

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 15, 1966

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 12:30 p. m. on April 15, 1966. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

Present

Msgr Francis J. Lally
James G. Colbert
Stephen E. McCloskey

Absent

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 twelve thirty o'clock in the afternoon on April 15, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 11, 1966

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 April 11, 1966, 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 15th day of April, 1966.

Kane Simonian

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of March 24, 1966 were read by the Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

Professor George Sternlieb	\$ 250.00
Nyman H. Kolodny	525. 00
Nyman H. Kolodny	10, 950. 00
Maher & Fall Wrecking Co.	801.00
Maher & Fall Wrecking Co.	9, 636. 00
Maher & Fall Wrecking Co.	2, 620. 00
Salah & Pecci Construction Co.	27,450.00
Albert E. Good	280.00
James F. Kelley & Co.	20,000.00
Storey, Thorndike, Palmer & Dodge	1,675.00
Storey, Thorndike, Palmer & Dodge	910.00
Storey, Thorndike, Palmer & Dodge	660.00
Storey, Thorndike, Palmer & Dodge	625.00
Storey, Thorndike, Palmer & Dodge	1,055.00
William H. Dolben, Jr.	1,200.00
Bernard Singer	225. 00
John E. O'Neill	8,375.00
Reginald H. Gallagher	5,000.00
Richard J. Dennis	225.00
Henry F. Bryant & Sons, Inc.	4,279.19
Fay, Spofford & Thorndike, Inc.	5,501.86
Freedom House, Inc.	2, 745. 83
Walter J. Hickey Associates	1,445.55
Jackson & Moreland	4, 337. 88
Kallmann, McKinnell, Campbell, Aldrich & Nulty	3, 795. 39
Lockwood, Kessler & Bartlett, Inc.	23,813.13
Chas. T. Main, Inc.	2,702.03
Planning, Engineering & Development	245.00
Schoenfeld Associates, Inc.	2,256.80
Visiting Nurse Association of Boston, Inc.	706.52
Whitman & Howard, Inc.	265.20

Site Office reports were distributed from the Government Center Project Mass. R-35, North Harvard Project Mass. R-54, South End Project Mass. R-56, and Downtown Waterfront-Faneuil Hall Project Mass. R-77.

Copies of a memo dated April 15, 1966 were distributed re Uncollectable Accounts, Washington Park Project, attached to which was a list of five (5) accounts totaling \$1,565.45.

On the recommendation of the Acting Project Manager and on a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the five (5) accounts listed in the aforementioned memo in the total amount of \$1,565.05, and to make the following findings required by DHUD; that:

- 1) there is no reasonable prospect of collection;
- 2) the probable costs of further efforts to collect would not be warranted.

Copies of a memo dated April 6, 1966 were distributed re North Harvard Project Mass. R-54, Tenants' Accounts Receivable to be Charged Off, attached to which was a list of four (4) accounts totaling \$842. 50.

On the recommendation of the Project Manager and on a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the four (4) accounts listed in the aforementioned memo in the total amount of \$842. 50, and to make the following findings required by DHUD; that:

- 1) there is no reasonable prospect of collection;
- 2) the probable cost of further efforts to collect would not be warranted.

Copies of a memo dated April 14, 1966 were distributed re Government Center Project Mass. R-35, Tenants' Accounts Receivable to be Charged Off, attached to which was a list of four (4) accounts totaling \$6, 374. 59.

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

VOTED: to charge off as uncollectable the four (4) accounts listed in the aforementioned memo in the total amount of \$6, 374.59 and to make the following findings required by DHUD; that:

- 1) there is no reasonable prospect of collection;
- 2) the probable costs of further efforts to collect would not be warranted.

Copies of a memo dated April 15, 1966 were distributed re Library-Parcel, West End, which memo included a proposed vote and a resolution.

On a motion duly made and seconded, it was unanimously

VOTED: to rescind the vote adopted at the meeting of June 10, 1965 authorizing the execution and delivery of a deed to the City of Boston covering Parcel 6, West End Project, U. R. Mass. 2-3.

Mr. Colbert introduced a Resolution entitled: "Resolution of the Boston Redevelopment Authority Re: Parcel 6, West End Project No. U. R. Mass. 2-3," which resolution was read in full and considered.

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

VOTED: to adopt the Resolution as introduced and read.

The foregoing Resolution and Deed is filed in the Document Book of the Authority as Document No. 596.

The Executive Director stated that the plans for the proposed Library had been submitted and were found to be acceptable.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the plans as submitted to the Authority for the Branch Library in the West End Project Area.

Copies of a memo dated April 15, 1966 were distributed re Completion and Satisfaction Certificate - Retina Foundation, West End Project.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be and he hereby is authorized to execute and deliver to The Retina Foundation a Completion and Satisfaction Certificate with respect to the buildings and improvements constructed on said Foundation's premises at 20 Stamford Street, Boston (being Parcel J of the West End Project), said Certificate to be in the usual form previously approved and used by the Authority for the purpose.

Copies of a letter dated April 4, 1966 were distributed re West End Project, from John S. Howe, President, The Provident Institution for Savings. The contents of the letter were discussed and considered, also, the provisions of the Master Leasehold Agreement with Charles River Park Inc. for the West End Project, and the Controls and Restrictions in the West End Land Assembly and Redevelopment Plan.

