

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JUNE 24, 1965

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 11:00 a. m. on June 24, 1965. 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 Stephen E. McCloskey James G. Colbert	Melvin J. Massucco George P. Condakes

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 11:00 a. m. on June 24, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVEXEOPMENT AUTHORITY

By Kane Simonian

June 18, 1965

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 June 18, 1965, 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 24th day of June, 1965.

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of June 10, 1965 were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

John Sherman Cullen	\$ 2,550.00
William F. Morrissey	2, 200.00
John J. Duane Co., Inc.	18,406.80
Maher & Fall Wrecking Co., Inc.	16,321.00
City of Boston Public Works Dept.	98, 131.42
M. Edward Riney & Son	6,200.00
Maher & Fall Wrecking Co., Inc.	13,810.00
Fay, Spofford & Thorndike	1, 160.88
Charles A. Maguire & Associates.	39, 106. 14
Charles T. Main, Inc.	3,728.14
Schoenfeld Associates, Inc.	2, 240.00

Site Office reports were distributed from the Government Center Project Mass. R-35, North Harvard Project Mass. R-54 and South End Project Mass. R-56.

Copies of a letter dated June 23, 1965 were distributed indicating the probable vacate dates of all remaining tenants in the building at 7-25 Pemberton Square.

On motion duly made and , seconded, it was unanimously VOTED: that Mr. Norman Leventhal, Center Plaza Associates, be requested to attend the next meeting of the Authority.

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

VOTED: to waive the use and occupancy charge in the amount of \$30 on Account No. 2227 , Alford Calkins, and that the amount of \$30 deducted from Mr. Calkins' moving allowance be refunded.

Copies of a memo from the Real Estate Officer dated June 24, 1965 were distributed re Adjustment of Use and Occupancy Charge - Notre Dame Academy, 2893 Washington Street, Account No. 830.

On motion duly made and seconded, it was(the Chairman voted "Present" and requested that it be so recorded)

VOTED: to accept the recommendation of the Real Estate Officer to reduce the use and occupancy charge on Account No. 830, Notre Dame Academy, to \$100 per month effective June 15, 1965.

Copies of a memo dated June 16, 1965 were distributed re Washington Park Urban Renewal Area Project No. Mass. R-24, Demolition and Site Clearance Contract No. 3, Change Order No. 4.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 4 for Demolition and Site Clearance Contract No. 3 by granting the John J. Duane Co. , Inc. an extension of sixty (60) calendar days to September 4, 1965, with no change in contract price.

Copies of a memo dated June 15, 1965 were distributed re Washington Park Urban Renewal Area Project No. Mass. R-24, Demolition and Site Clearance Contract No. 1, Change Order No. 7.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 7 for Demolition and Site Clearance Contract No. 1 by granting the Maher and Fall Wrecking Co. , Inc. an extension in contract time of forty-five (45) calendar days to August 5, 1965, with no change in the contract price.

Copies of a memo dated June 14, 1965 were distributed re Project No. Mass. R-56, South End, Demolition and Site Clearance Contract No. 1, Change Order No. 4.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 4, Demolition and Site Clearance Contract No. 1, with the John J. Duane Co., Inc., to extend the contract time ninety (90) calendar days to September 24, 1965, with no change in the contract price.

Copies of a memo dated June 24, 1965 were distributed re Preliminary Loan Notes, 9th Series A, West End Project UR Mass. 2-3, attached to which were copies of a tabulation of bids received at the bid opening on June 15, 1965.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$4, 971, 000, the Execution of Requisition Agreement No. 9» and the Execution and Delivery of project Temporary Loan Note No. 10, In Connection With Project No. UR Mass. 2-3" 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. McCloskey seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey and Colbert; 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.. 470.

Copies of a memo dated June 24, 1965 were distributed re New England Merchants National Bank, 28-30 State Street, Government Center Project Mass. R-35. The Executive Director informed the Authority that following the dislodgement of a substantial piece of the stone cornice on June 17, 1965, the main entrance to the New England Merchants National Bank at 28-30 State Street, had been closed and the sidewalk in the immediate vicinity roped off by the Boston Police Department. Bids were solicited from six contractors to erect the necessary scaffolding to remove all loose and dangerous portions of the cornice. At this point the three bids received were opened and read:

R. M. Martin Co. , Inc.	\$1,295.00
B. Feneno Co.	1,365.00
J. Fandel's Sons, Inc.	1,762.00

On motion duly made and seconded, it was unanimously VOTED: to accept the proposal of R.M. Martin Co. , Inc.

