

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON NOV. 28, 1962

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 Nov. 28, 1962. 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. JLally	None
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
John 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 Nov. 28, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Nov. 23, 1962 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 Nov. 23, 1962 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 28th day of November, 1962.

Kane Simonian  
Secretary

LS

John Conley attended the meeting.

On the presentation of certified invoices and on motion by Mr. Mas sueco, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize payment of the following bills:

John S. Cullen, Castle Square appraisals \$3,400  
Francis J. McGee, Washington Park appraisals \$3,000  
John D. Hewitt, Washington Park appraisals \$1,050  
Frank B. Rogers, Washington Park appraisals \$900  
United Community Services \$1,149.07

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

VOTED: to authorize final payment of \$64,822.04 to the J. J. Vaccaro, Co., Inc.

Copies of a letter from Reardon and Turner, Engineers, dated November 27, 1962 were distributed, requesting approval from the Authority to include an Edison steam line in the present easement which runs from Blossom Street to Parcel 7.

The Executive Director informed the Authority that presently an easement exists for utilities from Blossom Street to Parcel 7 and that the engineers for St. Joseph's Church, Parcel 7 development, are requesting the inclusion of an Edison steam line in the same easement.

On motion duly made and seconded, it was unanimously

VOTED: to authorize an easement to the Boston Edison steam service from Blossom Street through the West End project area to Parcel 7 within the present easement location granted for utilities for Parcel 7 from Blossom Street and that the Executive Director be authorized to execute said easement.

Mr. Logue entered the meeting at this point.

Copies of a tabulation of bids were distributed on the Preliminary Loan Notes, Third Series B, Government Center Project, Mass. R-35.

On motion duly made and seconded, it was unanimously

VOTED: to accept the proposals from the lowest bidders in amounts totalling \$20,870,000.

Site Office reports were distributed.

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

VOTED: to waive use and occupancy charges and approve relocation payment for Donald Gay, 31 Norman Street, Account #306.

Copies of a memo from the Acting Purchasing Agent dated November 27, 1962 were distributed, recommending the purchase of five snow blowers for the Government Center, West End, Washington Park and Castle Square projects.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of five snow blowers, not to exceed \$1750.

Copies of a memo from the Executive Director were distributed dated November 27th concerning recommendations for adjustments in use and occupancy charges from the Real Estate Officer.

On motion duly made and seconded, it was unanimously

VOTED: to approve the adjustments in use and occupancy charges as recommended as follows:

Acct. No. 119	A. D. Iacono Co., Inc., 24-26 Canal St.
<sup>11</sup> 474	Langone Funeral Home, 58 Merrimac St.

The Executive Director distributed memo dated November 25, 1962 containing a tabulation of bids received for comprehensive general public liability insurance for the Castle Square project, R-56.

On motion duly made and seconded, it was unanimously

VOTED: that the proposal from the Employers Group be accepted and that the Insurance Broker for the Authority be authorized to place this insurance with the Employers Group.

The Development Administrator distributed a folder re Castle Square portion of South End renewal project, Mass. R-56, containing the following material:

1. memo from the Development Administrator entitled Proposed Action on Early Land Taking in the Castle Square portion of the South End Renewal Area;
2. Resolution approving and providing for the execution of a contract for Temporary Loan for Early Land Acquisition;
3. Resolution approving the Issuance of Project Temporary Loan Notes and Providing for the Security of the Notes;
4. vote authorizing the Development Administrator to assign to the HHRA the covenant of the City of Boston, attached to which was a copy of a form of the assignment;

5. vote authorizing the Development Administrator to secure the signatures of the Mayor of the City of Boston and the Chairman of the State Housing Board to the Contract for Temporary Loan for Early Land Acquisition;
6. vote authorizing the Development Administrator to submit to the Housing and Home Finance Agency a request for concurrence in the eminent domain taking for the Castle Square portion of the South End Renewal Area, attached to which was a draft copy of the form of the letter to the HHFA;
7. memo from the Development Administrator to the Boston Redevelopment Authority entitled Authority Approval of proposed Resolution Setting Forth Conditions under Which the Authority will Make Relocation Payments;
8. Resolution providing for the making of relocation payments to business concerns, Mass. R-56.

Mr. Colbert presented a Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Temporary Loan Contract (Early Land Acquisition), Numbered Contract No. Mass. R-56(L) Between the Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No. Mass. R-56 and Establishing a Project Expenditures Account with Respect to said Project and for Other Purposes".

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

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

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 224;)

Mr. Colbert presented a Resolution entitled "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-56 and Providing for the Security and the Payment Thereof and for Other Purposes", which Resolution was read in full and considered.

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

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

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. -225.)

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: that the Development Administrator be authorized to assign to the Housing and Home Finance Agency in substantially the form presented to this meeting the covenant of the City of Boston entered into with the Authority on October 3, 1962, to bear any and all losses that may arise as a result of early land acquisition or early land acquisition, relocation payments and clearance in the South End Urban Renewal Area in the event that the land so acquired or so acquired and cleared is not used for urban renewal purposes because an urban renewal plan for the project is not approved or is amended to omit such land, or is abandoned for any reason.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: that the Development Administrator be authorized to secure the signatures of the Mayor of the City of Boston and the Chairman of the State Housing Board to the Contract for Temporary Loan for Early Land Acquisition in the South End Urban Renewal Area as required by law.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: that the Development Administrator be authorized to submit to the Housing and Home Finance Agency in substantially the form presented to this meeting a request for concurrence in an eminent domain taking within the South End Urban Renewal Area as required by Section 201(7) of the Contract for Temporary Loan (Mass. R-56) and by the Urban Renewal Manual, Section 13-4-2.