On a motion duly made and seconded, it was unanimously
VOTED: a business education school is not a neighborhood supporting facility for a residential area and therefore would be in conflict with the objectives of the West End Land Assembly and Redevelopment Plan as an inharmonious use, and further

VOTED: the construction of a business education school in the West End Project Area is not permissible under the Controls of the West End Redevelopment Plan and further would be in violation of the Leasehold Agreement with Charles River Park Inc. unless Charles River Park Inc. grants consent to an amendment to the Plan to permit this use, and further

VOTED: the Executive Director is instructed to notify the School Department to the above effect, and further

VOTED: the Executive Director is authorized to request the School Department to release the Blackstone School.

On a motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to consult with the Engineering Department in order to re-delineate the boundaries of Parcel 1-E and 1-F so as to include the elementary school site (Parcel 2) since it has been established that an elementary school will not be constructed on that site.

On a motion duly made and seconded, it was unanimously
VOTED: that the Executive Director consult with Charles

River Park Inc. to develop a site plan for the
revised parcels (1-E and 1-F) for submittal to
the Authority for its review and consideration.

It is understood that if the revision of the parcel
boundaries and the new site plan for same meet
with the Authority's approval, delivery of both parcels
- or at least one parcel - will be made by late sum-
mer for construction to commence thereon as soon
as possible thereafter.

Copies of a memo dated April 15, 1966 were distributed re Public Liability
Insurance, Charlestown Project Mass. R-55, which included a tabulation of bids.

On a motion duly made and seconded, it was unanimously
VOTED: to accept the lowest proposal received, from the

Maryland Casualty Company, for public liability insurance
for the Charlestown Project Mass. R-55.

Copies of a memo dated April 15, 1966 were distributed re C. B & D.
Project, Land Acquisition - Employment of Consultant for Services in Connection
with the Appraisal of the R. H. White (City Mart) Property, attached to which
were copies of a proposed vote, a Proposal, and a Resume of Dr. George Sternlieb.

On a motion duly made and seconded, it was unanimously
VOTED: that the Authority approve a contract with Doctor

George Sternlieb, 77 Short Hills Road, Short Hills,
New Jersey, for services in connection with the
appraisal of the R. H. White (City Mart) property
at 504-552 Washington Street, Boston. The maximum
payment under the contract is not to exceed \$5,000,
subject to the approval of DHUD.

Copies of a memo dated April 15, 1966 were distributed re Waterfront
Project - Adjustment in Use and Occupancy Charge.

On a motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account No. 192, C. C. Gifford & Co., Inc., 133 Atlantic Avenue, Waterfront Project, to \$300.00 per month effective March 1, 1966.

Copies of a memo dated April 15, 1966 were distributed re Partial Charge Off Use and Occupancy Charges, Goldman and Goldman, Barristers Hall, Government Center Project.

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

VOTED: to charge off as uncollectable \$520.65 on Account No. 1204, Goldman & Goldman, Government Center Project, and to make the following findings required by DHUD procedure; that:

- 1) there is no reasonable prospect of collection;
- 2) the probable costs of further efforts to collect would not be warranted.

Copies of a memo dated April 15, 1966 were distributed re Washington Park Project, Increase in the Amount of Award, attached to which were copies of a memo dated April 7, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: to increase the awards on the following parcels:

<u>Block & Parcel</u>	<u>Owner/s</u>	<u>Original Award</u>	<u>Proposed Award</u>
220-1	Kenneth & Barbara Silvera	\$12,000	\$15,900
220-3	Albert E. Walters	\$14,000	\$17,000
223-1	Frank Micelotta	\$3,900	\$8,300

Copies of a memo dated April 15, 1966 were distributed re Washington Park Project Mass. R-24, Site Preparation Contract No. 6, attached to which were copies of a tabulation of bids and a proposed vote-

On a motion duly made and seconded, it was unanimously

VOTED; the Boston Redevelopment Authority authorizes the Executive Director to enter into a Site Preparation Contract No. 6 with DiCarlo Brothers, Inc., in the amount of \$82,541.

Copies of a memo dated April 12, 1966 were distributed re Washington Park Project Mass. R-24, Demolition Contract No. 7.

On a motion duly made and seconded, it was unanimously
VOTED: that the Executive Director be authorised to advertise
for bids for Demolition Contract No. 7, Washington
Park Project Mass. R-24.

Copies of a memo dated April 15, 1966 were distributed re Washington Park Urban Renewal Area, Project No. Mass. R-24, Site Preparation Contract No. 4 - Change Order No. 1.

On a motion duly made and seconded, it was unanimously
VOTED: to approve Change Order No. 1, Site Preparation
Contract No. 4, to extend the contract time forty-
five (45) calendar days to June 1, 1966 with no
change in the contract price.

Copies of a memo dated April 15, 1966 were distributed re Washington Park Project Mass. R-24, Demolition & Site Clearance Contracts 4, 5, & 6.

On a motion duly made and seconded, it was unanimously
VOTED: to table the matter.

Copies of a memo dated April 15, 1966 were distributed re Legal Consultant Work and Title Examination on Certain South End Acquisition Parcels.

On a motion duly made and seconded, it was unanimously
VOTED: that the General Counsel be instructed to draft a
proposed contract and submit it to the Authority
for consideration at the next meeting.

