

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON FEBRUARY 5, 1970

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 921, City Hall, 1 City Hall Square, Boston, Massachusetts, at 2:30 P. M., on February 5, 1970. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Absent

» " Msgr. Francis J. Lally  
Melvin J. Massucco  
James G. Colbert  
Patrick Bocanfuso

Robert L. Farrell (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 regular meeting of the Boston Redevelopment Authority will be held at two-thirty in the afternoon on February 5, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title \_\_\_\_\_ Secretary \_\_\_\_\_

February 2, 1970

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 2, 1970, 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 February, 1970.

Kane Simonian

Secretary

LS

Messrs. Warner, Simonian and Conley attended the meeting.

The minutes of the meeting of January 29, 1970 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Copies of a memorandum dated February 5, 1970 were distributed re Waterfront Project Mass. R-77, Selection of Developer for 16-18 North Street, attached to -which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memorandum dated February 5, 1970 were distributed re Charlestown Project Mass. R-55, Contract for the Remodeling of the Site Office, attached to which were copies of a proposed vote and a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter and that it be referred to the General Counsel.

Copies of a memorandum dated February 5, 1970 were distributed re Charlestown Project Mass. R-55, Kent School, Parcels P-4, P-4A and P-4B, attached to which were copies of a Resolution and a proposed vote. An architect's rendering of the proposed building was displayed.

A Resolution entitled "Resolution of the Boston Redevelopment Authority Respecting Final Designation of Redeveloper and Approval of Minimum Disposition Price for Parcels P-4, P-4A and P-4B in the Charlestown Urban Renewal Area Project No. Mass. R--55<sup>1</sup>" 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 this  
Authority as Document No. 1554.

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 5, 1970 relating to portions of the  
Charlestown Urban Renewal Area, Mass. R-55, be executed together with  
three (3) Plans respectively entitled:

"Boston Redevelopment Authority Charlestown Urban Renewal  
Area Project No. Mass. R-55 Boston - Suffolk County Mass-  
achusetts Delivery Parcel Plan Parcel P4, dated January 22,  
1969";

"Boston Redevelopment Authority Charlestown Urban Renewal  
Area Project No. Mass. R-55 Boston - Suffolk County- Mass-  
achusetts Delivery Parcel Plan Parcel P-4B, dated March 20  
1969";

"Boston Redevelopment Authority Charlestown Urban Renewal  
Area Project No. Mass. R-55 Boston - Suffolk County -  
Massachusetts Delivery Parcel Plan Parcels P-4A and P-4D,  
dated March 7, 1969"

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 foregoing Order of Taking is filed in the Document Book of the  
Authority as Document No. 1554A.

On motion duly made and seconded, it was unanimously

VOTED: That the final working drawings and specifications prepared by Earl R. Flansburgh and Associates for the Kent School to be located on Parcels P4, P4A, and P4B in the Charlestown Urban Renewal Area are hereby approved:

Drawings dated November 5, 1969 consisting of Pages Numbered: L-1 thru L-5, A-1 thru A-33, S-1 thru S-16, M-1 thru M-10, P-1 thru P-8, E-1 thru E-10, and K-1; the detail book including drawings LD-1 thru LD-30, AD-1 thru AD-17, AD-20 thru AD-70, AD-72 thru AD-92, SD-1 thru SD-48, MD-1 thru MD-19, PD-1 thru PD-31 and KD-1 thru KD-3;

and specifications numbered:

1A-1 to 1A-2, 1B-1 to 1B-13, 1C-1 to 1C-3, 1D-1 to 1D-3  
2A-1 to 2A-2, 2B-1 to 2B-4, 2C-1 to 2C-11, 2D-1 to 2D-11,  
2E-1 to 2E-10, 2F-1 to 2F-56, 3A-1 to 3A-14, 3B-1 to 3B-4,  
3C-1 to 3C-4, 4A-1 to 4A-14, 5A-1 to 5A-4, 5B-1 to 5B-2,  
5C-1 to 5C-3, 5D-1 to 5D-3, 5E-1 to 5E-7,  
6A-1 to 6A-9, 7A-1 to 7A-9, 7B-1 to 7B-10, 8A-1 to 8A-7,  
8B-1 to 8B-2, 8C-1 to 8C-7, 8D-1 to 8D-7, 8E-1 to 8E-3  
8F-1 to 8F-4, 8G-1, 8H-1 to 8H-3, 9A-1 to 9A-5, 9B-1 to  
9B-7, 9C-1 to 9C-8, 9D-1 to 9D-5, 9E-1 to 9E-6, 9F-1 to  
9F-10, 9G-1 to 9G-5, 10A-1 to 10A-5, 10B-1 to 10B-3, 10C-1  
to 10C-3, 11A-1 to 11A-30, 12A-1, 14A-1 to 14A-20, 15A-1  
to 15A-28, 15B-1 to 15B-52, 16A-1 to 16A-55.