Copies of a memo dated June 21, 1965 were distributed re Washington Park Project, Mass. R-24, Demolition and Site Clearance Contract No. 5, attached to which were copies of a tabulation of bids received on June 18, 1965.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority authorize
the Executive Director to enter into a Demolition and Site Clearance
Contract No. 5 with the Maher and Fall Wrecking Co. , Inc. , in the
amount of \$87, 000.

Copies of a memo dated June 23, 1965 were distributed re
New York Streets Project - Gilchrist Tire Center and Cooper Electric.
The Executive Director informed the Authority that the landscaping
and tree planting requirements of the Land Assembly and Redevelopment
Plan, New York Streets Project UR Mass. 2-1, have been met by the
Gilchrist Tire Center Building and the Cooper Electric Building.

On motion duly made and seconded, it was unanimously
VOTED: that the Executive Director be authorized to issue
Completion Certificates to the Gilchrist Tire Center Building and
to the Cooper Electric Building.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the Purchasing Agent to purchase one
electric typewriter to be used in the Operations Department, 73 Tremont
Street.

Copies of a letter from the League of Women Voters of Boston
dated June 9, 1965 were distributed urging the Boston Redevelopment
Authority to encourage additional low-rent housing be provided before
any further displacement occurs in urban renewal areas.

On motion duly made and seconded, it was unanimously
VOTED: that the matter be taken under advisement.

Copies of a memo dated June 24, 1965 were distributed re
MBTA Final Bill for Scollay Square Relocation in Government Center.
The Development Administrator explained the procedures involved in
checking the bills submitted by the MBTA.

On motion duly made and seconded, it was unanimously
VOTED: to take from the table the final bill for MBTA
Scollay Square Relocation of \$735, 538. 51, and the payment of this amount
is authorized.

Copies of a memo dated June 24, 1965 were distributed re Government Center Parcel 7 and the contents were noted.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to advise the D. & L. Slade Company that the Authority will consider entering into a rehabilitation agreement without necessitating the discontinuance of the present use of the building at 189 State Street and without committing the Authority finally.

Copies of a memo dated June 24, 1965 were distributed re Rehabilitation of 50 Eastern Avenue - Waterfront Project, and copies of proposed plans for the rehabilitation of the building plus photographs were displayed.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the next meeting.

Copies of a memo dated June 24, 1965 were distributed re Request for Designation as Developer - Chinese Urban Renewal Committee, attached to which were copies of a letter dated June 23, 1965 from the Boston Chinese Community Urban Renewal Committee, and copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Chinese Urban Renewal Committee is hereby tentatively and informally designated as developers of 221D3 housing on Parcels R-2 and R-2A located in the South Cove Urban Renewal Area, conditional upon the receipt of information, the determinations required by law and by federal regulations, and the necessary public disclosure, including final approvals of the Plan, the submission by the Committee of a detailed program within 60 days which is found to be acceptable by the Authority, disclosure to the public by publication of the name of the developer and the property involved, and HHFA and Authority approvals of the disposal price and method of disposal.

Copies of a memo dated June 24, 1965 were distributed re South Cove - Letter of Interest - Omonia Restaurant, attached to which

were copies of a letter dated May 31, 1965 from Omonia Enterprise, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to endorse in principle the Letter of Interest and to indicate the Authority's desire to help relocate businesses which are to be displaced.

Copies of a memo dated June 24, 1965 were distributed re South Cove - Draft Cooperation Agreement with the Tufts New England Medical Center, attached to which were draft copies of a Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter under advisement.

Copies of a memo dated June 24, 1965 were distributed re Draft Cooperation Agreement with Don Bosco School, attached to which were draft copies of a Cooperation Agreement.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter under advisement.

Copies of a memo dated June 24, 1965 were distributed re Approval of Final Plans and Specifications - Parcel F-I - Washington Park Project Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: that the Final Plans and Specifications for construction of the shopping center on Parcel F-1 in the Washington Park Urban Renewal Area which have been submitted by Blair Associates pursuant to the provision of the Disposition Agreement between the Boston Redevelopment Authority and Blair Associates dated February 16, 1965 and presented at the meeting are hereby accepted and approved.

