

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 13, 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 August 13, 1964. The meeting was called to order by the Vice Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Stephen E. McCloskey	Msgr. Francis J. Lally
James G. Colbert	
Melvin J. Massucco	
George P. Condakes	

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 10:00 a. m. on August 13, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By _____

_____ August 7, 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 August 7, 1964 I filed, in the manner provided by Sec. E3A, 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 13th day of August, 1964.

LS

Kane Simonian

Messrs. Logue and Conley attended the meeting.

Several officials representing the Prudential Insurance Company entered the meeting at this point, including Charles Nelson, Executive Vice President, Attorney Henry H. Meyer of the firm of Rackemann, Sawyer and Brewster, and others.

On motion by Mr. Colbert and duly seconded, it was unanimously

VOTED: that the first order of business is the presentation from the officials of the Prudential Insurance Company.

Mr. Henry H. Meyer officially presented to the Authority a letter dated August 13, 1964, attached to which was a copy of a map showing certain proposed changes in Lot B of the Prudential Center Site Plan.

The above-mentioned letter contained a request for certain deviations from the Boston Building Code and approval of certain changes in the proposed development of Lot B. Mr. Meyer explained the proposed changes and deviations, following which the Members questioned him and discussed the request contained in the letter.

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

VOTED: That having considered the Application by The Prudential Insurance Company of America dated August 13, 1964 filed this day with the Authority relating to the Prudential Center Project and certain changes in the proposed development of Lot B contained therein and certain proposed deviations from the Boston Building Code, the Authority makes the following findings and determinations:

1. That the changes with respect to the development of said Lot B proposed in said Application are not fundamental.
2. That the Authority hereby authorizes and approves the proposed development of said Lot B set forth in said Application.
3. That the Authority hereby authorizes and approves the construction at a later date, if the applicant so elects, of the multi-family dwelling unit referred to in said Application and outlined in blue on the site plan of Prudential Center filed with said Application

(in lieu of apartment 6 shown on the Master Plan referred to in said Application) and both of the two-story commercial units referred to in said Application (including the expansion outlined in broken red on the site plan) in addition to the construction of dwelling units 2 and 4 shown on the Master Plan referred to in said Application , or either of them, if the applicant so elects, and in addition to the construction of any plaza areas and parking facilities and open landscaped areas permitted or required by Alternates 3 and 4 for the development of Lot B set forth in the Amendment of Application by the Prudential Insurance Company of America dated June 13, 1961 filed with the Authority.

4. The Authority finds that the permissions to deviate with respect to dwelling units 1 and 3 from Sections 2630-a and 116(1) of the Building Code to allow the use of ultimate strength design theory for proportioning reinforced concrete members and from Section 2312-b of the Building Code to allow the use of a uniform wind load of thirty pounds per square foot may be granted without substantially derogating from the intent and purpose of the Building Code, and the Authority further finds that the designs and the method of construction proposed so far as they relate to reinforcement of concrete members and satisfaction of wind load requirements will sufficiently satisfy the purposes for which such designs and construction will be used and the purposes of the Building Code. The Authority hereby grants such permissions to deviate from said Sections subject, however, to the same provisos incorporated in the decisions of the Board of Appeal of the City of Boston dated December 23, 1963 in Case Nos. 2162 and 2163.

5. The Authority reserves decision with respect to the other requests for permission to deviate set forth in said Application pending consideration thereof by the Board of Appeal of the City of Boston.

