

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON FEBRUARY 4, 1971

The Members of the Boston Redevelopment Authority- met in regular session at the offices of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 2:30 P. M. on February 4, 1971. 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>
Patrick Bocanfuso	None
Robert L. Farrell	
James G. Colbert	
Paul J. Burns	
Joseph J. Walsh	

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 regular meeting of the Boston Redevelopment Authority will be held at two-thirty in the afternoon on February 4, 1971, at Room 921, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title ___ Secretary ___ ___

February 1, 1971

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on February 1, 1971, 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 *nd the seal of said Authority this 4th day of February, 1971.

Kane Simonian
Secretary

Messrs. Kenney, Simonian and Conley attended the meeting.

Attorney Hirsh Freed, representing Brason Realty Trust, 5300 Washington Street, West Roxbury, Massachusetts, informed the Authority of the background relating to Zoning Petition No. Z-2057, and urged that favorable action be taken on the matter. Mr. David J. Gorman, Jr., representing the West Roxbury Local Advisory Council, spoke in opposition to the petition.

The matter was taken under advisement.

Representative Maurice E. Frye, Jr., Fifth Suffolk District, told the Authority that many elderly residents in his district were desirous of seeing some of the land in the West End project area used for elderly housing under Section 221 (d)(3) or under the provisions of the statutes relating to public housing.

The minutes of the meeting of January 21, 1971 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 a motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Arrow Wrecking, Inc.	\$ 4,740.00
Bayside Engineering Company	1,472.26
City of Boston	300.00
Corey Steeplejacks, Inc.	20,421.20
DeLeuw, Cather & Co.	4,854.94
Maarten D. Den Hartog	1,687.50
John J. Duane Company	19,475.00
Thomas K. Dyer, Inc.	632.82
Fay, Spofford & Thorndike, Inc.	2,483.67
Fay, Spofford & Thorndike, Inc.	3,722.49
Jackson & Moreland	570.95
Jackson & Moreland	658.10
Jackson & Moreland Division	2,114.37
Everett H. Jenkins	366.00
Charles A. Maguire & Associates, Inc.	15,692.85
Planning, Engineering & Development	1,688.00
Wrecking Corporation of America	43,605.00

TO BE REIMBURSED BY CITY OF BOSTON

Sabia Construction Company	1,200.00
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Copies of a memorandum dated February 4, 1971 were distributed re Fenway Project Mass. R-115, Adjustment in Use and Occupancy Charge, Account

No. 173, Trustees of Church Realty Trust.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated February 4, 1971 were distributed re "Washington Park Project Mass. R-24, Final Designation of Developer, Parcel I-3a, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RESPECTING FINAL DESIGNATION OF REDEVELOPER AND DISPOSITION OF PARCEL I-3a IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24¹¹ was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1842.

Copies of a memorandum dated February 4, 1971 were distributed re Charlestown Project Mass. R-55, Confirmatory Order of Taking, Parcels R-26, and R-20, attached to which were copies of a Resolution, and an Order of Taking including Annex A - Taking Area Description.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 4, 1971, relating to portions of the Charlestown Urban Renewal Area, Mass. R-55, be executed together with a Plan entitled: "Boston Redevelopment Authority Charlestown Urban Renewal Area Project No. Mass. R-55, Boston Suffolk County Massachusetts, Delivery Parcel Plan Parcel R-20, dated Dec. 30, 1970," 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.

The aforementioned ORDER OF TAKING including Annex A is filed in the Document Book of the Authority as Document No. 1843.

Copies of a memorandum dated February 4, 1971 were distributed re Charlestown Project Mass. R-55, Final Designation of Developer, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL R-26 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1844.

Copies of a memorandum dated February 4, 1971 were distributed re Charlestown Project Mass. R-55, Site Preparation Contract I, Spiniello Construction Company, Change Order No. 3, attached to which were copies of a proposed vote, a letter dated May 6, 1970 from Spiniello Construction Company, and a breakdown of cost.

On motion duly made and seconded, it was

VOTED: That Change Order No. 3 to Site Preparation Contract I, Charlestown Project, Project No. Mass. R-55, increasing the contract price \$33,763.86 with no change in the contract time be approved.

Mr. Farrell voted "Nay".

