

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON JAN. 25, 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 9:40 a.m. on January 25, 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 Msgr. Francis J. Lally James G. Colbert Melvin J. Massucco Stephen E. McCloskey	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 9:30 a. m. on January 25, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simoian  
Title: \_\_\_\_\_ Secretary \_\_\_\_\_

January 19, 1961

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING  
(Sec. Z3A, Chapter 39\* General Laws)

Z, Kane Simoian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on January 19, 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 25th day of January, 1961.

Kane Simoian  
Secretary

Mr. Edward J. Logue entered the meeting at this point.

The Executive Director and General Counsel requested permission to be present if an Executive Session were voted. The request was unanimously granted.

Mr. Logue requested that Donald Graham, Planning Administrator, also be given permission to attend the Executive Session, which request was also granted.

On motion duly made and seconded, it was unanimously

VOTED: to go into Executive Session to consider Mr. Logue's proposals.

The Authority entered Executive Session at 9:43 a.m.

Mr. Donald Graham entered the meeting at this point.

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

VOTED: to place Mr. Logue's proposals before the Authority.

Mr. Logue submitted three documents dated January 25, 1961 containing proposals for reorganization. On the suggestion of the Chairman, the documents were numbered I, II, and in, and it was agreed that each subject contained in each of the three documents would be given a consecutive number for the purpose of voting on each item.

A general discussion of the proposals followed.

Mr. Colbert made a motion, which was seconded by Mr. McCloskey, that the Authority seek a declaratory judgment in order to ascertain the legality of Mr. Logue's proposals to reorganize the Authority.

The Chairman ruled Mr. Colbert's motion out of order. Mr. Colbert appealed the ruling of the Chair and asked for a vote on his appeal.

On the motion to appeal from the ruling of the Chair, Mr. McCloskey and Mr. Colbert voted "aye"; Monsignor Lally, Mr. Massucco and the Chairman voted "nay".

The appeal was denied and the ruling by the Chair was sustained.

1. Re; Establishment of a class of temporary employees to be known as Development program Employees.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the following Resolution:

WHEREAS, the expanded staff requirements for carrying out the Boston Development Program will exist for a temporary period and can best be met by a maximum flexibility in hiring, dismissal, promotion and transfer of staff, and

WHEREAS, if such staff were to be classified as permanently employed within the meaning of section 26QQ of Chapter 121 of the General Laws, it would seriously jeopardize the Authority's ability to carry out the program with maximum efficiency and economy.

THEREFORE, Be it Resolved that there shall be established a new class of temporary employees of the Authority which shall be known as Development Program Employees who shall be employed from time to time for work in the Development Program and shall not be considered as permanent employees of the Authority. All such employees, unless otherwise specifically provided, may be dismissed at any time for cause or on three months<sup>1</sup> notice without cause.

2. Re: Development Administrator.

"... that the Development Administrator shall be employed on a non-permanent basis to serve as the chief administrative officer, under the direction and supervision of the Authority, and that the following powers and duties be delegated to the Development Administrator:<sup>11</sup>

On Mr. Colbert's motion, seconded by Mr. McCloskey, it was

VOTED: to consider and vote separately on each of the eight sub-items in No. 2.

Sub-item (1): Develop and carry out plans and program of the Authority, subject to appropriate review by the Authority,

On motion duly made and seconded, it was unanimously

VOTED: to adopt Sub-item (1).

Sub-item (2): Direction of and supervision of all members of the Authority staff provided that the Executive Director, acting as Secretary, shall be responsible to the Authority directly for the preparation of its minutes

and the General Counsel shall be responsible directly to the Authority for legal opinions made at its request, both the Executive Director and the General Counsel being subject to the supervision and direction of the Development Administrator for all other duties;

On motion duly made and seconded, Mr. Lund, Monsignor Lally and Mr. Massucco voted "aye"; Mr. Colbert and Mr. McCloskey voted "nay", and requested that their dissent be recorded on the grounds that this is illegal.

Sub-item (3): Internal organization of the Authority staff and functions, it being understood that no major changes will be made in the organization chart submitted December 21, 1960 (as modified by paragraph 2, above) without consultation with the Authority, the Authority reserving the right to disapprove such changes if it so desires;

On motion duly made and seconded, Mr. Lund, Monsignor Lally and Mr. Massucco voted "aye" on Sub-item (3); Mr. Colbert and Mr. McCloskey voted "nay". Mr. Colbert and Mr. McCloskey wished to be recorded as dissenting on the grounds of illegality.