The minutes of the meeting of July 23, 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 the payment of the following:

	\$
John J. Duane Co, , Demolition Contract #1, Castle Square;	
Partial Payment No. 12.....	8,460.00
John J. Duane Company, Demolition Contract #3, Govern-	
ment Center; Partial Payment No. 14.....	30,410.00
Edward Larkin & Co. , Wash. Park appraisals.....	2,000.00
Frank B. Rogers, Washington Park appraisal.....	700.00
William F. Morrissey, South End appraisal.....	11,000.00
Field Paul Morgan(F. P. Morgan Co.) Waterfront appraisals.....	2,450.00
Robert Treat (F, P. Morgan Co.) Waterfront appraisals.....	4,250.00
Maher & Fall, Demolition Contract No. 2, partial payment 7	18,135.00

	\$
Freedom House, Inc.	3,291.50
Charles T. Main, Inc.	376.83
Charles T. Main, Inc.	1,773.01
Murray D. Segal	679.50
Visiting Nurse Association of Boston, Inc.	616.66

The Executive Director informed the Authority that because of the increased operations of the Authority, including the new projects in execution, there was a large volume of legal matters which require extracts of votes to be certified by the Secretary; and that at the present time the volume of these certifications and the incidence of their need require the appointment of another Assistant Secretary in addition to Mr. William J. Johnson.

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

VOTED: to designate Miss Anne Carroll as Assistant Secretary in the absence of the Executive Director.

Site Office reports were distributed.

Because 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 in the amount of \$120 for Raymond Williams, Account No. 648, 82 Albion Street, Castle Square Project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman or in his absence the Vice Chairman or the Executive Director to accept the lowest bid or bids on the Preliminary Loan Notes, Third Series D, South End Project, to be opened on August 18, 1964.

The Executive Director distributed copies of a memo from the Real Estate Officer dated August 13, 1964 re Government Center Project, Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Real Estate Officer as contained in the above-mentioned memorandum for Bowdoin Amusement

Company , Account No. 1323, and the Brattle Company, Account No. 1324, Government Center Project.

The Executive Director distributed copies of a letter dated August 4, 1964 from Joseph A. Langone 3d concerning use and occupancy charges for premises occupied at 58 Merrimac Street, Boston, Massachusetts. The letter contained a request for an adjustment in the use and occupancy charges because of the loss of business due to the relocation of families and because of the adverse conditions caused by demolition and construction activities.

The Executive Director informed the Authority that he had contacted this account and requested the business operation figures covering a period of years before and after the commencement of the project in order to ascertain if any adjustment is warranted.

On motion duly made and seconded, it was unanimously

VOTED: that the matter be referred to the Real Estate Department for analysis and recommendation upon the receipt of adequate information from the occupant.

The Executive Director distributed copies of a memo dated August 15, 1964 re Site Preparation Contract No. 4, West End Project, UR Mass. 2-3.

The above-mentioned memo contained the names of the only two bidders and the bids received as a result of advertising, the lowest of which was approximately 37% above the estimates of the Authority's Engineering Consultants for this proposed contract.

The Executive Director recommended that the bids be rejected and that he be authorized to re-advertise for bids because of the fact that only two bids were received and both were in excess of the Authority's estimates.

On motion duly made and seconded, it was unanimously

VOTED: to reject the bids and authorize the Executive Director to re-advertise.

The Executive Director distributed copies of a memo dated August 13, 1964 containing a report on the present status of the plans for the Commercial Shopping Center in the "West End Project with respect to the recommendations made by the Design Review Panel. It was noted that the architects for Charles River Park, Inc. have accepted the recommendations and submitted a letter agreeing to make specific changes to meet the Panel's recommendations.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve the changes to be made in the West End Shopping Center plans agreed upon by the Design Review Panel and the developer, subject to the condition that final plans containing these changes shall be submitted to the Authority for approval in accordance with the Amended Lease for the commercial parcel, and further, that construction may not start until the final plans containing the agreed on changes are approved.

The Executive Director distributed copies of a report on the letters sent out to the owners of property in the North Harvard Project Area.

The Executive Director informed the Authority that the appraiser for this project was encountering a great deal of resistance from the property owners who are belligerent and refuse to cooperate. The Executive Director was authorized to engage paid police detail as needed to accompany the appraiser wherever necessary.