Copies of a memorandum dated February 4, 1971 were distributed re South End Project Mass. R-56, Lease of BRA-Owned Land, attached to which were copies of a proposed vote, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to lease to the Public Facilities Department, City of Boston, the property located at 14 to 20 and 15 to 23 Watson Street for a consideration of one dollar (\$1) per year and said lessee's agreement to assume all property management expenses for a period of one year with the lease

being renewable /early thereafter at the option of both parties, such lease to be in such form and to contain such other items and conditions as the Director deems proper and in the best interest of the owner and the said lease, a certified copy of which is attached to this vote, shall conclusively be deemed authorized by the Authority and by the Director and in the best interest of the Authority.

Copies of a memorandum dated February 4, 1971 were distributed re South End Project Mass. R-56, Acquisition, attached to which were copies of a Resolution, and an Order of Taking including Annex A - Taking Area description, and Annex B - Award of Damages.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 4, 1971, relating to portions of the South End Urban Renewal Area, Mass. R-56, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

The aforementioned ORDER OF TAKING including Annex A and Annex B is filed in the Document Book of the Authority as Document No. 1845.

Copies of a memorandum dated February 4, 1971 were distributed re South End Project Mass. R-56, Authorization to File Amendatory Application, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated February 4, 1971 were distributed re "Waterfront Project Mass. R-77, Contract with Schoenfeld Associates, Inc., attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized, in the name and on behalf of the Boston Redevelopment Authority, to

execute and deliver Amendment No. 5 to the contract between the Authority and Schoenfeld Associates, Inc. , dated March 2, 1966, as previously amended, respecting engineering services for the "Waterfront Project Mass. R-77, to extend the term of the contract under Section V-A to November, 1971, without change in the current contract allotment.

Copies of a memorandum dated February 4, 1971 were distributed re Waterfront Project Mass. R-77, Feasibility Study of Heat Sink for Cooling the Faneuil Hall Markets, attached to which were copies of Amendment No. 1, and a proposed vote.

On motion duly made and seconded, it was

VOTED: That the Director is authorized to execute Amendment No. 1 to the contract with Jackson & Moreland Division dated September 30, 1970, extending the contract time 60 days to February 27, 1971, with no change in the contract sum of \$7, 000.

Mr. Farrell voted "Present".

Copies of a memorandum dated February 4, 1971 were distributed re Fenway Project Mass. R-115, Payment for Temporary Emergency Housing, supplied by Y. M. C. A. , attached to which were copies of an invoice in the amount of \$214.50.

On motion duly made and seconded, it was unanimously

VOTED: That payment of \$214. 50 be authorized for supplying emergency temporary quarters by the Y. M. C. A.

Copies of a memorandum dated February 4, 1971 were distributed re Proclaimer Certificate for Urban Renewal Program, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To refer the matter to the General Counsel.

Copies of a memorandum dated February 4, 1971 were distributed re Historic Preservation Planning Assistance Program, Mass. HP-163, Contract for Technical Consultant, which included a proposed vote. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: To continue the matter on the table.

Copies of a memorandum dated February 4, 1971 were distributed re Community Renewal Program, Mass. R - 131 (CR)(G), attached to which were copies of a Schedule of Data Center Services - All Shifts.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to extend to June 30, 1971 and amend the reimbursement rates for out-of-pocket expenses of Contract Number 70-10 dated February 2, 1970 with Urban Data Processing, Inc. with no increase in contract amount.

Copies of a memorandum dated February 4, 1971 were distributed re Authorization to Petition the Zoning Commission for a Map Amendment to Change an Area of Land in the South End Urban Renewal Area, Project Mass. R-56, from an H-2 to an H-3 District, attached to which were copies of a map and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Chief Zoning Officer is hereby authorized to petition the Zoning Commission for a map amendment to change, from an H-2 to an H-3 district a tract of land in the South End Urban Renewal Area, shown by the attached plan, in order to implement the South End Urban Renewal Plan and to facilitate rehabilitation of buildings in the area.

Copies of a memorandum dated February 4, 1971 were distributed re Authorization to Petition the Zoning Commission for Urban Renewal Area Sub-

district Designation for Three Disposition Parcels in the Charlestown Urban Renewal Project, Mass. R-55, attached to which were copies of a proposed vote, and three (3) maps indicating the location of the areas.

