

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JAN. 16, 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 Jan. 16, 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco John Ryan	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 Jan. 16, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

January 11, 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 Jan* 11, 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 16th day of January, 1963.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of January 9, 1963 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 authorize payment of the following bills:

Maiden Equipment Co. , partial payment No. 9, Contract 2..	21, 869. 59
Harry R. Feldman, Washington Park Engineering Survey, Paymt #4.	21, 165. 00
James F. Kelley Insurance, Public Liability, South End	13, 676. 68
James F. Kelley Insurance, Public Liability, Washington Park	10, 528. 03
Bernard Singer, Washington Park appraisals	925. 00
Storey, Thorndike, Palmer & Dodge, Bond Counsel, West End	600. 00
W. Chester Browne & Associates, Inc.	5, 000. 00
Muriel Cooper	762. 50
Koch and Waltch	5, 000. 00
I. M. Pei Associates.	15, 300. 00

Site office reports were distributed. On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy arrearage and authorize re-location payment for the following hardship case: Rose Gentile, Acct. No. 344.

A Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Contract for Planning Advance for Surveys and Plans for an Urban Renewal Project under Title I of the Housing Act of 1949. as Amended, Numbered Contract No. Mass. R-77(A), By and Between the Boston Redevelopment Authority and the United States of America" 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. Massucco seconded the motion and on roll call, the following voted "aye": Msgr. Lally, Mr. McCloskey, Mr. Colbert, Mr. Massucco and Mr. Ryan; and the following voted "nay": none. The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 236.)

The Executive Director distributed copies of a report dated January 14, 1963 entitled "The Authority's General Policy with Respect to Existing Parking Lots in Project Areas and the Interim Use of Cleared Land for Parking Purposes", which report contained a summation of the practices followed by the Authority with respect to parking lots and cleared land used for

parking in the West End and Government Center project areas.

On motion duly made and seconded, it was unanimously

VOTED: to place the report on file.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the appointment of Peter E. Williams of 4 Wyndmere Road, Dorchester, Massachusetts, as Junior Clerk-Messenger in the Operations Department at \$1. 50 per hour on a part-time basis.

The Development Administrator distributed copies of a memo dated January 16, 1963 entitled Approval of Washington Park Urban Renewal Plan, Relocation Program and Fixed Relocation Payments Schedule, attached to which was a copy of the Urban Renewal Plan, Washington Park Urban Renewal Area, Project No. Mass. R-24, dated January 14, 1963 and identified as Exhibit A; and a copy of the Relocation Program, Washington Park Urban Renewal Area, Project No. Mass. R-24, dated January 14, 1963 and identified as Exhibit B.

Mr. Colbert presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving an Urban Renewal Plan and Conditions under Which Relocation Payments will be Made for Project No. Mass. R-24", which Resolution was read and considered.

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

VOTED: to adopt the above-mentioned Resolution as read.

(Copy of the above Resolution is filed in the Document Book of the Authority as Document No. 237.)

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to submit the Urban Renewal Plan, the Relocation Program and the Cooperation Agreement, together with all other required documents, to the Mayor, the Boston City Council, the Massachusetts Division of Urban and Industrial Renewal and the U. S. Housing and Home Finance Agency in order to secure the necessary approvals.

The Development Administrator distributed copies of a memo dated January 16, 1963 entitled Approval of Proposed Cooperation Agreement By and Between the City of Boston and the Boston Redevelopment Authority, attached to which was a copy of the form of the Cooperation Agreement.

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

VOTED: to approve the proposed Cooperation Agreement as presented to the Authority and further, that the Chairman be authorized to take any and all actions necessary to execute a Cooperation Agreement with the City of Boston substantially in the form presented at this meeting.

(Copy of the foregoing proposed Cooperation Agreement is filed in the Document Book of the Authority as Document No. 238.)

The Authority discussed the State Housing Board hearing on the Allston Project, copy of the notice of public hearing for which had been distributed to the Members. It developed that none of the Members was available on January 22d because of previous commitments.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the following Resolution and further, to authorize the Chairman to transmit the same to the State Housing Board:

WHEREAS none of the Members of the Authority, because of previous engagements, will be able to attend the public hearing on the North Harvard Project, No. Mass. R-54, to be held by the State Housing Board on January 22, 1963; and

WHEREAS, the Authority considers the North Harvard Project to be a very important part of the overall renewal program for the rebuilding of Boston;

THEREFORE, BE IT RESOLVED by the Authority to reaffirm the previous action taken by the Authority in unanimously approving said Project.

