

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 13, 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 June 13, 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. Lally Stephen E. McCloskey James G. Colbert Melvin J. Massucco John Ryan	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 ten o'clock a.m. on June 13, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

June 7, 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 June 7, 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 13th day of June, 1962.

Kane Simonian  
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of June 1, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Colbert moved that the Executive Director prepare a report for the next meeting of the Authority on the fire at Tremont Street with recommendations as to what should be done to secure the building and to prevent a blighted appearance.

Mr. Ryan submitted a motion as follows: that it be the policy of the Boston Redevelopment Authority to seek competitive bids from parking lot operators for the land that can be newly utilized for parking as a result of demolition and clearance in the redevelopment areas in accordance with the customary bidding regulations and procedures of the City of Boston for the interim period before new construction commences.

The Executive Director was instructed by the Chairman to review the matter and report to the Authority.

Messrs. Wilbur Smith and Donald Graham entered the meeting at this point in order to discuss a proposed consultant contract for GNRP Traffic Studies.

The Development Administrator distributed copies of a memo dated June 12, 1962 re the consultant contract for the above mentioned traffic studies, attached to which memo was a guide form contract.

At Mr. Colbert's request, the Development Administrator made the following statement and incorporated it in the minutes of the meeting re the proposed Wilbur Smith & Associates contract: "I would certainly like to state for the record that this is a reasonable price and one of the biggest traffic and planning bargains that this Board will have an opportunity to pass on for some time to come."

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

VOTED: that the Development Administrator be authorized to execute a contract with Wilbur Smith & Associates to make necessary traffic studies and prepare GNRP circulation plans in the GNRP and project areas as described in the attached contract for a fee not to exceed \$64,500, the entire cost of this contract to be paid from project funds.

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

VOTED: to authorize payment of the following bills:

Management Services Associates, Inc. , \$3000  
J. L. Hayden Associates, \$1579- 05  
Elvira Johnson, stenographic services, \$270 -City Council hearings;  
Freedom House, Inc. , \$2250.

Mr. Colbert introduced a Resolution entitled 'Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$20, 480, 000, the Execution of Requisition Agreement No. 2, and the Execution and Delivery of Project Temporary Loan Note No. 3, in Connection with Project No. Mass. R-35. "

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": Monsignor Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Ryan, and the following voted "Nay": None.

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

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 190.

The Executive Director informed the Authority that conferences had been held with the official representatives of St. Joseph's Church and their architects and engineers with respect to problems concerning sewerage and storm drainage facilities for Parcel 7 in the West End project.

The West End Redevelopment Plan, as approved, permits delivery of project land, site-prepared, with the improvements as shown in the Plan, and the approved re-use price for Parcel 7 is \$1. 35 per square foot. However, a problem developed in connection with installing the site improvements because of the fact that the existing sewerage connection serving the rectory is 17 feet below the grade of the parcel. Present day installation of sanitary lines is made at 4 feet below grade. There would be considerable expense to the Authority if the sanitary lines were installed at 17 feet below grade or there would be considerable expense to the rectory if the internal plumbing facilities were altered to meet the proposed 4-foot installation; and further, there is the possibility that the Authority would be liable for the cost of the

alterations in the rectory necessary to meet the new installation. A tentative agreement has been reached whereby the purchaser would install his own storm lines and alter their own internal plumbing facilities to meet up with the proposed new sewerage line on the condition that the disposition price for the parcel be adjusted to compensate for these additional expenditures on the part of the purchaser. The Chief Engineer, General Counsel, Real Estate Officer and Executive Director all concur that the Authority would be the beneficiary of a considerable saving by not having to excavate down to a 17-foot depth in order to provide the sewerage and that it would be a far better arrangement financially if the Authority installed the more economical 4-foot sewer lines and eliminated the storm drainage lines and to deliver the parcel under these conditions at a price which reflects these credits.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to negotiate for the sale of the parcel at the price to be determined on the above basis and to obtain URA approval.