Copies of a memo dated June 24, 1965 were distributed re Request for Authorization to Execute "Recognition Agreement" with Major Tenant in Washington Park Shopping Center, attached to which were copies of a proposed "Recognition Agreement. "

On motion duly made and seconded, it was unanimously

VOTED: that following conveyance of Parcel F-1 in the Washington Park Urban Renewal Area to Blair Associates and execution

of a lease between Blair Associates and Zayre of Roxbury, Inc., a Massachusetts corporation, the Development Administrator is hereby authorized, for and on behalf of the Authority, to enter into the "Recognition Agreement" between the Boston Redevelopment Authority and Zayre of Roxbury, Inc., substantially in the form presented, providing that in the event that the Boston Redevelopment Authority re-acquires title to said parcel or any part thereof, possession will be subject to the rights of Zayre of Roxbury, Inc. under said lease, provided that the lease is still in effect and Zayre of Roxbury, Inc. is not then in default thereunder; and that such agreement executed on behalf of the Authority by the Development Administrator to which a Certificate of this vote is attached shall conclusively be deemed authorized by the Authority. Document No. 471.

Copies of a memo dated June 24, 1965 were distributed re Request for Authority to Enforce Penalty Provisions of Disposition Agreement - Parcel F-1 - Washington Park Urban Renewal Area. The Development Administrator explained the penalty provisions of the Disposition Agreement, and Herbert Tucker, Attorney for Blair Associates, informed the Authority of his client's present plans and commitments.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator's recommendation be placed on the table for further consideration.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to take the necessary steps to remove the debris, rocks and rubble and whatever else is necessary to clean up Parcel F-1, Washington Park Urban Renewal Area.

Copies of a memo dated June 24, 1965 were distributed re Vacant, Hazardous Buildings in the Boston Redevelopment Authority Acquisition Areas - Washington Park Project, and the contents were noted.

Copies of a memo dated June 24, 1965 were distributed re 81 Elm Street, Charlestown, attached to which were copies of an estimate

for additional rehabilitation work in order to provide space at 81 Elm Street for both the project staff and the rehabilitation staff.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to carry out the improvements necessary to rehabilitate the building at 81 Elm Street, Charlestown, for its use as the Charlestown Project Site Office, at a cost not to exceed \$4500, subject to the Authority's Purchasing Policy and procedures.

Copies of a memo dated June 24, 1965 were distributed re Approval of Plans of South End Community Development, Inc. , and copies of the Final Plans and Specifications were displayed.

On motion duly made and seconded, it was unanimously

VOTED: that the Final Plans and Specifications of South End Community Development, Inc., for rehabilitation of the properties located at 38 East Springfield Street, 216 Northampton Street, 23 Greenwich Park, and 10 Dartmouth Street, which have on this date been submitted to the Board, are hereby accepted and approved.

Copies of a memo dated June 24, 1965 were distributed re Castle Square - Change in Ownership Entity, attached to which were copies of a proposed vote and copies of an Assignment of Interest.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the Assignment by City Redevelopment Corporation of all its rights in Parcel 1 in Castle Square to Castle Square Associates, a joint venture, and authorizes the Development Administrator to accept on behalf of the Authority an Assignment in substantially the form presented to this meeting. Document No. 472.

Copies of a memo dated June 24, 1965 were distributed re Lease of 10th and 11th Floors - City Hall Annex, attached to which were copies of a proposed vote and copies of a lease.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman of the Boston Redevelopment Authority be and he hereby is authorized in the name and behalf of the Boston Redevelopment Authority to execute and deliver a certain indenture

of lease between the Authority and the City of Boston respecting the tenth and eleventh floors of the premises known as City Hall Annex and located at 26 Court Street, Boston, Massachusetts, in substantially the form of the indenture of lease attached to the Development Administrator's memorandum to the Boston Redevelopment Authority dated June 24, 1965, on the subject of, "Lease of 10th and 11th Floors - City Hall Annex. " Document No. 473

Copies of a memo dated June 22, 1965 were distributed re Max Colmes V. Boston Redevelopment Authority - Whitney Project, Parcel 9A-14, attached to which were copies of two letters from Albert E. Good, Esq. and a copy of an Order issued by Justice Frank J. Donahue of the Superior Court relating to Superior Court Case No. 560092.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority accept the recommendation of Judge Donahue in the matter of the case of Max Colmes V. Boston Redevelopment Authority, and payment in the amount of \$29,781 is authorized.

