

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON SEPTEMBER 3, 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 3, 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	George P. Condakes (came in later)
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	

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 3, 1964 at 73 Tremont Street in the City of Boston.

BOSTONREDEVELOPMENTAUTHORITY

BY Kane Simonian

— August 27, 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 August 27, 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 3d day of September, 1964. i

Kane Simonian
Secretary

The General Counsel, John C. Conley, attended the meeting.

The minutes of the meeting of August 13, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the Special Meeting of August 31, 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:

	\$
John J. Gill Associates, Inc., Waterfront Project	1,200.00
John J. Gill Associates, Inc., Washington Park Project.	1,500.00
Frank B. Rogers, appraisal, Washington Park Project.. . . .	500.00
James F. Kelley & Co., insurance	586.00
James F. Kelley & Co., insurance	830.07
Edward A. L/arkin, appraiser, Washington Park Project.	100.00
Nyman H. Kolodny, title search, Washington Park	750.00
Rackemann, Sawyer 8* Brewster, title search, Water- front	3,700.00
J. L. Hayden Associates, Inc., West End Project	5,048.83
James F, Kelley St Co., insurance.	1,225.00
Barton-Aschman Associates, Inc.	3,001.31
Barton-Aschman Associates, Inc.	6,406.83
Freedom House, Inc.	3,291.50
Morris Ketchum Jr.	236.75
Dan Kiley.	251.00

Site Office reports were distributed.

The Executive Director distributed copies of a memo dated August 31, 1964 re Vacated Accounts Receivable, Uncollectable, Castle Square.

The Authority reviewed the list attached to the above memo, and on motion duly made and seconded, it was unanimously

VOTED: that there is no reasonable prospect of collection and that the probable cost of further efforts to collect would be unwarranted, and further, to charge off as uncollectable list dated August 31, 1964 totaling \$775.00.

The Executive Director distributed copies of memo dated August 27, 1964 re "Washington Park Project and containing a list of vacated tenants' accounts receivable. In the opinion of the Project Manager, these accounts were deemed uncollectable because all the cases are recipients of public welfare., and past experience has proven that court cases involving collection are invariably dismissed.

The Executive Director also distributed memoranda dated August 27, 1964 re Washington Park Project and containing a list of vacated tenants' accounts receivable whose current whereabouts are unknown and whom Wasserman and Salter, the Authority's collection agency, have been unable to trace.

The Authority reviewed the lists in both memoranda, and on motion duly made and seconded, it was unanimously

VOTED: that there is no reasonable prospect of collection and that the probable cost of further efforts to collect would be unwarranted, and further, to charge off as uncollectable list dated August 27, 1964 totaling \$4,905,30 and list dated August 27, 1964 totaling \$1,417.05, Washington Park Project.

On the grounds of hardship and on the recommendation of the Site Office Manager, on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payment for the following Washington Park accounts:

<u>Acct. No.</u>			<u>Amt. Waived</u>
1069	Thomas Jones	5 Harold Street	\$ 138. 00
1486	Samuel Edwards	7 Regent Court	143, 00

and further, to waive use and occupancy charges for the following Washington Park accounts:

1287	T. Teixeira	164 Harold Street	520. 00
1460-1	Mary Cruse	113 Warren Street	345.00

The Executive Director distributed copies of a memorandum dated August 31, 1964 recommending the eviction of a site tenant in the Washington Park Project because his continued occupancy will create undue delay in the construction of new housing in the project area.

On motion duly made and seconded, it was unanimously
VOTED: that Wernon's Liquor Store, 72 Humboldt Avenue,
Washington Park Project, be evicted on September 21, 1964.

The Executive Director distributed copies of a memorandum from
the Real Estate Officer dated September 3, 1964 re Use and Occupancy Agree-
ment Between the Authority and Merchants National Bank.

On motion duly made and seconded, it was unanimously
VOTED: that the above-mentioned Use and Occupancy Agreement
is hereby approved, and the Executive Director is authorized to execute same.

The Executive Director informed the Authority that the news dealer
who was located in Scollay Square at the MTA entrance had been displaced
because the entrance had been relocated. The owner, Mr. Fred Trozzi, re-
quested permission to temporarily relocate to the corner of Cornhill and Court
Street. In order to obtain his license from the City of Boston Department of
Public Works, the assent of the Authority is required, since it will be on a side-
walk abutting Authority property.

On motion duly made and seconded , it was unanimously
VOTED: to authorize the Executive Director to give assent on be-
half of the Authority to the DPW license renewal application by Mr. Fred Trozzi
for the purpose of selling newspapers on the corner of Court Street and Corn-
hill.

