

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 27, 1963

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. 27, 1963. 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	Melvin J. Massucco (came in later)
Stephen E. McCloskey	
James G. Colbert	
John Ryan	

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 Nov. 27, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

November 21, 1963

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. 21, 1963 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 27th day of November, 1963.

Kane Simonian
Secretary

LS

Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of November 7, 1963 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to revise page ten of the minutes of November 7th by inserting the following after the motion on the recommendation of the Executive Director to license by negotiation Blocks 43 and 134 in the Government Center Project:

"The Development Administrator opposed the recommendation."

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of the meeting of November 7, 1963 as amended.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be held on Wednesday, December 4, 1963 at one p. m.

The Executive Director informed the Authority that there were approximately 65 hazardous buildings in the Washington Park area which are included in the list of properties to be submitted to the Authority for an eminent domain taking at today's meeting; and further, that since these hazardous buildings will not be owned by the Authority until the eminent domain taking is made, said buildings were not included in the current newspaper advertisement for bids for Ephemeral Contract No. 2 to be opened on December 10, 1963.

The Executive Director recommended that the Authority authorize these hazardous buildings to be included in the advertised demolition bid opening by addendum to the specifications, which procedure is permissible up to five days prior to the bid opening.

On motion duly made and seconded, it was unanimously

VOTED: to approve addendum to Demolition Contract No. 2 in order to include the hazardous buildings as recommended above.

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

VOTED: to authorize payment of the following bills:

	\$
Brown, Harris, Stevens, Inc.	1, 250. 00
United South End Settlements.	6, 490. 12
Bernard Singer, Washington Park appraisals.	50.00
James F. Kelley & Co., Insurance, Govt. Center... .	12,967.04
John C. Woods, Washington Park appraisals.	5, 650. 00

Site Office reports were distributed.

On the grounds of hardship and on the recommendation of the Site Offices, on motion duly made and seconded, it was unanimously

VOTED: to approve waiver of use and occupancy charges and authorize relocation payment for the following:

			\$
Account No. 266	Helen Hines	103 Shawmut Ave. Cstl. Sq.	450. 00
	(a/k/a Foundoulis)		
"	666	Herman. Strumpf 16 Dover Street, Cstl. Sq.	184. &Q

On motion duly made and seconded, it was unanimously

VOTED: to approve waiver of use and occupancy charges for the following:

Account No. 407	Helen Pearson	63 Emerald St. , Cstl. Sq.	234. 50
-----------------	---------------	----------------------------	---------

The cases of John Dove and Joseph Geysen were referred back to the Site Office for further information.

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

VOTED: that the Chairman, on behalf of the Authority, cooperate with His Honor, the Mayor, in connection with any proposed memorial for the late President Kennedy with respect to the Government Center Project.

Copies of memo from the Real Estate Officer were distributed dated November 27, 1963 re Adjustment of Use and Occupancy Charges, Castle Square Project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Real Estate Officer as contained in the above memorandum with respect to the following accounts:

Account No. 689,	Herbie's New York Delicatessen	
	and Bakery	466 Tremont Street
"	152 C. P. Hurley, Inc.	1103 Washington Street

The Executive Director informed the Authority that the burning permit for Maher and Fall on the Washington Park demolition contract will expire December 1, 1963 and that the said contractor has complied with all the conditions of the burning.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to extend the burning permit for Maher and Fall from December 1, 1963 to January 15, 1964.

A Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the aggregate Principal Amount of \$21,900,000, the Execution of Requisition Agreement No. 5, and the Execution and Delivery of Project Temporary Loan Note Nos. 6 and 7, in Connection with Project No. Mass. R-35" was introduced by Mr. Colbert.

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

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Ryan seconded the motion, and on roll call, the following voted "Aye": Monsignor Lally, Messrs. McCloskey, Colbert and 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. 286.)

The matter of the Bowdoin Square Garage Company, Inc. adjustment was taken from the table.

The Authority discussed the memo of the Real Estate Officer which was submitted on October 1, 1963.

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

VOTED: to approve the recommendation of the Real Estate Officer as contained in memo dated October 1, 1963 and to authorize an adjustment

reducing the use and occupancy charges by the amount of \$17, 102.81 for the period of occupancy November 24, 1961 through January 31, 1963.

Monsignor Lally, Mr. Colbert and Mr. McCloskey voted in favor; Mr. Ryan voted "present" and requested that it be recorded in the minutes that he disagreed with the Real Estate Officer's memo technically on the valuation of income and was voting "present" for this reason.

The Development Administrator distributed copies of a memo dated November 27, 1963 re Order of Taking for Properties in the Washington Park Urban Renewal Area, attached to which were copies of a Resolution Approving an Order of Taking and copies of proposed Order of Taking.

