

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 1, 1961

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 9:30 a.m. on March 1, 1961. 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	None
R.t. Rev. Msgr. F. J. Lally	
James G. Colbert	
Melvin J. Massucco	
Stephen E. McCloskey	

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 feij^'clock a.m. on March 1, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 23, 1961

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 Feb. 23, 1961 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 1st day of March, 1961.

Kane Simonian
Secretary

LS

The minutes of the meeting of February 22, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to revise the last two lines on page 3 of the minutes of the meeting of February 22, 1961 so as to read as follows: "VOTED: to request representatives of Charles River Park, Inc. to be available for questioning by the Authority on March 1, 1961 at 11:00 a.m...."

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as revised.

Messrs. Logue, Graham and Conley were present at the meeting.

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

VOTED: to hold a public hearing pursuant to Chapter 652 of the Acts of 1960 on the Prudential Application in the Gardner Auditorium, State House, on Wednesday, March 22, 1961 at 10:00 a.m.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a Third Amendatory Contract Amending Loan and Grant Contract No. UR Mass. 2-3 (LG) By and Between the Boston Redevelopment Authority and the United States of America?¹" was introduced by Mr. Colbert. Said Resolution and the proposed Amendatory Contract described therein were then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Monsignor Lally seconded the motion, and, on roll call, the following voted "Aye": Mr. Lund, Mr. Colbert, Mr. McCloskey, Mr. Massucco and Monsignor Lally; and the following voted "Nay": None. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 133.)

A Resolution entitled: "Resolution Amending that Certain Resolution of the Boston Redevelopment Authority Adopted January 24, 1958 entitled 'Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Project No. 2-3 and Providing for the Security for the Payment Thereof and for Other Purposes'¹, as Said Resolution Was Previously Amended by Resolution of the Boston Redevelopment Authority Adopted March 7, 1960" 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. Monsignor Lally seconded the motion, and, on roll call, the following voted "Aye": Mr. Lund, Mr. Colbert, Mr. McCloskey, Mr. Massucco and Monsigno Lally; and the following voted "Nay": None. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 134.)

On motion duly made and seconded, it was unanimously

VOTED: to extend for ninety days the appointment of James O'Donnell and Thomas Powers, Whitney Project maintenance men. # -/

The Authority discussed the request by Charles River Park, Inc. for a six-month extension on delivery of Parcel 1»B because of inability to obtain an FHA mortgage commitment on this complex until 70% occupancy has been attained in the first complex.

On motion by Monsignor Lally, seconded by Mr. MsCloskey, it was unanimously

VOTED: to extend the delivery date on Parcel 1-B in the West End project for ninety days, subject to approval of the URA.

The Executive Director informed the Authority that Charles River Park, Inc. had requested permission to substitute City of Boston municipal bonds in the face amount of \$7000 for a bank book in the Brookline Federal Savings and Loan Association, which is now in escrow with the Authority as part of the security deposit under the West End Leasehold Agreement. The Executive Director informed the Authority that the Accounting Department had certified as to the current market value of the bonds, and further, that the General Counsel had given the opinion that the substitution was within the meaning of the Leasehold Agreement.

On motion duly made and seconded, it was unanimously

VOTED: to approve the substitution of City of Boston bonds for the savings bank book.

Site Office reports were read.

Because of hardship, on motion duly made and seconded, it was unanimously

VOTED: to waive rent arrearage for Albert Martin and Josephine Maglione, former residents of the West End.

Because of hardship, on motion duly made and seconded, it was unanimously

VOTED: to waive rent arrearage and authorize relocation payment for Mrs. Eileen Murphy of 103 St. Alphonsus Street, a resident of the Whitney project area.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of dues in the amount of \$5.00 to the Roxbury Interagency Conference for Berton S. Fliegel, Social Worker.

The Executive Director distributed copies of a memo from the Real Estate Officer, Robert E. McGovern, concerning pro tanto payments on certain parcels of property in the Whitney project area.

On motion duly made and seconded, it was unanimously

VOTED: to approve the memo and authorize the General Counsel to make the pro tanto offers in accordance with the memo.

(The foregoing memo is filed in the Document Book of the Authority as Document No. 135.)

The next item on the agenda was the election of officers.

Monsignor Lally nominated Mr. Lund as Chairman.

Mr. Colbert nominated Monsignor Lally for Chairman.

Mr. McCloskey seconded the nomination of Monsignor Lally.

