

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 21, 1962

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 March 21, 1962. 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>
Rt* Rev. Msgr. Francis J. Lally Stephen E. McCloskey James G. Colbert Melvin J. Massucco John Ryan	None

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 March 21, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

March 15, 1962

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 March 15, 1962 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 15th day of March, 1962.

Kane Simonian
Secretary

Mr. Logue attended the meeting.

The minutes of the meeting of March 7, 1962 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 authorize the payment of the following bills:

Whitman & Howard, \$2851.00
Management Services Associates, Inc. , \$5000
James F. Kelley & Company, \$326.00

On motion duly made and seconded, it was unanimously

VOTED: to commence the meeting of March 28, 1962 at 9:30 a.m.

The Authority was reminded of the ten a. m. meeting with the City Council Committee on Urban Renewal on the same day.

On motion duly made and seconded, it was unanimously

VOTED: to amend the Resolution Providing for the Making of Relocation Payments to Business Concerns, R-35, as follows:

"Effective March 21, 1962, Charles B. Akerson is hereby authorized to approve and sign business relocation payments claims in the absence of John F. Alevizos, and that Section 14 of said Resolution should be amended to reflect this change. "

At this point in the meeting, Messrs. George Macomber, Gregg Bemis, John Galvin and Carl Koch entered the meeting and discussed their plans and interest in the proposed Waterfront development project.

Copies were distributed of a City Council Resolution proposed by Councillor Piemonte dated March 12, 1962 requesting information on appraisers, negotiators and employees retained by the Authority in connection with land damage settlements.

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

VOTED: to authorize the Executive Director to provide the information requested by the Council Order and transmit same to the City Council.

Copies were distributed of a City Council Order proposed by Councillor Foley dated March 5, 1962 concerning a report from the Authority in its capacity as the Planning Board with respect to the planning considerations

involved in the expansion of the New England Medical Center as they affect the Metropolitan and Wilbur Theaters and the Metropolitan Office Building and with respect to the expansion plans of Northeastern University in the Huntington Avenue-Fenway area, etc.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Secretary to transmit the Council Order to Donald Graham, Planning Administrator, for a study and report to the Authority by April 4, 1962.

Copies of a letter from Charles River Park, Inc. were distributed informing the Authority that there were no mortgagees or holders of building loan agreements for the development of parcel 1-B at this time and that Charles River Park "B" Inc. was proceeding with the commencement of construction with their own funds until such time as mortgagees and holders of building loan agreements are executed, at which time the names will be furnished.

Copies of a letter from Charles River Park, Inc. dated March 12th were distributed, alleging that the construction has commenced on Parcel 1-B in accordance with the Leasehold Agreement by the commencement of levelling the area preparatory to building a fence around the parcel. The Executive Director reported that the Chief Engineer, Wallace Orpin, had made several visits on March 12, 19 and 21, 1962 and reported that there is no visible evidence of the start of construction. Registered letters had been sent by the Executive Director on March 12th to Charles River Park, Inc., notifying them that the provisions of Section 304 of the Leasehold Agreement with respect to the commencement of construction had not been complied with.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to answer the letter from Charles River Park, Inc. dated March 12, 1962, advising them that the provisions of Section 304 have not yet been complied with in the judgment of the Authority.

Copies of a letter from Charles River Park, Inc. dated March 16th were distributed, requesting a meeting with the Authority to discuss the proposed change in the plans to permit professional space in Complex 1-B and swimming pool and cabana, Complex 1-A.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to notify Charles River Park, Inc. that the Authority requests statements in writing in lieu of a meeting from the F. H. A. and John Hancock Life Insurance Company officials with respect to the justification for the proposed changes, which statements should include opinions of the F. H. A. and John Hancock Insurance Company with respect to the impact of the professional offices on the residential character of the development and the long-term investment value.

Copies of a report from Elmer Foster, Director of Community Relations Division, pursuant to vote of the Authority, were distributed and placed on file.

Report from Ed Stone, UCS, was distributed re the use of a questionnaire among the site occupants, Government Center.

An opinion from John C. Conley on the legality of the questions contained in the questionnaire was distributed.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the next meeting.