On a motion duly made and seconded, it was unanimously
VOTED: that the Executive Director be authorized to take the
necessary steps to clear vacant properties owned
by the Authority of rubble or debris.

On a motion duly made and seconded, it was unanimously
VOTED: that the General Counsel and the Chief Engineer,
following consultation with the Executive Director,
be instructed to prepare a draft report for sub-
mission to the Authority at its next meeting on the

Application of Lillian K. Drescher, et als, for a
121A Corporation on Parcel 2, Whitney Redevelop-
ment Area.

Copies of a memo dated April 15, 1966 were distributed re Waterfront -
Letter of Intent with the Employers Group of Insurance Companies, attached to
which were copies of a proposed vote and a Declaration of Intent.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby

is authorized, in the name and behalf of the Boston
Redevelopment Authority, to execute and deliver a
Letter of Intent between the Authority and the
Employers Group of Insurance Companies respecting
the redevelopment of Parcels D-2, and D-10 in the
Waterfront Project, such Letter of Intent to be sub-
stantially in the form of the Letter of Intent presented
to this meeting under cover of the Development Admin-
istrator's memorandum to the Authority dated April 15,
1966, on the subject of "Waterfront - Letter of Intent with
Employers Group of Insurance Companies", provided,
however, that the Secretary shall first cause the publi-
cation of the appropriate public disclosure notice.

Copies of a memo dated April 15, 1966 were distributed re Waterfront
Takings, attached to which were copies of a proposed Resolution and an Order of
Taking, including Annex A - Project Area Description, Annex B - Taking Area
Description, and Annex C - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER
OF TAKING dated April 15, 1966 relating to portiorsof the Downtown Waterfront-
Faneuil Hall Project Urban Renewal Area, Mass. R-77, be executed together with
a plan consisting of seven (7) sheets dated November, 1964, and drawn by Whitman

& Howard, Inc., Engineers, Boston, Mass., which sheets are respectively entitled, "Property Line Map, Downtown Waterfront-Faneuil Hall Area, Mass. R-77, " 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.

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 597.

Copies of a memo dated April 15, 1966 were distributed re Waterfront Demolition, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that authorization is hereby granted for the preparation of plans and specifications covering a contract for demolition of properties identified in the Development Administrator's memorandum of April 15, subject "Waterfront Demolition," and for the advertisement of bids for said contract.

Copies of a memo dated April 15, 1966 were distributed re Government Center - Parcel 4 - Parking Garage, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the April 1, 1966, vote of the Real Property Board of the City of Boston determining that Parcel 4 in the Government Center Urban
*
Renewal Project Area should be devoted to public off-street parking purposes.

Copies of a memo dated April 15, 1966 were distributed re Designation of Developers for Parcel 10 in Government Center, attached to which were copies of a proposed vote and a letter dated April 13, 1966 from Nathan Sharaf, President, Sharaf's Inc. , a letter dated April 12, 1966 from Rubin Epstein, President, City Bank and Trust Company, and a letter dated April 13, 1966 from the Development Corporation of America.

On a motion duly made and seconded, it was unanimously
VOTED: that the BRA hereby designates City Bank and Trust
Company as developer of Parcel IOC, and Sharaf's
Inc. as developer of Parcel 10B, subject to public
disclosure and Housing and Urban Development
approval, and tentatively designates Development
Corporation of America as developer of Parcel 10A,
subject to submission of an acceptable development
proposal, public disclosure and HUD approval.

Copies of a memo dated April 15, 1966 were distributed re Government
Center Chapel, Parcel 2A, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was
VOTED: that the Boston Redevelopment Authority hereby
approves the final working drawings for Government
Center Chapel as prepared by Sert, Jackson and
Associates numbered A-1 (dated March 21, 1966)
and A-2 through A-13 (dated March 8, 1966).

Msgr. Lally voted "present".

Copies of a memo dated April 15, 1966 were distributed re Removal of
MBTA Vent Chamber at Court Street, attached to which were copies of a proposed
vote.

On a motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is authorized
to advise the MBTA to proceed to preliminary plans,
to working drawings, and to actual removal of the
Court Street ventilation chamber, including slabbing
over the roof of the tunnel, provided that the cost in
each case does not exceed by more than 20% the
estimated cost of \$14,000, including contingencies,
engineering and inspection.

Copies of a memo dated April 15, 1966 were distributed re Sharing of
Costs of Adjustments to State Street MBTA Station Caused by Parcel 8 Construction,

attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is authorized to
agree to pay to the MBTA the amount of \$27, 800 as
the BRA's share of the cost of replacing the Dock
Square entrance to the State Street MBTA Station.

Copies of a memo dated April 15, 1966 were distributed re Change
Order #3 to Contract Between MBTA and Perini Corporation for Work at Friend-
Union Station, attached to which were copies of a proposed vote, a letter from
the Perini Corporation dated March 2, 1966, and a copy of Change Order No. 3.

On a motion duly made and seconded, it was unanimously
VOTED: that the BRA hereby approves proposed Change Order #3
to the contract between Perini Corporation and the
MBTA, dated October 1, 1965, in the Friend-Union
Station area, at a price of \$1, 348, subject to HUD
concurrence.

