



Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of March 13, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the Special Meeting of March 15, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

The Executive Director reported to the Authority that the A. W. Perry Company had changed their mind and were not interested in taking over the management of the buildings at 11 and 20 Pemberton Square for the reason that the declining tenancy in the near future would mean discharging or laying off present custodial personnel and eventually to the discharge or laying off of all personnel when the buildings were demolished. The effect of these layoffs would result in a higher unemployment employer's tax.

The Executive Director reported that nothing has happened to change the original recommendation for a change in management and that in the light of the fact that A. W. Perry declined, it would be quite probable that other management firms would also decline.

The Executive Director stated that in his judgment, thoroughly experienced talent were on the Authority's staff to manage these two buildings, and that since the work load in the Government Center Project office has reduced considerably because of relocation and demolition, it would be very feasible to manage these buildings by staff rather than by outside contract.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to take over the management of 11-20 Pemberton Square by staff personnel, and further, that the Executive Director be authorized to transfer available personnel necessary to carry out the management as well as to make all necessary arrangements to continue the custodial and maintenance employees of First Realty who are available and are needed to manage these two buildings.

At this point the Authority entered into regular session.

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

VOTED: to authorize payment of the following bills:

	§
Maiden Equipment Corp. , demolition contract 2, Govt. Ctr. . . . .	3, 886. 65
John J. Duane Co. , Govt. Ctr. demolition, contract 3. . . . .	104, 621. 96
Storey, Thorndike, Palmer & Dodge, bond counsel, Castle Sq... .	875. 00
J. L. Hayden Associates, Inc. , West End engineering . . . . .	1, 369. 74
James F. Kelley & Co. , Workmen's Compensation premium . . . . .	4, 532. 82
Edwards & Kelcey, Payment No. 4, Charlestown engineering . . . . .	2, 419. 20
Frank J. McFarland, appraisals, Castle Square. . . . .	5, 350. 00
Payment for overtime to Accounting Dept. personnel . . . . .	363. 85
Reginald H. Gallagher, Charlestown appraisals, partial payment. . . . .	4, 500. 00
Downtown Waterfront Corporation. . . . .	4. .... 48, 000. 00
Fairchild Aerial Surveys, Inc. . . . .	7, 923. 24
Fairchild Aerial Surveys, Inc. . . . .	4, 294. 28
Freedom House . . . . .	2, 250. 00
Meredith & Grew. . . . .	8, 500. 00
Larry Smith & Company. . . . .	1, 000* 00
Barton Aschman Associates. . . . .	3, 630. 00

Site office reports were distributed.

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

VOTED: to authorize the eviction of Gaetano Silvestro, 25 Hale Street, Government Center Project.

On motion duly made and seconded, it was unanimously

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

Acct. No.	523-1	Standard Glass Co.		
		(Anthony Penta)	78-80 Merrimac	Govt. Ctr.
11 "	41	Mrs. Anna Lavinia	6 Cobb Street	Castle Sq.
11 "	461	Bernia Clark	49 Ottawa Street	Wash. Park

The Executive Director distributed copies of a memo dated March 28, 1963 re Charge-off of Vacated Tenants' accounts receivable, Government Center Project; memo dated April 3, 1963 re West End Tenants' Accounts Receivable, and memo dated April 3, 1963 re New York Streets Project Tenants' Accounts Receivable.

The Authority reviewed the lists attached to the above memoranda, and on motion duly made and seconded, it was unanimously

VOTED: that there is no reasonable prospect of collection and that the probable cost of further efforts to collect would not be warranted, and further, to charge off as uncollectable the lists above mentioned in the following totals: West End, \$1,321,15; Government Center, \$1,054.65, and New York Streets, \$13, 083. 43.

The Executive Director distributed copies of a memorandum from the Real Estate Officer dated April 2, 1963 re Government Center Project, Adjustment of Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to approve the adjustments as recommended for the following;

Account No. 631, Belmont Furniture Co. , 19 Sudbury Street  
" 706, Amstaco, Inc., 111 Washington Street  
" 34, Edward Levenson, Inc. , 85 Union Street  
11 112, New England Doll & Novelty Co. , 174-178  
Washington Street

The Executive Director distributed copies of a memo dated April 1, 1963 re Suggested Rental of Truck. The Executive Director explained that a small one-ton truck was needed for the Site Offices in connection with maintenance activities for the purpose of transporting tools and supplies for maintenance purposes , painting, snow shoveling in the winter, plywood or small lumber for boarding-up purposes, etc. Mr. Ambrose Griffin, Manager of the Castle Square Site Office, had solicited proposals from Hertz Corporation, Avis Corporation and Bay State Truck Lease, Inc. A review of the proposals showed that the best quotation for the Authority's purposes was made by the Hertz Corporation at the rate of \$35.00 per week plus 10¢ per mile of operation, which cost would include expenses plus insurance and property damage coverage and public liability based on a year's lease.