Monsignor Lally declined the nomination.

Monsignor Lally moved that the present slate of officers be reelected.

Mr. Colbert nominated Mr. McCloskey for Chairman.

Mr. Massucco seconded the nomination of Mr. McCloskey for Chairman.

Mr. Logue suggested that the Authority enter into executive session.

On motion made by Monsignor Lally and seconded by Mr. Massucco, it was unanimously

VOTED: to enter into executive session.

The members of the press were asked to leave.

The election of Chairman was discussed in the executive session.

Mr. Massucco made a motion, seconded by Monsignor Lally, that the election of officers be postponed until March 15th.

Mr. Colbert withdrew his nomination of Mr. McCloskey as Chairman.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Mr. Massucco's motion and postpone the election of officers until March 15th.

The Development Administrator, Mr. Logue, distributed a memo dated March 1, 1961 re staff appointments and promotions.

Mr. Logue recommended the appointment of seven employees, promotions for three employees of the Planning Department, and the transfer of one employee from the Planning Department to the Administrative Management Department.

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

VOTED: to appoint John P. McMorrow of Dorchester as Director of Administrative Management, Development Administration, at \$20,000 per annum, effective March 8, 1961.

On motion by Monsignor Lally, seconded by Mr. Massucco, it was unanimously

VOTED: to appoint the following employees effective on the dates indicated and at the salary stated, as follows:

Robert F. Rowland of Lexington, as Director of the Community Renewal Administration Division, Development Department, at \$15,000 per annum, effective March 15, 1961;

Francis E. O'Brien, of Roslindale, as Principal Planner, Planning Department, at \$8,000 per annum, effective March 1, 1961;

Martin R. Adler, of New York City, formerly of Providence, as Principal Planner, Planning Department, at \$8,000 per annum, effective March 15, 1961;

Chester Jones of Cambridge, as Senior Planner, Planning Department, at \$7,400 per annum, effective March 15, 1961;

Samuel J. Gilfix, of Newton, as Senior Planner, Planning Department, at \$6,500 per annum, effective March 1, 1961.

Rafael Antonio Deutschmann of Cambridge, as Planning Illustrator, Planning Department, at \$5,900 per annum, effective March 8, 1961.

On motion made by Monsignor Lally, seconded by Mr. McCloskey, it was unanimously

VOTED: to approve the promotion of the following employees of the Planning Department:

Edwin E. Devine, of Scituate, from Senior Planner at \$6, 500 per annum to Senior Rehabilitation Designer at \$7,400 per annum, effective March 8, 1961;

Richard Beatty, of Boston, from Junior Planning Analyst at \$5, 500 per annum to Senior Planner at \$6, 500 per annum, effective March 8, 1961;

Alice Dineen, of Boston, from Planning Assistant at \$4, 355 per annum to Draftsman at \$5,100 per annum, effective March 8, 1961.

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

VOTED: to transfer John Coughlin from the position of Principal Planner, Planning Department, at \$8, 000 per annum to the position of Budget Assistant in the Administrative Management Department at the same salary, effective March 1, 1961, without loss of any rights under the tenure law.

Mr. McCloskey and Monsignor Lally left the meeting at this point.

On motion duly made and seconded, it was unanimously

VOTED that the Authority approve expenses for the Development Administrator or designee and three employees designated by him to travel to Pittsburgh April 16-18 to attend the National Association of Housing and Re-development Officials Working Conference on Urban Renewal for the purpose of recruiting personnel for the Development Program.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority does hereby approve travel expenses for Edward J. Logue, Development Administrator, to attend a meeting in New York on March 3 called by the Regional Administrator of HHFA.

The Executive Director distributed copies of a memo concerning insurance coverage, recommending that additional coverage be obtained as contained in the memo. *

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

VOTED: that James F. Kelley & Company be designated as the official insurance broker for the Authority, and further, that all existing policies now placed through Cronin & Gartland & Company be cancelled, effective March 15th, 1961, or as soon thereafter as an audit and adjustment will permit, except for the Comprehensive General Liability for the West End project, which expires April 23, 1961; and further, that James F. Kelley & Company be approved

as broker for the West End Comprehensive General Liability insurance after April 23, 1961, and that the Executive Director be authorized to obtain the additional insurance coverage recommended in the foregoing memo and to arrange for the renewal of the West End Comprehensive General Liability insurance through James F. Kelley & Company.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:24 p.m.

Kurt V. M. Utt
Secretary