

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON DEC. 5, 1962

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 Dec. 5, 1962. 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	John Ryan (came in later)
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	

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 Dec. 5, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Nov. 30, 1962

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 Nov. 30, 1962 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 5th day of December, 1962.

Kane Simonian
Secretary

Mr. Conley attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be held on December[^], 1962 and the meeting following that would be held on January 9, 1963, and that the meetings of December 12, 1962, December 26, 1962 and January 2, 1963 would be canceled.

The minutes of the meetings of November 14, 1962 and November 21, 1962 were distributed but not acted on.

(Mr. Logue entered the meeting at this point.)

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

VOTED: to authorize the payment of the following bills:

Whitman & Howard, Inc. , South End project, \$2360. 87
Maiden Equipment Corporation; partial payment No. 8,
Demolition Contract No. 2; \$32, 626. 13
Paul G. Counihan, Washington Park Title Search, \$750
Daniel M. Driscoll, Castle Square appraisals \$3200
Fairchild Aerial Surveys; \$1720 and \$1166
Freedom House, Inc., \$2250
Joseph G. Gazzola, \$1435
Metropolitan Transit Authority \$5259. 38
Eburn Industrial Research Corp. , \$1521. 43
Meredith & Grew, \$8500
Koch-Waltch, \$10, 000

Site Office reports were distributed. On the recommendation of the Site Office and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearages and authorize relocation payment for the following Government Center site occupants:

James Frisco, Account No. 499
Mrs. Josephine Skaradowski, Account No. 500
Joseph Cannata, Account No. 366

(Mr. Ryan entered the meeting at this point.)

The Executive Director distributed copies of a memo dated December 4, 1962 re Preliminary Loan Notes, Third Series B, Government Center Project Mass. R-35, explaining the required Resolutions and actions to be taken by the Authority in connection with the issuance, sale and delivery of said Loan Notes.

Mr. Colbert introduced a Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$20, 870, 000, the Execution of Requisition Agreement No. 3, and the Execution and Delivery of Project Temporary Loan Note No. 4 In Connection with Project Numbered Mass. R-35".

Said Resolution was then read in full, discussed and considered.

Mr. Colbert moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on roll call, the following voted "aye": Msgr. Lally, Mr. McCloskey, Mr. Colbert, Mr. Massucco and Mr. Ryan; and the following voted "nay": None. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 228.)

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept on behalf of the Authority the lowest bid or bids at the bid opening on December 18, 1962 at one p.m. on the Preliminary Loan Notes, Fifth Series A, in the amount of \$5, 138,000 in connection with the West End Project, U. R. Mass. 2-3.

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

VOTED: to instruct the Executive Director to prepare a tabulation and report showing the amount of planning advance contracts, G. N. R. P. Advance Contracts and Direct Loans from the Housing and Home Finance Agency and the interest rates that prevailed at the time of execution.

The Executive Director recommended that the Authority file an application for a direct loan in the amount of \$1, 200, 000 from the Housing & Home Finance Agency in connection with the South End Renewal Project R-56 and under the Temporary Loan Contract for Early Land Acquisition which has been executed. The Executive Director informed the Authority that preparations were being made for advertising for bids for private loans at lower rates, which will take place in February or March of 1963. During this interim period, a direct loan from the Government will be necessary to carry out the execution activities of the Castle Square Early Land Acquisition period.

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

VOTED: to adopt a Resolution entitled "Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-56".

{The foregoing Resolution is filed in the Document Book as Document No. 229.)

Copies of a memo dated December 4, 1962 were distributed from the Real Estate Officer re adjustments in use and occupancy charges, Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations contained in the aforementioned memo for the following accounts:

Acct, No. 633, Morrisey Furniture & Appliance, 69 Portland St.
" " 632, Boston Booth & Chair Co., 27 Sudbury St.
" " 685, Ye Old Faneuil Cafe, Inc., 69 Washington St.

The Executive Director distributed copies of the following material, which was noted and filed: report on West End relocation; February 13, 1961 letter from the Elizabeth Peabody House, and other informational material.

Copies of a letter from Mr. Melvin Newman, Attorney for Back Bay Towers, Inc., dated December 4th, were distributed and filed.

On motion duly made and seconded, it was unanimously

VOTED: to file copies of a letter from Charles River Park, Inc. dated December 4, 1962, concerning their position with respect to the delivery of Parcel 1-G.

The following labor officials entered the meeting at this point to discuss the proposed Charlestown Project: Messrs. Frank McMorrow, Thomas Healey and John Devlin of the Teamsters Union Joint Council #10. Mr. Patrick McCarthy, Project Director for the Charlestown Project, was also present.

The above-mentioned labor officials stated their opposition to a portion of the proposed Project, which would affect the Mystic River waterfront properties.

The Chairman thanked the labor officials for their attendance and advised them that the matter would be taken under advisement.

At this point,* the following persons entered the meeting: Mr. Julian Levi, Consultant under contract with the Authority in connection with Section 112 credits, and Messrs. Robert Hazen and Richard Green of the Development Department.

Mr. Hazen presented to the Authority maps and overlays showing the amount of property owned by the New England Medical Center at the present time, how much had been acquired during the past forty years and the specific land areas to be utilized for Medical Center use under the proposed South Cove Renewal Project, all of which were presented pursuant to instructions from the Authority at previous meetings.

