

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JANUARY 20, 1966

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 2:00 p.m. on January 20, 1966. 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 George P. Condakes	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 two o'clock in the afternoon on January 20, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By IX
PN Q/W Kane Simonian

January 17, 1966 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 January 17, 1966, 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 20th day of January, 1966.

LS

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of January 13, 1966 were read by the Secretary,

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

John D. Hewitt	\$ 825.00
James F. Kelley & Co.	2,968.00
Storey, Thorndike, Palmer & Dodge	560.00
Adams, Howard & Oppermann	610.00
David A. Crane	154.42
Fay, Spofford & Thorndike, Inc.	5,871.35

Copies of Site Office Reports were distributed from the Government Center Project Mass. R-35, North Harvard Project Mass. R-54, South End Project Mass. R-56.

Copies of the Balance Sheets, as of December 31, 1965, were distributed for all projects, Revolving Fund, Planning Account and UR Special Account.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the following items: a) C. B. D. Project - Appraisal Engineer; b) South Cove Project - Engineering Contract with Charles T. Main; c) Charlestown Project - Engineering Contract with Edwards & Kelcey; d) South End Project - Relocation Contract with USES.

Copies of a memo dated January 20, 1966 were distributed re Appraisal Engineer - C. B. D. Project - Boston Edison Co. , 41-45 Arch St., attached to which were copies of a memo dated January 13, 1966 and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority enter into a contract not to exceed \$5,500 with the firm of Coffin & Richardson, Inc. for engineering services in connection with the appraisal of 41-45 Arch Street, Boston.

Copies of a memo dated January 20, 1966 were distributed re Engineering Services Contract - South Cove, attached to which were copies of a proposed vote, a Resume¹ of Proposed Consultant and a Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Charles T. Main Inc. , for engineering services necessary to implement the approved South Cove Urban Renewal Plan in an amount not to exceed \$200, 000, such amount to be paid from project funds.

Copies of a memo dated January 20, 1966 were distributed re Engineering Services Contract - Charlestown, attached to which were copies of a proposed vote, Resume of Proposed Consultant, and a Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Edwards & Kelcey for engineering services necessary to implement the approved Charlestown Urban Renewal Plan in an amount not to exceed \$200, 000, such amount to be drawn from Charlestown Project funds.

Copies of a memo dated January 13, 1966 were distributed re Relocation Contract in the South End Urban Renewal Area, attached to which were copies of a proposed vote, Memorandum of Understanding, and a Contract for Relocation Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Authority, to execute and deliver a Contract between the Authority and United South End Settlements Incorporated, providing that said corporation will provide the relocation services for the South End Urban Renewal Project, for a two (2) year period, for an amount not to exceed \$372, 000 and also to execute and deliver a Memorandum of Understanding respecting the entire South End relocation program, such Contract and such Memorandum each to be substantially in the form submitted to the Authority at its meeting held January 13, 1966; and that the execution and delivery by the Development Administrator of such Contract and of such Memorandum, to which a certificate of this vote is attached, shall be conclusively deemed authorized by this vote.

Copies of a memo dated January 20, 1966 were distributed re Government Center: Payment-in-Lieu-of -Taxes, attached to which were copies of a proposed vote and a letter dated January 7, 1966 from the Honorable John F. Collins, Mayor of the City of Boston.

On a motion duly made and seconded, it was unanimously

VOTED: that a payment-in-lieu-of-taxes to the City of Boston as compensation for improvements, services and facilities rendered by the City in the Government Center Project area for the tax year 1965 is hereby approved in the amount of \$604, 624. 00.

Copies of a memo dated January 20, 1966 were distributed re Government Center: Construction of Fence between Federal Building and Plaza, attached to which were a tabulation of bids and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is hereby authorized to enter into a contract with Michael O'Dwyer & Co. for construction of a fence at the GSA property in Government Center at a price of \$1, 215. 00 to be paid from project funds.

Copies of a memo dated January 20, 1966 were distributed re Business Development Office - Central Business District, attached to which were copies of three (3) proposed votes, Indenture of Lease, Schedule of Furniture and Equipment, and a letter from Thomas J. Diab & Sons, Realtors.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to enter into a tenancy at will for the room numbered 1212 on the 12th floor of 38 Chauncy Street, Boston for the period until March 1, 1966 at a maximum rental of \$75. 00 per month; and further

VOTED: that the Development Administrator is hereby authorized to execute a lease of the room numbered 714 on the 7th floor at 38 Chauncy Street, Boston, substantially in the form of lease attached hereto, for a rental of \$361. 83 per month and for a term not to exceed two (2) years commencing on March 1, 1966; and further

VOTED: that the Purchasing Agent for the Authority is hereby authorized to publish invitations for bids covering furniture and equipment for the Central Business District Relocation office at 38 Chauncy Street in accordance with Federal regulations and state and local law and purchase from the lowest responsible and eligible bidder such furniture and equipment for an amount not to exceed \$1,440, pursuant to the Authority's Procurement Policy.

