

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 21, 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 2:00 p.m. on July 21, 1966. 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 James G. Colbert Melvin J. Massucco George P. Condakes	Stephen E. McCloskey (came in later)

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:00 in the afternoon on July 21, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

July 13, 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 July 13, 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 21st day of July, 1966.

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of June 30, 1966 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 bills:

Maher & Fall Wrecking Co.	\$ 21, 879. 00
Di Carlo Brothers, Inc.	11, 313. 90
D. Federico Co., Inc.	178,650.00
Robert E. Foster	1,500.00
James F. Kelley & Co.	1, 694. 00
Casey & Dennis	5, 250. 00
Napoli Brothers	889.00
W. Chester Browne & Associates	9,200.00
Henry F. Bryant & Son, Inc.	8,439-23
Fay, Spofford & Thorndike, Inc.	4,179-49
Harry R. Feldman, Inc.	2,605.86
Freedom House, Inc.	2, 745. 83
Victor Gruen Associates	10, 000. 00
Walter J. Hickey Associates	1, 023. 00
Mi*s Helen Hsu	137.91
Kallmann, McKinnell, Campbell, Aldrich fe Nulty	1,597.87
Chas. T. Main, Inc.	1,351.51
Chas. T. Main, Inc.	3,453.18
Chas. T. Main, Inc.	5,960.11
Massachusetts Bay Transportation Authority	43,262. 84
Joseph L. Paley, Inc.	1,836.84
Planning, Engineering & Development	1, 579- 50
Sasaki, Dawson, DeMay Associates	5,719-75
Schoenfeld Associates, Inc.	9, 973. 17
United South End Settlements	3, 080. 93
Visiting Nurse Association of Boston, Inc.	706. 52
Von Moltke, Chapman & Goyette	2,406.42

Mr. McCloskey entered the meeting at this point.

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

Copies of a memo dated July 12, 1966 were distributed re Request for "Waiver of Use and Occupany Charges - Norman O'Loughlin, Account No. 59, North Harvard project area.

On motion duly made and seconded, it was unanimously

VOTED: to waive, on the basis of hardship, the use and occupancy charges of \$200. 00 on Account No. 59, Norman O'Loughlin, North Harvard Project, and to authorize relocation jpayment be made.

Copies of a memo dated July 19, 1966 were distributed re Government Center Project Mass. R-35, Tenants Accounts Receivable to be Charged Off, attached to which was a list containing five (5) accounts in a total amount of \$997.00

On motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the five (5) accounts

totaling \$997.00, contained in the aforementioned

list, and to make the following findings required

by HUD 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 July 21, 1966 were distributed re Washington Park Project Charge Off of Uncollectible accounts, attached to which was a list containing nine (9) accounts in a total amount of \$2,898.20.

On motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the nine (9) accounts

totaling \$2,898.20, contained in the aforementioned

list, and to make the following findings required

by HUD 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 three (3) memoranda dated July 21, 1966 were distributed re Waterfront Project - Use & Occupancy Adjustments.

On motion duly made and seconded, it was

VOTED: to reduce the monthly use and occupancy charge on

Account No. 160, P. Tavilla Co., Inc., 1-4 No. Market Street, to \$750.00 - effective June 1, 1966.

Mr. Condakes voted "present".

On motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account

No. 318, Handschumacher & Co., Inc., 48 North Street, to \$200.00 per month - effective May 15, 1966; and to \$50.00 per month - effective June 1, 1966.

On motion duly made and seconded, it was unanimously
VOTED: to reduce the use and occupancy charge on Account
No. 114, St. Germain, et al, 11-17 Sears Street, to
\$1,230 per month effective April 1, 1966.

Copies of a memo dated July 21, 1966 were distributed re Government
Center Project Mass, R-35, Site Preparation Contract No. 2.

On motion duly made and seconded, it was unanimously
VOTED: to approve as subcontractor to D. Federico Company
Inc. , Site Preparation Contract No. 2, the firm of
A. Belanger & Sons, Inc. , 173 Harvey Street, Cam-
bridge, for waterproofing work.

Copies of a memo dated July 21, 1966 were distributed re South End
Project R-56, Proposed Demolition and Site Clearance Contract No. 2..

On motion duly made and seconded, it was unanimously
VOTED: to authorize the preparation of contract documents
for Demolition and Site Clearance Contract No. 2,
and that the Executive Director be authorized to
advertise for bids for the work.

Copies of a memo dated July 21, 1966 were distributed re Emergency
Repair Work to New England Merchants Bank Building - Ordered by Building
Commissioner, attached to which were copies of a proposed vote, a notice
from the Building Department dated June 30, 1966, and a letter dated July 7,
1966 from Jackson & Moreland, Division of United Engineers and Constructors
Inc.

On motion duly made and seconded, it was unanimously
VOTED: that the Authority hereby approves and ratifies the
action of the Executive Director in accepting the pro-
posal from Jackson and Moreland for engineering
services in connection with the emergency repairs
for the New England Merchants Bank Building; and
further,

VOTED: that the Executive Director is hereby authorized
to solicit proposals from qualified firms to perform

the work in accordance with the specifications prepared by Jackson and Moreland and approved by the Building Commissioner of the City of Boston; and further,

VOTED: that the Executive Director is empowered to authorize the work to be performed by the lowest, responsible bidder subject to ratification by the Authority at the next meeting following the award.

