

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 23, 1970

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 April 23, 1970. 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	None
Melvin J. Massucco	
James G. Colbert	
Patrick Bocanfuso	
Robert L. Farrell	

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 April 23, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By I X CMM VJ Kane Simonian

Title _____ Secretary _____

April 17, 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 April 17, 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 23rd day of April, 1970.

Kane Simonian
Secretary

Messrs. Warner, Simonian and Conley attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: To take under advisement the Application of Boston
College for a Planned Development Area in the Brighton
District.

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:

ABT Associates, Inc.	\$15,957.00
Bernard R. Baldwin	4,552.00
Bernard R. Baldwin	251.00
Thomas K. Dyer, Inc.	305.63
Thomas K. Dyer, Inc.	724.35
Fay, Spofford & Thorndike, Inc.	1,786.30
Goldberg-Zoino & Associates, Inc.	1,484.66
Howard, Needles, Tammen, Bergendoff, Inc.	503.26
Myer Z. Kolodny	100.00
Myer Z. Kolodny	1,275.00
Myer Z. Kolodny	300.00
Myer Z. Kolodny	50.00
Myer Z. Kolodny	150.00
Myer Z. Kolodny	200.00
Myer Z. Kolodny	75.00
Myer Z. Kolodny	1,400.00
Charles A. Maguire & Associates, Inc.	18,173.73
F. A. Stahl-Architectural Heritage Assoc.	2,492.36
J. Jeffrey Sullivan	2,170.00
Urban Data Processing, Inc.	2,695.24
Universal Engineering Corporation	9,827.32
Visiting Nurse Association of Boston, Inc.	1,063.07
South End Neighborhood Action Program, Inc.	6,830.70
Ryan, Elliott Appraisal Co., Inc.	4,250.00

Copies of a memorandum dated April 23, 1970 were distributed re
Charlestown Project Mass. R-55, Designation of Developers, attached to which
were copies of a Resolution, and a Summary of Parcels.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT
AUTHORITY RE: PROPOSED DISPOSITION OF PARCEL P-5 (subparcel 1, subparcel
2, subparcel 3, and subparcel 4) 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. 1602.

Copies of a memorandum dated April 23, 1970 were distributed re Charlestown Project Mass. R-55, 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-12A 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. 1603.

Copies of a memorandum dated April 23, 1970 were distributed re Charlestown Project Mass. R-55, 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 X-1 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. 1604.

Copies of a memorandum dated April 23, 1970 were distributed re Charlestown Project Mass. R-55, Designation of Developers, attached to which were copies of a Resolution, and a Summary of Parcels.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS X-43A & X-43B 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. 1605.

Copies of a memorandum dated April 23, 1970 were distributed re Charlestown Project Mass. R-55, Request for Approval of Minimum Disposition Prices for Eleven Small Parcels, attached to which were copies of a Resolution, and a Summary of Re-use Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR DISPOSITION PARCELS 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. 1606.

Copies of a memorandum dated April 23, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract A, Change Order No. 1, A. D'Alessandro & Sons, Inc. , attached to which were copies of a proposed vote, and a letter dated April 8, 1970 from Charles A. Maguire & Associates, Inc. , and an estimate of the cost of additional work.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 23, 1970 were distributed re South End Project Mass. R-56, Demolition and Site Clearance Contract No. 5, Change Orders 2 and 3, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Demolition and Site Clearance Contract No. 5, South End Project, deleting 11 buildings and \$29,760 from the contract price is approved, and further

VOTED: That Change Order No. 3 to Demolition and Site Clearance Contract No. 5, South End Project, increasing the amount of 120-124 Dartmouth Street by \$6,4&5 with a time of 30 consecutive calendar days to complete the work is approved.

Copies of a memorandum dated April 23, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract L, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids on Site Preparation Contract L, in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated April 23, 1970 were distributed re South End Project Mass. R-56, Commercial Account Eviction, attached to which were copies of a Site Occupant Report.