The Development Administrator distributed copies of a memo dated January 16, 1963 re authority for expansion of Rehabilitation Site Office at 138 Pembroke Street, South End, recommending that the present Pembroke Street office be expanded to include a vacant store next door.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the renting of the additional space adjacent to the South End Rehabilitation Site Office at a cost not to exceed \$40 per month.

The Development Administrator distributed copies of a memo dated January 16, 1963 re Faneuil Hall Rehabilitation Block, Government Center Project, informing the Authority that Sanborn's Fish Market, Hollis Drug and Globe Tavern had been informed concerning the Authority's rehabilitation proposals and specifications and that these owners have agreed to comply.

The Development Administrator recommended that he be authorized to inform the above owners to proceed with their rehabilitation plans in accordance with the Authority's controls.

On motion duly made and seconded, it was unanimously
VOTED: to adopt the foregoing recommendation.

The Development Administrator distributed copies of a memo dated January 16, 1963 re Rehabilitation of Sears Crescent - Government Center, Disposition of Parcel 10, attached to which was a brochure containing a report on the Sears Crescent.

On motion duly made and seconded, it was unanimously
VOTED: to table the matter.

The Development Administrator distributed copies of memo dated January 16, 1963 re Presidential Order on Equal Opportunities in Housing and Supporting L. P. A. Letters, attached to which were copies of Executive Order 11063 and copy of NAHRO Renewal News Letter dated December 6, 1962.

The Development Administrator presented to the Authority proposed form of three votes the adoption of which votes would amend previous Resolutions adopted by the Authority, in compliance with the Executive Order No. 11063 above and the L. P. A. Letters.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, creed or national origin, and will abide by such conditions in carrying out the planning activities contemplated by the Survey and Planning Applications currently pending for the Waterfront Urban Renewal Project, Mass. R-77, the Central Business District Urban Renewal Project, Mass. R-82, and the South Cove Urban Renewal Project, and further, that the Resolutions previously adopted by the Authority with respect to the foregoing Survey and Planning Applications, filed in the Document Book of the Authority as Documents No. 19j6, 202 and 223 respectively, are hereby amended to this effect.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority is fully aware of the conditions imposed by the President's Executive Order on Equal Opportunities in Housing and related policies of the Urban Renewal Administration prohibiting discrimination because of race, creed, color or national

origin and believes that such conditions will not prevent the further planning and expeditious approval and execution of the proposed Government Center Urban Renewal Project, Mass. R-35, Washington Park Urban Renewal Project, Mass. R-24, South End Urban Renewal Project, Mass. R-56, and Charlestown Urban Renewal Project, Mass. R-55, and further, that the Resolutions previously adopted by the Authority with respect to the foregoing projects and filed in the Document Book as Documents No. 130, 178, 123 and 227 respectively, are hereby amended to this effect.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority is fully aware of the conditions imposed by the President's Order on Equal Opportunities in Housing and related policies of the Urban Renewal Administration prohibiting discrimination because of race, color, creed or national origin, and believes that such conditions will not prevent further planning and expeditious approval and execution of projects within the following General Neighborhood Renewal Areas: Charlestown, R-42 (GN), East Boston, R-44(GN), Downtown North, R-45 (GN), Downtown, R-46 (GN), Back Bay, R-47 (GN), Parker Hill-Fenway, R-48(GN), Jamaica Plain, R-49 (GN), Roxbury-North Dorchester, R-50(GN), South Boston R-51 (GN), and further, that the Resolutions previously adopted by the Authority with respect to the foregoing GNRP areas, as filed in the Document Book of the Authority as Document No. 124, are hereby amended to this effect.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be and he hereby is authorized to request that the Mayor and City Council take the action required by the Urban Renewal Administration to indicate their awareness of the conditions imposed on the undertaking and carrying out of the urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, creed or national origin.

The Development Administrator distributed copies of a memo dated January 16, 1963 re Approval of Public Works Garage Construction, attached to which was a map entitled East Boston, Urban Renewal Area, R-44, Boston Redevelopment Authority. The above-mentioned map designated the location of a new proposed garage to be built by the Public Works Department on the premises of the East Boston District Yards.

The Development Administrator explained that the Public Works Department had requested the Authority's approval of the construction of the proposed garage, pursuant to the provisions of Section 23 of the Revised Ordinances of 1961, which require mandatory referral to the Authority from all City departments on proposed capital improvements.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request from the Public Works Department pursuant to the provisions of Section 23, Revised Ordinances of 1961, for the construction of the proposed garage in the East Boston District Yards.

