

MINUTES OF A SPECIAL, MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 14, 1961

The Members of the Boston Redevelopment Authority met in special session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on August 14, 1961. 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco John Patrick Ryan	None

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

NOTICE OF SPECIAL MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a special meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on August 14, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By K. a. Simonian

August 10, 1961

Title: _____

Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL 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 10, 1961, 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 SPECIAL 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 14th day of August, 1961.

Kane Simonian
Secretary

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The Notice of Special Meeting, with the Certificate as to Service of Notice of Special Meeting attached thereto, and the Waiver of Notice of and Consent to Special meeting, as signed by the Members of said Authority, were read and ordered spread upon the minutes of this Special Meeting and filed for record. (The Notice of Special Meeting, with the Certificate of Waiver of Notice, is filed as Document No. 152 in the Document Book of the Authority.

NOTICE OF SPECIAL MEETING

TO: Msgr. Francis J. JLally
Stephen E. McCloskey
James G. Colbert
Melvin J. Massucco
John Patrick Ryan

You are hereby notified that the Members of the Boston Redevelopment Authority are called to meet in special session at 10 o'clock a.m. on August 14, 1961 at 73 Tremont Street, Room 350, in the City of Boston, Massachusetts, for the following purposes:

the regular business of the Authority and the transaction of any other business that may come before the meeting.

____s/ Stephen E. McCloskey____
Vice Chairman
BOSTON REDEVELOPMENT AUTHORITY

Dated: August 9, 1961

WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING

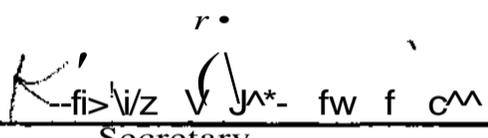
We, the undersigned Members of the Boston Redevelopment Authority, do hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING and do hereby consent and agree that the said Members of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purposes therein stated.

s/ Stephen E. McCloskey_____
s/ Melvin J. Massucco_____
s/ James G. Colbert_____
s/ John Ryan_____
s/ Francis J. Lally_____

CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on August 9, 1961, I served, in the manner provided in the By-Laws of the said Boston Redevelopment Authority, upon each of the Members of said Authority named in the foregoing NOTICE OF SPECIAL MEETING, a true and correct copy of the foregoing NOTICE OF SPECIAL MEETING.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14th day of August, 1961.


Secretary

John C. Conley, Counsel for the Authority, attended the meeting.

The minutes of the meeting of July 26, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

The Executive Director distributed copies of three Council Resolutions dated July 31, 1961 by Councillors Foley, Foley and Sullivan, and Hines concerning metropolitan planning, new Police Headquarters in the Government Center, and cut-off date for Government Center occupants.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: to refer the Resolutions to the Development Administrator for report to the Authority.

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

VOTED: to amend the existing questionnaire now required to be signed by all employees to read as follows:

"Are you now, or have you, knowingly, ever been a member of the Communist Party, or of any organization which advocates the overthrow by violence of the constitutional form of the government of the United States?" and that all future employees be required to sign the amended version.

Mr. Logue entered the meeting at this point.

Fire Chief John Howard also entered the meeting at this point to discuss acquisition of land by the Boston Fire Department in the proposed Government Center area for the erection of a temporary fire station. Mr. Logue distributed a memo dated August 11, 1961 on the above subject, together with a letter from the Fire Commissioner requesting approval of the Authority, pursuant to the Revised Ordinances of 1961.

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

VOTED: that the Boston Redevelopment Authority, under the provisions of Chapter 3, Section 23, of the Revised Ordinances of 1961

1. concurs in the necessity of the Boston Fire Department acquiring all of that parcel of land identified as Parcel 128-8 on the property maps in the office of the Redevelopment Authority and further described as follows:

all of that land identified as Nos. 1-13 Pitts Street; Nos. 1-17 Green Street, and Nos. 1-18 Chardon Street, City of Boston, Commonwealth of Massachusetts;

2. concurs in the construction by the Fire Department of a temporary structure on that portion of the parcel which runs along Chardon Street to Green Street and then runs approximately 49.40 feet in a westerly direction from the corner of Chardon and Green Streets and then runs parallel to Pitts Street to the end of the property line.

Messrs. Kargman and Winchester of the First Realty Company entered the meeting at this point.

Mr. Kargman made a presentation to the Authority of his interest in redeveloping the Government Center area in general and specifically requested that the Authority give consideration to his request to construct two buildings along Tremont Street to Cambridge Street to Somerset Street, containing approximately 560,000 square feet.

