

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON SEPT. 20, 1961

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 Sept. 20, 1961 • 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. McCloakey James G. Colbert John Ryan	Melvin J. Massucco (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 a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on Sept. 20, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Sept. 14, 1961

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 Sept. 14, 1961 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 September, 1961.

Kane Simonian  
Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of September 6, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: that the next regular meeting of the Authority would be held on Wednesday, October 4th, but that the Chairman be authorized to call a special meeting for Monday, September 25th or Friday, September 29th, if the need for such meeting arises.

Copies were distributed of a letter from George Driscoll Company, contractors for the Charlesbank Apartments, Inc. , requesting the use of project land adjacent to the Charlesbank parcel for the purpose of storing building material and for the construction of workmen's shanties. The Executive Director explained that the contractor would enclose the area by means of a chain link fence and would vacate the area whenever it was needed by the Authority.

On the recommendation of the Chief Engineer, Mr. Orpin, and the Executive Director, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to grant a license for the temporary use of project land in the Whitney Project area to the George F. Driscoll Company for use in connection with the building of Charlesbank Apartments, under conditions and in the amount needed for this purpose as determined by the Executive Director.

Mr. Massucco entered the meeting at this point.

The General Counsel, with the consent of the Chair, read to Mr. Massucco the vote adopted by the Authority prior to Mr. Massucco's arrival concerning the elimination of the September 27th meeting of the Authority and the authorization for the Chairman to call a special meeting on September 25th or September 29th.

Mr. Massucco gave his assent to the vote.

Copies of a memo from the Chief Engineer, Wallace Orpin, were distributed, recommending a proposed Change Order in the Site Preparation Contract No. 2 for the West End project, involving an amount of \$350.00 for the provision and installation of five police signal intermediate post sections at a cost of \$70.00 each. The Executive Director explained that this was

made necessary because the Police Department was five post sections short of the required number to be installed by the Department as a local grant-in-aid for the project. Both the Chief Engineer and the Engineering Consultant had certified that this change order is necessary and that the amount is reasonable, fair and proper.

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

VOTED: to approve Change Order No. 1 in the amount of \$350.00 to cover the above item.

The Executive Director informed the Authority that a new corporation had been formed September 1, 1961 under the name of "New Boston Redevelopment Corporation". The General Counsel informed the Authority that this similarity in names would cause confusion and there were grounds for an objection by the Authority to the Secretary of State for the recision of the corporate charter under this name.

The General Counsel was instructed to object on behalf of the Authority.

Copies were distributed for review of the Members of a Joint Statement of the Baltimore Urban Renewal and Housing Agency and the Board of Liquor License Commissioners of the City of Baltimore.

Copies of a letter from the Massachusetts General Hospital dated September 11, 1961 were distributed, requesting that the license to the Hospital for the use of project land for parking be amended to include visitors to the Hospital.

On motion duly made and seconded, it was unanimously

VOTED: to direct the Executive Director to contact the Massachusetts General Hospital and obtain complete information from the Hospital with respect to the realistic parking requirements of the Hospital, the present parking facilities available at the Hospital, the rates charged to personnel, visitors and others using parking facilities and the details of the arrangement for management for the parking facilities with Fitz-Inn Auto Parks; and further, that the request from the Massachusetts General Hospital be deferred until this report from the Executive Director is presented.

The Executive Director informed the Authority that the new parking lot under license to the Cambridge Street Parking Company (Fruit Orchard) is not required to take twenty-four - hour parkers on a monthly basis and that therefore this is a loophole to the extent that the Authority's objective was to help clear the Beacon Hill streets during the winter when snow plows and fire equipment were in use.

On motion duly made and seconded, it was unanimously

VOTED: to direct the Executive Director to contact the Cambridge Street Parking Company and insist that an additional condition be included in their contract to provide for twenty-four - hour parking on a monthly basis, not to exceed \$14.00 a month, and further, that the Executive Director be authorized to amend the existing agreement to that effect.

Copies of a letter from the Phoenix Construction Company re the progress on the West End construction were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to obtain a report from Charles River Park, Inc. on the percentage of apartments leased in the first complex, with a breakdown, if possible, showing the sizes.

Site Office reports were distributed.

The Executive Director reported that only two site tenants were remaining in the Whitney Project area, both of which were commercial garages. The Site Office reported that these firms had been given thirty-day notices to vacate in April of this year, and every attempt has been made to assist in their relocation.

The Executive Director reported that the time under the demolition contract would expire on October 24th and that even if an extension of time were granted because of the presence of these garages, it was still important to the progress of the project that these two garages be evicted.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue eviction warrants effective October 20th to the following firms: Ryan's Garage, 33 Worthington Street, Account #324; Cadrain's Garage, 67 St. Alphonsus Street, Account #180.

The Executive Director informed the Authority that special clerical services had been engaged to tabulate the assessment information for the Washington Park project and that Miss Rita Kennedy had been hired at a fee of \$200 to compile and furnish the required information.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment for same.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to engage suitable space somewhere in the building at 73 Tremont Street on a tenancy-at-will basis for use by the Federal auditors who are currently making the annual audit.