Copies of a letter dated July 18, 1966 from Jerome L. Rappaport were distributed re Holiday Inn, attached to which were copies of a memo dated July 20, 1966 re Design Review of the Holiday Inn, West End Project,

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Design Review recommendations contained in the memo, and to grant limited approval to the redeveloper.

Copies of a letter dated July 19, 1966 from Maher & Fall Wrecking Co., Inc. were distributed re Demolition and Site Clearance Contract No. 1, Charlestown Urban Renewal Area, attached to which were copies of a tabulation of bids received on July 8, 1966.

On motion duly made and seconded, it was unanimously

VOTED: to reject all bids received on July 8, 1966 for Demolition and Site Clearance Contract No. 1, Charlestown Urban Renewal Area, and that the Executive Director be authorized to re-advertise this contract for bids.

Copies of a memo dated July 21, 1966 were distributed re Raymond's Inc. On-site Move to City Mart, attached to which were copies of Appendix A - List of Moving Firms Solicited for Bids on Raymond's Removal, Appendix B - Tabulation of Proposals Received, a copy of a letter dated July 20, 1966 from D. W. Dunn Company, a copy of a letter dated July 18, 1966 from Shaughnessy & Ahern Company, copy of a letter dated July 20, 1966 from Casey & Hayes, Inc., and two (2) letters from C. S. Walsh Transportation, Inc., dated July 20 and July 21, 1966.

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

Walsh Transportation, Inc. , for the On-Site Move
of Raymond's Inc. to City Mart.

Copies of a memo dated July 20, 1966 were distributed re West End
Project UR Mass. 2-3, Site Preparation Contract No. 5, attached to which
were copies of a tabulation of bids received on July 20, 1966.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to

execute Site Preparation Contract No. 5, West
End Project, with the lowest responsible bidder,
Salah & Pecci Construction Co. , Inc. , in the amount
of \$134,085.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the following items,

- a. Central Business District: Reuse Appraisal
contracts;
- b. Washington Park: 161 Ruthven Street, 159
RuthvenStreet;
- c. South Cove: Reuse appraisal contracts;
- d. Charlestown: Cooperation agreement with
DPW.

Copies of a memo dated July 21, 1966 were distributed re Supplemen-
tary Information Regarding Reuse Appraisals for Early Land Parcels in the
Central Business District Renewal Project Area, attached to which were copies
of two (2) proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized

to enter into a contract with Larry Smith and Com-
pany for a reuse appraisal of three parcels in the
Early Land Program of the Central Business District
Renewal Project shown as Parcels 1, 2 and 3 on the
Early Land Program Land Disposition Plan pre-
pared by the Authority, at a fee in the total amount
of \$10, 000; said contract to be in the standard form
prescribed by the Urban Renewal Administration.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is authorized to enter into a contract with Peter A. Laudati and Son for a reuse appraisal of three parcels in the Early Land Program of the Central Business District Renewal Project shown as Parcels 1, 2 and 3 on the Early Land Program Land Disposition Plan prepared by the Authority, at a fee in the total amount of \$14, 500; said contract to be in the standard form prescribed by the Urban Renewal Administration.

Copies of a memo dated July 21, 1966 were distributed re Washington Park - 161 Ruthven, 159 Ruthven Street, attached to which were copies of a proposed vote and a copy of a memo dated June 30, 1966 on the same subject.

On motion duly made and seconded, it was unanimously VOTED: that the two foot wide strip designated as Parcel L-1B on the "Plan of Land in Boston, Delivery Parcel L-1A and L-1B of the Washington Park Urban Renewal Area, " comprising an area of about 287 square feet, abutting property owned by Oswald and Eva Jordan, and authorized for conveyance to Samuel Graham of 7 Abbotsford Street, Roxbury, as a part of the entire lot at 161 Ruthven (Parcels L-1A and L-1B of the Plan), pursuant to a board vote on January 13, 1966, shall instead be conveyed to the adjoining property owners, Oswald and Eva Jordan, together with all right title and interest of the Authority in an easement and right-of-way in the remainder of the driveway abutting the property at 159 Ruthven, of which the said Parcel L-1B forms a part, for a consideration of \$15.00; and that the Development Administrator is further authorized to execute and deliver a deed pursuant to this vote,

which shall be deemed conclusively authorized by the Authority when attached to a certificate of this vote. Voted further that Lot L-1A on the "Plan of Land in Boston, Delivery Parcel L-1A and L-1B of the Washington Park Urban Renewal Area," be conveyed to Samuel Graham under the conditions previously authorized by the Authority, without diminishment of consideration.

Copies of a memo dated July 21, 1966 were distributed re Authorization for Keuse Appraisal Contracts, South Cove Urban Renewal Area R-92, attached to which were copies of a proposed vote and a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated July 21, 1966 were distributed re Cooperation Agreement with DPW, Coordinate Acquisition - Charlestown, attached to which were copies of a proposed vote and a Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: that an agreement between The Commonwealth of

Massachusetts, acting by and through the Department of Public Works, and the Authority providing for certain coordinated land acquisitions in the Charlestown Urban Renewal Area, being substantially in the form of and containing substantially the same provisions and wording as the Agreement which has been submitted to the Authority, is hereby approved for, and on behalf of, the Authority; and that the Development Administrator of the Authority is hereby authorized for, and on behalf of the Authority, to execute and deliver such Agreement and to affix the seal of the Authority thereto.