The Executive Director informed the Authority that Rand and Company, who had bid on a previous loan note issue but were unable to qualify because the telegram had been delivered to the wrong address, had offered to split whatever damages could be obtained from the Western Union Company. This Company would have been the successful bidders on a portion of the loan notes if the telegram had been correctly delivered and the Authority would of course have made a small savings on the interest costs if the telegram could be accepted as a legal bid. The insurance coverage for the Western Union is \$500; Rand and Company agreed to accept 50% of whatever damages could be obtained. Previously the Western Union Company had offered to settle with the Authority for its negligence.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to accept the offer of Rand and Company and negotiate a settlement with the Western Union Company.

A report from Carle W. Greene, engineer in charge of the Government Center demolition, was distributed concerning an investigation of the safety of the demolition equipment used by Maiden Equipment Company. This report stated that the agency handling the required public liability insurance has certified that all the equipment being used is in safe and working order.

A letter from the Salvation Army was distributed requesting re-consideration on the price offered for the land damages on property owned at 55-57 Cambridge Street.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Real Estate Officer to secure a third appraisal on the property.

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

VOTED: to approve the purchase of a Monroe Calculator Model I Q 213 at a quoted figure of \$1058, as explained in the memo from the Acting Purchasing Agent.

A memo from the Chief Engineer was distributed dated June 8, 1962 re West End Site Preparation Contract No. 2, Change Order SP-5. The Chief Engineer requested approval to delete blacktop patching on Road C, Chambers Street, because the work could not have been done during the winter months and the contract is now virtually completed. A credit of \$120 offered by the contractor from his contract price was certified to be fair by the Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order SP-5 in the Salah & Pecci Construction Company, Inc. Contract No. 2 for the West End site preparation.

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

VOTED: to authorize the Acting Purchasing Agent to purchase ten air conditioning window units for the 73 Tremont Street quarters in accordance with the Authority's Procurement Policy.

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

VOTED: to authorize the Head of Operations to rent vacant space to off-site tenants in buildings which are under consideration to be retained for rehabilitation, such as the Sears Crescent block and the office building formerly owned by First Realty Company or other buildings which are scheduled for later stages of demolition, subject to the use charges being established by the Real Estate Officer and Head of Operations and subject to the condition that moving and relocation payments are waived by the off-site tenant.

The Head of Operations was instructed to submit reports to the Authority on any space that is rented, pursuant to the above vote.

Site office reports were distributed. On the recommendation of the Executive Director and the site office, on motion duly made and seconded it was unanimously

VOTED: to waive use and occupancy charges and approve relocation payments for the following:

Mrs. Jennie Repucci, 39 Somerset Street  
Louis H. Halford, 39 Somerset Street  
Benjamin Margolis, 54 So. Margin Street  
Michael Cartolano, 50 Hale Street

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

VOTED: to evict the following site tenants:

Staniford Lock Co., 71 Staniford St.  
Ignatowitz Rooming House, 1 Staniford St.  
Hy grade Upholstery, 78 Portland St.  
B.A. Doherty Paint Co., 76 Portland St.  
Mara Storage , 29 Norman St.  
John Kostka & Sons , 47 Green St.  
Keystone Distributors, 78-80 Merrimac Street

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

VOTED: to instruct the staff to make additional efforts to collect delinquent use and occupancy charges from the above accounts prior to issuing the eviction warrants.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memos from the Real Estate Officer dated May 22d and May 31st, 1962, re Adjustments in Use and Occupancy Charges for the Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the adjustments in use and occupancy charges as contained in the memos from the Real Estate Officer dated May 22d and May 31st, 1962, except for item 4 in the May 22d memo re Fitz Inn Auto Park, Inc. , Account #1015, which had been previously acted on at the last meeting.

The Executive Director noted that prior to the meeting, the Members of the Authority had been sent copies of the stenographer's transcript of the public hearing on the Back Bay Towers, Inc. application, together with copies of letters regarding the application and the report on the census information with regard to the sizes of families in the Whitney area.

Mr. Colbert moved that the following request for variances in the application of Back Bay Towers, Inc. , be denied:

- (1) a building height of 236 feet, which is in excess of the 210 foot requirement in the Plan;
- (2) request for two retail stores (listed as I-B-1 in the Application);
- (3) the blanket request for other variances which may be needed (listed as IV D in the application);

Mr. Massucco and Mr. McCloskey seconded the above motion.

