

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MAY 8, 1964

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 May 8, 1964. 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
James G. Colbert	
Stephen E. McCloskey	
Melvin J. Massucco	

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 in the forenoon on May 8, 1964 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By_ 

May 5, 1964 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 May 5, 1964 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 8th day of May, 1964.


Secretary

Messrs. Coriley and McMorrow attended the meeting.

The minutes of the meeting of April 15, 1964 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 April 24, 1964 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:

Nyman H. Kolodny, Title Search, Washington Park_____	\$ 2,389.00
Paul G. Counihan, Title Search, Castle Square	1,876.50
Paul G. Counihan, Title Search, Washington Park	1,409.50
Frank J. McFarland, appraisals, Charlestown	925.00
John E. O'Neill, appraisals, Waterfront	450.00
John E. O'Neill, appraisals, Waterfront	2,350.00
Barton-Aschman Associates	5,241.79
"	2,055.75
"	2,328.53
"	655.95
Freedom House, Inc.,	2,881.50
Victor Gruen Associates	10,000.00
Maurice Reidy, Engineers	3,000.00
Larry Smith & Company	670.00
John E. O'Neill, appraisals, Waterfront	7,800.00

Mr. Colbert stated that he was opposed to making payments to consultants until copies of reports for which payments are being made have been furnished to the Members of the Authority.

On motion duly made and seconded, it was unanimously

VOTED; to withhold payment on all consultant contracts requiring the submission of reports until the Members have received copies of the reports required by said contracts.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the motion on Authority policy regarding employees who seek elective office.

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

VOTED: that the following is a policy of the Boston Redevelopment Authority:

that no employee of the Boston Redevelopment Authority may seek elective political office while in the employ of the Redevelopment Authority; (amended by vote at meeting of 2/3/66)

if any employee of the Boston Redevelopment Authority files nomination papers as a candidate for elective office without first obtaining a leave of absence, such employee shall be discharged forthwith;

that any employee who is granted a leave of absence so that he may seek elective office may subsequently be reinstated only by vote of the Redevelopment Authority that such reinstatement is in the public interest.

The Executive Director distributed copies of a memo dated May 6, 1964 re West End concerning a request from the Boston Edison Company for a license to install power cables and duct work in the proposed public footpath of the West End Project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant a license to the Edison Company to install ducts and cables in the public footpath, West End Project, in the form previously approved by the Authority for the issuance of similar licenses.

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges as indicated for:

<u>Acct. NJO.</u>				\$
33	Precious Jackson	11 1/2 Cobb Street	Castle Square	10.70

and further, to waive use and occupancy charges and authorize relocation payment for:

4-1	Julia Carrion	118 Shawmut Ave.	Castle Square	238. 30
718-1	Satina Renzi	492 Tremont St.	Castle Square	83. 00

The Executive Director reported that he had been notified that there were several occupants, both families and business, which were holding up the demolition of contiguous structures.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants for the following in the event they have not relocated in two weeks:

G_Uock H. Soo, 130 Harold Street, Washington Park
Alfred S. Brothers, 3436 Humboldt Avenue, Washington Park

The Executive Director distributed copies of a memo dated May 8, 1964 re Pay Increases for Maintenance Workers at 11 and 20 Pemberton Square. The aforementioned memo outlined the rates of pay that were paid by the First Realty Company for night cleaners, washers, waxers and other personnel at the time the Authority took over the management of these buildings.

Also included in the memo was a statement that the First Realty Company had given wage increases of 3¢ per hour to the night help and operators employed in other First Realty Buildings as of March 14, 1964. Said memo outlined the present rates of pay for this type of personnel currently being paid by Minot, DeBlois and Maddison at 73 Tremont Street.

The Executive Director and Site Office Manager recommended that wage increases be given to this type of personnel now employed at 11 and 20 Pemberton Square in order to bring their present rates in line with prevailing wages.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following wage rates, effective as of May 6, 1964, for maintenance workers at 11 and 20 Pemberton Square:

	<u>From:</u> <u>Per Hr.</u>	<u>To:</u> <u>Per Hr.</u>
Women night cleaners.	\$ 1.51	\$ 1.56
Elevator Operators (days).	1.51	1.56
Men Night Cleaners.	1.56	1.61
Men Washers and Waxers.	1.66	1.69
Woman Crew Leader.	1.75	1.78
Night foreman	80.00 p.w.	85.00 p.w.

Progress reports on the demolition, Contract No. 1, Washington Park, were distributed.

The Executive Director distributed copies of a letter dated May 6, 1964 from Charles River Park, Inc. re Delivery of Parcel 1-D and 1-D-1.