The aforementioned Cooperation Agreement is filed in the Document Book of the Authority as Document No^ 643.

Copies of a memo dated June 21, 1966 were distributed re Parcel 2B Letter of Intent attached to which were copies of a proposed vote and a letter dated July 6, 1966 from the Government Center Developers.

On motion duly made and seconded, it was unanimously VOTED: that the Boston Redevelopment Authority hereby approves the Letter of Intent dated July 6, 1966, submitted by Government Center Developers with respect to Parcel 2B in the Government Center, and authorizes the Development Administrator to accept the same on behalf of the Authority following the required public disclosure waiting period.

On motion duly made and seconded, it was unanimously VOTED: that with respect to Parcel 2E, Government Center Project, proposed to be developed to include space for a branch Postoffice, that September 1, 1966 be established as a cut-off date for the U.S. Postoffice Department's decision on accepting the developer's proposal.

Copies of a memo dated July 21, 1966 were distributed re Government Center Parking Garage - Approval of Deed to Parcel 4, attached to which were copies of a proposed vote, a deed with a typing date of July 21, 1966, and a Property Line Map - Parcel 4, dated January 21, 1966 and Revised May 31, 1966, drawn by Whitman & Howard, Inc., Engineers.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be and he hereby is authorized and empowered in the name and on behalf of this Authority, to execute, seal with the corporate seal, or otherwise acknowledge and deliver a Deed from this Authority to the City of Boston, for consideration of eight hundred and twenty-thousand dollars (\$820,000), conveying the following described premises in the Government Center Urban Renewal Area, in the County of Suffolk, in the Commonwealth of Massachusetts:

1. Parcel 4 containing 176, 862 square feet more or less shown on a plan by Whitman and Howard Inc. Engineers, entitled "Property Line Map - Parcel 4", dated January 21, 1966 (Revised May 31, 1966).
2. The fee to the centerline of New Chardon Street, New Sudbury Street and New Bowker Street as said streets abut Parcel 4, as shown on the above-mentioned plan.
3. An easement to construct foundation footings and columns within the so-called Haymarket Square Subway Station and to maintain and repair the same.

Said Deed shall be in such form as the Development Administrator shall approve, execution thereof be conclusive evidence of such approval.

Copies of a memo dated June 21, 1966 were distributed re Government Center: Parcel 7 - Designation of Developer, attached to which were copies of a memo dated May 12, 1966, a proposed vote, and a letter dated June 1, 1966 from the Parcel Seven Corp. .

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

Copies of a memo dated July 21, 1966 were distributed re Report on Parcel 9, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED:that the Development Administrator is authorized
to invite each of the prospective developers of
Parcel 9 in Government Center to enter a second
stage submission, and to submit on December 1,
1966 the materials described in the Development
Administrator's memorandum of this date.

Copies of a memo dated July 21, 1966 were distributed re Certificate of Completion for Phase I Parcel 12, attached to which were copies of a proposed vote, a Certificate of Completion, a letter dated July 18, 1966 from Center

Plaza Associates, and a letter dated June 30, 1966 from the Government Center Project Director.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be and he hereby is authorized to execute and deliver to Robert Leventhal and Norman B. Leventhal doing business as Center Plaza Associates, a Certificate of Completion with respect to the building and improvements constructed on Parcel 12A (including all the land conveyed by deeds from this Authority to Robert Leventhal and Norman B. Leventhal dated August 6, 1964, August 13, 1964, October 1, 1964, December 17, 1964 and January 3, 1966) in the Government Center Project Area, said Certificate to be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

On motion duly made and seconded, it was unanimously VOTED: to accept from Center Plaza Associates a twenty-five thousand dollar (\$25,000) deposit and their personal covenant to secure the performance of the items which remain to be completed on Parcel 12A.

Copies of a memo dated July 21, 1966 were distributed re Parcel 12D, Agreement on Extension of Time, attached to which were copies of a proposed vote, Parcel 12D Schedule - 3rd Draft, and a letter dated July 19, 1966 from Center Plaza Associates.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized to enter into an agreement with Center Plaza Associates pursuant to which transfer of title to Parcel 12D will take place on March 10, 1967, subject to the usual 90-day extension provisions.

Copies of a memo dated July 21, 1966 were distributed re Authorization to Advertise for Demolition - Parcels 12D and 14, Government Center, attached to which were copies of a proposed vote, a memo dated June 2, 1966, a Relocation Progress Report, a schedule of assessed values, and a map entitled "Demolition and Site Clearance - Contract No. 7".

On motion duly made and seconded, it was unanimously
VOTED: that the Executive Director is authorized to advertise for bids for Government Center Project (Mass. R-35) Demolition and Site Clearance Contract #7 for the areas shown on the map attached to the Development Administrator's memorandum of July 21, 1966.

Copies of a memo dated July 21, 1966 were distributed re Government Center, Parcel 21, Approval of Deed for Police Station Site, attached to which were copies of a proposed vote, a Deed with a typing date of July 2, 1966, and a map entitled "Property Line Map, Parcel 21 - Part of Parcel 2, drawn by Whitman and Howard, Inc. Engineers, dated March 19, 1965, Revised July 12, 1966.

On motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator be and he hereby is authorized and empowered in the name and on behalf of this Authority, to execute, seal with the corporate seal or otherwise, acknowledge and deliver a deed from this Authority to the City of Boston for consideration of sixty-eight thousand seven hundred eighty-nine dollars (\$68,789-00) conveying certain premises in the Government Center Urban Renewal Area, in the County of Suffolk in the Commonwealth of Massachusetts which premises are described as follows:

1. Parcel 21 containing 10,850 square feet, more or less, on a plan by Whitman and Howards Inc. Engineers, entitled "Property Line Map - Parcel 21 - Part of Parcel 2" dated March 19, 1965, revised July 12, 1966.

2. The Fee to the centerline of Hawkins Street and New Sudbury Street as said streets abut Parcel 21, as shown on the above-mentioned plan.
3. A permanent easement to construct and install and to maintain and repair flagpoles, paths, air intakes and catch basins in those two areas shown on the above-mentioned plan and designated with the word "Easement".

Said Deed shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memo dated July 21, 1966 were distributed re Government Center Parking Garage - Indenture Between BRA and MBTA, attached to which were copies of a proposed vote, an indenture, and four (4) maps entitled "Exhibit A", "Exhibit X" - Plan 2 of 2, "Exhibit X" - Plan 1 of 2, and "Exhibit C."

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator "be and he hereby is, authorized and empowered, in the name and on behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver an Indenture between this Authority (hereinafter called "BRA") and the Massachusetts Bay Transportation Authority (hereinafter called "MBTA"), conveying from the BRA to MBTA the following described premises in the Government Center Urban Renewal Area, in the County of Suffolk, in the Commonwealth of Massachusetts:

1. An easement for MBTA facilities in that area shown as "MBTA easement" on a plan by Whitman and Howard, Inc., Engineers, entitled "Property Line Map - Parcel 4" dated January 21, 1966 (Revised May 31, 1966), designated as Exhibit A, which easement shall include:

- (a) the right to operate and maintain the so-called Haymarket Square Subway Station and Washington Street Tunnel and to perform all necessary construction work for the extension of the Washington Street Tunnel to Charlestown.
 - (b) the right to operate and maintain two existing entrance-exit stairways connecting to said Haymarket Square Station.
 - (c) the right to construct, operate and maintain such additional entrance-exit or change lobby facilities as the MBTA shall consider desirable, provided that said facilities do not interfere with the operation of so much of the premises as is from time to time used for the public off-street parking of motor vehicles
 - (d) the right of MBTA passengers to pass and repass, provided said right does not interfere with operation of so much of the premises as is from time to time used for the public off-street parking of motor vehicles
2. An easement for an MBTA passageway as shown on two plans, one prepared by Samuel Glaser Associates, Architects, and Kallmann and McKinnell, dated 5/18/66 (BRA Revised 7/8/66), entitled "Government Center Garage, Level 1 Plan" and numbered A3, which plan has been designated as Exhibit X, Plan 1 of 2; and the other prepared by Samuel Glaser, Associates, Architects, which has been designated as Exhibit X, Plan 2 of 2, and consists of drawing number SK-58 entitled "Government Center Garage - Section Through Ramp and Subway Entrance Showing

Future Stairs to Subway¹¹, dated 7 July 1966, and drawing number SK-40 entitled "Plan of Subway Connecting Tunnel", dated 9 June 66,(Revised 7 July 1966).

Said grant is in consideration of a grant from the MBTA to the BEA of the following described premises in the Government Center Urban Renewal Area, in the County of Suffolk, in the Commonwealth of Massachusetts:

A permanent easement to penetrate the ceiling and floor of its subway tunnel and station in seven locations in order to construct (and to maintain and repair) columns and foundation footings to support the public off-street parking facility and bus terminal proposed to be constructed over said subway tunnel and station, which penetrations shall be at the locations shown on a plan designated as Exhibit C, by Samuel Glaser Associates, Architects, and Kallman and McKinnell dated 5/18/66 (Revised 8 July 1966), entitled "Government Center Garage, Site and Level 2 Plan" and numbered A4, or such other locations as may be agreed upon by the MBTA and the BRA, its successors and assigns.

Said Indenture shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

The aforementioned Indenture is filed in the Document Book of the Authority as Document No. 644.

Copies of a memo dated July 21, 1966 were distributed re MBTA Budgets for Government Center Work, attached to which were copies of a proposed vote and three (3) budgets.

On motion duly made and seconded, it was unanimously

VOTED: that pursuant to the cooperation agreement of

July 1, 1964, between the MBTA and the BRA,
the budgets submitted by the MBTA and attached
to the Development Administrator's memorandum
of July 21, 1966 are hereby approved.

Copies of a memo dated July 21, 1966 were distributed re Proposals for Temporary Use of National Shawmut Bank Building, attached to which were copies of the five (5) proposals received in response to the Authority's advertisement. The contents were noted and placed on file.