The chair called for a vote and the following voted "aye": Monsignor Lally, Mr. McCloskey, Mr. Colbert and Mr. Massucco; and the following voted "nay": Mr. Ryan.

Mr. Ryan requested that a statement be recorded in the minutes that a vote on the above is premature.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was VOTED: that the General Counsel be instructed to prepare a draft report for consideration by the Authority for adoption in connection with the approval of the application from Back Bay Towers, Inc.

Mr. Ryan voted "nay".

The Executive Director reported to the Authority that he and the Chief Engineer had conferred with the Chairman and other members of the Library Board of Trustees and officials of Charles River Park with respect to the problem of attaining harmony of design between the proposed shopping center on Cambridge Street and the proposed new library adjacent thereto in the West End project area; and that the matter had been referred by all parties to the architects and engineers for both groups for study in order to arrive at an acceptable solution.

The Executive Director distributed copies of a memo he had sent to Mr. John Alevizos, Business Relocation Officer, requesting an explanation and report on the Boston Traveler story of June 7th concerning movers and business relocation.

On motion duly made and seconded, it was unanimously

VOTED: to postpone a discussion of this until a memo from Mr. Alevizos has been received.

The Development Administrator distributed copies of a memo dated June 13, 1962 re Agreement with State Government Center Commission, attached to which was a letter from the Chairman of the State Government Center Commission, a map showing the Disposition Plan for the State complex of buildings, Land Disposition Agreement, proposed renewal actions and design objectives and Government Center site plan.

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

VOTED: that the Development Administrator be authorized to acknowledge the agreement of the Boston Redevelopment Authority, subject to subsequent HHFA concurrence, with the June 1 letter of Mr. E.H. Roemer, Chairman, Government Center Commission of the Commonwealth of Massachusetts, and subject to the Government Center Commission having the necessary funds to erect and complete the proposed buildings.

The Development Administrator distributed copies of a memo dated June 13, 1962 re Proposed Statement of Findings and Relocation Proposals to be presented to the public hearing for the Washington Park urban renewal area on June 25, 1962, attached to which memo was a proposed agenda for the hearing containing the opening statement from the Chairman and the other statements to be made by the various City departments, together with the experts to be presented, including the survey information that has been gathered on building conditions, structures, environmental deficiencies, etc. The Development Administrator stated that the purpose of the distribution of this material at this time was in order to provide an opportunity for the Members to review the survey material in advance of the hearing.

The Development Administrator distributed copies of memos dated June 13, 1962 recommending the purchase of the following:

4 electric typewriters, not to exceed \$1800;  
2 portable dictating machines, not to exceed \$570;  
"plan hold" rolling map file and stand, not to exceed \$200  
power shop tools, not to exceed \$4000

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

VOTED: to authorize the purchase of the above.

On motion duly made and seconded, it was unanimously

VOTED: to approve the award of a contract for cleaning and painting of certain rooms at the Quincy Market to the low bidder, Joseph G. Gazzola of Boston, Massachusetts, at a contract price of \$1435, as recommended in the memo dated June 13, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Acting Purchasing Agent to seek bids in accordance with the Procurement Policy for carpentry work for the model



program and for contractual services for photo engraving and industrial processes of model parts, as recommended in memos from the Development Administrator dated June 13, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel as recommended by the Development Administrator in memos dated June 13, 1962: attendance of Edward J. Logue, Ellis Ash, David Crane, Robert Rowland and Peter Riemer at NAHRO's 7th Annual Working Conference in Eugene, Oregon July 8, 9 and 10, 1962; attendance of John Bok and Esther Maletz at the Planning Institute Conference on Urban Renewal and Housing in New York City from June 18 to June 22d.

Moving expenses for Esther Maletz, New York City to Boston, and Kenneth Sulzer, Champaign, Illinois to Boston, were approved as recommended in the memo from the Development Administrator dated June 13, 1962.

The Chairman read a letter dated June 7, 1962 from the Administrator, Housing and Home Finance Agency, re the Authority's telegram requesting survey and investigation of the West End property acquisition by the Compliance Unit of the Housing and Home Finance Agency.

