

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 31, 1959

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 October 21, 1959 • 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. Lally	Joseph W. Lund
James G. Colbert	
Melvin J. Massucco	
Stephen E. McCloskey	

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 October 21, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

October 16, 1959

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 October 16, 1959 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 21st day of October, 1959.

Kane Simonian KW (an)
Secretary

LS

The minutes of the meeting of October 14, 1959 and of the adjourned meeting of October 14, 1959 held at 1:00 p. in. were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director submitted a copy of a contract for title search in the Whitney Project with Nyman Kolodny, which contract had been prepared by the legal division.

On motion duly ;made and seconded, it was unanimously

VOTED: to approve the contract and authorize its execution when State Board approval of the Whitney Street project is received.

The Executive Director submitted a report to the Authority showing two completed proposals received on time for engineering services for the Whitney Street project, as follows: Henry F. Bryant & Son, \$6,975.00; New England Survey Service, Inc. \$13,500.00.

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

VOTED: to accept the proposal of Henry F. Bryant & Son as the lowest qualified proposal and further that the Executive Director be authorized to arrange for the contract to be executed when the State Board approval is received on the Whitney Project.

The Executive Director presented a request from Duane Company to continue burning under the same conditions previously granted. On motion duly made and seconded, it was unanimously

VOTED: to extend burning permit for one week only under the conditions previously set down by the Authority.

The Executive Director informed the Authority that the President of the City Council, Edward McLaughlin, had made a suggestion regarding the appointment of a Community Organizer in the Roxbury Rehabilitation Project; namely, that the Authority conduct a meeting of all the interested organizations and

explain the importance of a proper selection and the essentiality of complete cooperation from all factions in the area regardless of the selection.

The Executive Director was instructed to arrange a suitable meeting at a suitable place to carry out this suggestion.

A communication was received from the Boston Housing Authority listing the number of vacancies and the number of applicants in the pool of admissions for each public housing project, which showed the extreme scarcity of public housing units in most projects at this time. After a review of the communication and chart, the Executive Director was instructed to acknowledge the communication and thank the Housing Authority for its cooperation.

Site Office reports on rental arrearage and uncooperative tenants were distributed. On motion duly made and seconded it was unanimously

VOTED: to evict the following because of failure to pay rent and failure to cooperate in the relocation effort and that the Executive Director be authorized to execute eviction warrants: Joseph Sarno, Michael Roberts, Tillie Grezak, Wallace Green, Evelyn Duffy and James DiMari.

The Authority reviewed Site Office reports involving hardship cases and upon the recommendation of the Site Office Manager, the rent arrearage was waived and relocation payments authorized for the following site tenants in the following amounts: Carmella DeLuca, \$286.00; Pasquale Centola, \$390.00; Gaetano Ruma, \$312.00.

The Executive Director submitted a list of tenants who had moved out of state, as follows: George Lyons, amount owed: \$2.36; Barbara Chatelle, amount owed \$76.72; and a list dated 10/20/59 of tenants who had moved to unknown addresses leaving a total rent arrearage of \$1,781.96. Site Office personnel have contacted the Post Office and utility companies in an attempt to locate these tenants. On motion duly made and seconded, it was unanimously

VOTED: to make the following findings: (1) that all steps toward collection have been made in accordance with the Authority's policies; (2) that there is no reasonable prospect of collection; (3) that the totals of \$79.08 and \$1,781.96 be charged off as uncollectable. (List dated 10/20/59 filed as Document No. 80 in the Document Book of the Authority.)

The Executive Director submitted a request for a progress payment from the John Duane Company in the amount of \$57,159. 80. On motion duly made and seconded, it was unanimously

VOTED; to approve payment.

A report from William J. Johnson on the status of relocation of site tenants was distributed.

The Executive Director reported to the Authority that there were excellent possibilities of receiving Federal financial assistance for the Government Center Project. Mayor Hynes and the Executive Director both had conferred with Commissioner David Walker and had received tentative approval for \$6,000,000 toward the Government Center Project. The Executive Director informed the Authority that the Federal share of the project might well cost in the vicinity of \$7,000,000 or slightly more and that because of this, no further Federal funds would be available this fiscal year. Therefore, if the Authority is going to undertake the New York Streets Extension, it would have to be done with City funds. In contemplation of this, the Executive Director had requested proposals from qualified consultants to prepare the surveys and the Redevelopment Plan.

The Executive Director distributed copies of proposals from Planning & Renewal Associates and Advance Planning Associates in connection with preparing the Redevelopment Plan for the New York Streets Extension. The proposal contained alternate figures depending on whether relocation survey and inspection of dwelling units are to be done by staff or consultants. On the basis of preparing the Redevelopment Plan only, the proposals were as follows: Planning & Renewal Associates, \$18,500; Advance Planning Associates, \$8000. On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to retain the services of Advance Planning Associates and to arrange for a personal services contract in the approved form.

On motion duly made and seconded, it was unanimously

VOTED: that the principals of the Cerel Druker Redevelopment Corporation be invited to attend the meeting of the Authority on October 28th at 11:30 a.m.

His Honor, Mayor Hynes, called during the meeting and requested the Vice Chairman and the Executive Director to accompany him to Washington on October 29th for a meeting with the General Services Administrator, Franklin Floete, re the Government Center Project.

Copies of the City Council Order of October 19th re the West End contract were distributed. On motion duly made and seconded, it was unanimously

VOTED: that the Council Order be acknowledged by the Vice Chairman to the effect that the Authority will cooperate in every way with the City Council, consistent with the best interests of the urban renewal program.

The Executive Director notified the Authority that Arthur Young, Director of the Federal Housing Administration, requested a letter from the Authority outlining the status of the Authority's position on leasing project land. On motion duly made and seconded, it was unanimously

VOTED: that the Vice Chairman notify the FHA of the Authority's votes concerning leasing of project land.

The Executive Director distributed copies of a letter from the State Housing Board dated October 16, 1959 re the Whitney Street Project, which letter requested additional information from the Authority concerning the project.

On motion duly made and seconded, it was unanimously

VOTED: that a letter be prepared and transmitted to the State Housing Board complying with the request for additional information.

A letter from the U.S. Realty Exchange re parking in the West End was read and tabled.

The Executive Director stated that General Regan of the Boston Edison had requested a meeting to discuss the status of the Edison steam lines in the West End. After a discussion and on motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director to arrange for a meeting in the Mayor's Office on Monday, October 26th at 11:00 a.m. between the Boston Edison, Charles River Park, Inc. and the Authority,

The possibilities of obtaining Federal financial assistance for the Government Center Project was discussed and the Executive Director was instructed to ascertain the cost of preparing an application for Federal financial assistance for consideration by the Authority at the next meeting.

The Executive Director informed the Authority that another engineer would be needed to assist the Chief of Development, Mr. Orpin, when the Whitney Project was undertaken by the Authority. On motion duly made and seconded, it was unanimously

VOTED: to employ Edward M. Matz as Assistant Chief of Development at \$8500 per annum, effective after the approval by the State Housing Board of the Whitney Project, starting date to be determined by the Executive Director.

At this point, Mr. Louis Sarno, Business Agent of the Bricklayers' Union, Mr. John Tracy and Mr. Thomas Crane entered the meeting to discuss the superiority of masonry construction.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p. m.

Kare Thurman