Copies of a memo dated July 21, 1966 were distributed re Raymond's Development, attached to which were copies of an ORDER OF TAKING including Annex A - Project Area Description, Annex B - Taking Area Description, and Annex C - Award of Damages, Occupancy Agreement including Schedule I and Schedule II, Land Disposition Agreement and a Resolution.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 21, 1965, relating to portions of the Central Business District Urban Renewal Area, No. R-82, be executed together with a plan drawn by Walter J. Hickey Associates, Inc., Quincy, Massachusetts, entitled: "Property & Street Line Map, Central Business District Project R-82, Boston Redevelopment Authority, City of Boston, Massachusetts, dated July 18, 1966," 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. 645.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary be instructed to file the ORDER OF TAKING when the Raymond's building is vacated.

On motion duly made and seconded, it was unanimously
VOTED: to table the matter of the Land Disposition Agree-
ment with Raymonds' Redevelopment Associates.

On motion duly made and seconded, it was unanimously
VOTED: that an Agreement between Raymond's, Inc. , and
the Authority for the occupancy and management
by Raymond's, Inc. , of the property formerly known
as the Citymart building recently acquired by the
Authority, such agreement being substantially in
the form of, and containing substantially the same
provisions and wording as the agreement a copy of
which has been submitted to the Authority and is
hereby made part of the records of this meeting, is
hereby approved for and on behalf of the Authority;
and that the Chairman, Vice-Chairman, or Develop-
ment Administrator of the Authority be, and each of
them is, hereby authorized for and on behalf of the
Authority to execute and deliver such Agreement
and to affix the seal of the Authority thereon, and
further to execute, deliver and affix the seal upon
any other instrument that he may deem necessary in
connection therewith.

The aforementioned Occupancy Agreement is filed in the Document
Book of the Authority as Document No. 646.

Copies of a memo dated July 21, 1966 were distributed re Contract
Extension, attached to which were copies of a proposed vote and Amendment
No. 1..

On motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is authorized to
amend the contract with Henry F. Bryant & Son, Inc. ,
dated January 18. 1966, to provide for an extension of
performance time for a period not to exceed sixty (60)
working days resulting in a new termination date of
September 2, 1966. There is no increase in maximum
upet price.

Copies of a memo dated July 21, 1966 were distributed re Authorization to Negotiate with the Northeastern Electric Company, South Cove Urban Renewal Area, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized

to negotiate with Northeastern Electric Company
on the possible disposition to it of reuse parcel 42.

Copies of a memo dated July 21, 1966 were distributed re Authorization to Negotiate with Massachusetts Machine Shop, Inc. - South End, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized

to negotiate with Massachusetts Machine Shop, Inc.
on the possible disposition to it of either or any of
reuse parcels 53, 42 and X43.

Copies of a memo dated July 21, 1966 were distributed re South End Project - Mass. R-56, Land Survey Services Contract, Proposed Amendment - Regarding Expenses for Railroad Flagmen, attached to which were copies of Amendment No. 1 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby autho-

rized to execute Amendment No. 1 to the Contract
between the Authority and John T, Yunits dated
April 5, 1966, substantially in the form attached,
providing that the maximum amount to be paid for • ;
qualified flagmen shall not exceed \$3,000.00, which
raises the maximum amount payable under the con-
tract to \$137,595.00.

Copies of a memo dated July 21, 1966 were distributed re South End - Land Acquisition Policy Statement, attached to which were copies of a proposed vote and a fourteen (14) page Land Acquisition Policy Statement - South End Urban Renewal Project, which statement was read and considered.

On motion duly made and seconded, it was unanimously VOTED: there is hereby adopted for the South End Urban Kenewal Project, the Land Acquisition Policy Statement submitted under cover of the Development Administrator's memorandum of July 21, 1961; and the Development Administrator is hereby authorized to submit said statement to the Regional Director as Code 222(2) (k) of the South End Application for Loan and Grant.

The aforementioned Statement is filed in the Document Book of the Authority as Document No. 647.

Copies of a memo dated July 21, 1966 were distributed re Castle Square, Parcel 3, Construction and Access Easements, attached to which were copies of a proposed vote, an Easement with a typing date of July 21, 1966, and a map entitled Property Disposition Plan, dated November 17, 1964 (revised through May 5, 1966) drawn by Whitman & Howard, Inc., Engineers.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized to grant to City Redevelopment Corporation access easements and temporary construction easements in land owned by this Authority, shown on a map entitled "Castle Square Area, Part of Mass. R-56, Property Disposition Plan" by Whitman and Howard, Inc., Engineers, dated November 17, 1964 (Revised through May 5, 1966) as "Area of Street Widening": and the Development Administrator is hereby authorized to execute an agreement granting said easements in substantially the form presented to this meeting.

Copies of a memo dated July 21, 1966 were distributed re Development of New Parsonage on Parcel R-46 in Charlestown, attached to which were copies of a proposed vote, and a letter dated July 19, 1966 from the First Church in Charlestown¹.

On motion duly made and seconded, it was unanimously VOTED: that the Executive Director of the Authority is hereby authorized to publish the appropriate public disclosure notice which is required under Federal regulations respecting the proposed development of a portion of Parcel R-46 by the First Church in Charlestown.

Copies of a memo dated July 21, 1966 were distributed re Adoption of Policies and Procedures for the Disposition of Parcels for the Construction of Sales Housing in the Charlestown Urban Renewal Area, attached to which were copies of a proposed vote, a document entitled "Policies and Procedures for the Disposition of Parcels for the Construction of Sales Housing in the Charlestown Urban Renewal Area, including Exhibit 'A' and Exhibit "B", and a Summary.