On motion duly made and seconded, it was unanimously

VOTED: That a warrant be issued for the eviction of the Boston Taxi Meter Service, 574 Shawmut Avenue, South End Project, Mass. R-55, and that the Executive Director be and hereby is authorized to sign said warrant for and on behalf of the Authority.

Copies of a memorandum dated April 23, 1970 were distributed re Fenway Project Mass. R-115, Demolition and Site Clearance Contract No. 2, attached to which were copies of a list of buildings, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary is hereby authorized to advertise for bids for Demolition and Site Clearance Contract No. 2 in the Fenway Project, Project No. Mass. R-115.

Copies of a memorandum dated April 23, 1970 were distributed re Campus High School Project, Mass. R-129, Roxbury Area Planning Action Council, attached to which were copies of a Contract for Supportive Services.

On motion duly made and seconded, it was unanimously

VOTED: With the approval of the General Counsel, that the Director be and hereby is authorized to execute a contract with the Roxbury Area Planning Council for

the provision of diagnostic and referral services in the Campus High Urban Renewal Project Area, substantially in the form presented to the Authority for an amount not to exceed \$37,600.

Copies of a memorandum dated April 23, 1970 were distributed re Campus High School Project Mass. R-129, Proposed Recognition of the Lower Roxbury Community Corporation as Project Area Committee and Proposed Contract Between the Said Committee and the Boston Redevelopment Authority, attached to which were copies of a proposed vote, and a Contract to Insure Citizen Participation.

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 April 23, 1970 were distributed re Washington Park Project Mass. R-24, Recission of Tentative Developer and Designation of New Developer of Parcels R-12, R-17, R-32, R-33, R-35, R-36, R-37, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF PARCELS R= 12, R-17, R-32, R-33, R-35, R-36, R-37 IN THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24" 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. 1607.

Copies of a memorandum dated April 23, 1970 were distributed re Government Center Project Mass. R-35, Extension of Contract Period, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to amend contracts with Larry Smith and Company and Real Estate Research Corporation extending the time for

completion of each contract to December 31, 1970,
at no increase in each maximum upset price.

Copies of a memorandum dated April 23, 1970 were distributed re
Summer Work and Study Program - All Projects, attached to which were copies
of a proposed vote, and a budget for the Summer Work Program, for each project.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 23, 1970 were distributed re
Utilization of College Students under Title IV Program, which included a proposed
vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to allocate \$6,006 for
the purpose of employing a maximum of 22 college
students under Title IV funds.

Copies of a memorandum dated April 23, 1970 were distributed re
Staff Reuse Appraisals, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Mr. Paul C. Lareau be designated as the staff
reuse appraiser for "fragment"¹¹ parcels in accordance
with HUD regulations pertaining to Land Marketing and
Development.

Copies of a memorandum dated April 23, 1970 were distributed re
Multi-Project, Change Order No. 2, Contract with Fay, Spofford and Thorndike,
Inc. , 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 and hereby is authorized to amend
the Fay, Spofford and Thorndike, Inc. contract to pro-
vide an increase of \$20,000 to the maximum upset price.
All other conditions remain the same.

Copies of several memoranda dated April 23, 1970 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director relating to Petitions Nos. Z-1837, Z-1838, and Z-1840 to Z-1843 inclusive, and further

VOTED: To table Petitions Nos. Z-1844 to Z-1851.

