

MINUTES OF A REGULAR MEETING OF
THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 30, 1958

The Members of the Boston Redevelopment Authority met in regular meeting at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on April 30, 1958. 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	Very Rev. Msgr. F. J. Lally
James G. Colbert	
Melvin J. Massucco	
Stephen E. McCloskey	

Pursuant to a request made of Mr. Stephen McCloskey, and with the approval of the Chair, Mr. Arthur Rabinowitz, Business Agent of the Building Wreckers' Union, entered the meeting. Mr. Rabinowitz discussed the possibilities of writing the specifications for the West End Project Demolition Contract in ways which would help relieve the unemployment situation. Mr. Rabinowitz suggested that specifications be drawn to prohibit any burning of rubble on site.

The Chairman thanked Mr. Rabinowitz for his interest and advised him that his suggestions would be taken into consideration.

The minutes of the regular meeting of April 23, 1958 were read by the Secretary, and upon motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director and the Assistant Executive Director to travel to the URA Regional Office in New York to confer with Urban Renewal officials.

On motion duly made and seconded, it was unanimously

VOTED: to arrange a meeting with Charles River Park, Inc. to discuss proposed changes in West End Redevelopment Plan at 11:00 a.m. on May 7, 1958. The meeting scheduled for April 30, 1958 was cancelled.

On motion duly made and seconded, it was unanimously

VOTED: to arrange meeting at 10:30 a.m. on May 7, 1958 with representatives of Charlesbank Homes re limited dividend housing in Parker-Mission-Hill area.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter of the Retina Foundation with respect to Parcel J, West End Project.

On motion duly made and seconded, it was unanimously

VOTED: to approve payment of \$2612.16 to Charles J. Artesani for title searches completed to date and approved by General Counsel.

The Chairman announced that a meeting had been arranged on May 1, 1958 at 11: a.m. with the Police Commissioner to discuss the problem of additional police protection in the West End area.

On motion duly made and seconded, it was unanimously

VOTED: to ratify the action of the Executive Director in employing Edward Myers , formerly employed by the Charlesbank Homes, as maintenance laborer at \$66. 84 per week, effective April 23, 1958 for a period of one month. The Site Office Manager, Mr. Hallisey, certified that this employee was needed in connection with the management and maintenance of the Charlesbank Homes (containing 104 apartments). The Chairman stated that he would look into the Charlesbank Homes management and ascertain if additional maintenance labor would be needed beyond the period of one month.

A letter from Col. Paul Hines re Parker Hill area was tabled.

The resignation of Robert Holland, field worker, effective April 30, 1958 was accepted. An appointment to fill this vacancy was tabled.

The Executive Director informed the Members that House Bill 2734 was enacted and signed by His Excellency Governor Foster Furcolo on April 28, 1958.

The Executive Director discussed the URA letter of April 11, 1958 containing report on audit findings. Upon motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to answer the April 11, 1958 letter, complying with the conditions and providing the explanations required as discussed and approved.

A letter from the Federation of South End Settlements was read. It was agreed that the Chairman would acknowledge the letter, pending a discussion of the contents at a later meeting.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of law books as recommended by the General Counsel - not to exceed \$1055.

The Executive Director stated that he had conferred with Fay Foto Service concerning the cost of photographs. Mr. Harry Selig, Fay Foto Service, had informed the Executive Director that prints could not be furnished at less than one dollar each. According to Mr. Selig, this price is the prevailing price charged by all leading photographers to all city, state, government and commercial firms. Upon the recommendation of the Executive Director and upon motion duly made and seconded, it was unanimously

VOTED: to amend the vote of April 23, 1958 concerning the procurement of photographs from the Fay Foto Service by authorizing the payment of one dollar for each print.

Upon motion duly made and seconded, it was unanimously

VOTED: to approve the filing of an application with the URA for the sale of temporary loan notes in the amount of \$7,305,000 in connection with the private financing of the "West End Project.

