

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON OCT. 24, 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 Oct. 24, 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> |
|----------------------|------------------------|
| Stephen E. McCloskey | Msgr. Francis J. Laliy |
| James G. Colbert | |
| Melvin J. Massucco | |
| John Ryan | |

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 Oct. 24, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Oct. 18, 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 Oct. 18, 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 24th day of October, 1962.

Kane Simonian
Secretary

The minutes of the meeting of September 26, 1962 and October 3, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of the meeting of September 26, 1962 as read

and to approve the minutes of October 3, 1962 as read.

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

VOTED: to authorize the following payments:

John S. Cullen, \$2475.00
John D. Hewitt, \$5200.00
Reginald Gallagher, \$2400.00
John Gill Associates, \$1000.00
Management Services Associates, \$3000.00
Salah & Pecci Construction Company, final payment, West End Site Improvement Contract, \$16,963.50
Piatelli Construction Corp, Progress Payment, West End Site Improvement Contract #3, \$39,512.70
Eburn Industrial Research Corporation, \$814.00
Freedom House, Inc. \$2250.00
Metropolitan Transit Authority, \$25,203.71
United Community Services, \$707.45
United South End Settlements, \$6,696.44

Site Office reports were distributed.

The Executive Director informed the Authority that the Shawmut Bank has requested the temporary use of land adjacent to the Telephone Building in the Government Center project area in order to relocate the present Cambridge and Staniford Street branch office, which is to be demolished as part of the Government Center project.

Copies of a letter from the Regional Office of the Housing and Home Finance Agency were distributed, containing an approval of the temporary use of this land by the Shawmut Bank, subject to certain conditions.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to negotiate with the Shawmut Bank for the temporary use of land in question adjacent to the Telephone Building, after conferences with the Real Estate Officer with respect to the use charges and the Chief Engineer with respect to the location of the building on the parcel, negotiations contingent upon ratification and approval by the Authority at a later meeting.

Mr. Melvin Newman and Fred Maney Jr. of Back Bay Towers, Inc. entered the meeting at this point and discussed their comments on the proposed low-density development of the Whitney Project. Mr. Newman informed the Authority that in the opinion, of his principals, there were two major obstacles to a garden-type development, namely, (1) the mortgage payment in lieu of taxes under Chapter 121A, which would result in a disproportionate tax payment per unit, and (2) the three-story duplex apartment type construction would involve higher construction costs because the Building Code would require fireproof construction for anything in excess of two and one-half stories.

The Development Administrator informed the Authority that he would review the pertinent sections of Chapter 12LA with respect to minimum payments and confer with the tax assessors and present a memo to the Authority containing recommendations on the tax payment problem at the next meeting.

A letter from Charles River Park, Inc. dated October 18, 1962 was distributed concerning the delivery of Parcel 1-G (commercial site). Also distributed were copies of a letter from Charles River Par, Inc. to the FHA concerning the possibility of FHA insurance for the third residential complex prior to the completion of the construction of the second residential complex now in progress.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to write to Charles River Park, Inc. and request further information concerning the intentions of Charles River Park, Inc. with respect to the delivery of Parcel 1-G and whether or not Charles River Park, Inc. is proposing to accept delivery of the third residential parcel as a substitute for the commercial parcel in the event the FHA agrees to give mortgage insurance.

On motion duly made and seconded, it was unanimously

VOTED: that Mr. Jerome L. Rappaport, counsel for Charles River Park, Inc. be requested to attend the meeting of November 14, 1962 at 11:00 a.m. to discuss this matter further in detail.

Copies of a letter dated October 23, 1962 from Charles River Park, Inc. were distributed, attached to which was a letter of October 22, 1962 from Phoenix Urban Corporation concerning the fill and construction material which is stored on Amy Court in the West End project area without consent of the Authority. The Executive Director informed the Authority that the present Site

Improvement Contract for the West End project area includes the installation of Amy Court and that the existence of the fill placed there by Charles River Park interferes with the construction of the street under the Site Improvement Contract. Charles River Park and Phoenix Urban Corporation had been notified repeatedly by registered letter sent by the Chief Engineer that the presence of this fill was unauthorized, constituted a trespass and must be removed.

