

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JAN. 13, 1960

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 January 13, 1960 . 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	Stephen E. McCloskey
Msgr. Francis J. Lally	
James G* Colbert	
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A copy of the NOTICE OF MEETING, pursuant to Section 33A 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 January 13, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

January 8, 1960 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 January 8, 1960 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 13th day of January, 1960,

Kane Simonian
Secretary

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The minutes of the meeting of January 6, 1960 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director recommended the appointment of John ~~De~~Simone, formerly of the City Planning Board, for a maximum period of six days' employment in order to tabulate the figures for the New York Streets Extension Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to engage John DeSimone for a maximum period of six days at \$20. 00 per diem.

The Chairman and the Executive Director reported to the Authority on the results of the conferences at the Regional Office in New York on Tuesday in connection with the easements for Edison steam lines. As a result of the conferences at the Regional Office, it was decided that the most feasible way of resolving the steam line easements would be to delete all references to easements from the Lease Agreement with Charles River Park, Inc., and to simultaneously, with the execution of the lease, execute a separate tri-party agreement between Boston Redevelopment Authority, Boston Edison Company and Charles River Park, Inc. This would also require a modification of the Revised Redevelopment Plan in order to authorize the Authority to grant easements*

On motion duly made and seconded, it was unanimously

VOTED: that the West End & Assembly and Redevelopment Plan, Revised March, 1957, May, 1957 and June, 1959, be modified as follows:

Paragraph B 3(A)(4) on page 6 be deleted and the following paragraph be substituted therefor:

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"The Authority shall have the sole right to grant easements for utilities through the project area provided that after execution of an agreement to sell or lease project land no such easements shall be granted without the consent of the Redeveloper or Redevelopers affected. As used in this section, the term "Redeveloper¹ means any party who has purchased or leased or who has contracted to purchase or lease land in the project area."

and further, that the first paragraph of B 3(B) on page 6, entitled "Restrictions on the Use of Project Land", be deleted and the following paragraph be substituted therefor:

"The following restrictions shall be binding and effective upon all purchasers or lessees of land, their heirs and assigns, in that section of Boston identified as the West End Land Assembly and Redevelopment Project Area and more particularly described in Part A of this Plan, for a period of fifty years from July 22, 1957. "

(The foregoing revisions in the West End Land Assembly and Redevelopment Plan are filed as Document No* 87 in the Document Book of the Authority.)

On motion duly made and seconded, it was unanimously

VOTED: to revise the Agreement to Lease for the West End land, which previously has been executed between Charles River Park, Inc. and the Boston Redevelopment Authority, subject to the approval of the URA, by deleting all references to easements.

On motion duly made and seconded, it was unanimously

VOTED: that a tri-party agreement between the Boston Edison Company, Boston Redevelopment Authority and Charles River Park, Inc. with respect to granting of an easement for the Edison steam lines through the project land by the Authority be executed, subject to the approval of the Housing & Home Finance Agency with respect to price, length of time and other conditions, and further, that the Chairman be authorized to execute the same, contingent on the approval of the Housing & Home Finance Agency; and further, that the Chairman be authorized to grant the easement in accordance with the tri-party agreement, contingent on Housing & Home Finance Agency approval.

(The foregoing tri-party agreement is filed in the Document Book of the Authority as Document No. 88.)

The Executive Director notified the Authority that the public hearing required under Title I under the Revised Redevelopment Plan for the West End has been duly advertised in accordance with URA regulations and that the meeting would be held at 1:00 p.m. on January 13, 1960 in the auditorium of the George Robert White Fund building, 25 Blossom Street.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be authorized to conduct the meeting on behalf of the Authority and that the Secretary attend the meeting and certify the minutes of the public hearing.

A request from the Duane Company to continue burning in the West End was presented. On motion duly made and seconded, it was unanimously

VOTED: to discontinue burning at this time and further, the Executive Director was instructed (1) to notify the Fire Commissioner that permission to burn has not been extended after the expiration of the present permit, January 15th, 1960 at twelve noon, and (2) future permits from the Fire Department should not be granted for burning without specific approval of the Authority and that a carbon copy of said letter be sent to the Duane Company.

Site Office reports were distributed. On the recommendation of the Site Office, the hardship case of Gertrude Blackman was discussed. On motion duly made and seconded, it was unanimously

VOTED: that rent arrearage in the amount of \$190 be waived and that relocation payment be authorized in the case of Gertrude Blackman.

After a review of the Site Office reports concerning uncooperative tenants in arrears on rents, and on motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue eviction warrants for the following site tenants: Ignatius Russo, Louis McDonald, Frank Luongo et al, Anna Gould et al.

A Site Office report was read concerning Michael Burzillo, who moved out and apparently abandoned some worthless clothing and furniture. After

a discussion of the case, the Executive Director was authorized to send a registered letter to the former site tenant, notifying the tenant to remove the articles within a reasonable time; otherwise the Authority would assume that it was the intention of the tenant to abandon the same.

Copies of letters from the attorneys for South End Hardware and Walton's Lunch were distributed. Attorneys for these firms requested consideration of the Authority to allow their clients' businesses to remain in the area, subject to the renovation of their properties.

After a review of the maps showing the location of the property and problems involved, it was unanimously

VOTED: that the Chairman and the Executive Director make an inspection of the locations in question and report back to the Authority at the next meeting.

The General Counsel presented qualifications for three per diem trial attorneys on land damage cases, as follows: Edward Newell, Joseph Carter and John McCarthy. On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of the foregoing trial attorneys on the same fee schedule as previously voted on June 24, 1959, and to make the following determinations: (a) that the foregoing are qualified legally and by experience to perform the services to be provided in accordance with the contract and (b) the compensation to be paid the contractor is fair and proper under all the circumstances and at a rate not in excess of that which is customarily paid for services of equivalent scope and quality, and (c) that it is in the best interests of the project that contracts be awarded to the foregoing attorneys without consideration of bids or proposals,

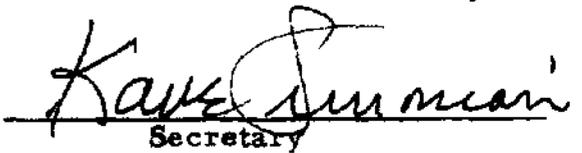
The General Counsel reported to the Authority on the status of the litigation in the Whitney Redevelopment Project.

The Authority discussed the draft of the Redevelopment Plan for the New York Streets Project Extension. After a discussion, the Executive Director was instructed to set up a meeting with the consultants, re-use appraiser, and key-technical staff to meet with the Chairman some time before the next meeting in order to make a review of the controls in the Plan and report to the Authority at the next meeting.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p.m.


Secretary