A letter from the Casino Theater, Government Center project area, was distributed and placed on file.

A letter from Monsignor Sennot, Chancellor of the Archdiocese, re parcel 7, West End, was distributed and placed on file.

A report on the fire at 3 South Margin Street in the Government Center area was distributed. The Executive Director was instructed to obtain a report from the Site Office concerning the possibility of financial assistance from the Mayor's Charity Fund for the burned-out families .

On motion duly made and seconded, it was unanimously

VOTED: to commend the Site Office personnel who provided outstanding service , namely, Ambrose Griffin, Ed Stone of the UCS and his assistants, Al Terban, Thomas Powers, Al Blackmore, W. Donovan and P. Wilkinson, on Saturday, March 17th (the day of the fire) and Sunday, March 18th, and since then;, and also the Housing Authority Tenant Selection personnel who immediately housed four of the families in public housing on Monday, March 19th.

Site Office reports were distributed. On the grounds of hardship and on motion duly made arid seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for Carmella DeRosa, 43 Norman Street, Boston.

Site Office reports disclosed that there were several evictions recommended because of delinquencies in the payment of use and occupancy charges, Government Center.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants pursuant to Chapter 79 of the General Laws for the following site occupants:

Hub Press Co. , 106 Friend Street
Palumbo Co. , 45 S. Margin Street
Rosemary MacAuliffe, 11 Pemberton Sq.
J. S. Passaretti, 11 Pemberton Sq.
James M. McDonough, 11 Pemberton Sq.
John M. Mahaney, 11 Pemberton Sq.
M & A Sandberg, 11 Pemberton Sq.
Paul & E. Hutchinson, Jr. , 11 Pemberton Sq.
Jordan-Quarles, 11 Pemberton Sq.

Copies of a report from Thomas P. McCusker were distributed, showing the breakdown of the delinquent use and occupancy changes and the collections to date, Government Center.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant permission to the Retina Foundation to enter on a ten-foot strip of land owned by the Authority at the rear of the West End Library in order to remove a pile of fill and rubble which is partially on the Retina parcel and partially on the ten-foot strip, in order to clean up the area in preparation for the official opening and dedication of the new Retina Building on May 22d.

Copies of a letter from the First Realty Company dated March 20th were distributed concerning First Realty's interest in developing the Mattapan project for relocation housing.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to acknowledge the letter and advise First Realty Company that the Authority has under consideration a similar proposal which has been made by a New York group, with whom negotiations have been underway; and further, that the Authority is interested in additional relocation housing in other sections and therefore will give future consideration to First Realty in this connection. The Executive Director was also instructed to request from First Realty

a report on the status of other projects being undertaken or in planning by the First Realty Company.

The Development Administrator was instructed to contact the attorney for the New York group and submit an up-to-date report on the status of the Mattapan development for the next meeting.

The Development Administrator distributed copies of a memo dated March 20, 1962 re contract for administrative legal services during 1962, attached to which was a proposed form of contract, recommending that the Authority approve a contract with Foley, Hoag & Eliot for administrative legal services retroactive to February 1, 1962 for the period ending December 31, 1962.

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

VOTED: to amend paragraph 1. on page one and page two by deleting the following language from said paragraph: "advice and assistance to the Authority; the rendition of legal opinions on matters of concern to the Authority, all as may be submitted by the Authority".

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract as amended above between the Boston Redevelopment Authority and the firm of Foley, Hoag & Eliot, providing for administrative legal services for the period ending December 31, 1962, the funds for payment of such services to be drawn from Federal project accounts in such amounts as may be approved by the appropriate Federal authorities or from such other sources as the Authority is authorized. The contract shall provide for a maximum compensation of \$11,000 for an eleven-month period and shall be effective retroactively to February 1, 1962.

The Development Administrator distributed copies of a Resolution entitled "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Contract for Planning Advance, Mass. R-24 (A) by and Between the Boston Redevelopment Authority and the United States of America^{1.1} Mr. Colbert introduced said Resolution, which was read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the

following voted "aye": Msgr. Lally and Messrs. McCloskey, Colbert, Massucco and Ryan; and the following voted "nay": None.

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

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 184.)