The Development Administrator distributed copies of the following memoranda: memo dated December 5, 1962 re Analysis of Tufts-New England Medical Center Development Plan; memo re South Cove Survey and Planning Application; memo dated December 5, 1962 re Opinion of Special Counsel re Tufts-New England Medical Center Plan, attached to which was a letter dated December 3, 1962 from Foley, Hoag & Eliot; memo dated December 5, 1962 re Report on Bay Village Association.

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

VOTED: to incorporate into the Document Book of the Minutes copies of the December 5, 1962 memo from the Development Administrator re Opinion of Special Counsel re Tufts-New England Medical Center Plan, attached to which was letter dated December 3, 1962 from Foley, Hoag & Eliot re same.

(The foregoing Opinion of Special Counsel and attachment is filed in the Document Book of the Authority as Document No. 230.)

Mr. Colbert requested that the following statement be incorporated in the minutes:

"As I understand Mr. Weinstein's Opinion, it states that the approval by the Authority of the Tufts-New England Medical Center Plan does not freeze the Urban Renewal Plan for the proposed Project and that the Authority can any time later make any changes it deems advisable, even if these changes are in conflict with the presently approved Development Plan for the Tufts-New England Medical Center. Mr. Logue states that this is his understanding of Mr. Weinstein's Opinion also. "

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Tufts-New England Medical Center Plan dated September, 1962".

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 231 .)

Copies were distributed of a memo dated November 28, 1962 from the Development Administrator re Koch-Waltch Special Studies. This matter was laid on the table at a previous meeting.

On motion duly made and seconded, it was unanimously

VOTED: to continue the matter on the table.

On motion duly made and seconded, it was unanimously
VOTED: to take from the table the Annual Report for 1961.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Report and authorize the Development Ad-
ministrator to file it as required by Chapter 121 of the General Laws.

The Development Administrator distributed copies of memoranda
dated December 5, 1962 re personnel actions:

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

the appointment on a six-month basis of the following:

Charles F. Adams	Supervisor of Maintenance @ \$7500	Eff. 12/6
Lawrence E. Sheridan	Claims Examiner <\$ \$6500	12/10
Edward J. Burke	Claims Examiner at \$6000	12/10
Robert L. Lane	Cashier @ \$6000	12/6
Mary J. Dunn	Matron, part-time @ \$1.75 per hr.	12/6
Rita May Smith	Swbd. Operator @ \$3800	12/6
Donald Bray	Maintenance Man @ \$2. 32 per hr.	12/6
Arthur A. Guarino	Development Assistant @ \$5500	12/10
William J. Hayes	Rehab. Assistant @ \$5250	12/10
John F. Ivanoski	Planning Aide @ \$5250	12/10

temporary appointments, assigned to Washington Park:

David W. Haley, Senior Planning Aide @ \$2.25 p. h., 12/15 thru 2/15/63
Robert F. Walsh, Develop. Aide @ \$2. 15 p. h., 12/14 thru 1/3/63

resignation accepted:

Mary F. Coughlin, effective 12/4/62

extensions of temporary appointments:

		<u>from</u>	<u>to</u>
Joseph W. Barry	Planning Aide @ \$4500	12/15	6/14/63
Robert Carroll	"	"	"
William Doherty	"	"	"
John P. Francis	"	"	"
Robert W. Guterman	"	"	"
Charles L. Perriello	"	"	"
Donald A. Waggenheim	"	"	"
James R. Watson	"	"	"

The Development Administrator distributed copies of a memo
dated December 5, 1962 re Little Mystic Area Survey Contract - Whitman &
Howard, Inc. , attached to which was a proposed form of agreement contain-
ing specifications.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a survey contract in the amount of \$13, 500 for survey work in the Little Mystic area with Whitman & Howard, Inc.

The Development Administrator distributed copies of a memo dated December 5, 1962 re Letter of Agreement with Real Property Board, attached to which was a copy of a letter from the Real Property Board, copy of Land Disposition Agreement between the Boston Redevelopment Authority and the City of Boston, and maps of Disposition Plan for the Government Center Project Area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of the following documents for the Washington Park Project: (a) Resolution approving an Order of Taking; (b) Order of Taking.

The above-mentioned Resolution and Order of Taking were read 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 December 5, 1962 relating to portions of the Washington Park Urban Renewal Area, Mass. R-24, be executed, together with a Plan consisting of four (4) sheets dated November 8, 1962 and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Massachusetts, which sheets are respectively entitled Property Line and Eminent Domain Taking Map, Washington Park Project, R-24, Plan No. 1, 2, 3 and 4, and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Register of Deeds for the County of Suffolk; and

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to said Mayor's satisfaction for the payment of such damages as may be awarded in connection with the law by reason of the taking therein made.

The above-mentioned Order of Taking dated December 5, 1962, together with the Plan mentioned therein, is incorporated in the minutes

and filed in the Document Book of the Authority as Document No, 232.

At this point in the meeting, Mr. Julian Levi distributed copies of his report dated October, 1962 entitled "Municipal and Institutional Relations Within Boston; The Benefits of Section 112 of the Federal Housing Act of 1961".

Mr. Levi outlined the salient features of the report in summary-fashion and answered questions of the Authority Members.

On motion duly made and seconded, it was unanimously

VOTED: to take the report under consideration.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:24 p.m.


Secretary