The Executive Director distributed copies of a memo from the
Chief Engineer dated August 27, 1964 re Government Center Project, John J.
Duane Company, Inc.

The foregoing memo referred to a request from the John J. Duane
Company for an extra in Demolition Contract No. 3 in the Government Center
Project in the amount of \$11,788.81 for additional work caused in demolishing
a portion of the Chardon Motor Mart because of the fact that the adjoining
building was still occupied and was not released to the contractor. Because

of the failure to release the adjacent building the Duane Company was prevented from utilizing mechanical equipment in demolishing the Chardon Motor Mart, which was a concrete, reinforced six-story structure. The Chief Engineer's memo explained that while the contract in no way guarantees the release of buildings in such a way to make possible mechanical demolition, nevertheless it is only fair to note that the contract time has been extended three times for a total of thirteen months because of the Authority's inability to release buildings to the contractor on time, and that these extensions of contract time have been accepted by the contractor at no increase in cost to the Authority because of the delays in releasing said buildings.

The Chief Engineer's memo also noted that the Engineering Department has kept complete time records of the additional work required for the demolition of the Chardon Motor Mart and that these records establish, the fact that the additional cost amounted to \$13,375, which is in excess of the amount requested by the Duane company for extras.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter and that the Executive Director be instructed to present to the Authority at the next meeting a breakdown of the Engineering records and documentation in substantiation of the claim.

The Executive Director distributed copies of a memo from the Chief Engineer dated September 3, 1964 re Demolition and Site Clearance Contract No. 4, Government Center Project, attached to which were copies of a tabulation of demolition bids. The foregoing memo disclosed that the John J. Duane Company is the lowest bidder in the amount of \$34,700 for contract No. 4.

On motion duly made and seconded, it was unanimously

VOTED: to award Demolition Contract No. 4, Government Center Project, to the John J. Duane Company as the lowest responsible bidder in the amount of \$34,700, and that the Executive Director be authorized to execute the contract for the same.

Copies were distributed of a City Council Resolution adopted August 17, 1964 on motion by Councilor William J. Foley, The aforementioned Council Order requested the Members of the Authority to interest themselves in the policy question of making the Government Center area generally Boston's new theater district.

On motion duly made and seconded, it was unanimously

VOTED: to refer the matter to the Planning Department for report.

Copies were distributed of letter from the Bowdoin Amusement Company dated August 14, 1964 requesting the licensing of land on the corner of Cambridge and Hanover Streets for parking. The Executive Director informed the Authority that this plot of land was covered by a construction easement to the Government Center Commission, City of Boston, for use by the general contractor who has been awarded the construction contract for the new City Hall.

The Executive Director recommended that he be authorized to contact the Government Center Commission and negotiate for the rescission of this construction easement by a substitution of other available land nearby in order that the Authority can license this plot of land for parking and thereby receive considerable income as well as serve the need for additional parking in this area. The recommendation was approved.

Copies of a memo were distributed dated August 24, 1964 re West End Project, Boston Edison Company License Request, attached to which were copies of a proposed license in the form previously approved by the Authority for this purpose. The aforementioned license would permit the Boston Edison Company to install conduit and manholes in the proposed public footpath known as Thoreau Path which presently contains other underground utilities.

The Executive Director informed the Authority that this request for a license was similar to the request that was granted to the Edison Company in the first residential complex of the West End Project.

On motion duly made and seconded, it was unanimously

VOTED: that the license to the Boston Edison Company be approved

and that the Executive Director be authorized to execute the license in the form presented to the Authority.

Copies of a letter dated August 27, 1964 were distributed from Charles River Park, Inc. re Access Roads to Charles River Park Second Residential Complex.

The foregoing letter noted that there is a considerable urgency in constructing the access roads to the second complex as well as the street lighting, since this complex is now being rented. The Executive Director informed the Authority that these were the site improvements for which bids had been received and rejected and that the contract had been re-advertised for a bid opening on Friday, September 4th at twelve noon.

Inasmuch as the next meeting of the Authority was scheduled for September 16th, the Executive Director recommended that the Authority authorize him to poll the Members when the bids are opened in order to prevent any further delay and that the Executive Director be empowered to accept the lowest bid or reject all the bids and re-advertize, in accordance with the majority view of the Members when polled, subject to the same being ratified at the next meeting of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Executive Director.

The Executive Director distributed copies of a memo dated September 3, 1964 re North Harvard Project, Mass. R-54, concerning a direct loan from the Federal Government in the amount of \$439,000, pending arrangements for private financing.

