

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 1, 1971

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 2:30 P. M. on July 1, 1971. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Patrick Bocanfuso
Robert L. Farrell
James G. Colbert
Paul J. Burns

Absent

Joseph J. Walsh (came in later)

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 the regular meeting of the Boston Redevelopment Authority be held at two-thirty in the afternoon on July 1, 1971, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title _____ Secretary _____

June 28, 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 June 28, 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 and the seal of said Authority this 1st day of July, 1971.

Kane Simonian

Secretary

LS

Messrs. Kenney and Simonian attended the meeting.

The minutes of the meeting of June 24, 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:

Duane Corporation	\$11,400.00
Fay, Spofford & Thorndike, Inc.	2,498.91
Everett H. Jenkins	730.00
Mario Susi & Sons, Inc.	48,874.95

Copies of a memorandum dated July 1, 1971 were distributed re Washington Park Project Mass. R-24, Contract with Fay, Spofford & Thorndike, Inc. for Engineering Services, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a contract for engineering services with Fay, Spofford & Thorndike, Inc. for a term of six months, effective on or about July 15, 1971 in the amount of \$75,000, in the Washington Park Project, Mass. R-24.

Copies of a memorandum dated July 1, 1971 were distributed re Charlestown Project Mass, R-55, Confirmatory Order of Taking, 43 Belmont Street, attached to which were copies of a letter dated May 27, 1971, from Marion E. MacAdam, 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 July 1, 1971, relating to portions of the Charlestown Project Urban Renewal Area, Mass. R-55, be executed, 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 is filed in the Document Book of the Authority as Document No. 1956.

Copies of a memorandum dated July 1, 1971 were distributed re Charlestown Project Mass. R-55, Certificate of Completion, Disposition Parcel No. R-27, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for Parcel R-27 in the Charlestown Urban Renewal Area to John F. and Catherine E. Agri.

Copies of a memorandum dated July 1, 1971 were distributed re South End Project Mass. R-56, Temporary Lease of Authority-Owned Property, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to lease to South End Summerthing, Katherine D. Kane, Director, the vacant property located at 99-101 West Canton Street for a consideration of one dollar (\$1.00) per year, subject to compliance with all municipal codes and ordinances, said lessee's agreement to assume all property management expenses for a period of one year, with the lease being renewable yearly thereafter at the option of both parties subject to a right of both parties to terminate the lease upon receipt of a thirty-day notice to vacate commencing on or about July 1, 1971, 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 Authority; 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.

Messrs. Walsh and Conley entered the meeting at this point.

Copies of a letter dated June 30, 1971, from Councillor Frederick C. Langone, were distributed relating to the Massachusetts Port Authority as developer of the South Station project area.

Councillor Langone entered the meeting at this point, and requested the Authority to rescind their designation of the Massachusetts Port Authority as the developer of the South Station.

Copies of a memorandum dated July 1, 1971 were distributed re South End Project Mass. R-56, Parcel 48C, Approval of Transfer of Developer's Interest in Property to Different Legal Entity, attached to which were copies of a proposed vote, a map indicating the location of the area, a Certificate of Vote dated June 21, 1971, a Quitclaim Deed, and a Declaration of Trust. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the request of The Independent Wholesale Florists and Suppliers Development Corporation, redeveloper of Parcel 48C in the South End Project Area, to transfer its interest in said parcel and the buildings thereon pursuant to its proposed plan of liquidation, and the transfer by said corporation to Leo Michaels, Murray A. Jacobson and Alan Jacobson, shareholders of said corporation, and the subsequent transfer by said shareholders to Leo Michaels and Murray A. Jacobson as Trustees of Independent Wholesale Florists and Suppliers Realty Trust are hereby approved; provided that the conveyance of Parcel 48C and the buildings thereon to said realty trust shall be subject to and with the benefit of all conditions, covenants, restrictions and other provisions and matters contained in a Land Disposition Agreement dated December 2, 1968, as amended, and recorded at Suffolk Deeds Book 8383, Page 616.

Copies of a memorandum dated July 1, 1971 were distributed re Waterfront Project Mass. R-77, Tentative Designation of Developer, Faneuil Hall Markets, attached to which were copies of five (5) proposed votes, and a map

indicating the location of the area.