Copies of a memo dated April 15, 1966 were distributed re Authorization
to Negotiate with New England Insulation Company, South End.

On a motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is authorized
to negotiate with New England Insulation Company
on the possible disposition to it of either or both
of South End reuse parcels 41 and 53.

Copies of a memo dated April 15, 1966 were distributed re Cathedral
Central High School.

On a motion duly made and seconded, it was
VOTED: that the Development Administrator, for and on
behalf of the Boston Redevelopment Authority, is
hereby authorized to negotiate with the Archdiocese
of Boston regarding its interest in expanding present
facilities onto Re-use Parcel 32C.

The Chairman voted "present".

Copies of a memo dated April 15, 1966 were distributed re Approval of Cooperation Agreement Between the Boston Redevelopment Authority and the Franklin Foundation, attached to which was a copy of a proposed Cooperation Agreement.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute and deliver a Cooperation Agreement between the Boston Redevelopment Authority and The Franklin Foundation substantially in the form submitted to the Authority at its meeting held on April 15, 1966.

A copy of the foregoing Cooperation Agreement is filed in the Document Book of the Authority as Document No. 598.

Copies of a memo dated April 15, 1966 were distributed re Purchase of Certain Properties to be Acquired Under the Charlestown Urban Renewal Plan.

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, with the approval of the General Counsel, is hereby authorized to acquire by negotiation the properties located in the Charlestown Urban Renewal Area marked for acquisition under the Charlestown Urban Renewal Plan that are required to provide the land for the following Disposition Parcels as shown on the Disposition Parcel Map, (Map 7) and the right-of-way for new Rutherford Avenue as shown on the Right-of-Way Adjustment Map, (Map 4), and the Treatment Areas Map, (Map 2):

- | | |
|---|-----------|
| (a) R-1, R-1a | (d) P-9 |
| (b) P-3 | (e) P-15 |
| (c) P-8 | (f) P-15b |
| (g) Right-of-way for New Rutherford Avenue. | |

The acquisition by negotiation are to be at such prices, terms, and other conditions that are consistent with the concurrence in such acquisition to be obtained from the Department of Housing and Urban Development and in accordance with applicable Federal Regulations and State law.

Copies of a memo dated April 15, 1966 were distributed re Purchase of Property Requested by Owners of Property to be Acquired Under the Charlestown Urban Renewal Plan, attached to which was a list of properties marked Exhibit ¹T A".

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, with the approval of the General Counsel, is authorized to acquire by negotiation those properties designated for acquisition under the Charlestown Urban Renewal Plan as shown on the attached list marked Exhibit "A" at such prices, terms, and other conditions that are consistent with the concurrence in such acquisition to be obtained from the Department of Housing and Urban Development and in accordance with applicable Federal regulations and State law.

The foregoing list of properties identified as Exhibit "A" is filed in the Document Book of the Authority as Document No. 599.

Copies of a memo dated April 15, 1966 were distributed re Conveyance of Tax Title Foreclosed Property in Charlestown.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to request the Chairman of the Real Property Department of the City of Boston to grant and convey, without consideration, to the Authority, under the provisions of Chapter 314 of the Acts of 1961, and pursuant to the Cooperation Agreement entered into between the City of Boston and the Authority, dated June 10, 1965, the property acquired by the City by foreclosure of tax title located at 169-179 Main Street, Charlestown, that is to be acquired under the Charlestown Urban Renewal Plan.

Copies of a memo dated April 15, 1966 were distributed re Negotiations to Acquire Vacant, Boarded-up Property at 30 Munroe Street - Washington Park Project.

On a motion duly made and seconded, it was unanimously VOTED: that the Real Estate Officer with the approval of the General Counsel, be and hereby is authorized to negotiate the acquisition of the property at 30 Munroe Street as soon as possible on an emergency basis.

Copies of a memo dated April 15, 1966 were distributed re Fencing and Temporary Development of Selected BRA-Owned Vacant Lots in Washington Park.,

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to order, in accordance with all applicable procedures of the Authority, the erection of chain link fences on sites 1-1, 1-2, 1-3, 1-4, and 1-6, the construction of basketball courts on 1-3, D, and 1-6 and the construction of a temporary play facility on 1-2, and wherever feasible to construct recreation facilities at a total cost not to exceed \$25,000.

Copies of a memo dated April 15, 1966 were distributed re Site Preparations Contract: Housing Site C-5 and Vicinity.

On a motion duly made and seconded, it was VOTED: that the Executive Director be and hereby is authorized to order preparation of contract documents and advertise for bids for construction of site preparations needed in and around Housing Site C-5 for the widening of Washington Street, for the realignment and widening of Circuit Street, and to make Site C-5 buildable.

The Chairman voted "present".

Copies of a memo dated April 15, 1966 were distributed re Certificate of Completion - Academy Homes I.

On a motion duly made and seconded, it was unanimously VOTED; that the action of the Development Administrator in issuing, for and on behalf of the Boston Redevelopment Authority, a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement dated July 17, 1963, respecting Parcel E-1 in the Washington Park Urban Renewal Project is hereby in all respects ratified, confirmed, and approved.