The Authority thanked Mr. Kargman for his interest in the project and took the matter under advisement.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of \$4,125.11 to J. L. Hayden Associates for engineering services performed in the West End project.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges and authorize relocation payment for Account #250, Agnes Dunleavy, formerly of 1577A Tremont Street, Roxbury.

The General Counsel presented to the Authority copies of a report dated July 26, 1961 (which had been previously distributed to the Members) entitled "Report and Decision on Application as Amended for Approval of the Prudential Center Project".

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

VOTED: to adopt the Report and Decision by the Authority on the Application as amended of The Prudential Insurance Company of America for approval of the Prudential Center as a Redevelopment Project, which Report and Decision has just been read and considered, and to authorize and approve the redevelopment project referred to in said Application as amended.

The motion was adopted by a vote of 4 - 0.

Voting in the affirmative were Monsignor LaUy, Mr. McCloskey, Mr. Massucco and Mr. Colbert.

Mr. Ryan voted "present" because he had not been a Member of the Authority at the time that the hearings were held on the Prudential Application.

On motion duly made and seconded, it was unanimously

VOTED: that there would not be any meeting of the Authority on August 16, 23 and 30, and that the next regular weekly meeting of the Authority will be on September 6, 1961.

The Executive Director notified the Authority that bids would be opened as advertised on August 16, 1961 at twelve noon for the Site Preparation Contract No. 2 on the West End project.

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

VOTED: to authorize the General Counsel to open the bids at the bid opening.

Mr. McCloskey moved that free parking be provided for the construction workers in the West End development.

The motion was not seconded, and therefore defeated.

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

VOTED: to direct the Executive Director to prepare a report, after consultation with staff, on the availability of land for parking in the West End area in the light of the parcel delivery schedules, together with recommendations for interim use of land.

Mr. Logue distributed copies of a memo on the subject of a proposed third party contract for subway adjustment feasibility, Government Center project,

together with a suggested form of a contract to be entered into with Colonel S. H. Bingham of New York. The Development Administrator recommended that Colonel Bingham be engaged to make a complete study of adjustments to the subway system related to the Government Center project.

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

VOTED: that the Development Administrator be authorized to execute a contract with Col. S. H. Bingham of New York, New York, for a feasibility study, cost estimates and engineering construction schedules of adjustments to the subway system related to the Government Center project, Mass. R-35, for a fee of \$28,000, contingent on the execution of the Amendatory Contract for Planning Advance (R-35) and the requisition of funds for this purpose.

The Development Administrator distributed copies of a letter dated August 11, 1961 to Mr. John McMorrow from Sert, Jackson and Gourley relating to changes in the contract set of drawings and specifications (June 19, 1961) with respect to the south shaft, north shaft and floor duct, involving approximately \$8000 in estimated extra construction costs.

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

VOTED: to adopt the recommendations of Sert, Jackson and Gourley as contained in the letter of August 11, 1961, as follows:

- * 1. (a) South Shaft. It is recommended that the following changes be made to conform to the decision of Mr. Murphy as follows: At each floor of the building a concrete floor slab is to be installed within the wire shaft. (At present the wire shaft is open from the top floor to the basement.)

The total price of this extra above the contract price is estimated by J. J. Vaccaro General Contractor as \$1010.00.

- (b) North Shaft It is recommended that the north bus duct risers and associated circuit breaker plug-in units be relocated in the elevator lobby to a position on the K line a few feet east of the 4_u line. This solution was recommended by Mr. Leo Murphy and was necessitated by the job condition discovery of a great many underfloor conduits where the north bus duct riser was proposed to be located. This change necessitates additional work by the electrical sub-contractor and general contractor. The total price of this extra above the contract price is estimated by J. J. Vaccaro General Contractor as \$3025.00.

- (c) Floor Duct. It is recommended that the electrical conduits found to be existing in the present floor slab must be relocated to permit the installation of the underfloor duct. The total price for this extra above the contract amount is estimated not to exceed \$3700.00 (based on overtime prices). "

Mr. Logue presented a memo recommending approval of payment of moving expenses for Ellis Ash, \$488.96; Peter Riemer, \$535.97, and Thaddeus Tercyak, \$367.54.

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

VOTED: to approve the payment of the moving expenses as above.

Mr. Logue distributed copies of a memo on the subject of payments due to Allied Advertising, Inc., recommending the payment of \$1,278.30 for advertising in local newspapers on June 19th and June 22d for the proposals for remodeling the 10th and 11th floors of City Hall Annex.

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

VOTED: to approve payment as above.

Mr. Logue distributed a memo recommending payment to Sert, Jackson and Gourley in the amount of \$24,808.77 under the contract with the Authority dated February 22, 1961.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the above payment.

Mr. Logue distributed copies of an invoice from Foley, Hoag & Eliot and a memo recommending payment for services rendered in connection with the Government Center from June 1, 1961 to June 30, 1961 in the amount of \$1,531.25.