Copies of a memo dated June 24, 1965 re Zoning Referrals were distributed. The Authority reviewed the petitions and recommendations contained in the aforementioned memo and unanimously took the following actions with respect to each case:

Petitions Nos. Z-103, Z-1Q4, Z-105:

VOTED: that in connection with Petitions Nos. Z-103, Z-104 and Z-105 by the South End Community Development, Inc., seeking one minor variance in each property, the Boston Redevelopment Authority recommends approval, since in order to rehabilitate these deteriorated structures, hardship conditions were involved in creating certain improvements because of open space limitations.

Municipal Use Application No. 1:

VOTED: that in connection with Municipal Use Application No. 1 brought by the City of Boston School Building Department requesting a special order of the Zoning Commission to allow construction of addition to the Grover Cleveland School on Charles Street in Dorchester, the Boston Redevelopment Authority recommends approval since it is necessary to make more adequate provision for school facilities in this area.

Petition No. Z-129:

VOTED: that in connection with Petition No. Z-129 brought by William Goodman, 142 Greenwood Street, Dorchester, the Boston Redevelopment Authority opposes the granting of five variances to allow construction of a building to house a roofing contracting business in a Residential (R-. 8) and Local Business (L-1) district. The property is opposite the Sarah Greenwood Elementary School and its play areas and abuts existing three-family dwellings. On Harvard Street are located neighborhood type retail stores. The proposed use would result in fumes, smoke and an increase in traffic, all of which would be detrimental to the school children and the residential character of the neighborhood.

Petition No. Z-131:

VOTED: that in connection with Petition No. Z-131 brought by the Trustees of Boston University, 650-702 Commonwealth Avenue, Boston, for a conditional use permit to allow a dormitory not on the same lot as but accessory to a degree granting college. The Boston Redevelopment Authority recommends the granting of the permit since it is merely adding vertically to an existing dormitory complex and will not have an adverse effect on the neighborhood.

Petition No. Z-132:

VOTED: that in connection with Petition No. Z-132 brought by the Resthaven Corporation, 120 Fisher Avenue, Roxbury, for a variance to allow construction of a modern nursing home to replace an existing wood frame nursing home, the Boston Redevelopment Authority recommends the granting of the variance, being of the opinion that a hardship is involved and that relief may be granted in harmony without injuring the neighborhood.

Petition No. Z-134:

VOTED: that in connection with Petition No. Z-134 brought by James and Marta Carney, 337 Neponset Avenue, Dorchester, for variances in use, excess F.A. R. , insufficient parking, lot area per D. U. , to allow construction of a nursing home in a two-family district, the Boston Redevelopment Authority opposes the granting of the permit because in its opinion there is overcrowding of the land at the expense of providing proper lot area and off-street parking.

Petitions Nos. Z-136. Z-137:

VOTED: that in connection with Petitions Nos. Z-136, Z-137, brought by Peteram Realty Corp. , 1595-1615 River Street, Hyde Park, the Boston Redevelopment Authority opposes the granting of the conditional use permit to allow construction of two 39-unit apartment houses. The proper planning procedure is to petition for a zone change for such a large development.

Petition No. Z-130:

VOTED: that in connection with Petition No. Z-130 to table the matter.

Petition No. Z-135:

VOTED: that in connection with Petition No. Z-135 that the matter be left to consideration of evidence at the hearing and no report be submitted by the Boston Redevelopment Authority.

Copies of a memo dated June 24, 1965 were distributed re Resolution Concerning Design Advisory Committee, attached to which were copies of a proposed resolution and a letter from Hugh Stubbins, F.A.I. A.

