

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 31, 1960

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on August 31, 1960. 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>
Joseph W. Lund	Msgr. Francis J. Lally
James G. Colbert	Stephen E. McClooney
Melvin J. Massucco	

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

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on August 31, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

August 25, 1960

Title: _____

Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
{Sec. 23A, Chapter 39, General Laws}

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 25, 1960 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 31st day of August, 1960.

Kane Simonian
Secretary

The minutes of the meeting of August 17, 1960 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director submitted Change Order No. 1 whereby the Authority agrees to extend the time of the West End demolition contract for 457 days and the Duane Company agrees to waive all extras in connection therewith. The Change Order was made necessary because of the delay in releasing several buildings such as the Jewish Family Welfare Society Building and the building in which the Retina Foundation is presently located.

On motion duly made and seconded it was unanimously

VOTED: that on the recommendation of the Executive Director and the Chief of Development, Change Order No. 1 be approved and the Chief of Development be authorized to execute it.

(Copy of the foregoing Change Order is filed in the Document Book of the Authority as Document No. 113.)

The Executive Director reported to the Authority on the Urban Redevelopment Corporation and on the Urban Renewal Realty Corporation, both of which corporations have been formed by private groups. The General Counsel reported that in his opinion these corporate names were in violation of the law and should not have been granted by the Commissioner of Corporations.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the General Counsel to take the necessary legal steps for the reciaion of these corporate charters.

On motion duly made and seconded, it was unanimously

VOTED: to extend for ninety days the appointment of West End Site Office Maintenance Man Thomas Powers and Whitney Site Office Maintenance Man James O'Donnell.

The Executive Director recommended that the General Counsel and the Executive Director be authorized to visit the New York State Division of Housing and the New York City Comptroller's Office for the purpose of studying the administration and supervision of limited dividend projects.

On motion duly made and seconded, it was unanimously

VOTED: that authorization be granted.

The Executive Director presented three sealed proposals for rodent extermination in connection with the Whitney Project. The proposals were as follows: H. D. Lockhart Co., \$925.00; Thomas A. Sheehan Company, \$1044.00; State Exterminating Co., \$1044.00.

On motion duly made and seconded, it was unanimously

VOTED: to accept the proposal from H. D. Lockhart Co. as the lowest responsible bidder and further to authorize the Chief of Development to insert the amount of the proposal in the demolition specifications; and further, that the above-named firm be designated in the demolition contract as the rodent exterminator.

The Executive Director notified the Authority that Invitation for Bids for demolition of the Whitney Project Area had been placed for advertisement in all the local newspapers for publication on September 2d and September 9th for a bid opening on Wednesday, September 28, 1960 at twelve o'clock noon.

The Executive Director notified the Authority that Beacon Redevelopment Corporation was considering a 24-story building in Parcel 1 of the Whitney Project instead of the previously contemplated 16-story building. The reason for this proposed change was to solve the problem of the storm sewer easement running through Parcel 1. The Authority's comments on the proposed 24-story building were requested by the Beacon Redevelopment Corporation.

On motion duly made and seconded, it was unanimously

VOTED: that the Chief of Development, Mr. Orpin, be instructed to notify Beacon Redevelopment Corporation and Thomas O'Connor Company that unless both parties reached an agreement on the storm sewer easement within a reasonable time, the Authority would make a determination which would be binding on both firms.

It was further

VOTED: that the Chief of Development notify Beacon Redevelopment Corporation that the Authority was opposed to construction of any building in the area in excess of the present height limit in the Redevelopment Plan, namely, 155 feet.

A letter from Charles River Park, Inc. dated August 24, 1960, concerning site improvements, West End Project, was distributed and read.

The Chairman notified the Authority that Public Works Commissioner Haley had finally agreed verbally to approve the design for site improvements inside the project area and had agreed to make the necessary site improvements and utility connections on the periphery of the project area. However, the written memorandum as promised by Commissioner Haley has not yet been received.

Meanwhile, Charles River Park, Inc. is required by the FHA to submit a letter from both the Authority and the Public Works Department certifying that the site improvements within and without the project area will be installed. This certification is necessary for the purpose of the initial FHA closing scheduled some time in the middle of September.

On motion duly made and seconded, it was unanimously

VOTED: that inasmuch as there has been considerable delay in reaching agreement with the Public Works Department of the City of Boston concerning the site improvements, Thomas P. McGusker, Coordinator for the Authority, be instructed to notify Commissioner Haley of the urgency of the situation and further that Commissioner Haley be apprized of the fact that any further delay on his part would result in holding back the progress of this development.

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to waive rent arrearage and authorize relocation payment for Vincent Juliano, 3 Blossom Street.

Progress report by the Phoenix Urban Corporation on Complex A, West End Project, was distributed.

The General Counsel presented a letter from the attorneys for Cerel Druker Corporation requesting that the Authority waive the curb cut control in the New York Streets Redevelopment Plan. The Cerel Druker Corporation requests that a 40-foot curb cut be allowed on Troy Street in connection with the construction of the proposed Westinghouse building because of the fact that a 40-foot loading dock is contemplated. The Redevelopment Plan requires a maximum of a 25-foot curb cut.

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

VOTED: to waive the present 25-foot curb cut requirement in the New York Streets Redevelopment Plan and to approve the request of Corel Druker Redevelopment Corporation for a 40-foot curb cut on Troy Street(Parcel 1),

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:45 p.m.


Secretary