The Real Estate Officer and the General Counsel were also instructed to make preparations for an Order of Taking on the basis of whatever appraisal information is available and to obtain the necessary approvals of the URA for presentation to the Authority at the next meeting.

Mr. Condakes introduced a Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Loan and Grant Contract Numbered Contract No. Mass. R-77 (LG) By and Between the Boston Redevelopment Authority and the United States of America, Pertaining to a Certain

Project Designated Project Numbered Mass. R-77 and Establishing a Project Expenditures Account with Respect to Said Project and for Other Purposes¹¹, which Resolution was read in full and considered.

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

The Vice 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 as Document No. 349.

Mr. Condakes introduced a Resolution entitled "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project Mass. R-77 and Providing for the Security for the Payment Thereof and for Other Purposes¹¹, which Resolution was read in full and considered.

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

The Vice 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 as Document No. 350.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to secure the signatures of the Mayor of the City of Boston and the Commissioner of the Department of Commerce and Development to the Contract for Loan and Capital Grant for the Downtown Waterfront-Faneuil Hall Project as required by law.

The Development Administrator distributed copies of a memo dated August 13, 1964 re Resolution to Amend and Complete the Discrimination Clause Found in the Resolution Adopted by the Board on April 24, 1964 (Mass. R-77).

Mr. Condakes introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority to Amend and Complete the Discrimination Clause Found on Page 2 of its Resolution Adopted on April 24, 1964 and Approving Project Numbered Mass. R-77", which Resolution was read in full and considered.

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

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

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 351.

The Executive Director informed the Authority that an additional secretary is urgently needed in the office of the General Counsel, because of vacation schedules, the increase in the volume of work and because one of the secretaries is soon to leave the employ of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to retain a Legal Secretary not to exceed \$5200, subject to the approval of the General Counsel and screening by the Personnel Department.

The General Counsel requested approval to assign one of the Authority's per diem trial lawyers to the Maiden Equipment litigation.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to assign an attorney to the Maiden Equipment Company litigation case on a contract basis, subject to HHFA approval.

The Development Administrator distributed copies of a memo dated August 13, 1964 containing a list of 32 potential developers who had -purchased informational kits for the Parcel 8 Competition .

The Development Administrator distributed copies of a memo dated August 13, 1964 re Parcel 12, Government Center, attached to which were copies of a form of proposed deed to convey a permanent easement in Pemberton Square,

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

VOTED: That the Development Administrator be and he hereby is authorized and empowered in the name and behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a Deed from this Authority to Robert Leventhal and Norman B, Leventhal, as tenants in common, conveying certain premises in the Government Center Urban Renewal Project Area, in the County of Suffolk, in the Commonwealth of Massachusetts, which conveyance is to contain the following language:

"the fee to Pemberton Square as it abuts Parcel 12A, said Pemberton Square, and said Parcel 12A being shown on a Plan dated June 4, 1963, revised October 1, 1963, by Whitman & Howard, Inc., Engineers, entitled 'Property Line Map, Parcel 12A, Segment Map P-11', recorded in Suffolk County Registry of Deeds, Book 7872, Page 512, to the extent said fee was not included in a deed from the grantor to the grantees of said Parcel 12A dated August 6, 1964, recorded in Suffolk County Registry of Deeds, Book 7872, Page 512. The grantees agree for themselves, their successors and assigns that upon the laying out or taking by the City of Boston of said Pemberton Square abutting the said Parcel 12A as shown on said plan, no claim for damages by reason of such laying out or taking will be made by them so long as such laying out or taking excludes or is made subject to all structural elements to be constructed under the granted premises and is made subject to the rights of the grantees to penetrate the surface of Pemberton Square for the purpose of repair and maintenance of their structure thereunder (such rights to be exercised subject to the reasonable control of said City and including the obligation to restore said Pemberton Square after penetration); provided, however, that by acceptance of this deed, the grantees, their successors and assigns covenant that there will be sufficient area free and clear of any construction on or under the surface of said Pemberton Square for the reasonable installation of utilities in Pemberton Square by or with the permission of the City of Boston or any other public authority which might lay out or acquire title to said Pemberton Square. "