Copies of a memorandum dated February 5, 1970 were distributed re South Cove Project Mass. E-92, Recommended Occupancy by Chinese Evangelical Church of Property at 915 Broadway, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is authorized to arrange for occupancy by the Chinese Evangelical Church of the third floor in the building at 915 Washington Street for consideration of \$1.00 a year, provided that the church maintain the premises, including utilities, at its own expense and that such occupancy can be terminated upon 30 days' notice by the Authority.

Copies of a memorandum dated February 5, 1970 were distributed re Amendment to the Arthur D. Little, Inc. contract to provide for an extension of the contract performance time, which included a proposed vote. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated January 23, 1969, as amended August 27, 1969, by and between the Boston Eedvelopment Authority and Arthur D. Little, Inc. , to provide for an extension of the contract performance time until July 30, 1970. There is no increase in contract price.

Copies of a memorandum dated February 5, 1970 were distributed re Field Overtime in Excess of 40 Hour "Week.

On motion duly made and seconded, it was unanimously

VOTED: That the payment of time and one half for overtime worked In excess of 40 hours per week to field engineering personnel be continued for the year 1970.

Copies of four (4) memoranda dated February 2, 1970 were distributed re Board of Appeal Referrals, relating to Petition No. Z-1742, which had been tabled previously, and Petitions Nos. Z-1763, Z-1765, Z-1767.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director relating to Petitions Nos. Z-1742, Z-1763, Z-1765, and Z-1767.

The aforementioned memorandum relating to Board of Appeal Referrals is filed in the Document Book of the Authority as Document No. 1555.

Copies of several memoranda dated February 5, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignations:

		<u>Effective</u>
Alec S. Bash	Transportation Planner II	1-28-70
Barbara V. Norris.	Administrative Secretary	2-6-70
Patricia O'Donnell	Secretary Stenographer II	2-23-70
Margaret DiNitto	Home Guidance Off. I	2-20-70

Correction to Previous Personnel Action:

December 18, 1969 Meeting - Personnel Memo #4b (Document No. 1530)

#23 Devine, R Cashier II Anniversary Date i\_' 12-18-66  
instead of 12-30-68/ Clerical Error

PERSONNEL MEMORANDUM #2

Reappointments - Six month basis:

		<u>Grade</u>	<u>Annum</u>	<u>Effective</u>
		<u>&amp; Step</u>		
Charles J. Speleotis	Asst. to Director of Res. Dev.	15-2	\$15,225	2-4-70
Lanier C. Greer	Planning Officer II	14-4	15,165	2-4-70
Stephen J. Lowens	Sr. Transportation Planner	12-2	11,130	2-18-70
Robert E. Sandy, Jr.	Asst. Legal Officer I	11-2	9,975	2-4-70
David R. Lynch	Architect I	10-1	8,500	2-11-70
* Kristin M. O'Connell	Research Analyst I	9-1	7,600	2-4-70
Edward A. Ryan	Rehab Finance Specialist II	8-1	6,800	2-4-70
Manuel F. Lopez	Relocation Specialist I	7-3	6,725	2-24-70
Frances T. Wise	Neighborhood Organization Spec I	7-2	6,405	2-4-70
Frieda Cooper	Senior Clerk Typist	4-4	5,326	2-27-70
Ruby L. Odom	Senior Clerk Typist	4-2	4,830	2-4-70
Myrtle A. Cooke	Senior Clerk Typist		\$2.75 per hour (max. 35 hrs/wk)	2-4-70

\* Salary to be paid from HUD 701 Grant Funds for  
Historic Preservation and Architectural Landmarks.