The Development Administrator distributed copies of a publication prepared by the Authority's staff containing maps and photographs of public housing projects in Boston, which publication was prepared for informational purposes in connection with the relocation of site occupants from our project sites.

The Development Administrator distributed copies of the Boston Redevelopment Authority City Budget, covering the period from January 1, 1963 to December 31, 1963, totaling \$403,505.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to approve the Budget and to authorize the Development Administrator to transmit same to the Mayor and City Council.

The Authority entered Executive Session at this point and discussed personnel recommendations.

After the Executive Session ended, the public meeting was resumed.

On the recommendation of the Development Administrator, and on motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

the appointment of the following:

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Charles A. MacBride	Bus. Reloca. Service Rep.	\$ 9,000 p. a.	1/21/63
Paul G. Clancy	Bus. Reloca. Claims Examiner	6,500 "	1/21/63
Frances Picardi	Secretary, Development	4,250 "	1/21/63
Catherine Carroll	Clerk-typist, planning	3,800 "	1/21/63
John Burke	Maintenance Man	2.32 p.h.	1/21/63
John E. Cahill	Maintenance Man	2.32 p.h.	1/21/63

the reappointment of the following, terminating 4/17:

Barbara Pollock	Secretary, Development	4,500 p. a.	1/17/63
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Increments for the following, retroactive to 1/2/63

		\$ <u>from</u>	\$ <u>to</u>
Robert Banks	Draftsman	5, 100	5,400
John Bok	Asst. Legal Officer	10,400	11,300
Henry Brinkers	Chief Planner	9,500	10,000
Vincent Gates	Project Engineer	10,000	11,000
Herbert Cohen	Chief Draftsman	7,800	8,800
Frank DelVecchio	Development Specialist	6,500	7,200
Anthony J. DiMatteo	Development Assistant	6,500	7,000
Alice Dineen	Asst. Chief Draftsman	6, 500	7,000
John V. Dunlea	Development Assistant	6,500	7,000
George Feltovich	Project Director	10,000	11,250
Samuel T. Gilfix	Asst. Chief of Surveys	7,000	7,500
Thomas Hanley	Assistant Counsel	10,400	11,200
Larry Hansen	Development Specialist	6,500	7,200
Nancy J. Hogan	Secretary	4,000	4,500
Carle W. Greene	Assistant Engineer	9,500	10,000
Helen C. Kelley	Secretary	5,000	5,500
Yvette Miller	Clerk-typist	3, 600	4,000
Rita Minichiello	Secretary	4,000	4, 500
Brigette G. Alexander	Chief Planner	9,350	10,000
Wallace B. Orpin	Chief Engineer and Director of Site Development	10,500	13,000
Piet B. Offringa	Senior Planning Designer	6,760	7,200
Juanita Parham	Secretary	4,000	4,500
Peter P. Riemer	Project Director	13,500	14,750
Helen Rivard	Senior Clerk-typist	4,000	4,500
Robert F. Rowland	Director of Community Re- newal Administration	15,000	16,250
Lionel Spiro	Junior Planning Designer	6,200	7,000

Increments and reclassifications for the following, retroactive to 1/2/63:

Kenneth English	Bus. Relocation Serv. Rep. at \$8000 to Senior Business Relocation Service Rep. at \$8500
Edwin J. Kelley	Field Supervisor (Surveys) at \$6350 to Senior Research Analyst at \$7200
John Langley	Bus. Relocation Payments Examiner at \$6500 to Chief Bus. Relocation Payments Examiner at \$7200
John D. Mahoney	Development Assistant at \$6500 to Development Specialist at \$7200
Lyle Sachs	Senior Planner at \$7100 to Principal Planner at \$8500

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Development Administrator and authorize travel of ten rehabilitation staff members to New Haven, Connecticut for one day.


At this point in the meeting, officials of the Jewish Family and Children's Service entered to discuss the relocation of their present building in the West End project area. Present and representing the organization were Miss Margolis, Executive Director, and Messrs. Kauffman, Gesmer and Weisberg.

The Authority discussed their problem and advised those present of the importance of relocating the Jewish Family and Children's Service

in order that the development of the commercial parcel can be expedited. An on-site relocation was offered, i. e., the premises formerly used by Patten's Restaurant at 1 Court Street, and the premises on the corner of Cornhill and Washington Street, formerly occupied by the Bob Smith Sporting Goods Company. The Jewish Family officials agreed to visit and inspect both premises and give every consideration to an on-site move and report back at the next meeting.

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

The meeting adjourned at 12:25 p.m.


Secretary