

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON SEPTEMBER 16, 1964

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 September 16, 1964. 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco George P. Condakes	None

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 10:00 a.m. on September 16, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

BY

Kane Simonian

September 10, 1964

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 September 10, 1964, 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 16th day of September, 1964.

Kane Simonian
Secretary

Messrs. Logue and Conley, attended the meeting.

The minutes of the meeting of September 3, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On the presentation of certified invoices, and on motion duly made and seconded, it was unanimously

VOTED: to approve payment of the following bills:

	\$
Reginald H. Gallagher, Government Center appraisal	2,500.00
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Daniel M. Driscoll, Government Center appraisal	2,500.00
John E. O'Neill, Roxbury appraisals	425.00
John J. DuaneCo., Inc., Govt. Ctr. Contract No. 3	27,363.46
Maher & Fall Wrecking Co., Inc. Wash. Park Contract No. 2	9,990.00
Storey, Thorndike, Palmer & Dodge, bond counsel	620.00
Nelson Aldrich	200.00
Everett Fence Company	880.00
Fay, Spofford & Thorndike, Inc.	3,053.80
Charles A. Maguire & Associates	391.22
Metropolitan Transit Authority	2,329.38
Arthur T. Row	1,100.00
Larry Smith & Company	550.00
Larry Smith & Company	550.00
Larry Smith & Company	450.00
Statewide Construction Company, Inc.	1,800.00
Alois K. Strobl	223.76

Site Office reports were distributed.

The Washington Park Site Office recommended the eviction of site occupant, Williams and Sons, 2986 Washington Street, due to failure to pay use and occupancy charges after several letters and personal contacts had been made.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue an eviction warrant for the eviction of Williams and Sons, 2986 Washington Street, Washington Park Project, if the delinquent use and occupancy charges are not paid by September 28, 1964.

Copies of a Government Center Site Office memorandum were distributed concerning the hardship case of a former tenant, Isadore Muchnick, now deceased. The memorandum explained that the arrearage on the use charges accrued generally during the period of this tenant's illness, and immediately after his demise when his secretary and widow were attempting to settle his affairs. During this period the office was used only for the purpose of settling his affairs.

On motion duly made and seconded, it was unanimously

VOTED: to charge off Account No. 991-2, Isadore Muchnick, 25 Tremont Street, Government Center Project, in the amount of \$720.00 because there is no reasonable prospect of collection and that the probable cost of further efforts to collect would be unwarranted.

A Resolution entitled "Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-77" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read, Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye"¹¹: Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 361.

The Executive Director distributed copies of a letter to the Chief Engineer dated September 4, 1964 from Ellerbe Associates, Architects for the Shriners Burn Institute on Parcel #8, West End Project. Attached to the foregoing letter were copies of preliminary plans.

The Executive Director informed the Authority that the Shriners Hospitals for Crippled Children had submitted preliminary site plans, floor plans and elevations of the Burns Institute to be built on Parcel 8 in the West End Area, but that detailed plans could not be submitted until a local architect had been selected by the Shriners. \$

The above-mentioned preliminary site plans and sketches were exhibited to the Members of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to approve the aforesaid plans and elevations as presently submitted, provided that when the local architect has been selected, the Shriners will submit not later than six months from this date the final detailed plans for design review by the Authority, pursuant to the provisions of the Sales Contract; and provided further that the date for the delivery of the Deed for Parcel 8 and the possession of the property be hereby extended

to April 2, 1965 or on such earlier date as the Redeveloper may designate, pursuant to Section 1 (h) of the Sales Contract.

On the recommendation of the Development Administrator as contained in a memorandum dated September 16, 1964 re North Harvard Project - Title Examination Contracts, and on motion duly made and seconded, it was unanimously

VOTED: that Title Examination Contracts be executed with Attorney Paul G. Counihan and Attorney Nyman H. Kolodny for the North Harvard Project, the area to be divided equally between them.