Sub-item (4): as representative of the Authority, negotiate with officials of the Housing & Home Finance Agency, the Urban Renewal Administration, the Federal Housing Administration, the State Housing Board and such other Federal and state agencies as may be required to carry out the Development Program;

On motion duly made and seconded, it was unanimously  
VOTED: to adopt Sub-item (4).

Sub-item (5): Recruitment of staff personnel, subject to such recruitment policies as the Authority shall establish;

On motion duly made and seconded, it was unanimously  
VOTED: to adopt Sub-item (5).

Sub-item (6): Establishment of staff compensation, subject to Authority approval, it being understood that, so long as the Development Administrator shall be serving hereunder, changes shall not be made in staff compensation unless recommended by the Development Administrator and approved by the Authority;

Mr. Colbert made a motion to amend Sub-item (6) by the insertion of the word "technical" before "staff". The motion was seconded by Mr. McCloskey.

On the motion, the "ayes" were as follows: Mr. McCloskey and Mr. Colbert; "nays"<sup>11</sup> were as follows: Mr. Lund, Monsignor Lally and Mr. Mas sueco.

The motion to amend Sub-item (6) was defeated.

The Chairman called a vote on Sub-item (6). The "ayes" were as follows: Mr. Lund, Monsignor Lally and Mr. Massucco; "nays", Mr. Colbert and Mr. McCloakey.

Mr. McCloakey and Mr. Colbert wished to be recorded as dissenting on the grounds of illegality.

Sub-item (7): Appointment, suspension and removal of all personnel, counsel and consultants, and all parties engaged to perform personal services for the Authority, subject to Authority approval, it being understood that, so long as the Development Administrator shall be serving hereunder, appointments, suspensions or removals shall not be made unless recommended by the Development Administrator and approved by the Authority; and

Monsignor Lally moved that Sub-item (7) as read be amended to add on the following sentence at the end of Sub-item (7) "... it being understood that the Development Administrator shall not have the power to recommend suspension or removal of Authority employees having the benefits of the tenure law, section 26QQ, Chapter 121, and presently employed by the Authority, except for cause. "

Mr. Massucco seconded the motion to amend.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the amendment to Sub-item (7).

The Chairman called for a vote on Sub-item (7) as amended.

The following voted "aye": Mr. Lund, Monsignor Lally and Mr, Maasucco; the following voted "nay": Mr. Colbert and Mr. McCloskey.

Mr. Colbert and Mr. McCloskey dissented on the grounds of illegality.

Sub-item (8): Coordination with the Mayor and City Departments.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Sub-item (8).

3. Re: Executive Director. That the Executive Director shall be the chief of the Operations Division and shall in that capacity be under the supervision and direction of the Development Administrator. As secretary- of the Authority, the Executive Director shall keep the minutes of all meetings of the Authority and have custody of the seal of the Authority, and in that capacity shall report directly to the Authority.

On motion duly made and seconded, it was

VOTED: as follows "ayes": Mr. Lund, Monsignor Lally and Mr. Massucco; "nays"<sup>11</sup>: Mr. Colbert and Mr. McCloskey.

Mr. Colbert and Mr. McCloskey wished to be recorded aa dissenting on the grounds of illegality.

4. Re: General Counsel. That the General Counsel shall be responsible, under the direction and supervision of the Development Administrator, for the legal aspects of land acquisition, including eminent domain takings, land damage litigation and title work, and shall, upon request by the Authority, render legal opinions directly to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to amend Item 4 as follows: ". . . it being understood that the General Counsel shall be responsible directly to the Authority for land damage litigation in the "West End and Whitney Street projects, and under the supervision and direction of the Development Administrator, shall be responsible for the legal aspects of land disposition in the Prudential project".

On motion duly made and seconded, it was unanimously

VOTED: to farther amend Item 4 as follows: ". . . that the General Counsel shall be in attendance at all meetings of the Authority".

A motion was made aad duly seconded to adopt Item 4 as amended.

TKe Chairman called a vote and the following voted "aye"<sup>11</sup>: Mr. Lund, Monsignor Lally and Mr. Massucco; and the following voted "nay": Mr. Colbert and Mr. McCloskey, voting in the negative on the grounds that the proposed resolution was illegal.