At this point in the meeting, Mr. Arthur Gartland of Cronin & Gartland Co. was admitted to the meeting to discuss the public liability insurance for the West End Project. A general discussion followed concerning the URA requirements

in general and the relative advantages and disadvantages of the retrospective adjustment plan versus the guaranteed premium plan. Mr. Gartland was instructed by the Authority to solicit proposals and negotiate with the leading insurance companies for the purpose of obtaining proposals under both the retrospective and guaranteed plans for coverage at \$100,000/300,000, which proposals would be opened at the offices of the Authority at a time and date to be determined. Mr. Gartland informed the Authority that he would attempt to standardize the specifications insofar as possible in his negotiations with the respective companies but that it could not be guaranteed that the conditions of coverage in each proposal would be identical because insurance companies vary amongst themselves as to conditions of coverage. After proposals are received it will be the responsibility of the Authority to evaluate each proposal in the light of the cost as well as conditions of coverage in the proposal.

The General Counsel informed the Authority that the URA had requested some minor changes in the Purchase and Sale Agreement and the Form of Deed as approved by the Authority votes of February 14, 1958 in connection with the sale and conveyance of Parcel No. 6, New York Streets Project, to George Pagliarulo, d/b/a Transit Insurance Agency.

Upon the recommendation of the General Counsel and upon motion duly made and seconded, it was unanimously

VOTED: to rescind the Authority votes of February 14, 1958 with respect to Parcel No. 6.

The Executive Director presented a Purchase and Sale Agreement in connection with the sale and conveyance of Parcel No. 6, New York Streets Project, to George Pagliarulo, d/b/a Transit Insurance Company. The Agreement was read and discussed. Upon the recommendation of the General Counsel and upon motion duly made and seconded, it was unanimously

VOTED: that the form of agreement just presented to this meeting be and it hereby is approved, and that the Chairman, Joseph W. Lund, be and he hereby is, authorized and directed to enter into and execute said agreement with George J. Pagliarulo d/b/a Transit Insurance Agency, and that the Secretary be, and he

hereby is authorized to affix thereto and attest the seal of the Boston Redevelopment Authority conveying Parcel No. 6 as shown in said New York Streets Project Area, UR Mass. 2-1 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 & Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957.

(The foregoing Purchase and Sale Agreement is filed as Document No. 19 in the Document Book of the Authority.)

The Executive Director presented a form of deed conveying parcel No. 6 to George Pagliarulo, d/b/a Transit Insurance Agency of Boston.

Upon motion duly made and seconded, it was unanimously

VOTED: that the form of deed just presented to this meeting be, and it hereby is, approved, and that the Chairman, Joseph W. Lund be and he hereby is authorized and directed to execute and deliver a deed in or substantially in such form in the name of George J. Pagliarulo, d/b/a Transit Insurance Agency of Boston, and that the Secretary or Assistant Secretary be and he hereby is authorized to affix thereto and attest the seal of the Boston Redevelopment Authority conveying Parcel No. 6 as shown in said New York Streets Project Area UR Mass. 2-1 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 & Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957.

(The foregoing form of deed is filed as Document No. 20 in the Document Book of the Authority.)

The Executive Director presented the Redeveloper's Statement of Qualifications and Financial Responsibility with respect to George Pagliarulo d/b/a Transit Insurance Agency, and presented a resolution entitled Resolution re Determination of the Boston Redevelopment Authority as to the Qualifications and Financial Responsibility of George J. Pagliarulo, d/b/a Transit Insurance Agency, Redevelopers, New York Streets Project Area UR Mass. 2-1, which resolution was read and discussed.

Upon motion duly made and seconded, it was unanimously

VOTED: that the foregoing resolution and determination be and the same hereby is adopted and made.

(The foregoing resolution is filed as Document No. 21 in the Document Book of the Authority.)

The Executive Director presented a form of deed conveying 424 square feet of land from the Herald Traveler Corporation to George Pagliarulo d/b/a Transit Insurance Agency. The instrument was read by the Secretary and the General Counsel explained that the provisions of the Contract between the Authority and the Cerel Druker Redevelopment Corporation or its grantees require the approval of the Authority to any conveyance of land before improvements are completed.

Upon the recommendation of the General Counsel and upon motion duly made and seconded, it was

VOTED: to approve the form of deed as read, conveying 424 square feet from the Herald Traveler Corporation to George Pagliarulo d/b/a Transit Insurance Agency.

