

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON FEB. 1, 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 February 1, 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	Stephen E. McCloskey
Msgr. F. J. Lally	
James G. Colbert	
Melvin J. Masvucco	

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 February 1, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVjSp&PMENT AUTHORITY

By Kane Simonian

January 27, 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 Jan, 27, 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 1st day of February, 1961.

Kane Simonian
Secretary

Revised @ mtg of
2/15/61
(5th last pgs.)

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

VOTED: that Development Administrator Logue be instructed #> contact Boston attorneys for the Prudential Insurance Company immediately and ask if they will withdraw their objection of two weeks ago to setting a date for the public hearing by the Boston Redevelopment Authority on the Prudential Application.

In the event that Boston attorneys for Prudential decline to agree to the immediate setting of a date for the public hearing, Mr. Logue is further instructed to communicate today with officials of the Prudential Company in Newark, N. J., and point out to them that the matter cannot be placed before the Massachusetts Supreme Court for a clarifying decision until after a hearing has been held by the Redevelopment Authority and action has been taken by the Authority on the Prudential Application.

In view of the statement by officials of the Prudential Company that they will not go forward with the Prudential Center unless a clarifying opinion is obtained from the Supreme Court before its summer recess, the Redevelopment Authority believes that in the interest of speed every effort should be made to persuade Prudential to agree to a public hearing on its application as quickly as possible.

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

VOTED: that the Executive Secretary be instructed to arrange to have one or more stenographers on the staff of the Redevelopment Authority keep a transcript of the proceedings at the public sessions of the Redevelopment Authority and that such portions of the transcript as are requested by the Authority be transcribed and supplied to each Member of the Redevelopment Authority and to the Executive Secretary.

The minutes of the meeting of January 18, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes as read.

The minutes of the meeting of January 25, 1961 were read by the Secretary.

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

VOTED: that Development Administrator Logue be instructed to contact Boston attorneys for the Prudential Insurance Company immediately and ask if they will withdraw their objection of two weeks ago to setting a date for the public hearing by the Boston Redevelopment Authority on the Prudential Application.

In the event that Boston attorneys for Prudential decline to agree to the immediate setting of a date for the public hearing, Mr. Logue is further instructed to communicate today with officials of the Prudential Company in Newark, N. J., and point out to them that the matter cannot be placed before the Massachusetts Supreme Court for a clarifying decision until after a hearing has been held by the Redevelopment Authority and action has been taken by the Authority on the Prudential Application.

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

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The minutes of the meeting of January 18, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes as read.

The minutes of the meeting of January 25, 1961 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to make the following revisions:

1. on page 2, line 15, eliminate words "for discussion"¹¹;
2. on page 4, Sub-item (3), change second last word in this section from "is" to "so";
3. on page 4, Sub-item (4), eliminate the word "a" between word "as"¹¹ and "representative", so as to read "as representative of the Authority...."
4. on page 9, second paragraph, insert the words "Upon the recommendation of the Development Administrator" immediately preceding the words "A motion was duly made and seconded to amend Item 10 as follows:";
5. on page 9> add the words "on an annual basis except as noted" immediately following the phrase ".. and that the following increases be given:";
6. on page 10, first paragraph, the word "Department" inserted in place of "Section", so as to read "Planning Department";

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

VOTED: to adopt the minutes of the meeting of January 25, 1961 as revised.

Mr. Logue reported that the salaries of three persons in the Planning Department were incorrectly listed in the consolidated annual budget.

On motion duly made and seconded, it was unanimously

VOTED: that Edwin J. Kelley, Jr. go from \$5716 per annum to \$5800 per annum, effective February 1, 1961; that George H. Breene go from \$5716 to \$5800 per annum, effective February 1, 1961; and that Dorothea P. Lynch go from \$3719 to \$3900 per annum, effective February 1, 1961.

The Authority discussed the Application of Ernest Henderson, Robert M. Morgan, William J. Furlong, Carleton Hunneman and M. Murray Weiss for approval of a redevelopment project in the Whitney Redevelopment area, which Application a public hearing had been held on January 12, 1961. A stenographic record of the hearing and copies of the Application had been previously distributed to the Members.

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

VOTED: to adopt the Report and Decision by the Authority on the Application of Ernest Henderson, Robert M. Morgan, William J. Furlong, Carleton Hunneman and M. Murray Weiss for approval of a Redevelopment Project in the Whitney Redevelopment area, which Report and Decision has just been read and considered, and to authorize and approve the Redevelopment Project referred to in said Application and consent to the formation of Charlesbank Apartments, Inc. to carry out the Project.

(A copy of the Report and Decision is filed in the Document Book of the Authority as Document No. 132.)

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Annual Report for 1960.

The Executive Director distributed copies of two letters sent by the Government Center Commission to His Honor, Mayor Collins, concerning the State Office Building, said letters being dated January 20 and January 23, 1961.