The aforementioned Resolution and Order of Taking were read in full and considered.

On motion by Mr. Ryan, 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 November 27, 1963, relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, be executed together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963, and revised September 24, 1963, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled: Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plan Nos. 1 to 26 inclusive, 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 (only Plan Nos. 1, 3, 5, 8, 11, 14, 17, 19 and 23 to be recorded with this Order of Taking); and

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

The above-mentioned Order of Taking dated November 27, 1963, together with the Key Plan and Plan Nos. 1, 3, 5, 8, 11, 14, 17, 19 and 23, are incorporated in the minutes and filed in the Document Book of the Authority as Document No. 287.

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

VOTED: that it hereby be and is the policy of the Authority that site occupant surveys shall be completed before any eminent domain order is approved by the Authority and before any letters are sent to the owners of property, advising them that their property will be acquired ahead of the scheduled acquisition if they so request.

Copies of a memo from the Development Administrator dated November 27, 1963 were distributed re authorization to secure conveyance to the Authority by the Real Property Board of foreclosed property at 24 Rockland Street, Washington Park.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized upon receipt of a specific Letter of Intent by the Eliot Congregational Church, to request conveyance without consideration of the tax-foreclosed property at 24 Rockland Street, Roxbury, by the Committee on Foreclosed Real Estate of the Real Property Board to the Boston Redevelopment Authority, pursuant to Chapter 314 of the Acts of 1961 and that the Development Administrator be and he hereby is authorized to secure the necessary appraisals and negotiate a land disposition agreement between the Authority and the Eliot Congregational Church for the above-named property," which shall be submitted to the Authority for approval.

Copies of a memo dated November 27, 1963 were distributed re Final Drawings for 221 (d) (3) Housing on Parcel B-1 in the Washington Park Urban Renewal Area. The Development Administrator presented plans showing the final drawings to the Authority.

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

VOTED: that the Development Administrator be and he hereby is authorized to approve, substantially in the form presented to this meeting, the final plans and specifications for housing with financing under Section 221 (d)(3) of the Housing Act of 1949 to be constructed by Marksdale Gardens, Inc. on

Parcel B-1 in the Washington Park Urban Renewal Area, pursuant to a Land Disposition Agreement by and between the Boston Redevelopment Authority and Marksdale Gardens, Inc.

Copies of a memo were distributed dated November 27, 1963 re Government Center, Temporary Use of Land for Push Cart Vendors.

Said memo proposes that the block between Hanover, Union and Blackstone Streets be considered for temporary use by the push cart vendors in order to alleviate traffic congestion.

The Development Administrator requested consent of the Authority to explore the matter and prepare a report for consideration by the Authority. The Authority agreed.

Copies of a memo dated November 27, 1963 were distributed re Government Center, Temporary Construction Easement, attached to which was a map entitled Federal Office Building Construction Easement, showing easements previously granted and the proposed easement requested.

Also attached was a letter from J. W. Bateson Company, Inc., contractors for the Federal Office Building, and copies of proposed form of temporary easement.

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

VOTED: that the Authority approves the construction easement to the J. W. Bateson Company, Inc. as proposed in the Development Administrator's memo of November 27, 1963 for the time periods and for the purposes specified therein and authorizes the Development Administrator to execute the appropriate instrument therefor at a rental of \$.06 per square foot per year.

The Development Administrator distributed copies of a memo dated November 27, 1963 re Amendatory Early Land Acquisition Loan for Government Center, attached to which was a folder containing copies of a Revised Application for Temporary Loan and other forms required in

support of a Revised Application, and a Resolution authorizing the filing of the Amendatory Application.

Mr. Colbert moved the adoption of the following Resolution, which was read in full and considered: "Resolution of the Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Early Land Acquisition Loan for Project No. Mass. R-35". Mr. Ryan seconded the motion, and on a call from the Chair, the motion was adopted unanimously,

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 288.

The Development Administrator distributed copies of a memo dated November 27, 1963 re Payment in Lieu of Taxes to the City of Boston for the Calendar Year 1963, attached to which were copies of two letters from His Honor, Mayor Collins, concerning the payment in lieu of taxes for the Castle Square and Washington Park Projects, respectively.

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

VOTED: that payment to the City of Boston of the sum of \$227, 011. 20 as a payment in lieu of taxes for the calendar year 1963 for property acquired by the Authority in the South End Urban Renewal Area in the Castle Square portion thereof is hereby approved and the further payment to the City of Boston of the sum of \$187, 593. 60 as a payment in lieu of taxes for the calendar year 1963 for property acquired by the Authority in the Washington Park Renewal Area is hereby approved.

