

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON JULY 2, 1964

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 July 2, 1964. 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 James G. Colbert Stephen E. McCloskey Melvin J. Massucco	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 10:00 a.m. on July 2, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title: Secretary

June 29, 1964

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 June 29, 1964 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 2nd day of July, 1964

LS

Kane Simonian  
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of June 25, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

Fay, Spofford & Thorndike, Inc. - Wash. Pk. R-24 . . . . .	\$1,192.43
Fay, Spofford & Thorndike, Inc. - Wash. Pk. R-24 . . . . .	1,855.19
Freedom House, Inc. - Wash. Pk. R-24 . . . . .	3,047.50
Meredith & Grew, Inc. - Final Payment . . . . .	5,000.00
Arthur T. Row . . . . .	975.00
Whitman & Howard, Inc. - Govt. Ctr. R-35 . . . . .	1,241.42

The Executive Director distributed copies of a memorandum dated June 30, 1964 entitled "Washington Park Urban Renewal Area - Project No. Mass. R-24 - Demolition & Site Clearance - Contract No. 2 - Change Order No. 1"; attached to which were copies of a letter from the Maher and Fall Wrecking Co. , Inc. requesting an extension of contract time by ninety calendar days because of failure to release parcels. The Chief Engineer recommends the extension of contract time with no change in the contract price.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. I for Contract No. 2 - Washington Park Project , Maher and Fall Wrecking Co. Inc. for an extension of ninety calendar days in the contract time with no change in the contract price.

The Executive Director informed the Authority that the Design Review Panel would not have been able to meet until later in August because all of the three members would not be available until then. Two of the members, Norman Aldrich and Daniel Kiley, could meet on Thursday, July 2nd. The Design Review Officer on the Authority's staff, Charles Hilgenhurst, had recommended the substitution of Norman Fletcher for Morris Ketchum who would not be available on July 2nd. Mr. Norman Fletcher is a Senior Partner of Architects Collaborative and is eminently qualified by his extensive experience in designing shopping centers.

The Executive Director informed the Authority that in order to expedite the design review of the West End Shopping Center, the substitution of Norman Fletcher had been authorized by the Executive Director subject to ratification by the Authority.

On motion duly made and seconded, it was unanimously VOTED: to ratify the action of the Executive Director in authorizing the appointment of Norman Fletcher on the Design Review Panel in lieu of Morris Ketchum for services to be rendered on July 2, 1964.

On motion duly made and seconded, it was unanimously VOTED: that there be a skeleton force for the Authority's staff on Friday, July 3rd, or Monday, July 6th, with the understanding that employees who work Friday will be given time off on Monday and vice versa.

The Executive Director distributed copies of a proposed Second Amendment to Indenture of Lease dated January 22, 1964 between the Boston Redevelopment Authority and Back Bay Towers, Incorporated. The Executive Director explained that the changes in the above-mentioned Lease were required by the FHA in connection with mortgage insurance for Back Bay Towers, Inc. ; and further, that the amendment provides that the developer continue paying the additional ground rent to the Authority beyond the first twenty (20) years of the Lease for the duration of the entire seventy-five (75) year period, instead of only for the first twenty (20) years of the Lease period, so that in effect the Authority would be receiving more income from the developer over a longer period of time. The form of the Second Amendment to this Indenture of Lease as presented to the Authority was read and discussed.

On motion duly made and seconded, it was unanimously VOTED: to approve the Second Amendment to the above-mentioned Indenture of Lease as presented to this meeting; and further, voted to authorize the Executive Director to execute the same in behalf of the Authority.

A copy of the foregoing amendment is filed in the Document Book of the Authority as Document No. 338.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 entitled "Revised Land Disposition Agreement with Boston Edison Company for proposed disposition of Parcels 3C, 3D, and 3E in the Government Center Project Area, " attached to which were copies of a proposed resolution entitled, "Resolution of the Boston Redevelopment Authority Approving Revised Agreement for the Disposition of Parcels 3C, 3D and 3E in the Government Center Project Area, " copies of a revised Land Disposition Agreement and copies of a map entitled "Government Center Project Mass. R-35, Property Line Map Parcels 3C, 3D and 3E dated March 27, 1964." The foregoing Resolution was read in full and considered and the Land Disposition Agreement was reviewed and considered.