On motion duly made and seconded, it was unanimously VOTED: to amend Paragraph II, Section A. "Occupancy", by inserting the word "Charlestown" before the word relocatees.

On motion duly made and seconded, it was unanimously VOTED: that the attached "Policies and Procedures for the Disposition of Parcels for the Construction of Sales Housing in the Charlestown Urban Renewal Area", as amended, be approved and that sites for new sales housing in the Charlestown Urban Renewal Area be disposed of in accordance therewith.

The aforementioned Policies and Procedures for the Disposition of Parcels for the Construction of Sales Housing in the Charlestown Urban Renewal Area, including the Summary, and Exhibit "A" and Exhibit "B", are filed in the Document Book of the Authority as Document No. 648.

Copies of a memo dated July 21, 1966 were distributed re Disposition of Five Parcels for New Homes Construction in Charlestown, attached to which were copies of a proposed vote, and a report dated July 21, 1966.

On motion duly made and seconded, it was unanimously
VOTED: that pursuant to the "Policies and Procedures for
the Disposition of Parcels for the Construction of
Sales Housing in The Charlestown Urban Renewal
Area", adopted this date, the Development Admin-
istrator of the Authority is hereby authorized to
acknowledge the letter from John R. Bemis,
Robert A. Jones, Joseph J. Gazzola, and Earl R.
Flansburgh and to advise said persons that the
Authority will be interested in receiving from them
a proposal including a letter of intent and prelimi-
nary plans and specifications respecting the devel-
opment of parcels R-26, R-38, R-41, X-29, and
X-31, and further

VOTED: that the Executive Director of the Authority is
hereby authorized to publish the appropriate public
disclosure notice which is required by Federal
regulations respecting the proposed development
by Consort, Inc. , a corporation to be formed by
the above-named persons.

Copies of a memo dated July 21, 1966 were distributed re Warren
Apartments, 149 "Warren Street, Washington Park Project, attached to which
were copies of a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: that the Real Estate Officer acquire by negotiation
the Warren Apartments, 149 Warren St. , Roxbury
at a price not to exceed \$215, 000 subject to the
approval of the General Counsel and the Department
of Housing and Urban Development.

Copies of a memo dated July 21, 1966 were distributed re Disposition
Parcel G-1A and G-1B, Washington Park Urban Renewal Area, attached to which
were copies of two Resolutions.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston
Redevelopment Authority re Proposed Disposition of Parcel G-1A in the Washing-

ton Park Urban Renewal Area Project No. Mass. R-24", which Resolution was read and considered.

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

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 649-

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority re Proposed Disposition of Parcel G-1B in the Washington Park Urban Renewal Area Project No. Mass. R-24", which Resolution was read and considered.

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

VOTED to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 650.

Copies of a memo dated July 21, 1966 were distributed re Disposition of Parcel C-4, Washington Park Urban Renewal Area, attached to which were copies of a proposed Resolution.

Mr. Condakes introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcel C-4 in the Washington Park Urban Renewal Area Project No. Mass. R-24", which Resolution was read and considered.

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

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 651.

Copies of a memo dated July 21 1966 were distributed re 38-44 Catawba Street, Washington Park Urban Renewal Area attached to which were copies of a proposed Resolution.

Mr. Condakes introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Property at 38-44 Catawba Street Roxbury. in the Washington Park Urban Renewal Area, Project No. Mass. R-24" which Resolution was read and considered.

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

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No 652-

Copies of a memo dated July 21 1966 were distributed re Amendment to Engineering Contract with Fay, Spofford & Thorndike, Inc. for the "Washington Park Project, attached to which were copies of a proposed vote and Amendment No. 1.

On motion duly made and seconded, it was unanimously

VOTED-.that the Development Administrator is authorized

the amend the contract with the firm of Fay,
Spofford & Thorndike, Inc. , dated September 1,
1965 to provide for an increase of \$10, 000 to
contract upset price, resulting in a new maximum
upset price of \$60, 000.

Copies of a memo dated July 21, 1966 were distributed re Amendment of Contract with Sasaki, Dawson, Demay Associates, Inc. , attached to which were copies of a proposed vote and Amendment #1.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized

to amend the contract with Sasaki, Dawson, DeMay
Associates, Inc. , dated March 12, 1965 to provide
for an extension of performance time for a period
not to exceed five (5) months resulting in a new
termination date of December 31, 1966. There is
no increase in maximum upset price.

Copies of a memo dated July 21, 1966 were distributed re F-1 Shopping Center, Washington Park, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Administrator is authorized to extend the date for completion of construction of the Improvements on Parcel F-1, Washington Park, to December 15, 1966.

Copies of a memo dated July 21, 1966 were distributed re Waterfront Project - 61 Chatham Street, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority donate to the Boston Public Library the architectural papers, plans, photographs and like materials stored in the back room of the fifth floor of the premises at 61 Chatham Street, Boston, in the Waterfront Urban Renewal Area; and the Development Administrator is hereby authorized and directed to do such things and take such actions as he in his discretion deems necessary to effect such donation, at no expense to the Authority.

Copies of a memo dated July 21, 1966 were distributed re North Harvard Project - Submissions by Potential Developers. The contents were noted and placed on file.