The Development Administrator distributed copies of a memo dated September 20, 1961 re Government Center project Agreement with the General Services Administration regarding the Federal Office Building site. The memo contained a copy of a letter from the GSA Administrator John Moore dated September 13, 1961, which constituted a revised Agreement concerning the purchase of the Federal Building site by the GSA.

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

VOTED: to approve the revised conditions contained in the letter of September 13, 1961 and to authorize the Chairman to accept the Agreement on behalf of the Authority.

The Development Administrator distributed copies of a memo dated September 20, 1961 re interim arrangements for summer survey program, explaining the need for extending the summer survey program for an additional sixty-day period and recommending the extension of employment of 38 employees of the program.

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

VOTED: to extend the summer survey program for sixty days, effective and retroactive to September 18, 1961, and to approve the extension of employment of the 38 employees listed in the memo for a sixty-day period.

(The foregoing memo is filed in the Document Book of the Authority as Document No. 158.)

Mr. John DeSimone, head of the summer survey program, displayed and explained to the Authority a series of maps containing information gathered from the summer survey program to date.

Copies of a letter from URA re the allocation of grants for the North Harvard project were distributed.

The Development Administrator distributed copies of a memo re payment due to I. M. Pel Associates (Payment # 3 and # 4) under their Government Center contract and requested approval for payment of \$28, 876. 56, which sum includes \$76. 56 in reimbursable transportation expenses.

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

VOTED: to authorize the above payment.

The Development Administrator distributed a memo re payment to E. C. Houdlette for professional services performed under his contract dated August 4, 1961 for inspecting and reviewing aerial vertical photography.

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

VOTED: to authorize the above payment, in the amount of \$125. 00.

The Development Administrator distributed copies of a memo re payment due J. J. Vaccaro, Inc. requesting approval for payment in the amount of \$53, 166. 07 for work performed under contract dated July 27, 1961. Attached to the memo were invoices from J. J. Vaccaro containing the signatures of the Architect's representative, the contractor, the Authority's Clerk of the Works and the Authority's engineer for this project.

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

VOTED: to authorize the payment of \$53, 166. 07 to J. J. Vaccaro under his contract dated July 27, 1961.

Mr. Salvatore Salipante of the Planning Section entered the meeting at this point with aerial photographs and charts and made a presentation to the Authority displaying and explaining the use of aerial photographs, charts and other maps which had been recently completed.

The Development Administrator distributed copies of a memo dated September 13th re authorization for attendance at the NAHRO annual meeting

October 29th to November 1st and recommending that the Members attend and recommending that eight staff members be authorized to attend, to be designated by the Development Administrator after consultation with Messrs. Ash and Simonian.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Members of the Authority to attend the NAHRO annual meeting and that eight members of the staff be authorized to attend, subject to specific approval by the Authority of the individual names.

The Development Administrator distributed copies of an Opinion from Lewis H. Weinstein re the legality of payment of moving expenses for new employees.

On motion duly made and seconded, it was unanimously

VOTED: that pursuant to Local Public Agency Letter No. 209, dated June 19, 1961, the Authority hereby amends the existing Personnel Policy by the adoption of the following policy with respect to "travel expense of applicants" and "moving expense of new employees", effective on the date of Local Public Agency Letter No. E09 (June 19, 1961):

Travel expense of applicants and moving expense of new employees is hereby authorized by the Authority effective June 19, 1961, pending a specific determination by the Authority in each individual case that the expense is reasonable and necessary.

The Development Administrator submitted a memo recommending the payment of moving expenses for J. R. Rothermel Jr. from Madison, Wisconsin to Boston in the amount of \$893. 55. An itemized invoice for same was attached thereto.

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

VOTED: that moving expenses for J. R. Rothermel Jr. are reasonable and necessary and that the payment of \$893. 55 is hereby authorized.

Personnel appointments and changes were recommended by the Development Administrator.

On motion by Mr. Ryan, seconded by Mr. Massucco, the following personnel appointments and changes were unanimously authorized:

Walter Smart, Development Specialist, @ \$9500 p. a., eff. 10/4/61  
Joan Murray Pope, Draftsman, @ \$5100 p. a., eff. 9/25/61  
Edward H. Allen, Adm. Clerk, @ \$4750 p. a., eff. 9/25/61  
Nancy Jane Hogan, Secretary, @ \$4000 p. a., eff. 10/2/61  
Gertrude M. Curtis, Swbd. Operator, @ \$3600 p. a., eff. 9/25/61  
Vincent K. Gates, Project Engineer, @ \$10,000 p. a., eff. 9/20/61

The Development Administrator recommended the Wayfarers' Lodge, Hawkins Street, as the location for the Government Center site office and requested authorization from the Authority to seek the consent of the Welfare Department for the use of these premises. The Development Administrator stated that, based on estimates received from the Operations Division, the cost of painting, cleaning and minor plumbing repairs would be approximately \$4000.

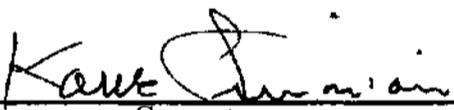
On motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the Development Administrator to seek the permission of the Welfare Department for the use of the Wayfarers' Lodge as the Government Center site office and further that the Development Administrator be authorised to undertake the necessary repairs, not to exceed \$4000.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:10 p.m.

  
Secretary