The Development Administrator distributed copies of a memo re Metropolitan Transit Authority budget for Scollay Square relocation work, attached to which was a letter from the General Manager of the MTA dated March 9, 1962 and an estimated budget for six months for engineering work to be done by Colonel S. H., Bingham.

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

VOTED: that the Metropolitan Transit Authority budget submitted by letter of March 9, 1962 covering proposed MTA expenditures that will be reimbursable to the MTA pursuant to the executed Cooperation Agreement between the MTA and BRA. is accepted in the amount of \$35, 502.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator and the Executive Director to approve attendance by members of the staff at the New England Urban Renewal Institute meeting April 25 and April 26 in Boston.

The Development Administrator distributed copies of a memo recommending payment of moving expenses for Walter Smart, \$527. 31, and Patrick E. McCarthy, \$766. 62. On motion by Mr. McCloskey, seconded by Mr. Ryan, it was

VOTED: to authorize the above payment.

Mr. Colbert opposed the payment and requested that he be recorded as voting "nay".

The Development Administrator distributed copies of a memo recommending staff appointments to the Development program. On motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to approve the following appointments as recommended:

Robert E. Foley, Cashier, Operations, at \$6000 per annum
 Edith F. O'Hearn, Secretary, Development Dept. , at \$4500
 Richard C. Feldhoff, Transportation Planning Aide @ \$62. 00 per wk;
 William F. Seery, temp. Sr. Planning Aide @ \$18. 00 per day
 Richard D. LeMay, " " " " \$18. 00 " "
 William M. Hodges, temp. Jr. Planning Aide @ \$15. 00 per day
 William J. Hayes, " " " " @ \$15. 00 per day

The appointment of Paul F. Brady was rescinded as he declined to accept his appointment due to personal commitments.

The resignations of Jane Morrison, Junior Planner, Joyce De-Andrus, Secretary, and Patricia Jackson Conley were accepted.

The Development Administrator distributed copies of a memo dated March 21, 1962 re Castle Square project, Title Examination Contracts, recommending that title examination contracts be executed with Attorney Paul G. Counihan and Attorney Nyman H. Kolodny for the Castle Square area to be divided as follows: (a) to Paul G. Counihan, the area lying between Tremont Street and Shawmut Avenue; (b) to Nyman Kolodny, the area lying between Shawmut Avenue and Washington Street.

On motion duly made and seconded, it was unanimously

VOTED: to approve the title examination contracts for the Castle Square project as recommended and to authorize the contracts to be executed.

The Development Administrator distributed memo recommending the appointment of appraisers for Castle Square and Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of the appraisers as follows and to authorize the execution of the contracts:

<u>Castle Square</u>	<u>Washington Park</u>
John E. Beck	Joseph A. Moran
Daniel M. Driscoll	Bernard Singer
Frank J. McFarland	John D. Hewitt
John E. O'Neill	Frank B. Rogers
John S. Cullen	John C. Kiley, Jr.
John J. Gill {Engineer for special purpose pptyes. }	John J. Gill (Engineer for special purpose pptyes.)

At this point, Russell Traunstein, Project Director of the South End Project, together with members of the South End planning staff, entered the meeting.

The Development Administrator distributed folders containing memos under the following titles: South End Census Data; Social Data Related to the City of Boston, South End Planning Objectives; Castle Square Proposed Form of a Contract for Relocation Services between the Boston Redevelopment Authority and the United South End Settlements, Inc. , Early Land Acquisition Program for the South End Renewal Area, etc.

The Development Administrator recommended that a public hearing be held Monday evening, April 16th, at 7:30 p. m. at the Rice Franklin School for early land acquisition for the Castle Square area and for the determination of findings in connection with the South End Project area.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hold a public hearing on April 16, 1962 on-the matter of a proposed determination that the South End Renewal Area, for which the Authority is preparing an urban renewal plan and proposes to undertake an urban renewal project under Massachusetts General Laws, Chapter 121,with Federal financial assistance under the Housing Act of 1949, Title I, as Amended, including early acquisition, demolition, renewal and disposal, is a substandard and decadent area.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.[#]

The meeting adjourned at 1:10 p.m.


Secretary