A copy of the foregoing Deed is filed in the Document Book of the Authority as Document No. 352.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Government Center Contract for Administrative Legal Services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute an extension to December 31, 1964 of the contract for the Government Center Project between the Boston Redevelopment Authority and the firm of Foley, Hoag & Eliot dated September 21, 1961. Any payments under this extension shall be within the over-all maximum contract price.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Preliminary MTA Engineering Plans for Three Items of Work in the Government Center.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to issue orders to proceed to the MBTA for the preparation of preliminary plans for the relocation of Hanover Street grating, the estimated construction cost of which is \$70,000; strengthening of the tunnel roof between Hanover and New Sudbury Streets at an estimated construction cost of \$115,000; and the relocation of the Friend-Union Station entrance at an estimated construction cost of \$130,000, and that the Development Administrator is further authorized with the approval of the Chief Engineer and the HHFA where required, to issue orders to proceed to working drawings and to construction of the named items, provided that the cost in each case does not exceed the above estimates by 20%.

At this point Mr. Paul Cifrino et al entered the meeting to discuss the Washington Park Shopping Center development. Also present was Mr. Herbert Tucker, attorney for Blair Associates.

Mr. Cifrino presented to the Authority his reasons for wishing to modify the design of the proposed Shopping Center, Mr. Herbert Tucker of Blair Associates presented to the Authority his client's interest in carrying out their proposal in the event a change of developers is made by the Authority.

The Development Administrator gave his reasons why the proposed modifications by Mr, Cifrino should be disapproved, and distributed copies of a proposed vote to be considered by the Authority.

Mr. Cifrino was shown the proposed vote and stated he had no objections to it.

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

VOTED: that the Development Administrator be directed to reconvene the Shopping Center Panel with the request that they advise the Authority on whether or not the revised plans submitted by Paul Cifrino are in substantial conformance with those originally recommended by the Panel and approved by the Authority.

Mr. George Condakes voted "present" and requested that he be so recorded because of his unfamiliarity with the background of the matter.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Washington Park Progress Report on Construction.

The Development Administrator distributed copies of a memo dated August 1, 1964 entitled Washington Park Urban Renewal Area, Relocation Progress Report.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Order of Taking for Washington Park Urban Renewal Area, attached to which were copies of a proposed Resolution and ar. Order of Taking covering three properties in the Washington Park area.

The aforementioned Resolution and Order of Taking were read and considered by the Authority.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated August 13, 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 S. 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 the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The Order of Taking referred to in the foregoing Resolution is filed in the Document Book of the Authority as Document No. 353.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Disposition Policies and Procedures for Acquiring Buildings Sold for Rehabilitation - Authorization to Prepare Notice of Availability.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the next meeting.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Rehabilitation Demonstration, attached to which were copies of a letter from Freedom House dated June 25, 1964, and a copy of a map for the Washington Park Urban Renewal Area.

Mr. Condakes made a motion that the Development Administrator be authorized to dispose of 178 Humboldt Avenue to Freedom House for the purpose of demonstration rehabilitation, the selling price being equal to the re-use appraisal of the building, or \$4000.

Mr. Colbert proposed that the motion be amended by adding the following clause: ". . . the sale being conditioned upon the rehabilitation of the building in accordance with the rehabilitation specifications for said parcel. "

Mr. Massucco seconded the motion and on a call for a vote from the chair, it was unanimously

VOTED: to adopt the amendment.

On motion by Mr. Condakes, seconded by Mr. Massucco, it was -unanimously

VOTED: to adopt the foregoing motion as amended.