The aforementioned memoranda is filed in the Document Book of the Authority as Document No. 1608.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

Copies of a memoranda dated April 23, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNEL MEMORANDUM #1

Resignation:

Effective

Samuel Moses

Sr. Rehab. Cons. Analyst

5/22/70

PERSONNEL MEMORANDUM #2a

Copies of a memorandum dated April 23, 1970 were distributed re Employees with Normal Conversions, attached to which were copies of a proposed vote, and three (3) AttachmentsA - 1) Reclassification of Employees with January Employment Anniversary Dates to Salary Range and Step Plan and Position Classification (consisting of 38 names); 2) Reclassification of Employees with July Employment Anniversary Dates to Salary Range and Step Plan and Position Classification (consisting of 10 names); 3) Reclassification of Employees with July 1969 Employment Anniversary Dates to Salary Range and Step Plan and Position Classification (consisting of 4 names). This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the employees in Attachment A with January, July, and July 1969 employment anniversary dates be reclassified to the August 1, 1969 Salary Range and Step Plan and Position Classification Plan, and that the change for each individual be retroactive to the pay period following the employee's anniversary date.

The aforementioned memorandum including attachments is filed in the Document Book of the Authority as Document No. 1609.

PERSONNEL MEMORANDUM #2b

Copies of a memorandum dated April 23, 1970 were distributed re Reclassifications Recommended by the ADL Survey Under \$1,000, attached to which were copies of a proposed vote, and two (2) Attachments B - 1) Hecclassification of Employees with January Employment Anniversary Dates to Salary Range and Step Plan and Position Classification, Reclassifications Recommended by the ADL Survey Under \$1,000 (consisting of 3 names); 2) Reclassification of Employees with July Employment Anniversary Dates to Salary Range and Step Plan and Position Classification, Reclassifications Recommended by the ADL Survey Under \$1,000 (consisting of 4 names). This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the employees in Attachment B with January and July employment anniversary dates be reclassified to the August 1, 1969 Salary Range and Step Plan and Position Classification Plan, and that the change for each individual be retroactive to the pay period following the employee's anniversary date.

The aforementioned memorandum including attachments is filed in the Document Book of the Authority as Document No. 1610.

PERSONNEL MEMORANDUM #2c

Copies of a memorandum dated April 23, 1970 were distributed re Reclassifications Recommended by the ADL Survey and/or Supervisors over \$1,000, attached to which were copies of a proposed vote, and two (2) Attachments C -- 1) Reclassification of Employees with January Employment Anni-

versary Dates to Salary Range and Step Plan and Position Classification, Reclassifications Recommended by the ADL Survey and/or Supervisors over \$1,000 (consisting of 7 names); 2) Reclassification of Employees with July Employment Anniversary Dates to Salary Range and Step Plan and Position Classification, Reclassifications Recommended by the ADL Survey and/or Supervisors over \$1,000 (consisting of 10 names). This matter had been tabled previously.

On motion duly made and seconded, it "was

VOTED: That the employees in Attachment C with January and July employment anniversary dates be reclassified to the August 1, 1969 Salary Range and Step Plan and Position Classification Plan, and that the change for each individual be retroactive to the pay period following the employee's anniversary date.

Mr. Farrell voted "Nay" on #1, July Schedule.
 Mr. Colbert voted "Nay" on #4, July Schedule.
 Mr. Colbert voted "Nay" on §2 and #5, January Schedule

The aforementioned memorandum including attachments is filed in the Document Book of the Authority as Document No. 1611.

PERSONNEL MEMORANDUM #3 (Miscellaneous)

Copies of a memorandum dated April 23, 1970 were distributed re Miscellansou Salary Increases.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following salary increases to be effective April 20, 1970 and the anniversary date of each employee listed is to be adjusted to April 20, 1970 for future normal salary increments.

<u>Name</u>	<u>Position Class</u>	<u>G-S</u>	<u>Salary</u>	<u>Position Class.</u>	<u>Board Approval</u>	<u>G-S</u>	<u>Salary</u>
Robert F. Loverud	Dir. Harbor & Waterfront-Plan. Div. , Plan. Dept	--	\$17,000	Dir. Urban Design Dept.	2/25/70 (Memo #1)	--	\$19,000
Matthew A. Currie	Civil Eng. V	14-2	\$13,755	Proj.Dir. Wash. Pk.	2/5/70 (Memo #4)	15-1	14,500

