

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON OCT. 18, 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 10:00 a.m. on October 18, 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> |
|-------------------------------|-----------------------------|
| Msgr. Francis J. Lally | Stephen K. McCloskey |
| James G. Colbert | |
| Melvin J. Massucco | |
| John P. 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 Oct. 18, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

October 16, 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 Oct. 16, 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 18th day of October, 1961.

Kane Simonian
Secretary

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Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of October 11, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The quarterly balance sheets for the Authority's projects as of September 30, 1961, which were taken off the table from last week's meeting, were accepted.

Copies of a Final Site Office report for the Whitney Street Project, prepared by Site Office Manager James Dazzi, were distributed.

Copies of a letter from Charles River Park, Inc. were distributed, stating that a sketch of an appropriate sign to be placed along the Cambridge Street frontage of the West End project was being prepared for review by the Authority.

Copies of a letter from Charles River Park, Inc. were distributed, advising the Authority of the amount of apartments actually leased and under deposit, together with a breakdown of percentages for each size apartment.

The Executive Director was requested to obtain for the Authority figures showing the number of apartments in the first complex by apartment size.

The Executive Director requested an authorization from the Authority to make a survey of the applications of tenants in Charles River Park in order to obtain statistics on the size of families, number of children and their ages, previous addresses, etc. , because this information would be very helpful to the Authority in determining time of the need and size of the proposed elementary school, land requirements for St. Joseph's Church, and whether or not Parcel 10, which was designated in the Plan for church use, would be needed for a synagogue.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to make arrangements with Charles River Park, Inc. in order to prepare the survey.

The Development Administrator presented and read a "Resolution Providing for Payment of Relocation Payments to Business Concerns, Mass. R-35".

After a discussion, and on motion duly made and seconded, it was unanimously

VOTED: to adopt said Resolution as presented and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 163.)

A Resolution entitled "Resolution Providing for the Payment of Relocation Payments to Eligible Families, Mass. R-35" was presented by the Development Administrator. Said Resolution was read and discussed and upon motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as introduced and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 164.)

The Development Administrator presented copies of a Property Management Policy dated October 17, 1961 and governing the operation, maintenance and management of acquired properties.

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

VOTED: to table action on the Policy for one week.

The Development Administrator distributed copies of a memo dated October 18, 1961 recommending that selected engineering firms be invited to submit proposals for the engineering services needed for the Government Center project.

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

VOTED: that the Development Administrator be authorized to invite proposals through the Chief Engineer from at least three qualified engineering firms for the provision of site engineering services for the Government Center Project Area, and, subject to the approval of the Authority, to execute a third-party contract with the engineering firm selected in the form approved by the Urban Renewal Manual, which contract will contain the specifications in the Scope of Services clause and further will contain the special conditions included in the attachment.

The Development Administrator distributed copies of a memo dated October 18, 1961 recommending progress payment due to J. J. Vaccaro, Inc. on the City Hall renovation job, attached to which was a breakdown of the items completed and payments due, carrying the signature of the architect, contractor, the Authority's clerk of the works and the Authority's engineer in charge of the job.

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

VOTED: to authorize the payment of \$76, 028. 26 to J. J. Vaccaro, Inc. as the second payment under the contract for the City Hall renovation.

The Development Administrator distributed copies of a memo dated October 18, 1961 re recommendations for change in scope of work - remodeling 10th and 11th floors, City Hall Annex, covering the enclosing of stairwell ceiling, re-enclosing the existing suspended plastic ceiling on the 11th floor, and providing for access panels on both the 10th and 11th floors.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated October 18, 1961 re recommendations for authorization for additional work and payments - window repairs - remodeling 10th and 11th floors, City Hall Annex.

On motion duly made and seconded, it was unanimously

VOTED: to defer action on this matter.

Copies of a memo were distributed from William J. Johnson, concerning a survey of the advantages and disadvantages of various tenants' accounts receivable machines and recommending the purchase of a National Cash Register Series 6000 machine for the Government Center Site Office.

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

VOTED: to authorize the purchase of NCR Series 6000 machine for the Government Center Site Office.

The Development Administrator submitted a memo dated October 18, 1961 re establishment of an Office of Community Relations in the Development Department and recommending the appointment of a Director and five Community Relations advisors in the Department.

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

VOTED: to approve the establishment of the Office of Community Relations and further, that the following personnel be approved as noted:

Elmer C. Foster, Director of the Office of Community Relations in the Development Department, at \$11,500 per annum, effective October 23, 1961. 80% or \$9,200 of Mr. Foster's salary will be paid by the Boston Redevelopment Authority, entirely out of project funds. The balance of Mr. Foster's salary, \$2,300. (20%) will be paid by the Office of the Mayor.

William Terry Baker, Community Relations Advisor @ \$7,750, Effective 10/23/61
Alberta M. Costello, Community Relations Advisor @ \$7,750 " II
Thomas M. Deely, Community Relations Advisor @ \$7,750 " "
Peter J. DeRosa, Community Relations Advisor @ \$7,750 " "
Richard L. McBrine, Community Relations Advisor @ \$7,570 " II
(Salaries of foregoing five to be paid entirely from project funds.)

The Development Administrator distributed copies of memos dated October 18, 1961 re: (1) recommendation for payment of travel expenses for employment interview for Jacob Driker of Detroit, Michigan, in the amount of \$93.81, attached to which was a travel expense voucher; (2) recommendation for payment of moving expenses for John Stainton from Pittsburgh, Pennsylvania to Boston in the amount of \$734.06, attached to which was a copy of moving invoice and voucher.

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

VOTED: that the above moving and travel expenses for Jacob Driker and John Stainton are reasonable and necessary, and further, that the payments be authorized.

Site Office reports were distributed.

The Development Administrator distributed copies of a memo entitled South End Urban Renewal Newsletter - Renewal Newsletter #1 - dated October 10, 1961, being a report on the Castle Square area to the residents and businessmen in the South End.

On motion duly made and seconded, it was unanimously

VOTED: to accept the report.

At this point in the meeting, Mr. William Doe and Mr. Charles Doe, representing Patten's Restaurant and the Doe Realty Co., together with their attorney, Mr. Vincent Leahy, entered the meeting to discuss the status of the Government Center Project with respect to Patten's Restaurant and other property in the Cornhill area owned by Doe Realty.

Mr. William Doe read a statement to the Authority, a copy of which was placed in the Authority's files.

Mr. Doe answered questions by Members of the Authority and expressed his views with respect to the rehabilitation or taking of Patten's Restaurant and the other properties owned by Doe Realty.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:07 p.m.


Secretary