The Executive Director recommended that he be authorized to send a registered letter informing Charles River Park, Inc. to remove said fill within ten days from the date of the letter or have the fill removed by the Authority at the expense of Charles River Park.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to order Charles River Park, Inc. and Phoenix Urban Corporation to remove the fill from Amy Court and that a registered letter be sent to the above mentioned, allowing ten days from the date of the letter for the removal of said fill; and in the event the fill is not removed at the end of the ten days, the Executive Director is hereby authorized to have the fill removed and take whatever steps are necessary to recover the expense of the removal from Charles River Park, Inc.

Copies of a letter from Charles River Park, Inc. dated October 22, 1962 were distributed, requesting the Authority's approval of a petition from Charles River Park, Inc. to the Board of Appeal for the establishment of a parking garage and the storage of gasoline contained in the cars to be parked.

The Executive Director informed the Authority that the construction of the garage was in accordance with the Redevelopment Plan and had been approved by the Authority and that therefore the Authority should assist Charles River Park, Inc. to obtain their permit for the same.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the General Counsel to appear before the Board of Appeal and record the Authority's approval.

Copies of a memo from the Chief Engineer, Wallace Orpin, dated October 18, 1962 were distributed re Government Center project demolition contract No. 2 and recommending that the contract date of the Maiden Equipment Corporation be extended 61 days to December 15, 1962 inasmuch as there were still ten buildings which have not yet been released to the contractor. It was

recommended that the extension of time be granted with no change in the contract price.

On motion duly made and seconded, it was unanimously

VOTED: to approve the extension of time and to authorize that Change Order D-2-1 be executed providing for the 61 calendar day extension of time with no change in the contract price in connection with Contract No. 2, Maiden Equipment Corporation.

Copies of a letter dated October 15, 1962 from Patten's Restaurant were distributed, advising the Authority that Patten's Restaurant had closed the doors of the Court Street premises of the Restaurant on August 17th except for the bakery kitchen in the basement of 33 Court Street, which bakery is expected to be moved to a new location in the near future.

The letter also advised the Authority that arrangements have been made to move the remainder of the furniture and equipment, some of which has already been removed.

The Authority discussed the advisability of obtaining income from the temporary use of these quarters on a short-term basis, thus preventing vandalism to the property which would result if it were left vacant.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to advertise in the local newspapers, soliciting proposals for suitable tenancy on a short-term basis for the quarters formerly occupied by Patten's Restaurant on Court Street.

The Authority also

VOTED: that in considering proposals received as a result of the advertising, it would be the intention of the Authority to give preference to displaced tenants of the Government Center project area if feasible.

Mr. Ryan stated that he wished to be recorded as in opposition to the above vote on the grounds that present site tenants should be canvassed prior to advertising.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to evict Edward Davis, 11 Pemberton Square and Jerome Press, Portland Street.

The Executive Director informed the Authority that pursuant to a previous vote of the Authority, he had negotiated and assigned to Huntley's Garage

the former parking lot on Chardon Street which was abandoned by Handy Parking and also on behalf of the Authority given consent to the transfer of ownership of the Amoco Gas Station, 5 Merrimac Street from Mr. Meek to Huntley's Garage, thereby accepting Huntley's Garage as the new tenant for said gas station.

The Executive Director stated that these two negotiations were within his understanding of the previous vote by the Authority authorizing him to satisfactorily relocate Huntley's Garage which was holding up the progress of demolition. The use and occupancy charges for the above negotiations are contained in the memo from the Real Estate Officer which is on the agenda later at today's meeting.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director with respect to the relocation of Huntley's Garage as referred to above.

