

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEB. 17, 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 9:30 a.m. on February 17, 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 | Melvin J. Massucco (came in later) |
| James G. Colbert       |                                    |

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 Feb. 17, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 12, 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 Feb. 12, 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 17th day of February, 1960.

Kane Simonian  
Secretary

LS

The minutes of the meeting of February 10, 1960 were read by the Pro Tern Secretary. On motion duly made and seconded, it was unanimously VOTED: to accept the minutes as read.

The Executive Director distributed copies of a memo from the Chief of Development, W. Orpin, concerning the general plans and specifications for Complex 1-A as submitted by Charles River Park, Inc. for the Authority's approval pursuant to Section 302 of the Leasehold Agreement. Mr. Orpin had reviewed the plans in the light of the controls in the Redevelopment Plan and certified that the plans as submitted are in conformity with the restrictions of the Redevelopment Plan,

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

VOTED: to approve the plans for Delivery Parcel 1-A as submitted by Charles River Park, Inc. pursuant to Section 302 of the Leasehold Agreement.

The question of space was discussed. It was unanimously agreed that the Chairman and the Executive Director conduct negotiations with the Superintendent of the building for additional space.

The Executive Director notified the Authority that Mr. McGovern, Land Acquisition Consultant, had recommended Mr. John Gill of Margill Construction Company Inc, to provide an engineering report on the reproduction value of the present Retina structure on Chambers Street in connection with the acquisition appraisals. On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Mr. John Gill to perform an engineering survey of the property on Chambers Street used by the Retina Foundation at an amount not to exceed \$600 and further that the Authority make the following findings (a) that the foregoing is qualified legally and by experience to perform the services to be provided in accordance with the contract; (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 a contract be awarded to the foregoing contractor without consideration of bids or proposals.

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

VOTED: to authorize the Executive Director to issue eviction warrants for the following tenants because of lack of cooperation and rent arrearage: Margaret Fitzpatrick and Louis Gravina.

Because of hardship involved and on the recommendation of the Site Office, on motion duly made and seconded, it was unanimously

VOTED: to waive rent arrearage and authorize relocation payment for Nina Jesthenka, 79 Chambers Street.

The Executive Director informed the Authority that the Mercantile Affairs Committee would hold hearings on pending legislation concerning Chapter 12I. On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman and the Executive Director to represent the Authority at the Committee hearings.

The Executive Director informed the Authority that the last technical objection to the Leasehold Agreement/had been resolved and that a letter of approval was expected before the end of the week from the URA; and that now the Authority's legal staff was busy preparing the actual Lease itself pursuant to the Leasehold Agreement, which quite possibly might require a period of two or three weeks or more before being reviewed and approved by the Regional Office.

The Executive Director also notified the Authority that Charles River Park had set a date for ground-breaking on March 8th and would request permission to enter project land pursuant to Section 807 of the Leasehold Agreement if the lease instrument had not cleared the Regional Office and been executed prior to March 8th.

On motion duly made and seconded, it was unanimously

VOTED: that everything be done to expedite the preparation of the Lease and the Regional Office review in order that it be executed prior to March 8th and further that unless the Lease was executed, the Authority would not permit Charles River Park to enter on the land.

The Executive Director was instructed to notify Charles River Park of this.

The Executive Director submitted a request for a Progress Payment to the Duane Company for \$93, 737, which was reviewed and approved by the Chief of Development. On motion duly made and seconded, it was unanimously

VOTED: to pay this amount.

(Mr. Massucco entered the meeting at this point\*)

The Executive Director distributed copies of a memo from the Land Acquisition Consultant, Mr. McGovern, re the Charlestown Pilot Rehabilitation Project. After a discussion it was decided that the Chairman and Executive Director would investigate the possibility of getting local builders interested in the proposed project.

At this point Mr. Bertram Druker of Cerel-Drufer Redevelopment Corporation, and Mr. Samuel Glaser, Architect for the group, entered the meeting to discuss the future plans for Castle Square Project and proposed controls and restrictions in the Redevelopment Plan.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p.m.

  
Secretary