The Development Administrator informed the Authority that the original Resolution adopted by the Authority to cover the business relocation policy statement and business relocation statements was not specifically incorporated into the Relocation Program for the Castle Square Project as required by the Urban Renewal Manual and that therefore in order to comply with URA regulations, it would be advisable to adopt a new Resolution.

Mr. Colbert read a Resolution entitled "Resolution Providing for the Making of Relocation Payments to Business Concerns, Mass. R-56", which Resolution was read and considered.

On motion by Mr. Colbert, seconded by Mr. Ryan, it was unanimously VOTED: to adopt the aforementioned Resolution as presented and read.

(Copy of the aforementioned Resolution is filed in the Document Book of the Authority as Document No. 226.)

The Development Administrator distributed copies of the Annual Report for 1961, which was tabled.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to purchase additional chairs for the Board Room in order to accommodate groups who meet with the Authority from time to time.

On the recommendation of the Development Administrator, as contained in memo dated November 20, 1962, it was unanimously

VOTED: to approve the purchase of a Plan Hold adjustable rolling map file for the Engineering Division, not to exceed \$200.

Copies of a memo were distributed dated November 28, 1962 re personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Andrew C. Singer as Relocation Assistant, assigned to the Development Department, at \$5250 per annum, effective November 3, 1962; and Lawrence A. Bennett as Administrative Clerk in the Administrative Management Department at \$5500 per annum, effective November 3, 1962.

The Development Administrator distributed copies of a memo entitled South Cove Survey and Planning Application, explaining the Development Plan for the Tufts-New England Medical Center area, which was tabled at the last meeting.

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

VOTED: that the Development Administrator obtain an opinion from Special Counsel Lewis H. Weinstein with respect to the Authority's power and right to approve an urban renewal plan for this project area when it is prepared in the event that said renewal plan should turn out to be inconsistent with parts of the Development Plan for the Tufts-New England Medical Center, if said Development Plan is approved at this time by the Authority and City Council.

A motion was made by Mr. Colbert, seconded by Mr. Massucco, to instruct the Development Administrator to obtain from the Project Director a report with map illustrations and overlays showing the amount of land owned

currently by the New England Medical Center and the amount of land which the New England Medical Center will obtain for its development if the New England Medical Center Project is carried out.

Mr. Ryan moved to amend Mr. Colbert's motion to include in the above-mentioned report the amount of land which the New England Medical Center has acquired in forty years. Mr. Massucco seconded Mr. Ryan's motion.

The motion to amend was unanimously adopted.

The motion as amended was presented and unanimously voted.

The Development Administrator was instructed to prepare informational material concerning the Mattapan Project for presentation to the Mattapan Tribune newspaper for publication.

At this point a group of Charlestown residents who were officials of the Federation of Social Organizations in Charlestown entered the meeting to explain their position with respect to the proposed Charlestown Renewal Project. Present were Mr. Robert Lee, President of the Federation, members of the clergy representing the Catholic and Protestant churches in the area, and other executive committee members of the Federation. Mr. Patrick McCarthy, Project Director for Charlestown, was also present.

The Development Administrator distributed copies of the following memoranda dated November 28, 1962 re

1. early land acquisition - Charlestown Urban Renewal Area;
2. proposed public hearing with respect to BRA findings for proposed early land acquisition program for the Charlestown Urban Renewal Area, attached to which was a proposed form of notice of public hearing for early land acquisition;
3. proposed boundary revision of Charlestown Urban Renewal Area Mass. R-55;
4. Resolution of the Boston Redevelopment Authority Approving Amendatory Survey and Planning Application for Project Number Mass. R-55;
5. Binders containing Revised Survey and Planning Application for Project Mass. R-55;

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

VOTED: that the Boston Redevelopment Authority hold a public hearing January 7, 1963 at 7:30 p.m. in the Clarence Edwards Junior High

School in Charlestown in the matter of a proposed determination that the Charlestown Urban Renewal Area, for which the Authority is preparing an Urban Renewal Plan, and for which it proposes to undertake an Urban Renewal Project under Massachusetts General Laws, Chapter 121, with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including early land acquisition, demolition, removal and disposal, is a substandard and decadent area; and that the Secretary is authorized to advertise said hearing in accordance with law.

Mr. Colbert presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Amendatory Survey and Planning Application for Project No. Mass R-55", which was read in full and considered.

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

VOTED: to adopt the above-entitled Resolution as presented and read.

(Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 227.)

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

VOTED: that the Development Administrator be and he hereby is authorized to seek the approval of the Mayor and City Council with respect to the Amendatory Survey and Planning Application for Mass. R-55 adopted by Resolution this date.

Copies of a memo dated November 28, 1962 were distributed re Koch-Waltch special studies.


On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:25 p.m.

  
Secretary