The above-mentioned letter informed the Authority that Charles River Park, Inc. would accept delivery of the above-mentioned parcel within

the sixty days provided for in the Leasehold Agreement. The letter also stated that an FHA commitment was expected by the end of May. The Executive Director informed the Authority that Charles River Park is waiting for a legal description from the Authority of the above-mentioned parcel in a form satisfactory to the HHFA - because of a recent FHA requirement.

The Executive Director stated that a legal description of said parcel in accordance with the provisions of the Leasehold Agreement has been furnished to Charles River Park, Inc. and that in the opinion of the General Counsel the Authority is not required to provide any further description; but that however the Engineering and Legal Department were cooperating to expedite the project.

The Authority accepted the Executive Director's statement and the General Counsel's opinion but instructed the staff to cooperate in the interests of progress, it being agreed by the Authority that the failure to provide this would not justify any delay in delivery of said parcel.

The Executive Director informed the Authority that there would be a bid opening on May 19, 1964 for Preliminary Loan Notes, Government Center Project, in the amount of \$24,560,000.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept on behalf of the Authority the lowest bid or bids on the above-mentioned Preliminary Loan Notes at the May 19, 1964 bid opening.

On motion duly made and seconded, it was unanimously

VOTED; to advance six weeks¹ sick leave to the Comptroller, Thomas Kerrigan.

The Executive Director informed the Authority that the Chief Engineer had submitted a memo certifying that C D Building Corporation has completed the construction of the parcel in the New York Streets Project for the Star Sales and Distributing Company, and that all the controls and

restrictions of the Land Assembly and Redevelopment Plan for the New York Streets Project have been complied with.

The Executive Director presented copies of a proposed vote authorizing the issuance of a Certificate of Completion and Satisfaction, together -with copies of a proposed Certificate.

On motion duly made and seconded, it was unanimously

VOTED: that Kane Simonian, the Executive Director of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver a Completion and Satisfaction Certificate presented to this meeting, stating that CD Building Corporation has satisfactorily completed all undertakings with respect to development of a portion of Parcel No. 1 as shown on a Plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc. , Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in Suffolk Registry of Deeds, Book 7263, Page 345, in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954, and that the Certificate be granted, and further, that said Certificate state that CD Building Corporation is authorized to convey said land to Star Sales and Distributing Corp.

The above-named Certificate of Completion and Satisfaction is filed in the Document Book of the Authority as Document No. 324.

Copies of a memo dated May 8, 1964 from the Development Administrator were distributed re Mandatory Referrals for Capital Improvements.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority, under the provisions of Chapter 3, Section 23 of the revised Ordinances of 1961 approves the expenditure of \$23, 500 of City funds for the acquisition of that parcel of land presently owned by the United States of America on Long Island; and further,

That the Boston Redevelopment Authority, under the provisions of Chapter 3, Section 23 of the revised Ordinances of 1961, concurs in the request of the Commissioner of Public Works to borrow \$2 million pursuant to the authority conferred by Chapter 44, Section 7, Paragraph 1, of the Massachusetts General Laws, subject to the appropriation of the additional City funds required by the statute; and further,

That the Boston Redevelopment Authority, under the provisions of Chapter 3, Section 23 of the revised Ordinances of 1961, concurs in the request of the Commissioner of Public Works to borrow \$3 million under the authority of Chapter 44, Section 7, Paragraph 5 of the Massachusetts General Laws for highway construction purposes.

Copies of a memo dated May 8, 1964 from the Development Administrator were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointment, six-month basis:</u>		Grade & Step	Per Annum	Effective
Myrtle A. Cooke	Clerical Assistant HI	3-1	\$ 3,900	5/11

Temporary appointments, six-month, hourly basis:

Kenneth Kruckemeyer,	Model Maker, Planning		3.00 p. h.	5/ 8
Richard Rockett	Model Maker, Planning		3.00 p. h.	5/ 8

Reappointments:

Patrick A. Tompkins	Dir. Family Relocation	14-2	13,020	5/ 1
Malcolm Davis	Architect III	11-1	9,000	5/12
Matthew Delaney	Planner IV	10-2	8,400	5/12
Denis Blackett	Architect II	10-2	8,400	5/12
Michael Gordon	Transp. Planner II	9-2	7,560	5/ 8
Lynda Pierce	Develop. Specialist II	9-1	7,200	5/12
Frank Baldwin	Graphic Designer III	8-3	7,166	5/ 8
William Draper Sr.	Rehab. Assistant I	6-4	6,019	5/20
Dorothy Noonan	Secretary II	4-2	4,410	5/ 8
Paul Eldridge Jr.	Clerical Assistant IV	4-1	4,200	5/12
Daisy Evans	Secretary	3-2	4,095	5/12
Judith Solomon	Development Aide II	3-2	4,095	5/ 8
Charles Long	Graphic Designer		3.00 p. h.	