Copies of a memo dated April 15, 1966 were distributed re Disposition of 790-792 Parker Street, Roxbury - Authorization to Request Conveyance of 794 Parker Street, Roxbury, from Real Property Department and Designate Purchaser.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to execute and deliver a disposition agreement between the Authority as seller and the Intrafraternal Community Development Corporation as buyer, providing for conveyance by the Authority of the property located at 790-792 Parker Street, Roxbury, for a consideration of \$100 and the buyer's agreement to develop the property for low and moderate rental dwelling units, such agreement to be in such form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such disposition a greement and that the execution and delivery by the Development Administrator of such agreement and deed, to which a certificate of this vote is attached, shall be conclusive evidence that the form, terms, and provisions

thereof are, by the Development Administrator deemed proper and in the best interest of the Authority; and further

VOTED: that the Development Administrator is authorized to request of the Real Property Department the conveyance without consideration of 794 Parker Street, Roxbury, a city tax foreclosed vacant parcel, pursuant to Chapter 314 of the Acts of 1961; that the Development Administrator is further authorized, subject to conveyance of this parcel to the Authority, to execute and deliver a disposition agreement between the Authority as seller and the Intrafraternal Community Development Corporation as buyer, providing for conveyance by the Authority of the property located at 7H Fkiker Street, Roxbury, for a consideration of \$50 and the buyer's agreement to develop the property for low and moderate rental dwelling units, such agreement to be in such form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such disposition agreement and that the execution and delivery by the Development Administrator of such agreement and deed, to which a certificate of this vote is attached, shall be conclusive evidence that the form, terms, and provisions thereof are, by the Development Administrator, deemed proper and in the best interest of the Authority.

Copies of a memo dated April 15, 1966 were distributed re Summer Neighborhood Service Program.

On a motion duly made and seconded, it was unanimously VOTED: to allocate \$103, 200 from the Washington Park Project Expenditures Budget for the Roxbury Work-Study and Washington Park Good Housekeeping Programs, as described in the appended budgets, such sums to be reduced by any grants and aids received from any other source private and public, provided that said allocation of funds is approved by the Department of Housing and Urban Development; and further to allocate \$23, 200 from the South End Project Expenditures Budget for the Just-A-Start Program as described in the appended budget, such sum to be reduced by any grants and aids received from any other sources private and public, provided that said allocation of funds is approved by the Department of Housing and Urban Development.

Copies of a memo dated April 15, 1966 were distributed re Freedom 75.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to enter into a joint contract with the 1975 World Freedom Fair of Boston, Inc. and Arthur D. Little, Inc, in the sum of \$6, 500 of which one-half shall be paid from City of Boston Funds.

Copies of a memo dated April 15, 1966 were distributed re Purchase of Data Storage and Eetrieval System.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to purchase the itemized Jonker Termatrex Equipment and Cards for an amount not to exceed \$11, 000, subject to the Authority's Procurement Policy; and further

VOTED:that the Development Administrator be authorized to purchase a Flexoline Rotary, stand, frames and

Flexoline sheets in an amount not to exceed \$300.00,
subject to the Authority's Procurement Policy.

Copies of a memo dated April 15, 1966 were distributed re Amendment to Foley, Hoag & Eliot Contract for Administrative Legal Services, 1965, attached to which were copies of a proposed Amendment #1 to the contract between the Boston Redevelopment Authority and Foley, Hoag and Eliot.

On a motion duly made and seconded, it was unanimously
VOTED: that the contract providing for administrative legal services dated January 1, 1965 by and between the Boston Redevelopment Authority and Foley, Hoag and Eliot be amended to increase the maximum contract amount to \$33,737.38.

Copies of a memo dated April 15, 1966 were distributed re Extension of Contract for Professional Services of Mr. Frank Baldwin for an Additional Twelve (12) Months, attached to which were copies of Amendment #1.

On a motion duly made and seconded, it was unanimously
VOTED: that the contract for Professional Services by and between the Boston Redevelopment Authority and Frank Baldwin be extended for a period of twelve (12) months beyond the present expiration date, April 14, 1966, under the same terms and conditions as the present contract. In addition, the maximum contract price to be increased by a sum of \$7,280.00, resulting in a total maximum upset cost of \$10,920.00.

Copies of a memo dated April 15, 1966 were distributed re Option Negotiators - Charlestown, South Cove and South End Projects.

The foregoing memo contains the names and addresses of twelve (12) option negotiators.

On a motion duly made and seconded, it was unanimously
VOTED: to authorize the Executive Director to execute option negotiator's contracts with the persons named in the above-mentioned memorandum, for services to be rendered to the Authority in the Charlestown, South Cove, and South End Project Areas, as indicated in said memorandum.

The foregoing memo, containing the list of twelve (12) Option Negotiators is filed in the Document Book of the Authority as Document No. 600,

Copies of a memo dated April 15, 1966 were distributed re 1966 City-Budget.

On a motion duly made and seconded, it was unanimously

VOTED: that the Treasurer is hereby authorized to requisition

from the City of Boston the sum of \$780, 273 approved by the City Council for operation of the Boston Redevelopment Authority.

Copies of a memo dated April 15, 1966 were distributed re 1972 American Institute of Planners' Convention.

On a motion duly made and seconded, it was unanimously

VOTED: Boston Redevelopment Authority endorses Boston as

the location of the 1972 American Institute of Planners' National Convention and supports appropriate efforts by the Development Administrator to have Boston chosen as the Convention site.

