

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON NOV. 30, 1960

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 Nov. 30, 1960 • 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>
Joseph W. Lund Magr. Francis J. Lally James G. Colbert Melvin J. Massucco Stephen E. McCloskey	None

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 November 30, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By r^CXU^XA^^ in^aJ^

Nov. 23, 1960 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. 23, 1960 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 30th day of November, 1960.

Kane Simonian
Secretary

LS

The minutes of the meeting of November 23, 1960 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director distributed copies of a memo dated November 29, 1960 from the Land Acquisition Consultant to the Executive Director entitled "Approval of Maximum Acquisition Prices for Whitney Street Parcels with Valuation in Excess of \$10, 000¹¹", containing recommended acquisition prices for thirteen parcels. The Chairman stated that he had reviewed the memorandum and the parcels with the Land Acquisition Consultant.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommended acquisition prices as listed in the memorandum and further to authorize the General Counsel to accept options on behalf of the Authority for these parcels at the approved prices.

(The foregoing memorandum is filed in the Document Book of the Authority as Document No. 125.)

The Executive Director was instructed by the Authority to write to James J. Sullivan, Chairman of the Real Property Board, explaining the status of the Mattapan and Castle Square projects.

On the recommendation of the West End Site Office, Thomas Powers and James O'Donnell, Maintenance Men, were reappointed for ninety days.

The Executive Director notified the Authority that Arthur Dolben and William Dolben, who previously had been approved as appraisers for the Government Center Project, had requested that William H. Dolben and Sons be designated as appraisers instead of the individuals. The firm of William H. Dolben and Sons is a partnership consisting of Alfred H., Arthur J. and William H. Dolben, Jr., all of whom are experienced and well qualified appraisers. The parcels to be appraised will be assigned under contract to the partnership with the restriction that the appraisals have to be performed by the partners only. The partner who actually makes each appraisal will sign the appraisal and agree to testify in court if necessary.

On motion duly made and seconded, it was unanimously

VOTED: to approve William H. Dolben and Sons, a partnership, to perform appraisals for the Government Center project at the fee arrangement

previously agreed upon by the Authority for the project, and further to make the following findings:

(1) the selected appraisers possess qualifications justifying an expectation that they will furnish appraisal reports on which the Local Public Agency and HHFA can act with confidence and that they will be able to support their conclusions capably in the event of investigation or court proceedings;

(2) the appraisers do not have any interest, present or prospective, that could impair their ability to furnish impartial reports or raise questions as to their impartiality or fairness;

(3) the compensation to be paid will be fair and proper under all the circumstances and at rates that do not exceed what typically would be paid in the locality for equivalent services, based on the compensation that has been and is being paid by others for similar services;

(4) the contract with the selected appraisers will best serve the interest of the project, with due regard for, but not primary consideration of, the objective of holding the expense to a minimum;

and further, that the Chairman be authorized to execute contracts with the foregoing appraisers.

The Executive Director distributed copies of a letter from John I. Fitzgerald submitting a proposal for parking for a certain portion of the West End project area.

On motion duly made and seconded, it was unanimously

VOTED: to acknowledge the letter and advise Mr. Fitzgerald that the matter of parking is under further study.

A letter from William A. Carey, Representative-elect, Mission Hill District, concerning vandalism in the area was distributed.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman write to the Police Commissioner requesting the cooperation of the Police Department and enclosing copy of Representative-elect Carey's letter.

Site Office reports for both projects were distributed.

A report from Wallace Orpin, Chief of Development, was distributed, which established the fact that construction progress in the West End was at least three months ahead of schedule. ✓

The Executive Director was instructed to write to the Perini Corporation to ascertain if their organization was still interested in being the redeveloper for the Government Center project, and if so, to arrange for a mutually convenient date for the officials of the Perini Corporation to meet with the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to approve the renewal application for a parking license for Gus' Parking Lot in the West End, and further, that the Chairman be authorized to execute the Authority's assent to the application for renewal of license.

The General Counsel informed the Authority that the State aid for urban renewal legislation had been signed by Governor Furculo and that the Authority was eligible for over \$3,000,000 in financial assistance from the State for the West End and New York Streets projects pursuant to this legislation.

On motion duly made and seconded, it was unanimously

VOTED: that an application by the Authority for financial assistance pursuant to Chapter 776 of the Acts of 1960 be authorized and that the Executive Director be instructed to prepare and submit the application to the appropriate agency.

Mr. Logue and Mr. Graham entered the meeting at this point.

Mr. Logue reported on the status of the Prudential project and the Government Center project. Mr. Logue stated that the New York Regional Director, Mr. Horan, had insisted on at least one re-use appraisal of the Federal Building site and had designated a Philadelphia appraiser, Mr. Healey, subject to the acceptance by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that further details and qualifications on Mr. Healey be obtained and that the Chairman be authorized to negotiate with Mr. Healey with respect to the re-use appraisal after his qualifications have been established.

Mr. Logue discussed the Workable Program for the City of Boston and reviewed the more important sections of it and advised the Authority that a Workable Program had been submitted last week by His Honor, the Mayor, to the URA.

Mr. Graham was asked for his comments on the case study for the Government Center project which was written by Mr. Richard W. Nathan and sent to the Authority by the Inter-University Case Program. Mr. Graham agreed

to prepare a memo for the Authority containing his review and comments.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:55 a. m.

Kans ^{SX} Mountain
Secretary