submitted are not in compliance with the Controls and Restrictions of the Redevelopment Plan. The Executive Director informed the Authority that most of the non-compliances were minor modifications of the type which had been previously approved by the Authority as variances, but that however, specific request for variances should be made by Charles River Park, Inc.

The Executive Director informed the Authority also that the plans as submitted proposed professional offices on the first floor of both buildings, which is not permitted under the Controls and for which a modification or variance would be required from the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to disapprove the plans submitted by Charles River Park, Inc. for Parcel 1-D and 1-D-1 for failure to conform with the Controls and Restrictions of the Redevelopment Plan, and further, that the Executive Director be instructed to notify Charles River Park to this effect.

Copies of a letter dated December 16, 1963 from Charles River Park, Inc. were distributed, requesting a ninety-day extension of the commencement of construction for Parcel 1-G, West End Project. The letter stated that while plans are proceeding on schedule, the winter weather makes it impossible to carry on construction for the next three months.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request of Charles River Park, Inc. for a ninety-day extension of time for commencement of construction for Parcel 1-G, West End Project.

Copies of a letter from Charles River Park, Inc. dated December 17, 1963 re Site Plan for Parcel 1-G were distributed. Also distributed were copies of a memo dated December 18th from the Chief Engineer re Second Review of Commercial Site Plans for Compliance with the Controls for Parcel 1-G.

On motion duly made and seconded, it was unanimously

VOTED: that the Site Plan as submitted is not in conformity with Part B (Planning Proposals) of the Land Assembly and Redevelopment Plan for the following reasons:

1. The Site Plan as submitted proposes a garage and a theater, both of which are prohibited uses under the Redevelopment Plan;
2. The Plan as submitted does not comply with the off-street loading requirements stipulated in the Redevelopment Plan;

and accordingly, the Site Plan as submitted is disapproved.

The next item on the agenda was the matter of the Cambridge Street Plan with respect to the Commercial Parcel 1-G for the West End Project. In connection with the matter, the following memoranda were distributed: copy of memo from Charles G. Hilgenhurst, Design Review Officer, dated December 17, 1963, and copy of memo from John Bok, Assistant Legal Officer, dated December 18, 1963.

The matter was postponed for discussion later in the meeting.

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

VOTED: that the Real Estate Officer be instructed to put into effect forthwith and for an experimental period extending through June 30, 1964, a maximum one-price policy for all owners of residential property and that the Real Estate Officer further be directed to make periodic reports to the Authority on the success of this policy.

Mr. Colbert suggested that the Authority consider adopting a policy to publish all land prices on parcels to be acquired.

On motion duly made and seconded, it was unanimously

VOTED: to refer the matter to the General Counsel and Real Estate Officer for their comments.

Copies of letters were distributed re Washington Park Shopping Center which had been sent to the Chairman from Mrs. Erna Ballantine and Rev. Gilbert Caldwell of the Hattie B. Cooper Community Center.

Copies of a letter dated December 3, 1963 were distributed from the Greater Boston Real Estate Board containing said Board's endorsement of the recommendation by Meredith & Grew for a "full and fair price system" of negotiation. The matter was placed on file.

The Executive Director informed the Authority that the YMCA had requested permission to take test borings of the land in the Washington Park Project Area which is designated for a new YMCA Building.

On motion duly made and seconded, it was unanimously

VOTED: to approve the above-mentioned request and authorize the Executive Director to execute a license in the approved form.

The Development Administrator distributed copies of a memo dated December 20, 1963 re eviction of site occupant, Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue a warrant for the eviction of Vessie Hill, 373A Warren Street, if this tenant has not cooperated with the Site Office by January 20, 1963.

Copies of a memo dated December 20, 1963 were distributed by the Development Administrator re the Revised Survey and Planning Application, Charlestown, Mass. R-55, attached to which was a proposed form of a Resolution authorizing an Application to revise the Survey and Planning Budget.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Filing of a Revised Survey

and Planning Application, Mass. R-55".

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

VOTED: to adopt the above-mentioned Resolution as read,

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 290.)

Copies of a memo dated December 20, 1963 were distributed re Printing of Copies of the Capital Improvements Program, recommending that the Authority approve the printing of an additional 1000 copies of the same.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority allocate the sum of \$6200 from City funds for the printing of the 1963-75 Capital Improvements Program and that the Purchasing Agent, in accordance with the Boston Redevelopment Authority Procurement Policy, advertise for bids for same.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority enter into Executive Session to discuss selection of a developer for the Shopping Center, Parcel F-1, Washington Park, Personnel Classification and Salary Plan, and Promotions and Re-classifications.

After the Executive Session ended, the Authority resumed public meeting.

The Development Administrator distributed the following memoranda: Personnel Classification and Salary Plan dated December 20, 1963, attached to which was a Salary Range and Step Plan and recommended votes; Position Classifications dated December 20, 1963; Promotions and Re-classifications dated December 20, 1963.

Mr. Colbert moved that the Promotions and Reclassifications memo dated December 20, 1963 be amended by adding the following increases and reclassification:

John McMorrow, Director of Administrative Management, from \$20,000 to \$20,500;

Kane Simonian, Executive Director, from \$18,000 to \$19,500;

John C. Conley, General Counsel, from \$17,000 to \$18,000;

Robert E. McGovern, Real Estate Officer, Reclassification, Grade 16, Step 16-3, from \$15,000 to \$16,000.

The Development Administrator recommended the above - mentioned amendments, Mr. Ryan seconded the motion, and on a call for a vote from the Chair, the amendment was unanimously adopted.

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

VOTED: to adopt the Promotions and Reclassifications Schedule dated December 20, 1963, as amended, said Promotions and Reclassifications to be effective January 1, 1964.