PERSONNEL MEMORANDUM #3a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Howard Bennett at the  
Annual Meeting of the American Congress on Survey-  
ing and Mapping, Washington, D. C., March 1-6, 1970,  
and the payment of an individual registration fee of \$10.00.

PERSONNEL MEMORANDUM #3b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members  
at the Housing Code Enforcement Course, Boston College  
Law School, February 11 - April 15, 1970.

James Sweeney	Alan Scott
Martin Kennedy	Ronald Wilmott
Fred Nolan	Mike DeAngelis
Ernest Delco	Edward Bowers

Individual cost of attendance is \$50.00. Attendee will pay  
one-half the tuition cost, \$25.00, and be reimbursed upon the successful completion  
of the course by the Authority.

PERSONNEL MEMORANDUM #3c

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Mr. James Drought to New Haven, Connecticut, on February 5, 1970.

PERSONNEL MEMORANDUM #3e

On motion duly made and seconded, it was unanimously

VOTED: That Edna R. Johnson be included in the list of staff members authorized at the meeting of January 29, 1970, to attend the shorthand courses at M. I. T., Cambridge, Massachusetts, and the payment of an individual registration cost of \$17.00, plus a nominal cost for books (approximately \$6.00).

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendation of the Director with respect to the promotion of Mr, Matthew A. Currie, Civil Engineer V, to Project Director of the Washington Park Project, to be effective February 9, 1970.

Copies of a memorandum dated February 5, 1970 were distributed re Back Bay Towers, Inc. Whitney Street Parcel No. 3, Approval of Change from Corporate to Partnership Entity, attached to which were copies of a proposed vote, a new Regulatory Agreement between the partnership and the Boston Redevelopment Authority, a copy of the Partnership Agreement of Back Bay Towers Associates, a Corporate Resolution authorizing the assignment, Assignment of Lease, Assent to Assignment of Lease, Amendment to Articles of Limited Partnership, and an Amendment to Certificate of Formation of Limited Partnership.

Mr. Frederick J. Mahony, Jr. spoke on the proposed change to a partnership and answered the Members' questions.

On motion duly made and seconded, it was

VOTED: That the request of Back Bay Towers, Inc. redeveloper of Parcel 3 of the Whitney Street Project Area to change from a corporate to a partnership entity, Back Bay Towers Associates be approved, effective January 30, 1969. The Executive Director is hereby authorized to do any and all things required or necessary to affectuate said change including authority to execute, acknowledge and deliver the following instruments:

1. New Regulatory Agreement between the partnership and the Boston Redevelopment Authority.
2. Assignment of Lease.
3. Assent to Assignment of Lease.

Mr. Colbert voted "Nay".

Copies of a memorandum dated February 5, 1970 were distributed re South End Project Mass. R-56, Report and Decision on First Amendment to the Chapter 121A Application by "William B. McClain and Others, Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b and RC-3c, attached to which were copies of a First Amendment to the Application by William B. McClain and Others, and a Report and Decision on First Amendment to the Application by William B. McClain and Others, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Document presented at this meeting entitled:

"Report and Decision on First Amendment to the Application By William B. McClain and Others, Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c, South End Urban Renewal Area, for Approval of the Redevelopment Project and Consent to the Formation of Columbus Avenue Housing Corporation" be and hereby is approved and adopted.

The aforementioned Report and Decision on First Amendment to the Application by William B. McClain and Others is filed in the Document Book of the Authority, attached to Document No. 1195 - Report and Decision.



On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Mr. Farrell entered the meeting at this point.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

On motion duly made and seconded, it was unanimously

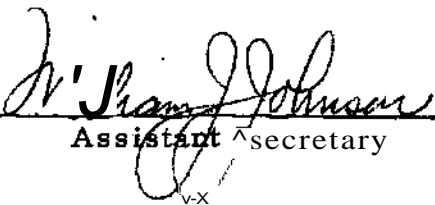
VOTED: That the next meeting of the Authority be held on

Thursday, February 19, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:37 p. m.

  
Assistant Secretary