Reappointment, one-month basis:

Malcolm Peabody Jr.	Minority Hsng. Ad.	13-4	12,965	5/20
---------------------	--------------------	------	--------	------

Reappointment with reclassification:

Lucy G. Carlborg, from Secretary I (Grade 3-Step 2) at \$4095 per annum to Planning Aide I (Grade 4--Step 1) at \$4200 per annum, effective May 12, 1964.

Salary increase:

Piet B. Offringa, Architect II; from \$8000 per annum, (Grade 10,-Step 1) to \$8400 per annum, (Grade 10-Step 2); effective May 13, 1964.

Change of Status with reclassification:

David L. Myers from Planning Assistant on a part-time basis at \$2. 50 per hour to Planner III (Grade 9-Step 1) on a full-time basis at \$7200 per annum, effective May 13, 1964.

Resignations

Guy L. Steele Sr. , Family Relocation Specialist, effective April 28, 1964
Patric B. Dawe, Graphic Designer, hourly basis, effective May 5, 1964

On motion duly made and seconded, it was unanimously

VOTED: that Malcolm Peabody appear at the next meeting of the Authority at eleven a. m. and that Mr. John McMorrow notify Mr. Peabody to that effect.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following travel:

Malcolm Peabody to Lake Winnepesaukee, N. ~H July 4 to 11th;
William McGrath to "Washington, D. C. May 5-7 (retroactively)

On motion duly made and seconded, it was unanimously

VOTED: to approve attendance at the following as indicated:

Urban Design Conference, Harvard Graduate School of Design,
May 1-2, 1964; 10 members;

Intergovernmental Relations Conference, Boston University,
May 4, 1964; 5 members;

Mortgage and Finance Seminar of Greater Boston Real Estate
Board, May 12, 1964; 5 members, the Vice Chairman and the
Executive Director;

Massachusetts Committee on Discrimination in Housing Seminar,
May 15, 1964; 4 members

Public Housing Week Seminar and Luncheon
May 20, 1964; 6 members

Copies of a memo dated May 8, 1964 from the Development Ad-
ministrator were distributed re Maintenance Contract for Air Conditioners at
City Hall Annex.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to enter into a service agreement with the Bay State Service, Inc. , in the amount of \$933.00 for servicing air conditioning units at City Hall Annex, 11th and 10th floors.

Copies of a memo dated May 8, 1964 from the Development Administrator were distributed re Family Relocation; Administrative Letter No. 7, attached to which were copies of the proposed Administrative Letter No. 7 entitled Boston Housing Authority - Boston Redevelopment Authority Operating Policies and Procedures.

Mr. Logue entered the meeting at this point.

On motion duly made and seconded, it was unanimously

VOTED: that the Interagency Operating Policies and Procedures between the Boston Redevelopment Authority and the Boston Housing Authority be approved.

The Development Administrator distributed copies of a memo dated May 8, 1964 re Land Acquisition Policy.

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

VOTED: to adopt the following policy:

" When an order of taking is adopted, the Authority will award for each parcel taken an amount which shall be fair and reasonable based upon all information available at such time. "

Copies of a memo dated May 8, 1964 were distributed re Parcel 12, Government Center, attached to which were copies of a letter dated May 1, 1964 from Roche and Leen, attorneys for Center Plaza Associates.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby accepts an additional deposit from Center Plaza Associates, the developers of Parcel 12 in the Government

Center, in the amount of \$75, 000 and grants to said developers an additional extension of time to June 1, 1964 on the developers¹ obligation to take title to Parcel 12A.

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

VOTED: that on all matters or conferences or meetings affecting policies of the Boston Redevelopment Authority, the Members of the Authority are hereby authorized to attend.

The Development Administrator distributed copies of a memo dated May 8, 1964 re Order of Taking for Washington Park Urban Renewal Area, attached to -which were copies of a Resolution approving the Order of Taking and copies of a proposed Order of Taking. The Resolution and Order of Taking were read in full and considered.

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

VOTED: to adopt the above-mentioned Resolution as follows:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated May 8, 1964 relating to portions of the "Washington Park Urban Renewal Area, Mass. No. R-24, be executed together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963, and revised September 24, 1963, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled, "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive", and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk (only Plan No. 21 to be recorded with this Order of Taking).

The foregoing Order of Taking dated May 8, 1964 is filed in the Document Book of the Authority as Document No. 325.

Copies of a memo dated May 8, 1964 were distributed re Request for Authorization to Install Fence and Pave Yard, 38 Cross Street, Charlestown.

On motion duly made and seconded, it was unanimously

VOTED: that the sum of \$450 be authorized for the installation of a fence and paving of the rear yard at 38 Cross Street, Charlestown.