Copies of a memo dated July 21, 1966 were distributed re Campus High School Urban Renewal Area - Public Hearing on Early Land Activities, attached to which were copies of a Project Area Report, Relocation Report, a Map of the Project Area, and two (2) mimeograph statements. The material was noted and taken under advisement.

Copies of a memo dated July 21, 1966 were distributed re Designation of BRA-Owned Tax-Foreclosed Properties, attached to which were copies of two (2) proposed votes.

On 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 Hamilton Wyche as buyer, providing for conveyance by the Authority of the four properties listed below for a consideration of \$100.00 per parcel, and the buyer's agreement to rehabilitate the properties, 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 one or more deeds conveying said properties pursuant to such disposition agreement and that the execution and delivery by the Development Administrator of such agreement and deed or deeds, to which a certificate of this vote is attached, shall be conclusively deemed authorized by this vote and conclusive evidence that the form, terms and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

1. 57 Centre Street, Roxbury
2. 14 Merely Street, Roxbury
3. 11 Alexander Street, Roxbury
4. 25 Alexander Street, Roxbury

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is authorized to request of the Real Property Department the conveyance without consideration of 15 Merely Street and 85 Fort Avenue, Roxbury, city tax-foreclosed properties, pursuant to Chapter 314 of the Acts of

1961; that the Development Administrator is further authorized, subject to conveyance of these parcels to the Authority, to execute and deliver a disposition agreement between the Authority as seller and Hamilton Wyche as buyer, providing for conveyance by the Authority of the five properties listed below for a consideration of \$100 per parcel and the buyer's agreement to rehabilitate the properties, 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 one or more deeds conveying said properties pursuant to such disposition agreement and that the execution and delivery by the Development Administrator of such agreement and deed or deeds, 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.

1. 15 Merely Street, Roxbury
2. 85 Fort Avenue, Roxbury
3. 11 Morely Street, Roxbury
4. 17 Morely Street, Roxbury
5. 83 Fort Avenue, Roxbury

Copies of a memo dated July 21, 1966 were distributed re License to use 59-61 Ellington Street, Dorchester for a Temporary Play Area Facility, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to execute a 30-day revocable license between the Authority as licensor and The Ward 14 Better-

ment Association as licensee, or any other entity-acting in their behalf, providing for a license by the Authority to use 59-61 Ellington Street, Dorchester, subject to the Authority being held harmless against liability for personal injury on the lot and the licensee's agreement to use the vacant lot as a temporary, demonstration play area facility.

Copies of a memo dated July 21, 1966 were distributed re Personal Services Contract - Real Estate Consulting Services - William F. Morrissey, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that with regard to the contract between the Boston

Redevelopment Authority and William F. Morrissey,

dated March 7, 1966, the Authority finds:

- (a) the services to be provided are necessary;
- (b) the cost is reasonable; and
- (c) such services are in lieu of staff positions and are not being duplicated by staff personnel or other third party contracts.

Copies of a memo dated July 21, 1966 were distributed re Purchase of Office Equipment.

On motion duly made and seconded, it was unanimously

VOTED: that the Purchasing Agent be authorized to acquire

two (2) manual typewriters at a total cost not to exceed \$500, pursuant to the Authority's Procurement Policy.

Copies of a memo dated July 21, 1966 were distributed re Purchase of Plan Duplicator.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of a Streamliner 200

machine, plus installation and freight charges at a cost not to exceed \$2,800, purchase to be made pursuant to the Authority's Procurement Policy; and further

VOTED: that if in the opinion of the General Counsel
public advertising is necessary, the Executive
Director is authorized to advertise for bids for
the machine.

Copies of a telegram dated July 15, 1966 were distributed from the
Lower Roxbury Ad Hoc Committee on Urban Renewal asking the Authority to
postpone the public hearing scheduled for July 25, 1966 on the proposal for
the Campus High School Project, because the community was not adequately
informed of all available alternatives and has not been given the opportunity
to develop its own alternatives.

The Chairman stated that the purpose of the public hearing was to
give the interested residents and property owners an opportunity to express
their views and present any alternative plans they might have for the area.
The Authority voted not to postpone the hearing and further instructed staff
to contact the parties involved prior to the public hearing to review in detail
the proposed plans.

Copies of four (4) memoranda dated July 21, 1966 were distributed
re Personnel Actions.

On motion duly made and seconded, it was unaimously

VOTED: to approve the following:

Temporary Appointment - Six month basis:

		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
John M Dupont	Develop. Specialist IV	11-1	\$ 9,000	8-3-66
Charles J. Urciuoli	Rehab. Designer II	8-2	6,825	7-25-66
Kenton G. Forsythe	Planner I	7-1	5,700	8-3-66
Judith H. Brew	Planning Aide II	5-3	4,961	8-3-66
Faith E. Johnson	Develop. Assist.III	7-1	5,700	8-8-66

Leave of Absence without Pay:

Don R. Brown	Architect III	(One year's education)	8-15-66
Paul F. Power	Develop Specialist II	(One year's education)?	-1 -66

Resignations:

Thomas W. Luckey	Rehab. Designer II		7-1-66
C. Allen Mullins	Rehab. Designer I		7-29-66
James R. Sullivan	Clerical Assistant II		7-15-66
Donald A. Waggenheim	Planning Aide III		7-29-66