The Development Administrator was instructed to check with the Government Center Commission to determine if the meeting referred to in the letter of January 20, 1961 was to be construed as compliance with the statutory requirement for consultation with the Boston Redevelopment Authority.

The Executive Director presented a copy of a Completion and Satisfaction Certificate in the form approved by the General Counsel for execution in connection with the Westinghouse Electric parcel in the New York Streets area, U. R. Mass. 2-1. Copies of a memo from Wallace Orpin, Chief Engineer, were distributed, certifying that inspection had been made to ensure compliance with the controls.

On motion duly made and seconded, it was unanimously

VOTED: that Joseph W. Lund, Chairman of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver a Completion and Satisfaction Certificate presented to this meeting, stating that Cerel-Druker Redevelopment Corporation and CD Building Corporation have satisfactorily completed all undertakings with respect

to development of a portion of Parcel No. 1 as shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass, 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957. Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345, with the exception of "the tree planting requirement set forth in Paragraph D 2 c (3) of the Land Assembly & Redevelopment Plan for N. Y, Sts. Project*" and stating that CD Building Corporation is authorized to convey said land to Westinghouse Electric Corporation.

Site Office reports were read. On motion duly made and seconded, it was unanimously

VOTED: to authorize relocation payment and waive rent arrearage in the amount of \$210.00 for Account No. 298, Charles McGeoghegan, 89 St. Alphonsus Street, Roxbury.

Copies of a memo from Robert McGovern, Real Estate Officer, were distributed concerning parcels in the Whitney project. On the recommendation of Mr. McGovern and with the concurrence of the Chairman, on motion duly made and seconded, it was unanimously

VOTED: to approve maximum option prices as follows: Parcel 9A-16, \$30,000; 8C-5, \$22,000.

Copies of the audit report by Stebbins & Stebbins were distributed concerning the City of Boston funds transferred to the Authority. On motion duly made and seconded, it was unanimously

VOTED: to accept the audit and authorize payment of \$665 and to transmit a copy of the audit report to the City Auditor.

On motion duly made and seconded, it was unanimously

VOTED: to meet with Fred Hertan and Associates, proposed re-developers for the Mattapan project, at 11:00 a.m. on February 15, 1961.

The Executive Director informed the Authority that sealed bids had been received after public advertising on the White Fund Health Unit building on Blossom Street and opened at twelve noon on January 25, 1961. The bids were as follows: John J. Duane Co., Inc., \$4,670.00; James G. Grant Co., Inc., \$12,000.00.

On motion duly made and seconded, it was unanimously

VOTED: to award the bid for the demolition of the White Fund Building to the John J. Duane Company as the lowest responsible bidder and that the Chairman be authorized to execute the contract.

The Development Administrator distributed copies of a memo concerning the selection of architectural firms in connection with the renovation of the 10th and 11th floors of City Hall Annex. The Development Administrator strongly recommended that the firm of Sert, Jackson and Gourley be approved by the Authority.

On motion made by M^rnsignor Lilly and seconded by Mr. Massucco, it was unanimously

VOTED: that the Development Administrator is authorized and hereby directed to negotiate a contract with the firm of Sert, Jackson and Gourley of Cambridge for the renovation of the 10th and 11th floors of City Hall Annex, subject to the approval of the Chairman and the appropriate officials of the Urban Renewal Administration.

The Development Administrator discussed a recruiting program and distributed copies of a memo concerning same.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to spend up to \$5,000 out of Federal project funds for the following recruiting steps:

1. Advertising in the Boston newspapers;
2. Advertising in the professional journals;
3. Preparation and distribution of mailing pieces;
4. Travel of two members of the staff to Hartford, Connecticut February 7th for the New England Mid-winter Renewal Conference for recruiting purposes;
5. Travel of up to four members of the staff to Denver, Colorado (April 30-May 5) to attend the National Planning Conference of the American Society of Planning Officials;
6. Travel expenses to Boston of selected applicants.

The Development Administrator recommended the employment of an additional draftsman.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the employment of Melrose T. Carrington
as a Draftsman at \$5200 per annum on a two-month appointment, effective
February 6, 1961.

On motion duly made and seconded, it was unanimously
VOTED; to commence future meetings of the Authority at 9:30 a. m.
instead of 10:00 a.m.

The Development Administrator reported to the Authority that he
had talked to local counsel for the Prudential Company concerning setting the
date for the public hearing and that the local counsel were in favor of setting
the date, subject to clearance from the Prudential headquarters in Newark,
New Jersey.

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

VOTED: that the Chairman follow up the matter with the Development
Administrator and that the Chairman be authorized to set the date for the public
hearing on the Prudential Application in the event the Prudential officials in
Newark give their assent.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:32 p. m.