Copies of a memo from the Real Estate Officer dated October 22, 1962 were distributed re Government Center project, Adjustment in Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations as contained in the above mentioned memo for the following accounts:

| | |
|---|-------|
| Huntley's Inc. | 479-1 |
| S. M. Spencer Company | 717 |
| J.A. Sanborn | 71 |
| Bowdoin Amusement Co., Inc. | 864 |
| M. Hoffman Company | 548 |
| Chardon Motor Mart | 475 |
| Irving Rittenberg, d/b/a Amoco Gas Station | 118-1 |

In reviewing the report on the J.A. Sanborn Company contained in the Real Estate Officer's above-mentioned memo, it appeared that the J.A. Sanborn Company had purchased a new building in the vicinity of their present quarters but outside the present boundaries of the Government Center and that the relocation into the new quarters has been stymied because this firm has been advised that the Government Center project area is to be extended to include his newly purchased premises.

Upon a request for an explanation, the Development Administrator stated that he would look into the matter and present a report to the Authority at the next meeting.

The Authority was informed that Joseph R. Driscoll , Construction Inspector for the Authority, had reached the compulsory retirement age and in accordance with State law was required to resign as of October 31, 1962.

During the course of Mr. Driscoll¹'s employment with the Authority, because of the pressure of business and the shortage of inspection personnel, Mr. Driscoll had accumulated compensatory time in the amount of 1540 1/2 hours and approximately eleven weeks of unused vacation time.

The Executive Director also stated that because of the pressure of work, it had become administratively impossible to allow Mr. Driscoll to use up his compensatory time and take his earned vacations unless another full time inspector were hired during this period even though the full-time services of another inspector were not needed. Under present URA regulations, it is legal to pay for unused vacation time; however, unused compensatory time is not compensable when an employee severs employment.

A memo from the Chief Engineer, Wallace Orpin, dated October 23, 1962 further documented and explained why the additional compensatory time had become necessary.

The Executive Director informed the Authority that the present URA regulations result in an injustice in the case of this particular employee because he is severing employment by operation of law due to mandatory retirement at the age of 70.

The Executive Director recommended that a letter be written to the Regional Office of the Housing and Home Finance Agency explaining the fact that this employee did not voluntarily resign and because it was a mandatory retirement, that the URA review its regulations because of the facts in this case.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve the payment of compensatory time of 1540 1/2 hours amounting to \$6348. 18 computed at the regular salary rate for Joseph R. Driscoll, subject to review of the facts in this case and approval of the Regional Office of the Housing and Home Finance Agency.

The Executive Director was instructed to prepare a letter for submittal to the Regional Office requesting concurrence.

The General Counsel distributed copies of a memo recommending the purchase of copies of the Massachusetts Annotated General Laws, amounting to \$406.08.

On motion duly made and seconded, it was unanimously

VOTED: to approve the purchase of same.

Copies of Balance Sheets for all the projects as of September 30, 1962 were distributed.

At this point in the meeting, the Secretary distributed copies of a memo from the Chairman containing his position with respect to the Mattapan project and with respect to Demolition Contract No. 3, which memo had been prepared by the Chairman and left with the Secretary for presentation at this meeting, inasmuch as the Chairman had announced he would not be present at this meeting.

The matter of tabled Resolutions in connection with the Mattapan project was taken up.

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

VOTED: to take from the table the Resolutions with proposed votes which were submitted at the meeting of October 3, 1962 in memo dated September 26th re Mattapan, Cummins Highway, Livermore Street Urban Renewal Area.

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

VOTED: to adopt a Resolution entitled "Determination and Findings for the Mattapan project"

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 215.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving an Urban Renewal Plan and Conditions under Which Relocation Payments Will Be Made for the Mattapan project".

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 216.

The Development Administrator distributed copies of a document entitled "Relocation Program for the Mattapan Urban Renewal Area;", which was discussed by the Authority.

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

VOTED: to approve the above-mentioned Relocation Program as presented, entitled "Relocation Program for the Mattapan Urban Renewal Area".

Copy of the foregoing Relocation Program is filed in the Document Book of the Authority as Document No. 217.

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

VOTED:

(a) that the Chairman or Vice Chairman hereby is authorized to execute a Cooperation Agreement with the City of Boston for the Mattapan Urban Renewal Area;

(b) that the Chairman or Vice Chairman be and hereby is authorized to secure the approval of the Mayor of the City of Boston, acting with the approval of the City Council of the City of Boston, to the Urban Renewal Plan for the Mattapan Urban Renewal Area.