On the recommendation of the Development Administrator as contained in memo dated November 27, 1963, entitled Harvard School Study, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the reprint of 400 copies of the Harvard School Study to be purchased by the Purchasing Agent in accordance with the Procurement Policy at a cost not to exceed \$1084.60.

The Development Administrator distributed copies of memo dated November 27, 1963 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary Appointments^ six-month basis:</u>			<u>Per</u>	<u>Eff.</u>
			<u>Annum</u>	
Thomas Doherty	Asst. Proj. Design Officer, South End		\$ 9,000	12/ 2
Lee Weller	Sr. Plan. Designer, Washington Park		7, 000	12/16
Frances Murray	Secretary	Planning	4,750	12/ 2
Dorothy Thomas	Secretary	Development	4,750	12/ 2
Kenneth Freed	Development Aide	Development	4, 500	12/ 2
Virginia Liss	Secretary	Planning	4, 250	12/ 2
Kevin McCarthy	Messenger-Clerk	Adm. Mgmt.	2, 850	12/ 2
 <u>Temporary Appointment, Hourly basis; six-month period:</u>				
Harry Johnson	Custodian	Planning	2. 00 p.h.	12/ 2
 <u>Reappointments :</u>				
James G. Dolan	Development Officer, Washington Park		11, 500	12/ 2
David Weiner	Civil Engineer	Operations	9,600	12/19
Theodore Liebman	Architect	Planning	7, 000	12/19
John Lawless	Accountant	Operations	6, 500	12/27
Marie Federico	Secretary	Adm. Mgmt.	4,750	12/ 3
Jerelyn Guselli	Junior Draftsman	Planning	4,700	12/ 5
Earlean Singleton	Secretary	Mayor's Committee Housing Problems	4, 500	12/10
Mary Doherty	Clerk-typist	Adm. Mgmt.	4, 000	12/ 3
Rita Smith	Switchboard Oper.	Operations	3, 800	12/ 6
 <u>Reappointments, six-month basis:</u>				
Ernest Berry	Rehab. Specialist	Wash. Park	7,250	12/10
John Kennedy	Rehab. Assistant	Wash. Park	6,250	12/10
Amerigo Vito	Rehab. Assistant	Development	6,250	12/10
Edward Hoermann	Sr. Plan. Designer	Wash. Park	3.75 p.h.,	12/ 5
D. Katochianos	Jr. Plan. Designer	Wash. Park	3.00 "	12/19
N. Katochianos	Jr. Plan. Designer	Planning	3.00 "	12/19
Ervin Shelton	Jr. Plan. Designer	Wash. Park	3.00 "	12/27
Kay Alexander	Rehab. Designer	Planning	3.50 "	12/ 5
 <u>Reappointments, three-month basis:</u>				
Santo Mignosa	Draftsman	Planning	5,700	12/12
David O'Keefe	Junior Draftsman	Planning	4, 700	12/12
 <u>Reappointment., one-month, basis:</u>				
Barbara Capelotti	Clerk-typist	Development	3, 800	12/ 5

Resignations:

Alan T. Monroe	Office Manager	Washington Park	<u>eff.</u> 12/17
Russell Traunstein	Deputy Director of Family Relocation		11/29
Mavis Young	Secretary	Planning	12/13
James Flaherty	Clerk-Messenger	Adm. Mgmt.	11 / 5

On motion duly made and seconded, it was unanimously

VOTED: to authorize an advance of fifteen days' sick leave to Gerald Kenneally, Relocation Assistant assigned to the Government Center Site Office.

Mr. Massucco entered the meeting at this point.

Mr. Paul Cifrino, President of Supreme Markets, and Mr. Paul Melrose, Attorney for Mr. Cifrino, entered the meeting at this point with reference to the selection of a developer for Washington Park Site F-1.

Mr. Cifrino read a prepared statement, copies of which were distributed to the Members and the Secretary, and answered questions from Members and the Development Administrator,

Mr. Copellman, representing Chain Store Construction, Inc. , and his architect, Mr. Winebaum, were also present at the meeting. Mr. Copellman stated that he did not have anything further to add to his proposal which had previously been presented, except that he was still interested.

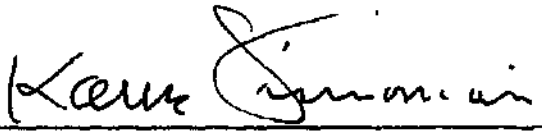
On motion by Mr. Massucco, seconded by Mr. McCloskey, it was unanimously

VOTED: to postpone decision on this matter until a future meeting.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:20 p.m.


Secretary