Copies of three (3) memoranda dated April 15, 1966 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments rSix-month basis:

		Grade & Step	<u>Per Annum</u>	<u>Effective</u>
James F. Davies	Planner IV	10-2	\$ 8,400	4-20-66
Catherine V. McKelligan	Family RelocaSpec II	9-2	7,560	4-18-66
Raymond J. Acciardo	Develop. Spec. II	9-1	7,200	4-18-66
Francis J. Doyle	Accountant I	8-3	7,166	4-18-66
Katherine A. Herron	Planner II	8-1	6,500	5-2-66
Catherine A. Donahue	Secretary III	5-2	4,725	4-21-66
Lorraine A. Letterie	Clerical Assist III	3-1	3,900	4-18-66

Temporary Appointment - Co-operative work basis:

Dorothy F. MacKay Develop. Aide HI \$2. 35/p.hour - 4-15-66 to 6-24-66

Advance Sick Leave:

Katherine H. Hyland, Secretary IV - effective 4-12-66 to 4-26-66
Helen Oliver, Secretary HI - effective 11-4-65 to 11-15-65

Rescissions:

Virginia I. Guilfooy, Secretary II - appointed March 7, 1966
Marvin H. Krotenberg, Planner III - appointed February 9, 1966
Thomas "W. Allen, Relocation Specialist I - appointed March 28, 1966

Resignations:

Basil A. Adams, Civil Engineering Aide II - effective April 8, 1966
John T. Judge, Landscape Architect II - effective April 6, 1966

Temporary Appointment - Three-month basis:

Gertrude D. Bostick Home Guidance Assistant \$2.00/p.hr - effective 4-15-66

Reappointments:

		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
William R. Barbato	Engineer II	11-3	9,922	5-29-66
Pauline Stanton	Management Aide II	6-2	5,450	5-29-66
Frances A. Larson	Secretary III	5-2	4,725	5-15-66
Barbara V. Norris	Secretary HI	5-1	4,500	5-29-66
Anne M. Shea	Clerical Assit. IV	4-1	4,200	5-29-66
John J. Geary	Clerical Assist. II	2-1	3,600	5-15-66

Reappointment with Change of Status:

Richard D. Pussey, Senior Draftsman - from part time at \$3, 25/p hr to
4-1 4,200 5-15-66

Reappointment - Six-month basis:

Carol L. Berman Secretary II 4-1 4,200 5-15-66

Reappointment - Three-month basis:

Lajos S. Heder Architect I \$3.90/p. hour 5-29-66

Copies of a memo dated April 15, 1966 were distributed re Group Disability Insurance.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to investigate the types of Group Disability Insurance that are available and report to the Authority with recommendations whether Group Disability Insurance is a feasible proposition for Authority employees.

Copies of two (2) memoranda were distributed re Travel Authorization.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize travel for the following:

- 1) Messrs. Dinezio, Foster, LaCroix, Little, McGilvray, Vito and Miss Smith - to attend a Symposium
April 13, 1966, StatlerHotel, Boston - Registration \$7.50 each
- 2) J. R. Rothermel -April 14, 1966, Hotel Somerset, Boston
Registration \$6.00
- 3) Robert M. Litke to Washington, D. C. - April 19, 1966

Copies of a memo dated April 15, 1966 were distributed re Zoning

Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memo and unanimously took the following actions with respect to each case:

Special Order Application No. 4

VOTED: that in connection with Special Order Application No. 4 brought by the Police Commissioner of the City of Boston, requesting a special order of the Zoning Commission to allow construction of police station in the Government Center, the Boston Redevelopment Authority recommends approval since the location is in a general business zone and has been designated for use as a site for a police station in the approved Government Center Urban Renewal Project Plan.

Map Application No. 29

VOTED: that in connection with Map Application No. 29 brought by Grossman Industrial Properties, 440 Wm. F. McClellan Highway, East Boston to change from a waterfront (W-2) zone to a general industrial (I-2) zone the area of land lying between Wm. F. McClellan Highway and the Boston & Maine R. R. and extending from Addison Street to the Revere City line, the Boston Redevelopment Authority is in favor of the application for the following reasons:

- (1) The area covered in this petition has never been developed.
- (2) General industrial uses are allowed in a waterfront zone if water access is required. The railroad as located on the shoreline denies waterfront access for a major portion of the area.
- (3) The allowance of industrial uses will not prevent waterfront access if there is a demand for it.
- (4) It is illogical to leave this area in a waterfront zone where most of the area does not have access to the water, thus unnecessarily requiring conditional use permits for industrial and business uses.
- (5) Industrial uses are in conformance with the recently issued General Plan.

Petition No. Z-450

VOTED: that in connection with Petition No. Z-450 brought by Eleven Hundred Corp., 1100 V. F. W. Parkway, West Roxbury for nine variances to allow construction of a nursing home in a single family district (S-5), the Boston Redevelopment Authority opposes the granting of the petition. 109 parking spaces are required and only 40 are provided. As the location is on an extremely heavily traveled highway a shortage of 69 parking spaces will have an adverse effect on the traffic flow. The Redevelopment Authority is not opposed to the proposed use and realistically agrees that the density in this area along this section of the V. F. W. Parkway might well be increased to an F.A.R. of 1. However, the proposed building, even if located in an H-1 zone, still would flagrantly violate code provisions. This is a case of new construction. There is no practical difficulty or hardship involved and the proposed violations are detrimental to the neighborhood and the public welfare. The size of the building should be reduced.