The Executive Director informed the Authority that he had authorized two title searches to be made by Attorney Nyman H. Kolodny for the West Methodist Church and the Harrison Gray Otis House in the West End Project area to determine the ownership of land on that portion of Lynde Street which has been discontinued by the Public Improvement Commission, and included in the eminent domain taking. These two parcels of property were excluded from the original taking and because of this no title searches were ever made. The need now arises because of the request from the Retina Foundation for an easement for access to their parcel of land from Lynde Street. The Executive Director requested ratification.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director in authorizing the above two title searches.

The Executive Director informed the Authority that he had rejected the one bid received on September 4, 1964 for Site Preparation Contract #4 in the West End, and further, that he had re-advertised for bids to be opened at twelve noon, September 28, 1964, for the same; pursuant to a vote of the Authority at the meeting of September 3, 1964, instructing him to poll the Members of the Authority and take whatever action that was indicated by a majority of the Members.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the actions of the Executive Director in rejecting the bid received on September 4, 1964, and in re-advertising

for bids on September 28, 1964 for Site Improvement Contract #4, West End Project.

Copies of a memorandum dated September 16, 1964 were distributed by the Development Administrator re North Harvard Project - Brighton.

On motion duly made and seconded, it was unanimously

VOTED: that the Chief Engineer is hereby authorized to prepare contract documents and obtain proposals for engineering services work in the North Harvard Project.

The Development Administrator distributed copies of a memorandum dated September 16, 1964 entitled "Disposition Policies and Procedures for Acquired Buildings Sold for Rehabilitation/Authorization to Publish Notice of Availability" attached to which were copies of a document entitled "Land Disposition Policies and Procedures for Parcels to be disposed of for Rehabilitation"¹¹ dated September 16, 1964.

This matter had been tabled at the previous meeting.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

Mr. Colbert recommended some changes to be made on the classes of priorities contained on page 3 of the above-mentioned "Land Disposition Policies and Procedures" as follows:

- Class A. Occupant of the building to be rehabilitated, provided that the occupant was not the former owner;
- Class B. Displacee from the project area who desires to be an owner-occupant in the building to be rehabilitated;
- Class C. Tenant from within the project area who desires to be an owner-occupant,*
- Class D. Other displacees from outside the project area who desire to be owner-occupants;
- Class E. Other tenant families from outside the project area who desire to become owner-occupants.
- Class F. Others

On motion duly made and seconded, it was unanimously

VOTED: to revise the "Land Disposition Policies and Procedures for Parcels to be Disposed of for Rehabilitation" to incorporate the recommendations made by Mr. Colbert as outlined above.

On motion duly made and seconded, it was unanimously

VOTED: that the "Land Disposition Policies and Procedures for Parcels to be Disposed of for Rehabilitation" as presented to this meeting and as revised above be hereby adopted, and that the Development Administrator be authorized to publish a general announcement of availability of buildings to be sold for rehabilitation.

A copy of the above Land Disposition Policies and Procedures as revised is filed in the Document Book of the Authority as Document No. 362.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the matter of "Declaration of Intent from the New England Aquarium Corporation. "

Copies of a memorandum dated September 16, 1964 from the Development Administrator were distributed re Temporary Recreational Facilities for Humboldt Avenue School Site. The matter was noted and placed on file.

Copies of a report were distributed dated September 16, 1964 from the Development Administrator re Roxbury Work and Study Project, attached to which was a list of houses painted in the Roxbury Work and Study Program, The report was noted and filed.

The Development Administrator distributed copies of a memorandum dated September 16, 1964 re Temporary Recreational Facilities on F-1 Shopping Center Site.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of a memorandum dated September 16, 1964 re Acquisition of Warren Apartments, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter, and further, that the Real Estate Officer of the Authority appear at the next meeting to submit a report to the Authority on this parcel.

The Development Administrator distributed copies of a memorandum dated September 16, 1964 re Security at 77 Warren Avenue. The Development Administrator recommended that wire mesh be installed on the windows and an electronic protection system be installed in the front plate glass windows.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the installation of wire mesh for
the windows at 77 Warren Avenue at a cost not to exceed \$980 and to
authorize an expenditure of \$1500 per month for the installation and
maintenance of an electronic protection system for the front plate glass
windows.