The Development Administrator distributed copies of a memo dated August 13, 1964 re Temporary Recreational Facilities for Humboldt Avenue School Site, attached to which were copies of the Washington Park Urban Renewal Map showing Site 1-5.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to seek bids for the construction of temporary recreational facilities on the Humboldt Avenue school site at a cost not to exceed \$4000.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Extension of Lease for St. Richard's Church.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute an extension of the lease by and between the Boston Redevelopment Authority and the Roman Catholic Archbishop of Boston, (a corporation sole) dated October 11, 1962 and extended by instrument dated June 27, 1963 and providing for the use and occupancy of certain premises in St. Richard's Hall in the Washington Park area for a term not to exceed nine months from the date of expiration of said instrument dated June 27, 1963, provided, however, that all the terms and conditions of said lease as therein stated shall remain in full force and effect.

The Development Administrator distributed copies of a memo dated August 13, 1964 re Consolidated Site Office in Synagogue on Crawford Street, attached to which was a tabulation of estimates to remodel the building at 105 Crawford Street and copy of map showing the location of the site office.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to determine the improvements needed to convert the building at 105 Crawford Street into a consolidated site office for the Washington Park Project at a cost not to exceed \$20,000; to invite bids for the accomplishment of this work; and further, that the Purchasing Agent be authorized to invite estimates and to secure the work in accordance with the Authority's Procurement Policy for the purchase or rental of office furniture, equipment and supplies needed to start operations there.

The Development Administrator distributed copies of two letters from the Development Corporation of America dated August 12 and August 13, 1964 concerning the failure of the sub-contractor, A. G. Construction Company, to pay its employees on the Academy Homes job and concerning the payroll checks which "were returned by the bank for lack of funds.

The Development Administrator stated that he would follow through on the matter and take whatever steps were necessary to correct the situation.

The Development Administrator distributed copies of a memo dated August 13, 1964 re R-56, South End Amendatory Survey and Planning Application, attached to which were copies of a proposed Resolution and copies of the Amendatory Application for Survey and Planning.

The above-mentioned memorandum explained that the Amendatory Application, covers a request for an additional \$317,253 in order to complete the survey and plans for the South End Project,

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

VOTED: to adopt the following Resolution:

WHEREAS, the Urban Renewal Administration approved an application for a Survey and Planning Advance for the South End Urban Renewal Area (Massachusetts R-56) on April 13, 1962; and

WHEREAS, significant changes have been made in the renewal plan and unavoidable delays have resulted in increased administrative costs; and-

WHEREAS it is desirable and in the public interest that the Boston Redevelopment Authority complete plans estimated to cost \$1,121,913 in order to undertake and carry out said urban renewal project;

NOW, THEREFORE, BE IT RESOLVED that the Development Administrator be and hereby is authorized and directed to file an Amendatory Survey and Planning Application in an increased amount of \$1,121, 913 for the completion of surveys and plans for said urban renewal area previously described in the Resolution of the Boston Redevelopment Authority dated November 2, 1960 and identified as the South End Urban Renewal Area (Massachusetts R-56).

The Development Administrator distributed copies of a memo dated August 13, 1964 re R-55, Charlestown Amendatory Survey and Planning Application attached to which were copies of a proposed Resolution and copies of the Amendatory Survey and Planning Application.

The above-mentioned memo explained the need for the revisions in the latest approved budget for the Charlestown Survey and Planning Application.

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

VOTED: to adopt the following Resolution:

WHEREAS, the Boston Redevelopment Authority has under date of August 2, 1962 entered into a contract for advance with the United States of America providing for financial aid under Title I of the Housing Act of 1949 as amended; and

WHEREAS, significant changes have been made in the renewal plan and unavoidable delays have resulted in increased administrative costs; and

WHEREAS, it is desirable and in the public interest that the Boston Redevelopment Authority complete plans estimated to cost \$741, 220 in order to undertake and carry out said urban renewal project; and

WHEREAS, the Boston Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title 1 of the Housing Act of 1949, including those prohibiting discrimination because of race, color, creed, or national origin.