The Development Administrator requested consideration by the Authority on the re-use of Castle Square project area.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated March 21, 1962 re Contract for Residential Relocation Services in the Castle Square section of the South End project area, attached to which was a proposed form of contract with United South End Settlements, Inc.

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

VOTED: that the Development Administrator be and hereby is authorized to execute on behalf of the Authority a contract with the United South End Settlements of Boston, Massachusetts, for the provision of residential relocation services in the Castle Square section of the South End project area, such contract to be in the form presented to the meeting, with such amendments as the Development Administrator shall approve, his signature on any such contract to be conclusive evidence of such approval,

provided that the total compensation under said contract shall not exceed \$72,000 for relocation staff, plus not to exceed \$20,000 for administrative and overhead expenses, the entire cost of the contract to be paid from project funds.

Mr. Colbert voted "nay".

On motion duly made and seconded, it was unanimously

VOTED: to approve the relocation proposals presented by the Development Administrator, which are incorporated into and made a part of the contract with USES.

The Development Administrator distributed memoranda recommending personnel actions dated June 13, 1962. On motion duly made and seconded, it was unanimously

VOTED: to appoint the following:

John V. Dunlea Jr.	Develop. Assist.	Develop. Section	@ \$6500 p. a.
John D. Mañoney	" "	" "	6500 "
Lionel Beryl Spiro	Jr. Pl. Designer	Planning	6200 "
John T. Judge	" "	" "	5700 "
Patrick J. Nagle	" "	" "	5700 "
Cornelia Daley	Draftsman	Planning	5100 "
Susan Grant	" "	" "	5100 "
Mary E. Tompkins	Planning Assist.	Planning	4500 "
Katherine Whitelaw	" "	" "	4500 "
Helen V. Anderson	Secretary	Planning	4200 "
Janet L. Terlizzi	Secretary	Development	3800 p. a.

effective and terminating as indicated:

			Eff.	<u>Terminating</u>
John R. Peverley	Sr. Planning Designer	@ \$ 6500	6/15"	9/15
William A. Phillips	Jr. Planning Designer	6240	6/18	9/15
Mark A. Breen	Develop. Assistant	6000	6/18	12/18
David E. ^wers	Architect	6240	6/18	9/18
Paul F. Power	Develop. Assistant	5200	6/20	12/20
R. Schnadelbach	Jr. Planning Designer	5200	6/18	9/15
Leo C. Supple	Jr. Planning Designer	4680	6/18	9/15
Ruth A. DeLuca	Jr. Planning Designer	4680	6/18	9/15
Gail M. Flynn	Jr. Planning Designer	4680	6/18	9/15
Robert W. Crowley	Development Assistant	6000	6/16	12/16
Julius M. Fabos	Jr. Planning Designer	4680	6/18	9/15
Stephen F. Smalley	Jr. Planning Designer	4680	6/18	9/15
Robert F. Walsh	Development Aide	3900	6/18	9/15
James E. Flaherty	Messenger-Clerk	2730	6/13	12/13
Mildred N. Cafano	Secretary	2712	6/18	8/31
James J. Campbell	Clerk-Messenger	1.75 p. h.	6/13	9/15
Mary Hanley	Matron	1.75 p. h.	6/18	12/18

On motion duly made and seconded, it was unanimously

VOTED: to table the appointment of Charles G. Hilgenhurst as Chief Planning Designer at \$11,000 per year.

On motion duly made and seconded, it was unanimously

VOTED: to appoint Josephine Monacchio as bookkeeper at \$75.00 per week, effective June 13, 1962, terminating September 15, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to approve leave of absence without pay for Rhoda Alvarez for the period June 11 through June 29, 1962.

The Development Administrator distributed a memo dated June 13, 1962 entitled Extended Temporary Survey Personnel, recommending the extension of employment from June 16, 1962 through September 15, 1962 of 24 names contained therein.

On motion duly made and seconded, it was unanimously

VOTED: to extend the term of employment as recommended for the personnel listed in the Development Administrator's memo of June 13, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:22 p.m.

  
Secretary