On motion duly made and seconded, it was unanimously

VOTED: That the Chief Zoning Officer of the Boston Redevelopment Authority is hereby authorized to petition the Zoning Commission of the City of Boston for a map amendment to add Urban Renewal Area designations to the following Disposition Parcels in the Charlestown Urban Renewal Plan:

Parcel R-5A, 5-7 Short Street, from a B-1 to a B-1-U subdistrict.

Parcel R-ZO, 11-25 Chappie Street, from an H-1 to an H-1-U subdistrict.

Parcel R-28, 21-29 Cook Street, from an H-1 to an H-1-U subdistrict.

Copies of several memoranda dated February 4, 1971 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Temporary Appointment - Six month basis:

		<u>G-S</u>	<u>Per Annum</u>	<u>Effective</u>
Claire A. Maloney	Executive Secretary	9-4	\$9, 198	2-8-71

PERSONNEL MEMORANDUM #2

Requests for Advance Sick Leave:

Thomas E. Humphrey	Chief Draftsman	{15 Days}	1-12-71 to 2-1-71
Mary C. Irwin	Sr. Switchboard Operator	(29 Days)	1-11-71 to 2-19-71

Resignations:

Mark A. Donovan	Project Dir. Charlestown	2-23-71
Gregory Hren	Asst. Legal Officer II	2-26-71

Correction to Previous Personnel Action - Board Meeting^ Dec^ember 17, 1970:

Personnel Memorandum. #4 - Co-Op^Appointments:

Sandra L. Hutson	Secretary/Stenographer	Termination Date should be
Joy Smith	Secretary/Stenographer	March 19, 1971 instead of Mar. 5-71
Judy Connors	Secretary/Stenographer	

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members at the 1971 NAHRO Mid-Winter Conference, Parker House, Boston, Massachusetts, February 9, 1971, and the payment of an individual registration cost of \$8.00:

R. Kenney	J. Drought
G. Niles	R. Diozzi
R. McGovern	W. Johnson
J. Spencer	E. FitzPatrick
M. Wenniger	P. Twohig
J. Smith	

PERSONNEL MEMORANDUM #3a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Francis C. Pratt at a training course in Supervision and Group Performance, Custom House, Boston, Massachusetts, February 22-26, 1971, and the payment of an individual registration cost of \$75.00.

PERSONNEL MEMORANDUM #3b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Roy Neblett at a training course entitled "The Manager and the Union", Custom House, Boston, Massachusetts, February 17-19, 1971, and the payment of an individual registration cost of \$75.00.

PERSONNEL MEMORANDUM #3c

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members at the Twenty-first Annual National Engineers' "Week Seminar, Sheraton-Boston, Boston, Massachusetts, February 21-27, 1971, and the payment of an individual registration cost of \$9.00:

Wallace Orpin	Matthew Currie	John Moynihan
David B. Weiner	Paul Dias	Charles Roy
Basil Adams	Anthony DiSarcina	John Tomasz
Ralph Anderson	Richard Durling	Warren Vincent
William Barbato	Richard Hong	Mirdza Zeipe
Edwin Colby	John Hunt	James Derba
Francis Collins	Gene Mariano	

On motion duly made and seconded, it was unanimously

VOTED: To enter into executive session.

Copies of a memorandum dated January 21, 1971 were distributed re Board of Appeal Referrals, Petition No. Z-2057 - Brason Realty Trust.

On motion duly made and seconded, it was

VOTED: That in connection with Petition No. 2-2057, brought by the Brason Realty Trust, 5300 "Washington Street, "West Roxbury, to nullify the revocation of a building permit issued by the Building Commissioner to erect an eleven story 169 unit elderly housing structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of the proposed development. The petitioner commenced construction and erected the foundation under a building permit. Lot area for additional dwelling unit, floor area ratio and open space appear to be violated. Floor area ratio and open space are minimal violations. There is an urgent need for elderly housing in the city. The proposed development is necessary and desirable. The site is appropriate and proximate to public transportation and community facilities.

Messrs. Farrell and Walsh voted "Nay"¹¹.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

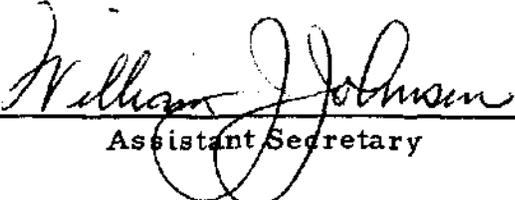
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, February 11, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 5:17 p. m.


Assistant Secretary