On motion duly made and seconded, it was unanimously

VOTED: to approve the rental of a truck for maintenance use and that the Executive Director be authorized to execute the lease for rental of the same from the Hertz Corporation.

The Executive Director reported to the Authority on the result of his meeting on the Whitney Redevelopment Project with Father Lynch of the Mission Church and the representatives of the Mission Hill United Neighborhood Group and the attorney and officials of Back Bay Towers, Inc., which is substantially as follows:

The Mission Church and the officials of the Neighborhood Group indicated their preference for garden-type housing, if possible, and for medium high-rise buildings as a last resort. The Mission Hill Group stated at the meeting that analyses of census figures and surveys which

have been made establish the fact that there is a market and great need for apartments in the rental range of \$150 to \$175 per month which, in the opinion of the Church and the Neighborhood Group, is the most desirable development for the Whitney area. The representatives of Back Bay Towers, Inc. agreed to meet with their architects and builder, review the plans and make additional studies to determine if it would be feasible to redesign their site plans and to determine if this type of development is workable. A report from the redevelopers is expected prior to the next meeting.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Government Center Urban Renewal Plan and Final Project Report, attached to which was a form of a notice of public hearing, and form of a Resolution authorizing the filing of an application for Loan and grant.

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

VOTED: that the Boston Redevelopment Authority hold a public hearing on April 17, 1963 at ten a.m. at Faneuil Hall for the purpose of considering a proposed Urban Renewal Plan and related proposals for the Government Center Urban Renewal Project, and that the Executive Director is hereby authorized to publish a Notice of Public Hearing substantially in the form presented to this meeting in the Boston newspapers of general circulation on April 6th and April 12, 1963.

A Resolution entitled "Resolution of Boston Redevelopment Authority Authorizing the Filing of an Application for Loan and Grant for Project No. Mass. R-35" was introduced, read and considered.

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

VOTED: to adopt the Resolution as presented and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 249.)

The Development Administrator distributed copies of the Family Relocation Report and Business Relocation Report for the Government Center.

Copies of the Final Project Report and Map Binder for the Government Center Project were distributed to the Members.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Amendatory Early Acquisition Loan for the Government Center, attached to which were copies of the Amended Application.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Early Land Acquisition Loan for Project No. Mass. R-35" was introduced, read and considered.

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

VOTED: to adopt the Resolution as presented and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 250.)

The Development Administrator distributed copies of a memo dated April 3, 1963 entitled Agreement for Grant of Easement from Metropolitan Transit Authority to Government Center Commission of the City of Boston, attached to which was a form of easement.

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

VOTED: that the Development Administrator is authorized to execute on behalf of the Authority an Agreement with the Metropolitan Transit Authority and the Government Center Commission of the City of Boston, providing for the MTA's grant to the Commission of an easement for support of the City Hall as long as this Authority undertakes no obligation thereby other than an obligation substantially in the form of Paragraph 4 of the Draft Agreement attached to the memo dated April 3, 1963 from the Development Administrator to the Authority.

(The foregoing Form of Easement is filed in the Document Book of the Authority as Document No. 251.)

The Development Administrator distributed copies of memo dated April 3, 1963 re Metropolitan Transit Authority Easement at Hanover and Washington Streets, attached to which was a proposed form of a temporary easement relating to the relocation of subway facilities.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to grant to the Metropolitan Transit Authority an easement for the use of the land on the northwesterly side of Hanover and Washington Streets in substantially the form attached to the Development Administrator's memo of April 3, 1963 entitled Metropolitan Transit Authority Easement at Hanover and Washington Streets.

{The foregoing Easement is filed in the Document Book of the Authority as Document No. 252.}

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to grant a revocable license to the New England Telephone and Telegraph Company for the relocation of major telephone cables from New Sudbury Street to the Telephone Company Building on Cambridge Street through the project land located adjacent to the southeast corner of the Telephone Building and within a 25-foot setback from the new Cambridge Street right-of-way.

At this point Messrs. Herbert Duane, representing the Duane Company, Chief Engineer Wallace Orpin and Harold Maxwell, Field Engineer for the Authority, entered the meeting to discuss the burning of demolition debris.

On motion duly made and seconded, it was unanimously

VOTED: to extend the burning permit to the Duane Company to April 11, 1963 under the following conditions: (1) that the piles of debris to be burned shall not exceed 12 feet in height, 20 feet in width and 50 feet in length; (2) that no burning of demolition debris from outside of the Government Center Project Area will be permitted.