Addition to Personnel Memorandum #3a - 10/30/69 - May Anniversary Dates: Document No. 1493

					<u>Anni. Date</u>	<u>G-S</u>	<u>Salary</u>
Alice Dinneen	Office Manager	13-3	\$12,348	Office Manager	5/12/69	13-2	\$12,390

Addition to Personnel Memorandum #4b, 12/18/69, December Anniversary Dates:
Document No. 1530

<u>Name</u>	<u>Position Class</u>	<u>G-S</u>	<u>Salary</u>	<u>Anniv. Date</u>	<u>to</u>	<u>Position Class.</u>	<u>G-S</u>	<u>Salary</u>
Edward J. Burke	Bus. Relocation Specialist III	10-6	\$10,231	12/10/62		Senior Bus. Reloc.Spec.	11-4	\$10,998

Correction to Previous Persgnej. Action/Board JMeeting 10/2/69 - ClericaljCrror:
CORRECTION - Restored to original Grade and Step
Personnel Memo #3c (Page No. 21)

#4 Helen Kelley						Admin. Asst. I	9-5	\$ 9,238
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Employees listed below promoted to the positions indicated. These increases are to be effective April 20, 1970 and the employees listed adjusted to the April 20 anniversary date for future normal salary increments:

<u>Name</u>	<u>Position Class.</u>	<u>G-S</u>	<u>Salary</u>	<u>to</u>	<u>Position Class.</u>	<u>G-S</u>	<u>Salary</u>
* Richard Underwood	Director CAC		\$17,000		Admin. Urban Affairs		\$19,000
Paul McCann	R.E.Asst.II	11-4	10,998		Asst. Legal Officer	13-2	12,390
James A. Tierney	R.E.Asst.II	10-2	8,925		R.E.Asst.II	10-4	9,840
Ermada Berarducci	Exec. Secretary	9-3	8,379		Exec. Secretary	9-4	8,798

* Mr. Colbert voted "Nay"¹¹.

PERSONNEL MEMORANDUM #4a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Robert McGilvray and Mr. John Spencer at the NAHRO New England Regional Council Code Workshop, Portland, Maine, May 5 - 6, 1970, and the payment of an individual registration cost of \$7.00.

PERSONNEL MEMORANDUM #4b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. William Costa at the Visual Communications Seminar, Holyoke, Massachusetts, May 19 - 21, 1970, and the payment of an individual registration cost of \$90.00.

PERSONNEL MEMORANDUM #4c

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Robert McGilvray at the NAHRO Legislative Committee Meeting, Washington, D. C. April 30, 1970.

PERSONNEL MEMORANDUM #4d

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of the following staff members at the Thirteenth Annual Urban Design Conference, Cambridge, Massachusetts, May 6-8, 1970, and the payment of an individual registration cost of \$50. 00. This is in addition to the six (6) staff members approved at the April 16, 1970 meeting of the Authority:

Alan Rabinowitz
Terence Farrell
Charles Speleotis
Gregory Hren

PERSONNEL MEMORANDUM #4e

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. James Drought at the Planning - Programming - Budgeting Seminar, Boston University Conference Center, Osgood Hill, North Andover, Massachusetts, April 29 - May 1, 1970.

PERSONNEL MEMORANDUM #4f

On motion duly made and seconded, it was unanimously

VOTED: To authorize the travel of Mr. John D. Warner to England and Finland to make inspection tours of New Towns in England and Finland, April 27 - May 2, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

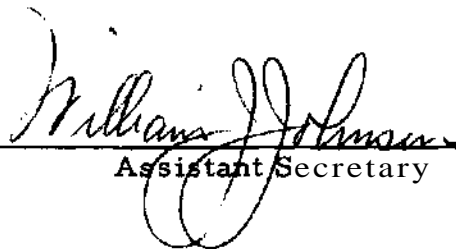
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on
Thursday, May 7, 1970 at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:15 p. m.


Assistant Secretary