The Development Administrator distributed copies of
a memorandum dated September 16, 1964 re Report on the Removal and
Relocation of the Charlestown Elevated Rapid Transit Structure. Said memo-
randum noted that copies of a special supplementary report on the Removal
and Relocation of the Charlestown Elevated Rapid Transit Structure had
been distributed to the Members at the last meeting.

The Development Administrator distributed copies of a
memorandum dated September 16, 1964 re Establishment of Charlestown
Home Improvement Center at 81 Elm Street, Charlestown, and Project
Office at 38 Cross Street, Charlestown, Included in this memorandum was
a breakdown of the estimated costs for 38 Cross Street and an Abstract of
Work Write-up for 81 Elm Street.

On motion duly made and seconded, it was unanimously
VOTED: (1) that the Development Administrator be
authorized to carry out the improvements necessary to rehabilitate the
building at 81 Elm Street, Charlestown, as a demonstration home for use
as the Charlestown Home Improvement Center, at a cost not to exceed
\$10,500.

(2) that the Development Administrator be
authorized to carry out improvements and alterations on the building
at 38 Cross Street, Charlestown, for its use as the Charlestown project
office, at a cost not to exceed \$3021.

The Development Administrator distributed for informational
purposes a memorandum dated September 14, 1964 re Parcel 8 Competition.
Said memorandum noted that on September 10, 1964, the Mayor's Blue
Ribbon Panel had by unanimous vote found all of the three applicants
qualified for the first stage and had authorized the three applicants to make
their submission for the second stage of the competition due on December 7,
1964.

A memorandum dated September 16, 1964 re Government Center Project, Mass.R-35 Demolition and Site Clearance Contract No. 5 was distributed by the Development Administrator, together with an attached map recommending that bids be prepared for the demolition of three buildings on Canal Street, the Haymarket Relief Station and the bus station in Haymarket Square.

On motion duly made and seconded, it was unanimously VOTED: that the Chief Engineer is authorized to prepare bidding documents for the Government Center Project Demolition and Site Clearance Contract No. 5 for the area shown on the map attached to the above-mentioned Development Administrator's memorandum of September 16, 1964, provided that said bid documents are not to be advertised for bids until authorized by vote of the Authority.

The Development Administrator distributed copies of a memorandum dated September 16, 1964 re Government Center Payment-in-Lieu-of-Taxes, attached to which were copies of a letter dated September 14, 1964 from His Honor, Mayor Collins requesting a payment in lieu of taxes in the Government Center Project for the calendar year and tax year 1964.

On motion duly made and seconded, it was unanimously VOTED: that payment-in-lieu-of-taxes to the City of Boston as compensation for improvements, services and facilities rendered by the City in the Government Center Project are for the tax year 1964 is hereby approved in the amount of \$297,423.96.

At this point in the meeting Mr. Nelson W. Aldrich, Chairman of the Design Review Panel, entered the meeting at the Authority's request to discuss his report on the revised Supreme Market Shopping Center Plan for Parcel F-1, Washington Park Project. Mr. Paul Cifrino of the Supreme Markets was in attendance and Mr. Herbert Tucker, Attorney for Blair Markets was also present during Mr. Aldrich's presentation.

Mr. Logue distributed copies of a letter dated September 12, 1964 from Nelson W. Aldrich, Chairman of the Design Review Panel, which letter stated that "As a result of the change in the Cifrino plan, the panel now considers that the Blair plan is significantly superior to the Cifrino

plan in design and feasibility as a shopping center plan. "

The Members asked Mr. Aldrich questions concerning the Panel's decision. Mr. Paul Cifrino and Mr. Herbert Tucker were asked for their comments also.

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

VOTED: to rescind the vote designating the Supreme Markets as the Developer for Parcel F-1 Shopping Center, Washington Park Project.

Mr. George Condakes voted "present" and requested that he be so recorded because of his unfamiliarity with the background of the matter.

Mr. Colbert then made the following motion:

I move that Blair Associates be tentatively designated as developer of the F-1 Shopping Center in Washington Park under the following conditions;

1. that preliminary plans be submitted to the Authority within sixty days of this date;
2. that financing plans be submitted within sixty days of this date;
3. that a Land Disposition Contract be submitted to the Authority within sixty days;
4. that a bond be posted in sixty days in an amount to be determined at the meeting of the Authority on October 1st;
5. that a construction schedule be submitted to the Authority within sixty days of this date.