The Development Administrator distributed copies of memo dated April 3, 1963 re Approval of Proposed Contract for Second Re-use Appraisal of Housing Re-use Sites in the Washington Park Urban Renewal Project Area, attached to which was a proposed form of contract.

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

VOTED: that the Development Administrator is hereby authorized to execute on behalf of the Boston Redevelopment Authority a contract with Larry Smith and Company in substantially the form submitted at the meeting for second re-use appraisals of selected sites in the Washington Park Urban Renewal Area for a fee not to exceed \$3500. 00.

Copies of a Relocation Progress Report for the Washington Park Urban Renewal Area were distributed.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Washington Park Urban Renewal Area; Demolition and Site Clearance Contract No. 1.

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

VOTED: that the Executive Director be authorized to prepare bid and contract documents for demolition and site clearance Contract No. 1 for sites in the early land acquisition clearance section tracts of the Washington Park Urban Renewal Area and to advertise for bids on or about April 16, 1963.

Copies of a memo dated April 3, 1963 were distributed re Site Preparation - Major Grading, Notre Dame Site, in the Washington Park Project.

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

VOTED: that the Executive Director is hereby authorized to advertise for bids on the Site Preparation Contract No. 1 for major grading of the Notre Dame site in the Washington Park Project.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Notre Dame Academy Site, Parcel No. 1, attached to which memo were copies of 121A Application from three officials designated by the Building Service Employees International Union, AFL-CIO, Local 254.

On the recommendation of the Development Administrator and on motion by Mr. McCloskey, seconded by Mr. Colbert, it was unanimously

VOTED: to schedule a public hearing on the above-mentioned 121A Application on Wednesday, April 24, 1963 at ten a.m. in the offices of the Authority at 73 Tremont Street, and further, that the Secretary be directed to publish notice of this hearing promptly.

The Development Administrator distributed copies of a memo dated April 3, 1963 re initiating a voluntary rehabilitation program for Charlestown and the establishment of a rehabilitation site office in the area, staffed by rehabilitation specialists. Attached to said memo was a



letter from the Federal Housing Administration Boston office concerning the willingness to cooperate in designating the boundaries of the rehabilitation area. Also attached to the memo were copies of a map showing the boundaries.

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

VOTED: to approve the voluntary rehabilitation program for Charlestown for the area indicated in the above-mentioned memo and to authorize establishment of a rehabilitation site office within the area to carry out the objectives of the rehabilitation program.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Waterfront Project title examinations.

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

VOTED: to authorize title examination contracts to be executed with Rackemann, Sawyer and Brewster for 23 parcels on the water side of Atlantic Avenue on an hourly basis with a maximum of \$5000; and that contracts be executed with Paul Counihan and Attorney Nyman Kolodny for 128 parcels each in the remainder of the Waterfront Project Area.

The Development Administrator distributed copies of a memo dated April 2, 1963 re Photogrammetric Mapping Contract, Central Business District, U. R. area Project Mass. R-82, attached to which was a form of amendment No. 3 to the Fairchild Aerial Surveys Division, Fairchild Camera and Instrument Corporation contract dated July 9, 1962.

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

VOTED: that the Development Administrator be authorized to execute an amendment to contract with Fairchild Aerial Surveys Division, Fairchild Camera and Instrument Corporation of Los Angeles, California, with respect to urban renewal areas R-24, R-55 and R-56, for mapping of five additional sheet numbers for the Central Business District, urban renewal area R-82, at a total cost of \$7110.00.

The Development Administrator distributed copy of memo dated April 3, 1963 re Stadium Apartments, Inc., attached to which were copies of a Report and Decision on Application for approval of redevelopment project and consent to the formation of Stadium Apartments, Inc.

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

VOTED: to adopt the aforementioned Report and Decision of the Authority on the Application of John C. Pappas, Thomas A. Pappas and Maxirice Simon for approval of a redevelopment project, which Report and Decision has been read and considered, and to consent to the formation of Stadium Apartments, Inc. as requested in the Application and to the filing of the Agreement of Association for such corporation substantially in the form annexed to said Application.

(Copy of the abovementioned Report and Decision is filed in the Document Book of the Authority as Document No. 253.)

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be and he hereby is authorized to submit the Stadium Apartments, Inc. Application and the Report and Decision of the Boston Redevelopment Authority to the Mayor of the City of Boston for approval.

The Development Administrator distributed copies of a memo dated April 3, 1963 re Metropolitan Transit Authority Improvements and Extension Program. The memo explained that the M. T. A. Board of Trustees recently adopted in principle a ten-year program of improvements and extension of transit facilities of metropolitan Boston involving an estimated cost of \$200,000,000 for extensions of rapid transit, conversion to rapid transit, extensions of subways, relocation of certain transit lines, etc.