On motion duly made and seconded, it was unanimously  
VOTED: to adopt the above entitled Resolution as read.

The foregoing Resolution, Revised Land Disposition Agreement, and the Map are filed in the Document Book of the Authority as Document No. 339.

*The Development Administrator distributed copies of a memorandum dated July 2, 1964 entitled "Government Center Project; Demolition and Site Clearance Contract #4. "*

On motion duly made and seconded, it was unanimously  
VOTED: that the Chief Engineer is authorized to prepare bidding documents, and that the Executive Director is authorized to advertise for bids for Government Center Project (Mass. R-35) Demolition and Site Clearance Contract #4 for the area shown on the map attached to the Development Administrator's memorandum of July 2, 1964.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 re Government Center; MTA Change Order No. 24, attached to which were copies of Proposed Change Order No. 24 between the Wes-Julian Construction Corporation and the Metropolitan Transit Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves MTA Change Order No. 24 to the contract between the MTA and Wes-Julian Construction Corporation for the Scollay Square construction work at a net cost of \$18,863.97, subject to HHFA approval, and grants an additional extension of time of twenty-nine (29) calendar days for the completion of this work.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 re Parcel 12 - Government Center, recommending an extension of time to August 1 be granted to Center Plaza Associates.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby accepts an additional deposit from Center Plaza Associates, the developers of Parcel 12 in the Government Center, in the amount of \$75,000 and grants to said developers an additional extension of time to August 1, 1964, on the developers' obligation to take title to Parcel 12A.

The Development Administrator distributed copies of a letter dated May 8, 1964 from the Development Corporation of America requesting permission to enter on C-3 Site - Marksdale Gardens, Inc. - Section 11, in order to prepare the site for construction. Attached to said letter was a copy of Workmen's Compensation and Liability Certificate and a plan of the land showing where work is to be done.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request from Development Corporation of America to enter upon C-3 Site in order to prepare the site for construction; and further, that a license be executed to Development Corporation of America for that purpose.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 entitled "Proposed Order of Taking for Properties in the Washington Park Urban Renewal Area," attached to which were copies of a proposed Resolution and a proposed Order of Taking. The aforementioned Order of Taking and Resolution were read in full and considered.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated July 2, 1964 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, be executed together with a plan consisting of twenty-six (26) sheets, dated June II, 1962, June 26, 1963, and revised September 24, 1963, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled, "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive." and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk (only Plan No. 25 to be recorded with this Order of Taking).

The above-mentioned Order of Taking dated July 2, 1964 is filed in the Document Book of the Authority as Document No. 340.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 re Engineering Contract for Washington Park, attached to which were copies of a proposed Contract for Engineering Services between the Boston Redevelopment Authority and Fay, Spofford & Thorndike, Incorporated.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute an engineering contract with Fay, Spofford & Thorndike, Inc., for engineering services in the Washington Park Urban Renewal Area provided the maximum amount to be expended under said contract shall not exceed \$50,000.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 entitled "Authorization to Negotiate with Prospective Redeveloper," recommending that the Development Administrator be authorized to negotiate with the Beacon Redevelopment Corporation as redevelopers for disposition parcels C-1 and B-2 in the Washington Park Project Area. Authorization to negotiate was approved.

The Development Administrator distributed copies of a memorandum dated July 2, 1964 entitled "Proposed Contract for Building Condition Survey - Central Business District Project," attached to which were copies of a proposed form of contract for professional services with Charles T. Main, Incorporated.

On motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator is authorized  
to enter into a contract with Chas. T. Main, Inc. for a building condition  
survey in the Central Business District Project, R-82, in an amount  
not to exceed \$29, 250 contingent on approval of the contract by HHFA.