5. Ret Legal Officer. That the Legal Officer shall be responsible, under the direction and supervision of the Development Administrator, for administrative legal work, drafting of specialized communications and contracts,

legal aspects of land disposition, and rendering legal opinions to the Development Administrator.

On motion duly made and seconded, it was unanimously

VOTED: to amend Item 5 as follows: ".it being understood that the General Counsel is not under the supervision and direction of the Legal Officer".

A motion was made and duly seconded to adopt Item 5 as amended.

The Chairman called a vote and the following voted "aye": Mr. Lund, Monsignor Lally and Mr. Massucco; and the following voted "nay": Mr. Colbert and Mr. McCloskey.

Mr. Colbert and Mr. McCloskey wished to be recorded as voting in the negative on the grounds that the proposed resolution is illegal.

Re: Recruiting Policy Statement . That the Authority adopts the following statement of recruiting policy and authorizes and directs the Development Administrator to carry it out:

"The successful carrying out of the Development Program requires a staff of the best and most qualified people available from the City, State and nation. The staff opportunities available in the Boston Program are to be widely publicized in the appropriate channels.

"Ability to do the job must be the sole criterion for employment in order to maintain public confidence in the Program and to avoid political considerations in recruitment. "

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 6-

7. Re; Employment of Edward J, Logue as Development Administrator. That Edward J. Logue of New Haven, Connecticut, be and hereby is appointed Development Administrator of the Authority within the class of Development Program Employees of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 7.

Mr. Colbert wished to be recorded in the minutes that his vote was not be to interpreted as waiving his position on legality. Mr. McCloskey concurred with Mr. Colbert and wished to be recorded likewise.

8. Re; Executive Director, Operations Department. That Kane Simonian shall be chief of the Operations Department with the title of Executive Director under the supervision and direction of the Development Administrator. The Executive Director shall be responsible for land acquisition activities, relocation of families and businesses, project engineering, site operations, property management, demolition, payroll and project accounting. He shall also be responsible under the direction of the Development Administrator for the completion of the West End (UK Mass. 2-3) and Whitney Street projects.

A motion was made and duly seconded to amend Item 8 as follows: strike out the last sentence in Item 8 and substitute in place thereof the following: "He shall be responsible directly to the Authority for the completion of the West End (UR Mass. 2-3) and Whitney Street projects. "

On motion duly made and seconded, it was unanimously

VOTED: to adopt the amendment to Item 8.

A motion was made and duly seconded to further amend Item 8 as follows: ".. it being understood that for the purposes of Federal reporting in the West End project, he shall be under the supervision and direction of the Development Administrator".

On motion duly made and seconded, it was unanimously

VOTED: to adopt the second amendment to Item 8.

A motion was made and duly seconded to adopt Item 8 as amended\*

The Chairman called a vote and the following voted "aye"<sup>11</sup>: Mr. Lund, Monsignor Lally and Mr. Massuceo; and the following voted "nay": Mr. Colbert and Mr. McCloskey.

Mr. Colbert and Mr. McCloskey wished to be recorded as voting in the negative on the grounds that the proposed resolution was illegal.

9. Re; Planning Administrator, Planning Department. That Donald M. Graham shall be chief of the Planning Department with the title of Planning Administrator at a salary of \$18, 000 retroactive from October 26, 1960. He shall be under the supervision of the Development Administrator and shall be responsible for comprehensive city planning, renewal project planning, transportation planning and planning administration.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 9.



10. Re: Budget. That the Authority authorizes and directs the Development Administrator to seek Federal approval of the proposed consolidated annual budget for 1961; it being understood that said budget as it may be revised shall be submitted to the Authority for final approval by appropriate resolution before formal Federal approval is sought. The proposed salary schedule is approved.