(The foregoing Promotions and Reclassifications Schedule, as amended, Salary Range and Step Plan, and Position Classifications Schedule are filed in the Document Book of the Authority as Document Nos. 291'» 291(a) and 291(b) respectively.)

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

VOTED: that July 1st be the anniversary date for the step rate increases , in accordance with the Salary Range and Step Plan, for all employees not employed for one year on January 1st; and further, that step rate increases may be withheld by the Development Administrator for cause but only with the concurrence of the Authority.

The Development Administrator distributed memoranda dated December 20, 1963 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Appointments, six-month basis:

			Per	eff.
			Annun	
Robert Davidson	Capital Improvement Officer		\$ 16,500	12/23
Walter Little	Develop. Specialist	Development	7,560	12/23
Basil Adams	Engineering Aide	Engineering	7,200	12/23
Stephen Potash	Development Assist.	Development	5,700	I/ 2
Arthur Ra<guse	Draftsman I	Engineering	4,500	12/23
Margaret Fahy	Secretary	Planning	4,500	I/ 6
Margaret McDermott	Secretary	Development	4,300	I/ 6
Carol Murdoch	Secretary	Development	4,200	12/21
Marcia McMahan	Planning Aide	Planning	4,200	12/23
Sheila Metcalf	Secretary	Development	4,095	I/ 6
Shirley Rice	Secretary	Development	3,900	12/23
Evelyn Jacobs	Clerical Assist. III	Development	3,900	12/21
Anne Richard	Secretary	Development	3,780	12/23
Guy Steele	Fam. Reloca. Spec.	Wash. Park	6,825	12/23
Robert Caddigan	Rehousing Specialist	Wash. Park	6,500	II 2
John Fucillo	Maintenance Man	Wash. Park	2.32 p.h.	12/24
George Conley Jr.	Delineator	Planning	5.50 p.h.	12/23

(max. of 20 hrs per week)

Change of Status from part-time to full-time:

Nicholas Katchianos	Designer II	Planning	6,825	12/23
Dimitra Katchianos	Designer II	Planning	6,500	12/23

Reappointments:

William Joyce, Jr.	Sr. Reloca. Spec.	Operations	7,524	1/15
Carol LaBella	Designer II	Planning	7,524	1/15
Simeon Niles	Rehab. Asst. III	Development	7,524	I/ 7
Joseph Doolin	Field Inspector I	Operations	7,200	I/ 8
Louise Bynoe	Relocation Spec. II	Development	7,200	I/ 7
Lawrence Flaherty	Accountant I	Operations	7,166	1/11
Howard Carroll	Develop. Spec. I	Development	6,825	I/ 9
Richard Ruggiero	Develop. Assist. II	Development	6,019	1/15
Leo McCormack	Designer I	Development	5,985	I/ 7
John Topalian	Reloca. Assist. I	Development	5,733	1/15
Ruth Rankin	Graphics Designer II	Planning	5,700	1/10
Eliz. Hutchinson	Reloca. Assist. I	Development	5,460	1/15
Dolores Mendelson	Reloca. Aide	Development	4,725	II 1
Lexine Dent	Secretary I	Operations	4,095	I/ 3
Ellen Hunter	Switchboard Oper. & Clerical Assistant	Operations	3,600	I/ 3
Mary Mason	Clerical Assist. II	Operations	3,600	I/ 9

Reappointments, six-month basis:

David Ries	Develop. Spec. II	Development	7,560	I/ 2
Robert Smith	Rehab. Assist. III	Development	7,524	I/ 7
Harvey Teed	Rehab. Assist. III	Development	7,524	I/ 3
Sandra Lakeman	Designer II	Development	6,500	I/ 9
Sylvia A. Pellini	Develop. Assist. II	Development	5,460	1/15

Reappointment, three - month basis:

			Per	<u>eff.</u>
			<u>Annum</u>	<u>1/7</u>
Joseph Iadonisi	Rehab. Assist. II	Development	\$ 6,284	

Reappointment) one-month basis:

Malcolm Peabody	Advisor, Minority Housing Committee		12,500	1/2
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Change of Status:

Jan Wampler, Junior Planning Designer, Planning Department, from full-time at \$6600 per annum to part-time at \$3.. 62 per hour, retroactive to November 27, 1963.

Resignations:

Barbara Capellotti	Clerk-typist	Development	eff. 12/24
Julia McL/in	Clerk-typist	Development	eff. 12/17
Peter Riemer	Project Director	Development	eff. 1 / 3

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

VOTED: that Peter P. Riemer be commended for the invaluable services performed for the Authority during his period of employment as Project Director for the Government Center, and further, that his resignation be accepted with regret.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

John Stainton to Philadelphia for three days to visit City Planning and Recreation Departments (retroactive approval);

William McGrath and Stanley Siegel to Washington, D. C. from January 11th to January 18, 1964, to attend meeting of Highway Research Board;

Frederick Troy, Walter Smart and Patrick Tompkins to Springfield, Massachusetts January 22d and 23, 1964, to attend conference on family and business relocation procedures of local public agencies.

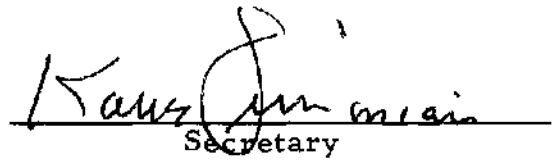
On motion duly made and seconded, it was unanimously

VOTED: to adopt the policy that in the future all travel authorizations are to be approved by the Authority in advance of the travel, except for travel to the Regional URA office.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority be on January
24, 1963.

On motion duly made and seconded, it was unanimously
VOTED: to adjourn.

The meeting adjourned at 1:04 p. m.


Secretary

C