Petition No. Z-451

VOTED: that in connection with Petition No. Z-451 brought by Israel Loiterstein, 1519 Blue Hill Ave., Dorchester for variances to allow lot area per additional dwelling unit insufficient and off-street parking insufficient in order to change occupancy from three families to two families and two floors of office space, the Boston Redevelopment Authority has no objection to the granting of the petition. The area is one of business uses and it would be impractical if not impossible to provide the three required parking spaces.

Petition No. Z-452

VOTED: that in connection with Petition No. Z-452 brought by Irving H. Sparks, 76 Georgia St., Roxbury, for a forbidden use to change occupancy from a two-family dwelling to two-family and beauty shop in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed use would have a blighting affect on the property, the neighborhood in general and is in direct defiance of the approved Urban Renewal Project Plan.

Petition No. Z-453

VOTED: that in connection with Petition No. Z-453 brought by R. C. A. of Boston, 10-28 St. Francis de Sales Street, Roxbury, for a conditional use permit to allow use of premises for a pre-school center in an apartment district (H-1), the Boston Redevelopment Authority recommends the petition be granted. The proposed use is compatible with and complimentary to the present existing school uses on the premises.

Petition Nos. Z-454 fa Z-455

VOTED: that in connection with Petition Nos. Z-454 and Z-455 brought by Vito A. Barresi, 130-132 Emerson Street, South Boston for variances to allow lot area, usable open space and off-street parking less than required in order to change occupancy from six families and two stores to twelve families and two stores in a local business district (L-1), the Boston Redevelopment Authority is opposed to the granting of the petition. The added parking deficit, at a three point street intersection will increase the parking problem. The proposed conversion will nullify or substantially derogate from the intent and purposes of the zoning code.

Petition Nos. Z-456 thru Z-46I

VOTED: that in connection with Petition Nos. Z-456 thru Z-461 brought by Fordham Realty Trust, 160-182 North Beacon Street, Brighton for variances to allow excess floor area ratio and usable open space less than required in order to convert a row of dwellings containing 35 units and two stores to row dwelling containing 70 dwelling units and two stores in a local business district (L-1), the Boston Redevelopment Authority opposes the granting of the petition. The area being across the street from an industrial area to the rear is in desperate need of open space to buffer the existing residential building from the surrounding industrial uses. If allowed to increase to 70 units, the little remaining open land immediately to the rear of the structure would be taken up with parking. From a physical inspection of the site, it would appear that remodeling to contain fewer apartments, espec ially removing the top floor which is already being installed, would be more appropriate to the site. Cars cannot be parked as shown on the plan since there is insufficient maneuvering area. Isle between cars should be 24 feet instead of 14. Therefore, there is a deficiency in parking of some 30 car spaces.

Petition No. Z-462

VOTED: that in connection with Petition No. Z-462 brought by Gulf Oil Corp. , 148 Chestnut Hill Avenue for a conditional use permit and variance of insufficient rear yards, to erect a two-bay lubritorium gas service station in a local business zone, the Boston Redevelopment Authority has no objection to the granting of the petition. The new building is simply a replacement for the existing structure and will be an improvement to the area.

Petition No. Z-463

VOTED: that in connection with Petition No. Z-463 brought by Gulf Oil Corp. , 1927-1933 Beacon Street, Brighton, for a conditional use permit to erect a three-car lubritorium gas station and office to replace an existing structure in a general business district, the Boston Redevelopment Authority does not oppose the granting of the petition. All dimensional requirements of the code have been met and the new building will be an asset to the surrounding area.

Petition No. Z-464

VOTED: that in connection with Petition No. Z-464 brought by Texaco, Inc. , 4130 Washington St. , Roslindale, for a conditional use permit to erect a two-bay gasoline service station in a local business (L-. 5) zone, the Boston Redevelopment Authority does not oppose the granting of the petition. The modern building and facilities will be an asset and improvement to the surrounding area.

Petition No. Z-465

VOTED: that in connection with Petition No. Z-465 brought by Helena & Edward L. Barrows, 1442 Blue Hill Ave., Mattapan for a conditional use permit to legalize occupancy for a gasoline service station in a Local Business (L-. 5) zone, the Boston Redevelopment Authority does not oppose the granting of the petition. Through a technical error in the building department, a permit was issued to erect the addition. The use which has been in existence at the location for over thirty years has not and will not adversely affect the general character of the surrounding area.

Petition No. Z-466

VOTED: that in connection with Petition No. Z-466 brought by Merick Realty Trust, 1480 Blue Hill Avenue, Dorchester for a conditional use permit and variance to allow no front yard, seeking to erect a one-story car wash in a local business (L-. 5) zone, on 5900 sq. ft. of land, the Boston Redevelopment Authority opposes the granting of the petition. Vehicular access and maneuverability would seriously affect the general flow of traffic and it would be dangerous to pedestrians to allow this type of operation to directly adjoin the sidewalk. The intent of the code would be violated if this use were granted in that all surrounding units maintain front yards.

