

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JULY 10, 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 July 10, 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	None
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
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 July 10, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

July 3, 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 July 3, 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 10th day of July, 1963.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of June 26, 1963 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on August 8, 1963.

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

VOTED: to approve payment of the following bills:

	\$
Henry E. Keenan & Co. , Washington Park appraisals.	4,200.00
Whipple & Magane, Washington Park appraisals.	5,975.00
Bernard Singer, Washington Park appraisals.	250.00
John E. O'Neill, Washington Park appraisals.	4,375.00
John C. Woods, Washington Park appraisals.	11,900.00
Nyman H. Kolodny, Government Center Title Search.	7,280.00
Nyman H. Kolodny, Castle Square title Search.	1,110.50
Nyman H. Kolodny, Washington Park Title Search.	262.00
CHI Bern Construction Corp. , Washington Park Notre Dame Site, partial payment	4,422.50
John J. Duane Co. , Government Center demolition, partial payment No. 6.	59,497.20
James F. Kelley & Co. , public liability, West End.	277.07
Downtown Waterfront Corporation.	24,000.00
Freedom House.	3,512.50
Metropolitan Transit Authority.	194,029.08
F. P. Morgan Company.	2,700.00
Harry Smith and Company.	4,050.00
Harry Smith and Company.	1,900.00

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

VOTED: that the Secretary is instructed to notify the Metropolitan Transit Authority that the construction easement granted to the MTA for the use of land on Hanover Street was restricted to construction purposes only and not for parking by employees of the contractor; and further, that if the land continues to be used for parking purposes, the Authority will assess a use and occupancy charge for the use of the premises.

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

VOTED: that the Administrator and the Executive Director submit to the August 8th meeting a map of the land available for commercial and construction parking in the Government Center area, together with an estimate of the time the land will be available for parking. Recommendations should also be submitted on the method, terms and conditions for the temporary award of such land.

Copies of memoranda dated July 8, 1963 were distributed from the Real Estate Officer re adjustment of use and occupancy charges for Government Center, Castle Square and Washington Park projects.

On the recommendation of the Real Estate Officer and on motion duly made and seconded, it was unanimously

VOTED: to adjust the use and occupancy charges for the following site occupants as contained in the above-mentioned memoranda:

Acct. No.	159, South End Hardware, 1093-95 Washington St. , Castle Square
¹¹	722, Maioney's Tavern, 498 Tremont Street " "
¹¹	679, Lescovitz fa Brandt, Walnut Ave. fa Warren St. , Wash. Park
¹¹	746, Knoppes Food Shop, 367 Warren St. , " "
*c "	475, Chardon Motor Mart, 80 Chardon Street, Government Ctr.

{ * subject to the condition that Chardon Motor Mart be notified that they will be expected to pay the adjusted rate each month currently in addition to a payment of \$400 a month on arrearages owed to the Authority)

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

VOTED: to adopt the following policy regarding adjustments in use and occupancy charges:

The Authority will not approve any adjustments in use and occupancy charges on a retroactive basis in excess of three months from the date of a fully documented request, and that the Site Office management personnel are to be instructed to inform all applicants for adjustment to this effect; and further, that the Real Estate Officer be instructed to process all recommendations for adjustments as expeditiously as possible.

Site Office reports were distributed. Because of hardship and on the recommendation of the Site Office Manager, on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for the following:

Acct. No. 263, Ernest Falcione, 103 Shawmut Ave. , Castle Sq.
" " 597, Richard Furtado, 16 Albion St., " "

Because of non-payment of rent, disturbing the peace and undesirable behavior, on motion duly made and seconded, it was unanimously

VOTED: to evict Roger Turgeon, 10 Fountain Street, Washington Park Project.

Copies of a letter dated July 2, 1963 were distributed from I. J. Silverman, Attorney for the Bowdoin Square Garage Company, stating that the alleged past-due rent for the Bowdoin Square Garage in the amount of \$13, 125 was being paid (check for same enclosed) under protest and further* that the claim from the Bowdoin Square Garage Company for adjustment of use charges should be given further consideration by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file for future consideration.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of five air conditioning units for the Engineering Department offices in 20 Pemberton Square at a cost not to exceed \$857. 50 as itemized in memo from the Purchasing Agent dated July 5, 1963.

Copies of a letter dated June 27, 1963 were distributed from the Jewish Family and Children's Service, requesting consideration for the purchase of land in the Government Center for the construction of new quarters.