(The foregoing form of deed is on file in the Document Book of the Authority and numbered Document No. 22.)

The Executive Director introduced a form of agreement entitled "Release from Boston Redevelopment Authority to Boston Herald Traveler Corporation Agreement", whereby the Authority, with reference only to the 424 square feet to be conveyed by the Boston Herald Traveler Corporation to George Pagliarulo, releases the Boston Herald Traveler Corporation from compliance with the Redevelopment Plan.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman, Joseph W. Lund, of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver to Boston Herald-Traveler Corporation at such time as the Boston Redevelopment Authority receives from the Federal Housing and Home Finance Agency consent to the conveyance and release described hereinbelow, an Agreement consenting to the conveyance by Boston Herald-Traveler Corporation to the

owner of Parcel No. 6 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, Mass, dated March 6, 1957, Revisions June 26, 1957, recorded with Suffolk Deeds, Book 7263, Page 415, a certain parcel of land which is bounded:

SOUTHEASTERLY by Albany Street, eight feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, fifty-three feet;
NORTHWESTERLY by a portion of Parcel No. 5, eight feet; and
NORTHEASTERLY by a portion of said Parcel No. 5, fifty-three feet.

and contains four hundred and twenty-four (424) square feet; and releasing Boston Herald-Traveler Corporation from all agreements, covenants, restrictions and conditions entered into or imposed upon it in connection with its acquisition of Parcel No. 5 as shown on said plan, but only with respect to said four hundred and twenty-four (424) square foot parcel, said Agreement to be in such form and to contain such terms and conditions as said Chairman shall deem best and his execution thereof shall be a sufficient determination.

VOTED: That the Chairman of the Boston Redevelopment Authority, its successors and assigns, be and he hereby is authorized in its name and behalf to execute and deliver to the owner of Parcel No. 6 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, Mass, dated March 6, 1957, Revisions June 26, 1957, recorded with Suffolk Deeds, Book 7263, Page 415, at such time as he satisfactorily completes the redevelopment of a certain parcel of land containing 424 square feet, the conveyance of which to said owner by Boston Herald-Traveler Corporation has already been approved by the Authority at this meeting, a Certificate of Completion or Satisfaction; and that such Certificate shall be a conclusive determination of satisfactory completion by said owner of Parcel No. 6 of the redevelopment of said 424 square foot parcel in compliance with all agreements to which he is subject in completing said redevelopment.

(The foregoing form of agreement is filed as Document No. 23 in the Document Book of the Authority.)

The Executive Director presented a form of agreement entitled "Release from Boston Redevelopment Authority to Cerel-Druker Redevelopment Corporation", whereby the Authority releases Cerel-Druker Redevelopment Corporation from compliance with the Redevelopment Plan with respect only to the 424 square feet to be conveyed by the Boston Herald-Traveler Corporation to George Pagliarulo.

On motion duly made and seconded, it was unanimously

VOTED: That the Chairman, Joseph W. Lund, of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver to Cerel-Druker Redevelopment Corporation at such time as the Boston Redevelopment Authority receives from the Federal Housing and Home Finance Agency consent to the release described hereinbelow, an Agreement releasing Cerel-Druker Redevelopment Corporation from all agreements, covenants, restrictions and conditions entered into or imposed upon it in connection with its acquisition of Parcel No. 5 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, Mass, dated March 6, 1957, Revisions June 26, 1957, recorded with Suffolk Deeds, Book 7263, Page 415, but only with respect to a certain parcel of land which is a part of said Parcel 5 and which is to be conveyed by Boston Herald-Traveler Corporation to the owner of Parcel No. 6 as shown on said plan, bounded:

SOUTHEASTERLY by Albany Street, eight feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, fifty-three feet;
NORTHWESTERLY by a portion of Parcel No. 5, eight feet, and
NORTHEASTERLY by a portion of said Parcel No. 5, fifty-three feet;

and containing four hundred and twenty-four (424) square feet; said Agreement to be in such form and to contain such terms and conditions as said Chairman shall deem best and his execution thereof shall be a sufficient determination.

(The foregoing form of agreement is filed in the Document Book of the Authority as Document No. 24.)

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:50 p.m.


Secretary