On motion duly made and seconded, it was unanimously

VOTED: that the vote of the Authority on February 22, 1961, creating an Architectural Advisory Committee is hereby rescinded. The Development Administrator is hereby authorized to invite:

Nelson W. Aldrich, Partner, Campbell and Aldrich;
Lawrence Anderson, Partner, Anderson, Beckwith & Haible;
Pietro Belluschi, Dean, School of Planning, M.I. T. ;
Jose Luis Sert, Partner, Sert, Jackson fa Associates;
Hugh A. Stubbins, Jr. , Principal, Hugh Stubbins and Associates, Inc.

to organize a committee from among their number or such other persons as they may from time to time select to comment informally as they see fit upon matters relating to the design of projects which the Development Administrator may bring to their attention or which may come to their attention from other sources. The Boston Redevelopment Authority shall be notified whenever any other person is selected. Membership on this committee is entirely voluntary and will not interfere with the members' opportunities for obtaining architectural work within the City of Boston, provided that no member will comment on any matter in which he has a personal interest.

Copies of a memo dated June 24, 1965 were distributed re Temporary Staff Appointments.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary Appointments:</u>		<u>Effective</u>	<u>Terminating</u>	<u>Per Wk.</u>
James J. Campbell, Jr.	Dev. Assist. I	6/25/65	9/14/65	\$85.00
Karen A. Gould	Relocation Aide	6/25/65	9/14/65	65.00
Francis X. Quinn	Messenger (hourly)	6/25/65	9/14/65	1.65

Recissions of Temporary Employees:

Henry P. Henderson	Architect 1	6/10/65
Jean H. Thoresen	Relocation Aide	6/10/65

Copies of a memo dated June 24, 1965 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointment:</u>		<u>Grade fa Step</u>	<u>Effective</u>	<u>Per Annum</u>
David W. Haley	Planning Aide III	6 - 1	7/1/65	\$ 5, 200

Reappointment - six month basis:

James E. Gildea	Special Assistant	16 - 1	6/1/65	\$14, 500
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<u>Resignations:</u>		<u>Effective</u>
Joseph JT. Iadonisi	Rehab. Assistant II	7/ 6/65
Arlyn E. Hastings	Planner I	6/25/65
Irving M. Weiner	Draftsman II	7/ 1/65
Jeanne C. Staiger	Dev. Assistant I	6/15/65
Marsha U. Wilson	Relocation Aide	6/29/65
Helen Hawes	Secretary II	7/ 6/65
Edward C. O'Malley, Jr.	Messenger	6/18/65

Copies of a memo dated June 24, 1965 were distributed re BRA Participation in the Residential Rehabilitation Training Institute.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority authorize the following people to attend the Residential Rehabilitation Training Institute to be held July 19-30, 1965, in Minneapolis, Minnesota, for two weeks or any part thereof:

Frank Del Vecchio	Ray Rothermel
Charles Dinezio	Walter Smart
James Finnigan	Tad Tercyak
Tom Jenkins	Americo Vito
Walter Little	David Wylie
Robert McGilvray	

Travel and registration fees for attending the Institute to be financed out of project funds.

Copies of a memo dated June 24, 1965 were distributed re Travel for William R. McGrath.

On motion duly made and seconded, it was unanimously

VOTED: that William R. McGrath be authorized to travel to Coldwater, Michigan, to attend the meeting of the Institute of Traffic Engineers Board of Directors on June 23 to June 26, 1965; and further, that he be authorized to travel to San Diego, California from Coldwater, Michigan, to attend the annual meeting of the Western District of the Institute of Traffic Engineers, from July 4 to July 6, 1965.

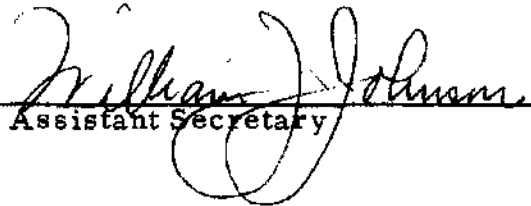
On motion duly made and seconded, it was unanimously

VOTED: that Stephen E. McCloskey, Vice Chairman, be authorized to travel to Washington, D. C., in connection with the pending Housing Act of 1965, from June 27 - June 30, 1965; and further, that John P. McMorrow be authorized to attend the NAHRO Conference at Dixville Notch, New Hampshire, June 27 to June 29, 1965.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority will be
held on July 1, 1965 at 11:00 a.m.

On motion duly made and seconded, it was unanimously
VOTED: to adjourn.

The meeting adjourned at 1:12 p.m.


Assistant Secretary