On motion duly made and seconded, it was unanimously

VOTED: to refer the matter to Peter Riemer.

On motion duly made and seconded, it was unanimously

VOTED: to grant an extension of the burning permit to the John J. Duane Company for the Government Center Project to August 9, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to purchase a mimeograph machine for the Operations Department not to exceed \$425 and an electric typewriter for Operations not to exceed \$450, in accordance with the Procurement Policy.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to accept options and to settle land damage claims on behalf of the Authority for all projects at prices not to exceed the maximum option prices approved by the Housing and Home Finance Agency.

The Executive Director informed the Authority that there would be a bid opening on Tuesday, July 30, 1963 at one p. m. , DST for the sale of \$6, 575, 000 of Preliminary Loan Notes for the Washington Park Project, Mass. R-24.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman on behalf of the Authority to accept the lowest bid or bids received.

The Development Administrator distributed copies of a memo dated June 26, 1963 re Land Acquisition Procedures for the "Washington Park Urban Renewal Area, attached to which were copies of a Land Acquisition Staging Plan and map of the project area. Said memo contained four recommendations as follows:

1. Adopt the Land Acquisition Staging Plan to be used as a guide in acquiring parcels in the Washington Park Area.

2. Send letters to each owner of property to be acquired indicating the approximate date when the property will be acquired and advising that the BRA will purchase the property at an earlier date if the owner so desires and notifies the Authority in writing to that effect. If for any reason the

property owner and the Authority cannot reach an agreement as to price, the Authority will exercise the power of eminent domain and make a prompt pro tanto payment.

3. Authorize the Real Estate Officer or those designated by him to negotiate with, and, subject to the approval of the General Counsel, settle and purchase properties indicated by the approved Urban Renewal Plan as those to be acquired, provided that the settlement price approved for such properties by the URA is not exceeded.

4. Direct the BRA staff of negotiators promptly to follow up requests for negotiation and to settle all claims on the basis of the general land acquisition policies adopted by the Authority.

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

VOTED: to amend the recommendations as contained above by adding a paragraph numbered 5, as follows:

"5. No acquisition will be made until the Authority has visited the area and voted the acquisition of properties. "

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

VOTED: to adopt the above-mentioned recommendations as amended.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the matter of the Carl Koch-Mark J. Waltch partial payment for work completed.

The Development Administrator distributed copies of a memo dated July LO, 1963 re Estimated Public Costs of the Urban Renewal Program. The Development Administrator explained that this memo had been prepared for submittal to the City Council, pursuant to a request from that body.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Disposition Policy for Parcel 8 in the Government Center, recommending that the Authority state that it will use the same type of disposition policies and procedures to dispose of Parcel 8 in the Government Center, recommending that the Authority state that it will use the same type of disposition policies and procedures to dispose of Parcel 8 as were used in the disposition of Parcel 1Z in the Government Center and the Shopping Center site in Washington Park.

property owner and the Authority cannot reach an agreement as to price, the Authority will exercise the power of eminent domain and make a prompt pro ran to payment.

3. Authorize the Real Estate Officer or those designated by him to negotiate with, settle and purchase properties indicated by the approved Urban Renewal Plan as those to be acquired, provided that the settlement price approved for such property by URA is not exceeded.

4. Direct the BRA staff of negotiators promptly to follow up requests for negotiation and to settle all claims on the basis of the general land acquisition policies adopted by the Authority.

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

VOTED: to amend the recommendations contained above by adding a paragraph numbered 5, as follows:

"5. No negotiations are to be made for the settlement of claims and acquisition of properties until the Authority has viewed the properties in the project area. "

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

VOTED: to adopt the above-mentioned recommendations as amended.

On motion duly made and seconded* it was unanimously

VOTED: to continue on the table the matter of the Carl Koch-Mark J. Walch partial payment for work completed.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Estimated Public Costs of the Urban Renewal Program. The Development Administrator explained that this memo had been prepared for submittal to the City Council, pursuant to a request from the Authority.

The Development Administrator distributed copies of a memo dated July 11, 1963 re Disposition Policy for Parcel 8 in the Government Center, recommending that the Authority state that it will use the same type of disposition policies and procedures to dispose of Parcel 8 as were used in the disposition of Parcel 12 in the Government Center and the Shopping Center site in Washington Park.