NOW, THEREFORE, BE IT RESOLVED that the Development Administrator be and hereby is authorized and directed to file an Amendatory Survey and Planning Application in an increased amount of \$741, 220 for the completion of surveys and plans for said urban renewal area previously

described in the Resolution of the Boston Redevelopment Authority dated November 2, 1960 and identified as the Charlestown Urban Renewal Area (Massachusetts R-55).

The Development Administrator distributed copies of a memo dated August 13, 1964 re Castle Square Re-use Appraisal.

On motion duly made and seconded, it was unanimously

VOTED: that; the Development Administrator is authorized to amend the re-use appraisal contracts with Larry Smith and Company and F. Paul Morgan to provide for the re-appraisal of Parcel 3 in the Castle Square Project for the sum of \$500 for each appraisal contract.

On the recommendation of the Development Administrator as contained in memo dated August 31, 1964 and on motion duly made and seconded, it was unanimously

VOTED: to approve Mr. John D. Hewitt of Hingham, Massachusetts for acquisition appraisals in the North Harvard Project.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Progress Report - Jamaicaaway Project.

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Contract with Alois K. Strobl as Consultant for Photogrammetric Services, attached to which were copies of a resume of Mr. Strobl's background and copies of a contract for professional services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Alois K. Strobl as a Consultant for photogrammetric services, in an amount not to exceed \$6,000,

The Development Administrator distributed copies of a memo dated August 13, 1964 entitled Madden et al vs DeSimone. Said memo stated that Mr. John DeSimone, an employee of the Authority, is being sued for \$100,000 in connection with his official actions on the Allston-Waverly Project; and further, that an attachment has been placed on real estate

owned by Mr. DeSimone.

The attachment is creating a hardship to Mr. DeSimone by preventing him from obtaining financing for improvements to his home.

The Development Administrator recommended that the Authority assume the expense of a surety bond in the amount of \$20,000, which surety bond will be accepted as a substitute for the attachment by counsel for the plaintiff.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority assume the expense of a surety bond in the amount of \$20,000 in connection with the above litigation.

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

VOTED: to authorize the following travel:

attendance of six Authority employees and any Member who so desires at the NAHRO 8th Annual Workshop on Urban Renewal in Detroit, Michigan, 9/12 to 9/15;

Messrs. Tunney Lee, Marty Adler, Robert Hazen and Mark Taylor to Annual American Institute of Planners Convention, Newark, New Jersey, 8/16 to 8/20;

an additional three days of travel to Mr. Tunney Lee to visit public planning agencies in Pittsburgh, Philadelphia and New York.

The Development Administrator distributed copies of a memo dated August 13, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointments - six-month basis:</u>		<u>Grade &</u>	<u>Per</u>	<u>Eff,</u>
		<u>Step</u>	<u>Annum</u>	
Donald K. McInnes	Proj. Legal Officer IV	12-1	\$ 10,200	8/24
John Bailey Jr.	Architect IV	12-1	10,200	8/17
Robert Karp	Develop. Specialist II	9-2	7,560	8/14
Charles W. Grady	Rehab. Spec. II	10-1	8,000	8/24
Anthony DiSarcina	Transp. Planner I	8-2	6,825	8/17
Karen Jones	Graphics Designer I	6-1	5,200	8/17
<u>Temporary appointment - three month basis:</u>				
James R. Sullivan	Messenger	1-1	3,300	8/17

Military Leave of Absence:

David T. O'Keefe, Draftsman, Planning Department, for six months, effective August 31, 1964;

Additional Fifteen days' sick leave:

Howard Carroll, Development Specialist, Development Department, effective August 7, 1964, terminating August 27, 1964;

Resignation:

Arthur J. DeVasto, Rehabilitation Specialist, effective July 29, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to enter executive session to discuss additional personnel matters.