On motion duly made and seconded, it was unanimously

VOTED: That the Van Arkel and Moss Inc. /R. M. Bradley and Company Inc. Group be tentatively designated developers of the Faneuil Hall Markets, in the Downtown Waterfront-Faneuil Hall Urban Renewal Area subject to the following conditions:

1. That a firm irrevocable commitment for 100% financing of the Project be submitted by August 1, 1971;
2. That substantial exterior construction begins on or before September 3, 1971;
3. That 25% of the space be leased on or before October 1, 1971;
4. Submission by August 1, 1971, of a letter of intent accompanied by a security deposit of \$100,000 in cash or certified check, and further

VOTED: That it is the firm intent of the Authority to revoke this designation or any part of this designation if the above referred to four (4) conditions are not complied with, and further

VOTED: That it is understood and agreed that the lease payment due the Authority under the proposed long-term lease of these Faneuil Hall Buildings will be based on valuation determined by independent reuse appraisers hired by the Authority; said lease terms will be subject to the approval of the Authority and the Department of Housing and Urban Development and will not be subject to negotiation by the developer, and further

VOTED: That the Director is authorized to execute a license with the developer to enter upon those Authority owned properties in the North and South Market Buildings as the Director determines proper for immediate renovation prior to the execution of a formal lease agreement. Said license to include a "Hold Harmless" indemnification of the Authority and such other conditions as the Director deems proper and in the best interest of the Authority, and further

VOTED: That the Secretary be and hereby is authorized to publish notices of the proposed transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-60004).

Copies of a memorandum dated July 1, 1971 were distributed re South Cove Project Mass. R-92, Change Order No. 6, Demolition and Site Clearance Contract No. 3, John J. Duane Company, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 6 for an extension of 210 consecutive calendar days to November 18, 1971, for Demolition and Site Clearance Contract No. 3 in the South Cove Project, Mass. R-92, with no change in contract price, is hereby approved.

Copies of a memorandum dated July 1, 1971 were distributed re South Cove Project Mass. R-92, Change Order No. 4, Demolition and Site Clearance Contract No. 5, Arrow Wrecking Company, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 for an extension of 190 consecutive days to December 22, 1971, for Demolition and Site Clearance Contract No. 5 in the South Cove Project, Mass. R-92, with no change in contract price, is hereby approved.

Copies of a memorandum dated July 1, 1971 were distributed re Transportation-Engineering Department, Traffic and Data Collection Studies, attached to which were copies of a proposed vote, and a Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to enter into a contract with Planning, Engineering & Development of Hingham, Massachusetts, for traffic studies and data collection services to the Transportation Department, in an amount not to exceed \$15,000, subject to the availability of funds.

Copies of two (2) memoranda dated July 1, 1971 were distributed re
Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Requests for Advance Sick Leave:

Clarence E. Bears	Civil Engineer I (July 6 - August 16, 1971)	30 Days
Dorothy G. Hester	Administrative Clerk I (June 28 to July 16, 1971)	14 Days

Resignations:

		<u>Effective</u>
William F. Joyce, Jr.	Sr. Business Relocation Specialist	7-9-71
Mary M. Herbert	Administrative Assistant II	7-12-71
Dana T. Monacelli	Family Relocation Specialist IV	7-9-71
"Willie R. Smith	Maintenance Man	6-7-71

On motion duly made and seconded, it was unanimously

VOTED: To rescind the previous vote of the Authority relating to
termination of services of the following employee at the
expiration of appointment date, due to the subsequent
resignation of the employee as submitted above:

Dana T. Monacelli - May 27, 1971 Meeting
Personnel Memo #6e/Termination of
Temporary Appointments

PERSONNEL MEMORANDUM #2

Summer Co-Operative Work Program Appointments:

Susan Keefe	Effective - July 2, 1971 to September 3, 1971
Ralph Del Gaudio	\$2. 85 per hour
Thomas Kordis	35 hours per week
Leo Downey	
Margaret Fitzgerald	
Robert Farrell	

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

On motion duly made and seconded, it was unanimously

VOTED: That the Director notify Charles River Park, Inc. to
cease and desist the operation of a car wash in the
Hawthorne Garage because it is not authorized under
the Land Assembly and Redevelopment Plan.

John Ivanoski entered the meeting at this point to appeal the termination of his employment.

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Ivanoski be invited to come back at the next meeting of the Authority, July 15, 1971, at 3:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To grant a hearing to Richard McBrine at the next meeting of the Authority, July 15, 1971, at 3:30 p. m.

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, July 15, 1971, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:30 p. m.


Assistant Secretary