Copies of a memo dated January 20, 1966 were distributed re South Cove Chinese Family Relocation Assistance Contract, attached to which were copies of a proposed vote and a Family Relocation Assistance Contract.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Miss Helen Hsu for advice and assistance in surveying and relocating Chinese families and individuals under the South Cove Urban Renewal Plan at a rate of \$3.00 per hour up to an amount not to exceed \$2,500.,

Copies of a memo dated January 20, 1966 were distributed re Tax-Title Properties for Massachusetts Housing Association, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to execute and deliver a disposition agreement between the Authority as seller and Massachusetts Housing Association, Inc., a Massachusetts Corporation, as buyer, providing for conveyance by the Authority of two tax-title properties, located at 416 Columbus Avenue and 538 Massachusetts Avenue, in consideration of payment of \$1.00 per parcel and the buyer's agreement to rehabilitate the properties, such agreement to be in such form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver one or more deeds conveying said properties pursuant to such disposition agreement; and that the execution and delivery by the Development Administrator of such agreement and deed or deeds to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote and conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

The Development Administrator distributed copies of a memo dated January 20, 1966 - subject, "First Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the formation of "Warren Gardens, Inc.", attached to which were copies of a four-page document entitled "Boston Redevelopment Authority - First Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc. adopted by the Boston Redevelopment Authority on September 30, 1965".

The above-mentioned document was read and considered.

On motion duly made and seconded, it was unanimously

VOTED: that the document presented to this meeting entitled "Boston Redevelopment Authority First Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc. adopted by the Boston Redevelopment Authority on September 30, 1965" be and hereby is approved and adopted.

The foregoing document is filed in the Document Book of the Authority as Document No. 572.

Mr. William J. Furlong and Attorney John D. Hamilton, Jr. , representing Warren Gardens, Inc. answered questions of members of the Authority regarding the FHA application for mortgage insurance and the proposed provisions for complying with the off-street parking requirements of the FHA.

On a motion duly made and seconded, it was unanimously

VOTED; that the Washington Park Project's Legal Officer submit a report to the Authority on whether the FHA approves the mortgage application of Warren Gardens, Inc.

Copy of a memo dated January 20, 1966 were distributed re Report of Waverley Apartments, Inc. on Land Acquisition - Allston-Waverley Project, attached to which were copies of a letter dated January 20, 1966 from Maurice Simon, President, Waverley Apartments, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: to take the matter under advisement.

Copies of a memo dated January 20, 1966 were distributed re Purchase of Office Equipment.

On a motion duly made and seconded, it was unanimously

VOTED: that the Purchasing Agent be authorized to purchase the office equipment listed in the aforementioned memo at a cost not to exceed \$1,425, in conformance with the Authority's Procurement Policy.

Copies of two (2) memoranda dated January 20, 1966 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Re_appointments:

		<u>Grade & Step</u>	<u>Effective</u>	<u>Per Annum</u>
Michael Gruenbaum	Chief Transport Planner I	13-2	2-28-66	\$ 11,760
Richard E. Durling	Civil Engineer II	11-1	2-16-66	9,000
Ronald A. Russo	Develop. Specialist III	10-1	2-23-66	8,000
William J. Gurney	Planner I	7-5	2-12-66	6,927
Matthew A. Currie	Transport. Planner I	8-1	2-2-66	6,500
George R. Thomson	Rehab. Assistant III	8-1	2-9-66	6,500
James F. McDevitt	Graphics Designer II	7-3	1-26-66	6,284
Rosalind Pollan	Planning Aide II	5-2	2-2-66	4,725
Muriel J. Kay	Secretary II	4-2	2-13-66	4,410
Thomas G. Griffin	Maintenance Man		2-27-66	2.42/hr

Temporary Appointments - Six-month basis:

Peter S. Barker	Architect I	9-5	1-24-66	8,750
Patricia A. Turner	Planner III	9-2	2-2-66	7,560
Robert A. DeVirgilio	Rehab. Specialist I	9-1	2-2-66	7,200
Mary J. McDonald	Development Assist II	6-1	1-24-66	5,200