At the end of the executive session, public meeting was resumed.

The Development Administrator distributed copies of a memo dated August 11, 1964 from the Director of Administrative Management to the Comptroller entitled Step Pay Increases for Certain Authority Personnel, attached to which was a list containing the names of employees who are eligible for and have been approved by the Development Administrator for step rate increases effective July 1, 1964 in accordance with the Salary Range and Step Plan approved by the Authority on December 20, 1963.

The Development Administrator presented an inter-office communication dated August 13, 1964 from E. G. FitzPatrick, Personnel Officer, to Edward J. Logue entitled Personnel Not Receiving Step Rate Increases July 1, 1964, which memo contained the names of five employees, their present grade, salary, position classification and comments with respect to their performance. The Development Administrator fully explained his reasons for withholding the step rate increase in each instance.

On motion duly made and seconded, it was unanimously

VOTED: to concur in the Development Administrator's recommendation to withhold step rate increases on July 1, 1964 for the five employees named in the above-mentioned memorandum.

The foregoing memorandum is filed in the Document Book of the Authority as Document No . 354.

The Development Administrator distributed copies of a memorandum dated August 13, 1964 entitled Personnel Actions, attached to which was a tabulation entitled Promotions and Reclassifications List - July 1, 1964.

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

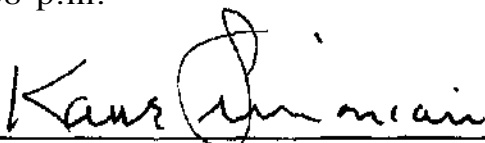
VOTED: that the following list of promotions and reclassifications is hereby approved, effective July 1, 1964:

<u>Name</u>		<u>Proposed Grade, Step and Salary</u>	<u>Title</u>	<u>Comment</u>
McGilvray, R.	\$ 8,820	11-2 \$9,450	Sr. Rehab. Spec.	Promotion
Dinezio, C.	8,000	10-3 8,820	Rehab. Spec. II	Reclass.
Jacobson, E.	7,200	10-1 8,000	Architect II	Promotion
Berry, E.	7,560	9-4 8,334	Rehab.Spec. I	Reclass.
Teed, H.	7,524	9-4 8,334	Rehab. Spec. I	Promotion
Warren, C.	6,500	9-1 7,200	Designer III	Promotion
Kennedy, J.	6,500	9-1 7,200	Rehab. Spec. I	Promotion
Vito, A.	6,500	9-1 7,200	Rehab. Spec. I	Promotion
Nutile, T.	6,284	8-2 6,825	Appraisal Anal.	Promotion
Walling, J.	6,319	8-1 6,500	Rehab. Asst. III	Promotion
Rankin, R.	5,700	8-1 6,500	Graphic Des.III	Promotion
McDevitt, J.	5,200	7-1 5,700	Graphic Des.II	Promotion
Hodges, W.	5,460	7-2 5,985	Rehab. Asst. II	Promotion
Crisafulli, P.	4,961	6-3 5,733	Draftsman II	Promotion
Murray, A.	5,095	6-3 5,733	Management Aide	Promotion
Catyb, Lr.	5,095	6-2 5,460	Secretary IV	Promotion
Murdock, C.	4,200	6-1 5,200	Plan. Aide III	Promotion
Gannon, T.	4,630	6-1 5,200	Secretary IV	Promotion
Solomon, J.	4,095	6-1 5,200	Dev. Aide III	Promotion
Vassali, J.	4,095	5-1 4,500	Secretary III	Promotion
Jacobs, E.	3,900	4-1 4,200	Cler. Asst. IV	Promotion
Mason, M.	3,600	3-1 3,900	Secretary I	Promotion
Campbell, E.	3,300	2-3 3,969	Cler. Asst. II	Reclass.
	(\$1.85 p.h.)	(\$2.18 p.h.)		

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:58 p.m.


Secretary