Reappointments:

Richard LaCroix	Develop. Specialist IV	11-3	9,922	8-9-66
Robert Coit	Planner III	9-3	7,938	8-23-66
Patricia Turner	Planner III	9-2	7,560	8-2-66
Maria Lambrinos	Secretary II	4-2	4,410	8-9-66
Beverly Gear	Clerical Assist. III	3-2	4,095	8-14-66
William O Sandquist	Maintenance man		2.42/p.hr.	8-27-66

Reappointments - Six month basis:		Grade &		
		Step	Per Annum	Effective
Paul J. Gropp	Rehab. Assistant III	8-5	\$ 7,896	8-9-66
Robert A. DeVirgilio	Rehab. Specialist I	9-1	7,200	8-2-66
William P. Crowley	Rehab. Assistant in	8-2	6,825	8-23-66
Robert B. Simeone	Rehab. Assistant III	8-1	6,500	8-2-66
Victor M. Savioli	Rehab. Assistant II	7-1	5,700	8-9-66
Katherine L. Goodland	Secretary HI	-5-1	4,500	8-21-66
Carol M. Babb	Clerical Ass 1st,III	3-1	3,900	8-7-66
Lajos S. Heder	Architect I		4.25 p/hr	8-29-66
Anthony A. Wyche	Janitor/Custodian		1.90/phr	8-3-66

Temporary - Eight week basis:

James C Sakellaris	Messenger	1.75 p/hr	7-25-66
Patricia M. Kennedy	Clerical Assistant II	1.90 p/hr	7-25-66

Reappointments - Six month basis: (Home Guidance Program Employees)

1. Sarah E Crichlow 60 Humboldt Avenue, Roxbury, Mass.
2. Ellen J. Fox 40 Hancock Street, Boston, Mass.
3. Myra M. Britto 189 Walnut Avenue, Roxbury, Mass.
4. Stella Cruz 23 Pasadena Road, Dorchester, Mass.
5. Susan Layne 29 Lambert Street, Roxbury, Mass.
6. June D. Lopez 18 Leyland Street, Dorchester, Mass.
7. Priscilla E. Martin 11 Hartwell Street, Roxbury, Mass.
8. Dorothy E. Tucker 225A Walnut Avenue, Roxbury, Mass.
9. Ada J. Williams 26 Wabeno Street, Dorchester, Mass.
10. Euryne A. Wright 95 Ruthven Street, Roxbury, Mass.

Copies of a memo dated July 21, 1966 were distributed re Reclassification of Certain Authority Personnel.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

		<u>New Classification</u>
Stephen, G.	Architect IV	Design Review Officer/Rehab.
Finnigan, J.	Dev. Spec. III	Rehab. Finance Spec. II
Burke, E.	Bus. Claims Ex. 1	Bus. Rel. Spec. I
Jarvis, R.	Rel. Spec. I	Devel. Spec. I
Gersin, B.	Graphic Des. II	Admin. Clerk

Copies of a memo dated July 21, 1966 were distributed re Personnel Actions - Summer Neighborhood Service Program - Amendment to June 16 and June 30 1966 Memoranda on Same Subject. The memo contained additions and deletions to Attachment II, June 16, 1966, and Attachment II, June 30, 1966, and Attachment III, June 30, 1966 - which were adopted at previous meetings and filed in the Document Book of the Authority as Document No. 629.

On motion duly made and seconded, it was unanimously

VOTED: to amend Document No. 629 (Personnel Actions - Summer Neighborhood Service Program dated June 16, 1966) in accordance with the recommendations contained in the Development Administrator's memo entitled "Personnel Actions - Summer Neighborhood Service Program - Amendment to June 16 and June 30, 1966 Memoranda on Same Subject, dated July 21, 1966.

Copy of the foregoing memo is incorporated in Document No. 629, as an Amendment thereto.

Copies of a memo dated July 21, 1966 were distributed re AIP Conference, Portland Oregon, August 14-18, 1966.

On motion duly made and seconded, it was unanimously VOTED: to authorize the attendance of the following staff

employees at the annual conference of the American Institute of Planners, August 14-18, 1966:

John DeSimone	Fenway Project Director
Frank O'Brien	Capital Improvements Officer
Walter Smart	Dir. Family Relocation
John Stainton	Dir. Renewal Planning
Edward Teitcher	Chief Planning Officer "I
Martin Adler	Chief Planning Officer

Copies of a memo dated July 21, 1966 were distributed re Zoning Referrals, containing recommendations on the following petitions: Map Amendment Application No. 33; Map Amendment Application No. 34; Petitions Nos. Z-547 to and including Z-566.

On motion duly made and seconded, it was unanimously VOTED: to table Map Amendment Application No. 33; to oppose Petition No. Z-566; and to adopt the recommendations contained in the aforementioned memorandum with respect to Map Amendment Application No. 34 and Petitions Nos. Z-547 to Z-565 inclusive.

The aforementioned memorandum is filed in the Document Book of the Authority as Document No. 653.

On motion duly made and seconded, it was unanimously VOTED: that the next meeting of the Authority will be held on

August 11, 1966 at 2:00 p. m.

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

The meeting adjourned at 5:13 p. m.


Assistant Secretary