Reclassifications:

Paul B. Wilkinson	Rehab. Assistant III	8-1	1-26-66	6,500
Pasquale Ragucci	Maintenance Man		1-26-66	2.42/hr

Advance Sick Leave:

Dennis J. Donovan, Business Claims Examiner II - effective 1-10-66 to 2-18-66

Resignations:

Robert T. Karp, Development Specialist III - effective December 31, 1965
Arthur F. Raguse, Draftsman I - effective February 4, 1966

Copies of two (2) memoranda dated January 20, 1966 were distributed re Authorization for Travel.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize travel for the following:

- 1) James Drought to Washington, D. C. - February 1, 1966
- 2) James G. Dolan, Jr. to Washington, D. C. - January 28, 1966

Copies of a memo dated January 20, 1966 were distributed re Zoning Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memo and unanimously took the following actions with respect to each case:

Petition Nos. Z-385 & Z-386

VOTED: that in connection with Petition Nos. Z-385 and Z-386 brought by Richard R. Ravech, 14, 15 Rupert Street, Dorchester for a variance to allow use of premises for parking and storage of abandoned vehicles in an apartment district (H-1), the Boston Redevelopment Authority recommends the variance not be granted. The site in question is surrounded by residential uses which have been in the area for over 30 years. The proposed use is not compatible with the residential uses surrounding the site.

Petition No. Z-387

VOTED: that in connection with Petition No. Z-387 brought by Joseph Cataldo, 822 Canterbury Street, Roslindale for five dimensional variances to allow subdivision of one lot into two lots in order to construct a single family dwelling in front of an existing dwelling, the Boston Redevelopment Authority has no objection to the granting of the variances. The adjoining lot has been similarly subdivided. Access is provided to the rear dwelling and the area in general has dwellings located on the same size lots and same alignment as that proposed.

Petition Nos. Z-388 & Z-389

VOTED: that in connection with Petition Nos. Z-388 and Z-389 - brought by City of Boston, Department of School Buildings, 200 D Street and 350 West Fourth Street, South Boston for variances to allow construction of temporary portable classrooms (6 each on each site) in an apartment district, the Boston Redevelopment Authority recommends the variances be granted. The proposed variance is for a temporary use in order to provide educational facilities for the children in the area. Such use will not adversely affect the neighborhood but will reduce overcrowding of the existing school facilities.

On a motion duly made and seconded, it was unanimously

VOTED: to enter into executive session, and further, to take from the table the memo of January 13, 1966 re Strengthening Transportation and Planning and Engineering Activities.

At this point, Mr. Wallace B. Orpin, Chief Engineer, entered the meeting.

The Development Administrator explained the proposals relating to the creation of the Department of Transportation and Project Improvement Planning and Engineering.

On a motion duly made and seconded, it was unanimously

VOTED: that a Department of Transportation and Project Improvements Planning and Engineering be created within the Authority to expedite the program, with the responsibility for the planning and design phases

of project engineering and project improvement activities, which department shall serve under the supervision of the Transportation Coordinator under the conditions outlined in the Development Administrator's memorandum of January 13, 1966 re "Strengthening Transportation Planning and Engineering Activities"; and further, that this change be in effect until September 1, 1966, unless extended beyond that date by a vote of the Redevelopment Authority; and further

VOTED: that any transfers from the Engineering Department be made with the approval and concurrence of the Executive Director; and further

VOTED: that the office of the Chief Engineer be responsible for carrying out all engineering activities related to the execution phase of project improvements for projects in the execution stage as well as be responsible for all engineering matters related to the Operations Department and official approvals.

On a motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

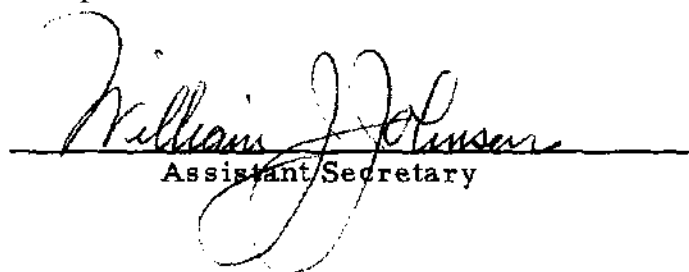
On a motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on February 3, 1966 at 2 p. m.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 3:55 p. m.


Assistant Secretary