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

VOTED: that the Boston Redevelopment Authority hereby expresses its intention to dispose of Parcel 8 in the Government Center Urban Renewal Project Area by policies and procedures similar to those approved by the Authority for Parcel 12 in the Government Center, and Parcel F-1 in the Washington Park Urban Renewal Project Area.

The Development Administrator distributed copies of a memo dated July 10, 1963 re contract change orders for Metropolitan Transit Authority relocation in the Government Center.

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

VOTED: that, subject to HHFA approvals as required, the change orders submitted by the Metropolitan Transit Authority for adjustments in the basic construction contract with the Wes Julian Construction Corporation for the following items are approved:

1. Removal of certain sections of structural concrete at a cost of \$18,557 ;
2. Alterations to grades of the Scollay Square station platforms at a cost of \$6, 500;
3. Reduction in the thickness of bituminous concrete requirements at a credit of \$324;
4. Reinforcement of structurally weak floor slabs in the Scollay Square station at a cost of \$645. 14.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Washington Park Relocation Housing; Parcels B-1, C-2 and C-3, attached to which were copies of proposed Resolutions for the disposition of these parcels and copies of advertisements in compliance with the Public Disclosure Law. Said Resolutions were read and considered.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority re Proposed Disposition of Land in the Washington Park Urban Renewal Area (Parcels B-1 and C-3), Project No. Mass. R-24. "

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 271.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority re Proposed Disposition of land in the Washington Park Urban Renewal Area (Parcel C-2), Project No. Mass. R-24, "

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 272.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Proposed Disposition of Parcel H-6 in the Washington Park Urban Renewal Area to the Boston Young Men's Christian Association, attached to which were copies of a Resolution re Disposition of Land and a proposed form of advertisement.

Said Resolution was read in full and considered.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority re Disposition of Land in the Washington Park Urban Renewal Area, Parcel H-6, Project No. Mass. R-24."

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 273.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Rehabilitation of Site Office, Washington Park Project.

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

VOTED: to authorize the Development Administrator to carry out improvements to the Washington Park Rehabilitation Site Office at a cost not to exceed \$5000.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Central Business District Engineering Contract, attached to which was a proposed form of contract for engineering services with Charles T. Main, Inc.

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

VOTED: that the Development Administrator is authorized to enter into a contract with Charles T. Main, Inc. for engineering services for the Central Business District Project, R-82, in the amount not to exceed \$47,250, contingent on approval of the contract by the Housing and Home Finance Agency.

The Development Administrator distributed: copies of a memo dated July 10, 1963 re Disposition Agreement with City Government Center Commission, attached to which were copies of a Resolution approving disposition of Parcel 6, Government Center Project. Said Resolution was read in full and considered.

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

VOTED: to adopt a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Disposition of Parcel 6 in the Government Center Project Area. "

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 274.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Secretary to advertise a Notice of Disposition Parcel 6 to the Government Center Commission in accordance with the requirements of Section I05E of the Housing Act of 1949 as Amended.

The Development Administrator distributed copies of a memo dated July 9, 1963 re Site Development Contract, Castle Square, a Part of the South End, Mass. R-56, Charles A. Maguire and Associates, attached to which was a proposed form of contract for engineering services with same.

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

VOTED: that the Development Administrator be authorized to execute an engineering contract with Charles A. Maguire and Associates for site preparation and improvement work in the Castle Square Renewal Area, provided the maximum amount to be expended under such contract shall not exceed \$10,000.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Re-use Appraisal for Mattapan Project, Brown, Harris, Stevens, Inc., attached to which was a proposed form of contract for professional services for the same.

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

VOTED: that the Development Administrator hereby is authorized to execute on behalf of the Boston Redevelopment Authority a contract with Brown, Harris, Stevens, Inc. for the second re-use appraisal for the Mattapan Project at a price not to exceed \$3750.

The Development Administrator distributed copies of a memo re Contract with Arthur T. Row as Consultant on the Community Renewal Program (CRP), attached to which were copies of a contract for professional services.

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

VOTED: that the Development Administrator is authorized to execute a contract with Arthur T. Row of New Haven, Connecticut, for consultant services on the Community Renewal Program at an amount not to exceed \$2500.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Boston Housing Authority Proposal for Elderly Housing, Mass. 2-31 (Bismarck Street and Cummins Highway, Mattapan).