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

VOTED: to authorize the above payment.

Mr. Logue requested approval of the Authority for travel and subsistence in order to attend the American Municipal Association Conference in Seattle, Washington on August 25th to 29th.

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

VOTED: to authorize travel as above.

Mr. Logue recommended that Donald Graham, Planning Administrator, be authorized to attend a Washington conference on Public Housing-Urban Renewal Relationships on August 18th.

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

VOTED: to authorize the foregoing travel.

Mr. Logue distributed several memoranda concerning personnel appointments and changes.

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

VOTED: to approve the following personnel appointments and changes:

Development Program Employees:

Kenneth H. Salk, Development Specialist @ \$8000, eff. 9/13/61
Patrick E. McCarthy, Proj. Dir. , Charlestown, @ \$11,000, eff. 8/14/61
Samuel J. Cullers, Chief Planner @ \$11,000, eff. 8/30/61
Rocco A. Mancini, Prin. Trans. Planner @ \$9,200, eff 9/6/61
John Stainton, Prin. Planner @ \$8,300, eff. 9/6/61

Summer Survey Program:

As Jr. Transportation Planning Aides @ \$1.875 per hr. , effective August 14, 1961 to September 15, 1961:

David L. Baker	John P. Malloy
Gerald R. Brown	Samuel J. Mollica
Joseph L. Cotter	Fred J. Moscone
Raymond L. Flynn	Harvey W. O'Conor
	Charles L. Perriello

recision of the appointments of the following Summer Survey Program personnel:

Francis Irwin; Robert P. Porter; Joseph E. Vaughn

Acceptance of the resignation of William J. Kelley as Junior Planning Aide, effective August 1, 1961.

On the request of the Development Administrator, the Authority entered Executive Session.

Mr. Logue distributed copies of a memo re "Contract Between Berton S. Fliegel and the Boston Redevelopment Authority". Mr. Logue recommended a six-month extension of Mr. Fliegel's contract with a salary increase of \$1000 per annum.

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

VOTED: to renew the contract with Berton S. Fliegel for six months at a salary increase of \$1000.

Copies of itemized bills were distributed from the attorneys representing the Authority in the Simonian vs B. R. A. suit.

On motion duly made and seconded, it was unanimously
VOTED: to direct the General Counsel to obtain additional details
on the number of hours per day and fee per hour on the invoice from Lyne,
Woodworth & Evarts.

Mr. Logue distributed copies of a letter from Charles J. Horan,
Regional Director Urban Renewal Administration, dated August 4, 1961 con-
cerning the Amendatory Contract for the Government Center project.

A Resolution entitled: "Resolution Approving and Providing for the
Execution of a First Amendatory Contract Amending Contract For Planning
Advance No. Mass. R-35 (A) By and Between the Boston Redevelopment
Authority and the United States of America" was introduced by Mr. Ryan.

Said Resolution was then read in full and discussed and considered.

Mr. Ryan then moved for the adoption of the Resolution as introduced
and read. Mr. Massucco seconded the motion, and, on roll call, the following
voted "Aye":

Messrs. McCloskey, Clifton, Massucco, Ryan and Monsignor
Lally;

and the following voted "Nay": None.

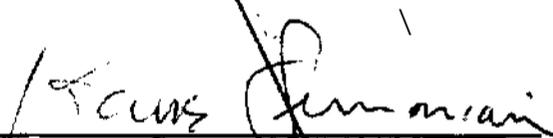
The Chairman thereupon declared the motion carried and the Resolu-
tion adopted as introduced **and read.**

(Copy of the foregoing Resolution is filed in the Document Book of
the Authority as Document No. 153.)

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:40 p. m.


Secretary

On motion duly made and seconded, it was unanimously

VOTED: to direct the General Counsel to obtain additional details on the number of hours per day and fee per hour on the invoice from Lyne, Woodworth & Evarts.

Mr. Logue distributed copies of a letter from Charles J. Horan, Regional Director, Urban Renewal Administration, dated August 4, 1961 concerning the Amendatory Contract for the Government Center project.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Contract for Planning Advance No. Mass. R-35 (A) By and Between the Boston Redevelopment Authority and the United States of America" was introduced by Mr. Ryan.

Said Resolution was then read in full and discussed and considered.

Mr. Ryan then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "aye":

Messrs. McCloskey, Colbert, Massucco, Ryan and Monsignor Lally;

and the following voted "nay": none.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 153.)

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to retain Lewis H. Weinstein of the firm of Foley, Hoag & Eliot to represent the Authority if litigation develops in connection with the Prudential Application.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:40 p. m.

Secretary