The Development Administrator distributed copies of a  
memorandum dated June 23, 1964 entitled "Transportation Planning  
Department - Personal Services Contract - G. V. Murahidy, " attached  
to which were copies of Mr. Murahidy's resume of experience and copies  
of a proposed contract.

On motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator is authorized  
to enter into a contract with Gustav V. Murahidy of Cambridge, Massa-  
chusetts to engineering planning and design services for the Transportation  
Planning Department in an amount not to exceed \$2, 000.

The Development Administrator distributed copies of a  
memorandum dated July 2, 1964 entitled "Purchase of Office Equipment. "

On motion duly made and seconded, it was unanimously  
VOTED: that the Authority authorize the Purchasing Agent  
to purchase the equipment listed in the above-mentioned memorandum  
in accordance with the Authority's Purchasing Policy.

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

VOTED: to authorize the purchase of 5, 000 copies of reprints  
of "Fortune" articles at a cost of \$720 and 10, 000 copies of a reprint of  
"Architectural Forum" at a cost of \$5, 100.

A Resolution entitled: "Resolution Approving and Providing  
for the Execution of a Proposed Loan and Capital Grant Contract, Numbered  
Contract No. Mass. R-54 (LG), Between Boston Redevelopment Authority  
and the United States of America, Pertaining to a Certain Project Designated  
Project No. Mass. R-54, and Establishing a Project Expenditures Account  
with Respect to Said Project, and for Other Purposes" was introduced by  
Mr. Colbert.

Said Resolution was then 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. Francis J. Lally, and Messrs. Colbert, Massucco and McCloskey; and the following voted "nay"<sup>11</sup>: None. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

A copy of the above-mentioned Resolution is filed in the Document Book of the Authority as Document No. 341.

A Resolution entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-54 and Providing for the Security for the Payment thereof, and for Other Purposes" was introduced by Mr. Colbert. Said Resolution was then 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. Francis J. Lally, and Messrs. Colbert, Massucco and McCloskey; and the following voted "nay": None. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

A copy of the above-mentioned Resolution is filed in the Document Book of the Authority as Document No. 342.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to send letters to the owners of the properties in the North Harvard Project indicating the Authority's willingness to enter into negotiation for the acquisition of property in the project area.

The Development Administrator informed the Authority that the approval of the Government Center Loan & Grant Contract was expected momentarily and that copies of the contract were expected to be received by the Authority for execution in the next few days.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman or in his absence the Vice Chairman or the Development Administrator to execute the Loan and Grant Contract for the Government Center Project when it is received from the URA.

Mr. Frank DelVecchio, Acting Project Director, gave an oral report to the Authority on the removal of the elevated in the Charlestown area.

Copies of a memoranda dated July 2, 1964 re Personnel Actions were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following actions:

<u>Temporary appointment</u>			<u>Effective</u>	<u>Termin- ating</u>
James S. Hoyte	Development Aide	\$65 p. w.	7/6/64	9/15/64
<u>Temporary appointments, six-month basis:</u>		<u>Grade &amp; Step</u>	<u>Per Annum</u>	<u>Effective</u>
Edward D. Teitcher	Planner III	9-2	7,560	7/6/64
Sarah A. Smith	Relocation Asst. I	6-2	5,460	7/6/64
Priscilla A. Urann	Relocation Aide	5-1	4,500	7/6/64
Marsha L. Wilson	Relocation Aide	5-1	4,500	6/29/64
<u>Temporary appointment, five-month basis:</u>				
Raymond D. Cady	Planning Aide I	hourly	2.60	7/6/64
<u>Reappointment, six-month basis:</u>				
Stephen J. Potash	Development Asst. III	7-1	5,700	7/2/64

Military Leave of Absence:

Stephen J. Potash, Development Assistant III in the Development Department, six-month Military Leave of Absence, effective July 4, 1964.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be

held on Thursday, July 23, 1964, at 10:00 a.m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:57 a.m.

  
Secretary