Upon the recommendation of the Development Administrator, a motion was made and duly seconded to amend Item 10 as follows:

". .that the following revisions be made in the consolidated budget with respect to salaries and titles:

"Mr. Thomas McCormick; proposed salary of \$12,000;

"Miss Mary Downey; proposed salary of \$5300;

"Reclassification of Andrew Anderson-Bell from Principal Planning Designer to Chief Planning Designer at an increase in salary to \$9500 per annum;

"John C. Conley, General Counsel, to \$17, 000 per annum;

"Salary of unnamed Legal Officer to \$17, 000 per annum;

"that Thomas P. O'Brien be reclassified to Administrative Assistant;

"That Thomas Kerrigan be reclassified as Comptroller;

"That Joseph Fitzsimmons be reclassified as Chief Accountant;

"That Robert McGovern be reclassified as Real Estate Officer;

"That Thomas Benson be reclassified as Administrative Assistant;

"That Wallace Orpin be reclassified as Chief Engineer and Director of Site Development;

"and that the following increases be given on an annual basis except as noted:

"Johnson, William J.	\$ 2,000
O'Brien, Thomas P.	1,000
Fitzsimmons, Joseph R.	1, 250
Kerrigan, Thomas F,	3, 250
Carroll, Anne F.	500
Clark, Beverly I.	300
Hagopian, Araxi M.	300
Irwin, Mary C.	300
MacIntyre, Evelyn	300
Todescp, Joseph	1,000
McCann, Paul	15£ per hr.
McGovern, Robert E.	5, 000
Hallisey, John J.	500
Griffin, Ambrose	500

<sup>11</sup> McInnis, Francis X.	\$ 500
Murphy, James E.	250
Driscoll, Mary T.	300
Charyna, Joseph	300
King, Esther L.	300
O'Brien, Charles J.	300
Melville, Francis J.	300
Baker, Frank	300
Terban, Albert L.	500
Powers, Thomas P.	15£ per hr.
Beaton, John J.	15£ per hr.
Conley, John C.	2,500
Hanley, Thomas F.	2,000
Coughlin, Mary F.	450
Orpin, Wallace B.	1,500
Driscoll, Joseph R.	500
Cahill, John F.	500
McCusker, Thomas P.	2,000
Dazzi, James J.	500
Donovan, Dennis J.	200
Mangini, Edmund I.	250
Buckman, Joseph J.	300
Benson, Thomas J.	2,300
Rizzo, Alfred G.	300
O'Donnell, James J.	15^ per hr.

"All of the above increases in salary and reclassifications, including the increases for the present employees of the Planning Department as noted in the consolidated budget, to be effective February 1, 1961. "

On motion duly made and seconded, it was unanimously

VOTED: to adopt the amendment to Item 10.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 10 as amended.

11. Re: City Budget. That the Boston Redevelopment Authority requests \$299,703.00 be appropriated or transferred from available general city funds and that the Development Administrator is hereby authorized to submit such request to the Mayor of the City of Boston and to the Director of Administrative Services together with all appropriate supporting documents and to furnish such additional information as may be required.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 11.

12. Re: Quarters. That the Authority approves the proposals for the renovatinn of the tenth and eleventh floors submitted by the Development Administrator with a modification providing that the Authority itself and the Operations Department and the General Counsel shall be quartered at 73 Tremont Street until the Authority shall determine otherwise. With the approval of the Authority, the Development Administrator shall select one or more firms

to prepare contract drawings, furniture specifications and supervision for renovation work. The Development Administrator is directed to seek appropriate approvals for this work from the Urban Renewal Administration and the Mayor.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Kern 12.

13. Re: Special Counsel. That the Development Administrator is authorized to negotiate with Lewis H. Weinstein and his firm, Foley, Hoag & Eliot, as Special Counsel, the funds for payment for such services to be drawn from Federal project accounts in such amounts as may be approved by the appropriate Federal authorities or from such other sources as the Authority shall authorize,

A motion was made and duly seconded to amend Item 13 as follows: ". .it being understood that if Federal approval is obtained, he may retain Mr. Weinstein to be paid by Federal funds on an interim basis.

The amendment to Item 13 was adopted unanimously.

On motion duly made and seconded, it was unanimously

VOTED: to adopt Item 13 as amended.

On motion duly made and seconded, it was unanimously

VOTED: that the unused balance of funds for planning consultants authorized by the Authority in November may be used by the Development Administrator in payment for services of Lewis H. Weinstein and his firm, Foley, Hoag & Eliot, retroactively to January 1, 1961.

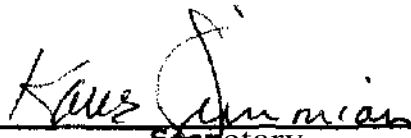
On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to travel to Washington for a meeting of redevelopment officials on January 27, 1961.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 2:20 p.m.

  
Secretary