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

VOTED: that the Boston Redevelopment Authority finds that Mass. 2-31 (Cummins Highway and Bismarck Street, Mattapan) conforms to the General Plan and that the Chairman is authorized to send a letter to this effect to the Boston Housing Authority.

The Development Administrator distributed copies of the Boston Redevelopment Authority Annual Report for 1962.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Development Program Exhibition Center.

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

VOTED: that the Authority authorizes the creation of an Exhibition Center on the ground floor of the Iver Johnson building on the corner of Cornhill and Washington Street at a cost not to exceed \$3500 in accordance with the Procurement Policy of the Authority.

The Development Administrator distributed copies of memoranda recommending the purchase of a manual typewriter and drafting supplies and materials.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to purchase a manual typewriter at a cost not to exceed \$200 and drafting supplies and materials in an amount not to exceed \$1826.69 from the four vendors listed in the tabulation of bids received, copies of which were included in the above-mentioned memoranda.

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

VOTED: that both the General Counsel, John C. Conley, and Special Counsel, Lewis H. Weinstein, be requested by the Secretary to submit written opinions to the Redevelopment Authority stating whether an employee of the Redevelopment Authority would avoid tenure under the Veterans' Tenure Law if his service were interrupted by a day prior to the end of the three-year period after his or her appointment. Messrs. Conley and Weinstein are requested to state in their separate opinions whether veterans' tenure is attained only after three years of unbroken service or whether it would be attained if the three-year period were interrupted by severance from the Redevelopment Authority service for a day or longer. Be it further requested that copies of their opinions be sent to the individual Board Members as promptly as possible.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Compensatory Time. The aforementioned memo contained proposed regulations concerning the granting of compensatory time.

Mr. Colbert requested clarification as to whether or not the approval of the Compensatory Time Policy would preclude the authorization for overtime pay for the Accounting personnel whenever needed to expedite backlog of work.

The Executive Director stated that in his opinion there was not any conflict and that the Compensatory Time Policy, if adopted, would not preclude this. This view was generally concurred in by the Authority and the Development Administrator.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Compensatory Time Policy outlined in memo dated July 10, 1963 from the Development Administrator to the Authority, and further, that the above-mentioned Policy be incorporated as an amendment to the Personnel Policy of the Authority.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Personnel Action - Piet B. Offringa.

The memo explained that on January 16, 1963 the above-named employee was reclassified and increased in salary, effective as of January 2, 1963; however, through oversight the employee had not been reappointed for an indefinite period on that date as intended.

On motion duly made and seconded, it was unanimously

VOTED: to reappoint Piet B. Offringa for an indefinite period, effective date to be retroactive to January 16, 1963.

The Development Administrator distributed copies of a memo dated July 10, 1963 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following actions:

Temporary appointment, six-month basis:

			\$	eff.
William F. Joyce, Jr.	Sr. Business Relocation Service Rep.	Operations	7,500	7/15
Lawrence Flaherty	Accountant	Operations	6,500	7/11
Ira Friedlander	Graphic Designer	Planning	5,750	7/25
Ruth Rankin	Graphic Design Assist.	Planning	5,500	7/11
Richard Ruggiero	Develop. Assistant	Develop.	5,500	7/15
John Topalian	Relocation Assistant	Develop.	5,400	7/15
Sylvia Pellini	Develop. Assistant	Develop.	5,200	7/15
Elizabeth Hutchinson	Reloca. Assistant	Develop.	5,000	7/15

Temporary appointment, three-month basis:

Paul W. Little	Apprentice Draftsman	Planning	3,400	7/15
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Temporary part-time appointments, six-month basis:

Edward Burnell	Graphic Designer	Planning	3.00 p. h.	7/11
Richard Joos	Graphic Designer	Planning	3.00 p.h.	7/11

Re appointment:

<i>Catherine Carroll</i>	<i>Clerk-typist</i>	<i>Planning</i>	<i>3,800</i>	<i>1/21</i>
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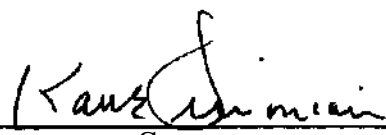
Salary increase:

John C. Crowley, Draftsman, from \$5,100 to \$6,000

On motion duly made and seconded, it was unanimously

Voted: to adjourn.

The meeting adjourned at 1:16 p.m.


Secretary