(c) that the Chairman or Vice Chairman be and hereby is authorized to submit the Urban Renewal Plan for the Mattapan urban renewal area to the Division of Urban and Industrial Renewal of the Commonwealth of Massachusetts for the approval of said Division.

Mr. Colbert made the following statement:

"I would like to enter into the record that Monsignor Francis J. Lally, Chairman, left a memo stating that in effect if he were here he would vote in favor of all the required Resolutions and votes that will promote the proposed Mattapan development, for which a hearing has been held, including any modifications that may make it possible to reduce the number of homes that will be taken.

"I would also like to have it entered into the minutes of the meeting that Mr. Logue informed the Authority that the housing which is contemplated for the Mattapan development would be compatible with the housing now in the area with the qualifications that this would be rental housing rather than owner-occupied housing and that from an overall standpoint, it would be at least as good as the housing presently in the area. "

Mr. Colbert made a motion, seconded by Mr. Massucco, which was adopted, that it is the sense of the Redevelopment Authority that if any means can be found for sparing homes in this area without detracting from the development, that such steps be taken.

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

VOTED: to continue on the table the matter of the Whitney project.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the matter of Demolition Contract No. 3 for the Government Center project.

Copies of a memo were distributed dated October 24, 1962 re Proposed Boundary Changes in the Washington Park area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated October 24, 1962 from the Development Administrator were distributed re approval of proposed contract for re-use appraisal in the Washington Park urban renewal area, attached to which was a proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Daniel Weisberg, Inc. of Boston, Massachusetts, for making a first re-use appraisal of redevelopment sites in accordance with the Urban Renewal plan for the Washington Park urban renewal area for a fee of \$8000, subject to HHFA concurrence.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Survey Contract, Government Center area, containing proposals from three engineering firms for additional survey work in the Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to enter into a survey contract with Whitman and Howard, Inc. for miscellaneous survey work in a maximum amount of \$7500 and in accordance with the scope of services and specifications which were presented to the meeting and contained in the above mentioned memo.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Design Review Panel, recommending that the Authority appoint a three-member panel to review the design submissions on the proposals by the redevelopers for Parcel 12 in the Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to extend invitations to serve as members of the Design Review Panel provided for in the Land Disposition Policies and Procedures for Parcel 12 in the Government Center project area, adopted by this Authority on October 3, 1962, to Pietro Belluschi, Harry Weese and Vincent G. Kling, each panel member to be compensated at the rate of \$200 per day, plus travel expenses.

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

VOTED: that the Secretary of the Authority be authorized to engage the services of Dun and Bradstreet, Inc. to check on the financial stability and credit rating of developers, consultants and others who submit proposals to the Authority and that such information be made available only to the Members of the Authority and to Mr. Logue on a confidential basis for their guidance.

Copies of a memo from the Development Administrator were distributed dated October 24, 1962 re Interim Report on Druker Proposal for Castle Square. The memo recommended an amendment to the Carl Koch and Mark Waltch contract to provide a special report on the Castle Square section.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to request a special report for the Castle Square portion of the South End urban renewal area from the Authority's consultants, Carl Koch and Mark Waltch pursuant to Section 3(c) of an Agreement between the Authority and said consultants dated September 24, 1962 for the additional sum of \$7000 as provided in said Agreement.

Copies of a memo from the Development Administrator dated October 24, 1962 re Engineering Services Contract, Charlestown, Mass. R-55 were distributed, attached to which was a form of contract containing scope of services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Edwards & Kelcey of Boston, Massachusetts for engineering services in Charlestown, Mass R-55, situated in the City of Boston, Massachusetts, for the contract price of \$38,400 and an upset price not to exceed \$45,000; that the Development Administrator be authorized to execute change orders to such contract not to exceed \$6600.00.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Architectural and Topographical Survey of Charlestown, Massachusetts, prepared by Daniel Selig, Boston Historical Conservation Committee, September, 1962.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Contract for Transportation Consulting Services, attached to which was a form of a contract containing the scope of services and compensation.