Mr. McCloskey seconded the motion and in a call from the Chair, it was

VOTED: to adopt Mr. Colbert's motion.

Mr. George Condakes again voted "present" for the same reason noted above.

On motion duly made and seconded, it was unanimously

VOTED: the next meeting of the Authority will be held on Thursday, October 1, 1964 at 10:00 a. m.

Mr. Massucco left the meeting at this point (11:47 a. m.).

The Development Administrator distributed copies of a memorandum dated September 16, 1964 re Land Acquisition Procedures for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, attached to which

were copies of a proposed letter to all the site occupants from the Business Relocation Officer, copies of a proposed letter to all the owners of property from the Real Estate Officer, and copies of Land Acquisition Staging and Development Plan for the project.

On motion duly made and seconded, it was unanimously VOTED: to table the matter.

The Development Administrator distributed copies of a document entitled "A Review of Progress Under the Workable Program for Community Improvement for the Elimination and Prevention of Slums and Blight in Boston, Massachusetts. " The above-mentioned document has been prepared by the Staff for submittal to the City Council prior to transmittal to the Housing and Home Finance Agency in compliance with the Workable Program Requirements of the Housing Act of 1949, as amended.

The Development Administrator distributed copies of reprints from the June 1964 issues of Fortune and Architectural Forum Magazines.

The Development Administrator distributed copies of a brochure entitled "Rehabilitation Progress Report" dated September 1, 1964, Washington Park Urban Renewal Area, Boston Redevelopment Authority. Mr. Thaddeus J. Tercyak, Assistant Project Director for Washington Park, made a presentation to the Authority on the progress made to date on rehabilitation.

The Development Administrator distributed copies of memoranda dated September 16, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously VOTED: to approve the following personnel actions:

<u>Temporary appointments, six "month basis:</u>	<u>Grade & Step</u>	<u>per Annum</u>	<u>Eff.</u>	
Arnold N. Finch	Rehab. Assist, in	8-1	6,500	9/23
Matthew J. Heiler	Graphics Designer II	7-1	5,700	9/17
Mary E. McCullough	Dev. Assist. I	5-3	4,961	9/23
JoanM. Logan	Clerical Assist. III	3-1	3,900	10/1
William L. Weismantel	Chief Planner I (hourly)		4.50	9/17
Don R. Brown	Model Maker (hourly)		3.25	9/17
<u>Reappointments, six-month basis:</u>				
Carol A. Irwin	Draftsman I	5-1	4,500	9/16
Donald W. Harrison	Draftsman Apprentice	3-1	3,900	9/16
Theodore C. Strader	Architect I (hourly)		3.25	9/16
Christopher R. Jeffrey	Architect I (hourly)		2.75	9/16

Reappointments, six-month with change of status:

Rita J. O'Brien Clerical/Graphics Assistant in the Planning Department - from a full-time basis at \$70 per week to a part-time basis at \$2. 20 per hour, effective September 16, 1964.

James S. Hoyte Development Aide in the Development Department at \$65 per week on a full-time basis to Development Aide II in the Planning Department at \$2. 20 per hour on a part-time basis, effective September 16, 1964.

Change of Status:

Joan E. Smith Chief Planner I in the Planning Department - from a part-time basis at \$5.00 per hour to a full-time basis at \$9,450 per annum (Grade 11 - Step 2), effective September 17, 1964.

Salary Increase:

Ronald E. Wilmott Model Maker in the Planning Department on a part-time basis - from \$3. 25 per hour to \$3. 50 per hour, effective September 23, 1964.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

attendance of two Authority Staff Members at the New England Conference on the Opportunities and Problems of Defense Conversion held at the Statler Hilton Hotel in Boston on September 20 and 21, 1964;

attendance of ten Authority Staff Members at the Data Processing Course to be conducted by the New England Chapter of AIP this fall at Cambridge, Massachusetts;

attendance of three Members of the Engineering Department at the annual meeting of the Massachusetts Association of Land Surveyors and Civil Engineers at Lenox, Massachusetts on October 2 and 3, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:27 p.m.


Secretary