Petition No. Z-467

VOTED: that in connection with Petition No. Z-467 brought by Joseph Qualey, 9 Monastery Rd., Brighton, for variance of minimum lot area per additional dwelling unit less than required, sought to change occupancy from one to two families in a two-family zone, the Boston Redevelopment Authority is opposed to the petition because it is of the opinion that it is damaging to the neighborhood, to the public welfare and a violation of the intent of the code to add to the substandardness of an area by permitting additional deficiencies. This lot within area of only 3900 sq. ft. is one of three substandard lots. The fifteen foot passageway from Monastery Rd. does not meet present code requirement for access. In addition, there are other substandard open space factors, such as yards, which are non-conforming though legal.

Petition Nos. Z-468 thru Z-471

VOTED: that in connection with Petition Nos. Z-468 to Z-471 brought by Edison Park, Inc. , seeking a height variance to legalize four three-story buildings at Nos. 44-56 Volta Ave., West Roxbury, the Boston Redevelopment Authority opposes the granting of the petition for the following reasons:

- (1) whatever the intention, it appears from an inspection that the design was originally for three stores;
- (2) there were no special circumstances involved;
- (3) there were no practical difficulties;
- (4) it is not in harmony with the intent of the code;
- (5) the only way to purify this situation is to request a zone change.

Petition No. Z-472

VOTED: that in connection with Petition No. Z-472 brought by C. Hodgkins Sales, Inc., 100 Porter St., East Boston, for a conditional use permit and a variance for front yards less than required to erect a one-story and basement concrete block car rental office in a local business district, the Boston Redevelopment Authority is not opposed to the use. However, the Authority opposes the variance to allow no front yard because the lot is large enough to comply with the code requirements of a ten foot setback, it is a case of new construction and this type of operation involving a down ramp for vehicles should be at a safe distance from the sidewalk.

Petition No. Z-473

VOTED: that in connection with Petition No. Z-473 brought by ARC Development Corp., 130 Peterborough St. , Boston, for a variance of an automobile parking lot in an apartment (H-2) district, the Boston Redevelopment Authority does not object to the renewal of temporary variance for this parking lot, where no fee is charged, in view of the fact that parking has worsened in the immediate Boylston Street area due to construction by Sears Roebuck and others and this will to some extent relieve crowding of the narrow streets within the area.

Petition No. Z-474

VOTED: that in connection with Petition No. Z-474 brought by Walter McDonough, 1121 Dorchester Ave. , Dorchester, for a variance of a forbidden use in a local business district, the outdoor sale or display for sale of used or new motor vehicles, the Boston Redevelopment Authority is not opposed to the granting of the petition. The lot is presently used for storage of automobiles without a fee. The area is relatively auto oriented and the proposed use will not be detrimental to the immediate area.

Copies of a memo dated April 15, 1966 were distributed by the Development Administrator re Waterfront Development by Berenson Group.

On a motion duly made and seconded, it was unanimously

VOTED: 1. That the final preliminary plans of three (3) apartment

towers on Parcel A-2 in the Waterfront Project and a parking garage for the southerly portion of Parcel A-3 in the Waterfront Project consisting of 13 sheets and dated February 15, 1966, are hereby approved with the exception of the loading plans, and that the siting of the foregoing buildings and the office building on the northerly portion of Parcel A-3 as shown on Sheet 1 of such plans be approved. ^{if}

2. That the Development Administrator is hereby authorized on behalf of the Authority to approve a Letter of Intent from Theodore W. Berenson and Associates reflecting changes in the Letter of Intent dated May 28, 1965, as a result of the approval of the foregoing final preliminary plans," and the new scheduling requirements of the Authority and developer, generally as set forth in the Development Administrator's memorandum to the Authority dated April 15, 1966, on the subject of "Waterfront Development by Berenson Group".

* subject to the Authority's determination that the aforesaid buildings do not interfere with the westerly-track on Atlantic Avenue or the main sewer interceptor in Atlantic Avenue.

On a motion duly made and seconded, it was unanimously VOTED: to enter into executive session at 2:29 p. m.

On a motion duly made and seconded, it was unanimously VOTED: to resume the public meeting at E:35 p. m.

Copies of a memo dated April 15, 1966 were distributed re Acquisition for Warren Street Widening, attached to which were copies of a letter dated August 4, 1965 from the City of Boston, Commissioner of Public Works.

This matter had been presented to the previous meeting and had been tabled.

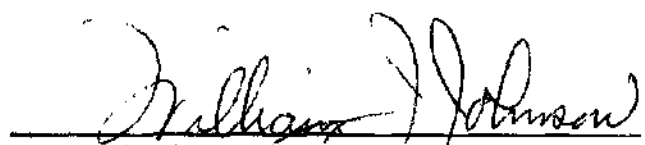
On a motion duly made and seconded, it was unanimously VOTED: to take the matter from the table.

On a motion duly made and seconded, it was unanimously VOTED: that for purposes of widening Warren Street, as required by the Washington Park Urban Renewal Plan, but in accordance with the recommendation of the Public Works Department, the Real Estate Officer, subject to the approval of the General Counsel, is authorized to acquire by negotiation the following parcel:

Block 142, Parcel 1 (Warren Apartments at
149-159 Warren Street)

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

The meeting adjourned at 2:36 p. m.


Assistan^Seereta^ry