The Development Administrator informed the Authority that the components of the improvement program are generally consistent with the long range objectives of the City of Boston and the current programs for urban renewal and therefore recommended that the Authority adopt in principle the MTA ten-year extension and improvement program.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority adopt in principle the MTA ten-year extension and improvement program as part of the City's Master Plan and as a guide for urban renewal projects now underway, recognizing that the details of some of the components of the program will change or be reduced in priority as further renewal and transportation objectives are more fully studied.

The Development Administrator distributed copies of a memo dated April 3, 1963 re creation of a family relocation department.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated April 3, 1963 re installation of a photographic dark room, Quincy Market.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent, in accordance with the Authority's Procurement Policy, to procure the necessary equipment, remodeling and services necessary for the installation of a dark room at the Quincy Market at a cost not to exceed \$3000.

The Development Administrator distributed copies of a memo dated April 3, 1963 re promotion of Walter Smart.

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

VOTED: to lay the matter of a promotion for Walter Smart on the table with the understanding that if it is approved, it will be retroactive to April 1, 1963 and that the Executive Director shall submit a report on the type of job that Mr. Smart has done and the progress of the Washington Park Project with respect to the amount of rent arrearages, relocation and other site office functions in comparison with other projects.

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

VOTED: to approve the following appraisers for the Washington Park Project: Edward A. Larkin, 289 Salem Street, Medford, Mass. ; William E. Riney, 24 Merrimac Street, Lowell, Mass.

The Development Administrator distributed memo dated April 3, 1963 re personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

the appointment of: (six-month basis)

John P. Reardon	Adm. Assistant	Operations	\$ 7,200 p. a.	eff. 57B~
Ellen M. Galvin	Secretary	Develop.	3,800 "	4/8
Mary A. Jones	Clerk	Operations	3,250	4/8
Laurence L. Rubin	Rehab. Arch.	Develop.	4.50 p.h.	4/8

temporary appointments, part-time basis:

John P. Boorn	Model Maker	3.00 p. h.	eff. 4/10	term.	5/31
Richard Krasin	Model Maker	3.00 p.h.	4/10	"	5/31
Maris Peika	Model Maker	3.00 p.h.	" 4/10	"	5/31

Reappointments:

				\$	££
William Pear	Develop. Specialist	Development	6, 750 p. a.		4/2
Avis Churchill	Secretary	Development	4, 500 p. a.		4/2

resignations accepted:

Rhoda Feuer, Junior Planner, part-time, effective 4/1  
Mary Ann Miller, Development Assistant, part-time, effective 3/26

On motion duly made and seconded, it was unanimously

VOTED: to table the appointments of the following:

John J. Gillis, Civil Engineer  
Lewis S. Fifield, Principal Graphic Designer  
Ann L. Corcoran, Development Specialist

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

VOTED: to take from the table the following appointments: Stanley

T. Siegel, Thomas D. Schocken and Malcolm E. Peabody Jr.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following appointments:

Stanley T. Siegel	Traffic Planning Engineer	Transp. Pl.	\$13, 000	5/1
Malcolm E. Peabody Jr.	Advisor to Minority Housing Committee		12, 500	4/4

Mr. Colbert moved to reject the appointment of Thomas D. Schocken of St. Louis, Missouri as Director of Project Planning in the Planning Department at \$13, 000 per year. Mr. McCloskey seconded the motion, and on a call for a vote by the chair, the following answered "aye": Messrs, Colbert, Massucco and McCloskey; and the following answered "nay": Mr. Ryan and Monsignor Lally.

The Chairman declared the motion to reject the appointment of Thomas D. Schocken adopted.

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

VOTED: that William Strickland, employee of the Authority, appear at the next meeting on April 10, 1963.

Monsignor Lally and Mr. Ryan voted in opposition. '

At this point, Messrs. Rappaport and Shoolman entered the meeting to discuss the delivery of parcels 1-G, 1-D and 1-D->1 of the West End Project Area.

The principals of Charles River Park, Inc. agreed to accept delivery of parcel 1-G on or before July 1, 1963 if the two remaining buildings have been demolished and further, to accept delivery of parcels 1-D and 1-D-1 on or before January 1st of 1964.

Charles River Park, Inc. officials requested the Authority to exercise its best efforts to expedite the Federal Housing Administration processing of the feasibility application for the third residential parcel, 1-D.

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

VOTED: to authorize the delivery of parcel 1-G to Charles River Park, Inc. on July 1, 1963 or sooner if the parcel is available; and further, that the Executive Director be authorized to execute lease for the same.


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

VOTED: to authorize delivery of parcels 1-D and 1-D-1 to Charles River Park, Inc. on or before January 2, 1964 and that the Executive Director be authorized to execute the leases for the same.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:31 p.m.

  
Secretary