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

VOTED: that the Development Administrator be authorized to execute a contract between the Boston Redevelopment Authority and the firm of Barton-Aschman Associates, Inc. and Robert B. Davidson, providing for transportation consulting services for the period ending December 31, 1962, the funds for payment of same to be drawn one-half from Federal project accounts and one-half from City funds. Maximum compensation under the contract shall not exceed \$1300 per month and the contract shall be effective October 31, 1962.

The Development Administrator recommended that the above-mentioned contract be executed for the period ending December 31, 1963; however, the Authority voted to approve the contract only until December 31, 1962 pending further information and report from the Development Administrator.

Copies of memoranda dated October 24, 1962 were distributed re purchase of dictating equipment and office equipment for the Washington Park Site Office.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of a portable dictating machine and transcriber not to exceed \$800 and to authorize the purchase of office equipment for the Washington Park Site Office as recommended in the above-mentioned memoranda.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Composite Photogrammetric Maps of the Washington Park urban renewal area, recommending that Fairchild Aerial Surveys Division provide composite photogrammetric maps.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to engage Fairchild Aerial Surveys Division to produce composite photogrammetric maps for the Washington Park urban renewal area not to exceed \$1200.

The Development Administrator distributed copies of a memo dated October 24, 1962 re Amendment to Consultant Contract for GNRP Traffic Studies, recommending that the contract with Wilbur Smith and Associates be amended to include two GNRP areas.

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

VOTED: that the Development Administrator be authorized to execute an amendatory contract with Wilbur Smith and Associates in the form presented to the meeting to provide for traffic studies for two additional GNRP areas: South Boston, R-51 and East Boston, R-44, the additional compensation to total \$11,000 and the entire contract fee not to exceed \$75,500. The contract cost is to be paid for from project funds.

The Development Administrator distributed a memo dated October 24, 1962 recommending personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

Appointments:

Alan J. Dworsky, Development Specialist, Planning, @ \$8500, effective 11/7/62
Harold J. Maxwell, Field and Office Civil Engineer, Operations, @\$8000, eff. 10/31
John Peverley, Sr. Planning Designer, Planning, @ \$7500, eff. 10/31

On a six-month basis:

William Strickland, Develop. Assistant, Development, @ \$5500, eff. 10/31
Robert F. Arnold, Develop. Assistant, Development, @ \$5500, eff. 10/31
Carol A. Lee, Jr. Planner, Planning, @ \$5500, eff. 10/31
John N. MacPhee, Develop. Assistant, Development, @ \$5000, eff. 10/31
Patricia A. McGee, Jr. Planning Analyst @ \$5000, eff. 10/31
Louise E. Buckley, Secretary, Development, @ \$4250, eff. 10/31
Minnie R. Siegel, Clerk-Stenographer, Operations, @ \$4100, eff. 10/31

on a part-time basis:

Rhoda Feuer, Jr. Planner, Planning, @ \$3. 15 per hour, eff. 10/31

Patricia D. Bauman, Jr. Planning Aide, Planning, @ \$2. 00 per hr. , eff. 10/31

retirement and resignations accepted:

Joseph R. Driscoll, Construction Inspector, effective 10/31

Samuel Wang, Jr. Planning Designer, eff. 10/11/62

Barbara Altaian, Librarian, effective 10/26/62

Joseph L. Houchins, Senior Planning Aide, eff. 10/24/62

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

VOTED: to approve the appointment of William F. Morrisey, 73 Tremont Street, Boston, Massachusetts as an appraiser to perform second acquisition appraisals in the Washington Park project .

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

VOTED: to approve travel authorization as follows:

Edward J. Logue and Stephen E. McCloskey, Vice Chairman, to Washington, D. C.; and attendance of Berton S. Fliegel at the NAHRO Housing Workshop in Chicago October 17 to October 19, 1962.

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

VOTED: to authorize the payment of the following moving and travel expenses:

Payment of \$60. 00 travel expense for employment interview of James Drought, Washington, D, C. ; payment of moving expenses to Robert Hazen from New Haven , Connecticut to Boston, \$368. 25.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:50 p.m.