A Resolution entitled "Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-54" 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": Msgr. Francis J. Lally, and Messrs. Colbert, McCloskey and Massucco; 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. 357.

Copies of a letter dated August 17, 1964 were distributed from the Construction and General Laborers Union, Local 223, concerning the failure of the sub-contractor to pay the laborers on the Academy Homes relocation housing development.

The matter was placed on file and referred to the Development Administrator for disposition.

Copies of a memo dated September 2, 1964 were distributed re Washington Park Urban Renewal Area, Demolition and Site Clearance Contract No. 1, Change Order No. 3, attached to which were copies of a letter dated September 1, 1964 from Maher & Fall Wrecking Company requesting an extension of contract time due to the fact that buildings have not been released on time.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request from Maher & Fall Wrecking Company Inc. and to authorize Change Order No. 3 extending the contract time by ninety days to December 23, 1964 with no change in the contract price.

Copies of a memo were distributed dated September 2, 1964 re Washington Park Urban Renewal Project, Demolition and Site Clearance Contract No. 2, Change Order No. 2, attached to which were copies of a letter dated September 1st, 1964 from Maher and Fall Wrecking Company requesting an extension of contract time due to the fact that releases of buildings have not been made on time.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request from Maher & Fall Wrecking Company for an increase in the contract time and to authorize Change Order No. 2 extending the contract time by ninety calendar days to December 7, 1964 with no change in the contract price.

The Executive Director informed the Authority that a further construction easement was being contemplated in the near future to Center Plaza Associates on the vacant land in Parcel 12 for the storage of fill and other equipment excavated from Parcel 12A, which has been delivered and upon which construction has commenced. The Executive Director incited that if this vacant land at the corner of Scollay Square and Pemberton Square and the vacant land in front of the Court House were licensed to Center Plaza Associates, there would be an acute shortage of parking for the Court House area and the Authority would lose considerable income. Furthermore, the storage of fill would create an unsightly mess, cause dust problems on windy days and also would create considerable traffic congestion due to trucks loaded with fill unloading in Scollay Square. In order to eliminate the above-mentioned congestion and loss of income and to continue the availability of parking for the Court House area, the Executive Director authorized the Engineering Department to survey other sites in the Government Center area suitable for the storage of fill and which are not needed in the near future for development purposes. As a result of a survey made, a parcel of vacant land was found on Sudbury Street adjacent to the Hawkins Street Site Office identified as Parcel 5 on Sudbury Street, which is adequate for the storage of fill. The substitution was discussed with the engineers for Center Plaza Associates and found to be more convenient and suitable for their needs than the land now used for parking in Scollay Square.

The Executive Director recommended that a license be granted to Center Plaza Associates for the storage of fill in the above-mentioned

Parcel 5 on Sudbury Street in lieu of the construction easement on vacant land parcels in Scollay and Pemberton Squares which are now utilized for parking.

On motion duly made and seconded, it was unanimously

VOTED: to approve the license to Center Plaza Associates in the usual form for the storage of fill on Parcel 5 on Sudbury Street, as shown, on a map presented to the Authority entitled Parcel 12, Stage I Construction, Government Center Project, Property Line Map, in lieu of the construction easement on land in Scollay Square and Pemberton Square now used for parking, and further, that the Executive Director be authorized to execute said license.

On motion duly made and seconded, it was unanimously

VOTED: to continue on the table the Disposition Policy for Acquired Buildings to be Sold for Rehabilitation, Washington Park.

Copies of a memo dated September 3, 1964 were distributed re Government Center Project, Parcel 8, First Stage Submissions, containing the names of three prospective developers who submitted the required information regarding the qualifications of the developer, construction company and architect.

Copies of a memo were distributed September 3, 1964 from the Development Administrator re Proposed Resolution Approving the Conditions for Making Relocation Payments to Business Concerns for the Water-front Project, attached to which were copies of the above-mentioned Resolution.

The Resolution was read and considered.

On motion duly made and seconded, it was unanimously

VOTED: that the Resolution Approving Conditions under Which Relocation Payments Will Be Made to Business Concerns for Project Number Mass. R-77 is hereby approved.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 358.

Copies of a memo dated September 3, 1964 were distributed from the Development Administrator re Development of Aquarium in Waterfront, attached to which were copies of a proposed Declaration of Intent by and between the New England Aquarium Corporation and the Boston Redevelopment Authority, and a map entitled Disposal Parcel Plan, Central Area.

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

Copies of a letter dated August 28, 1964 were distributed from Foley, Hoag & Eliot re Madden et al vs DeSimone, attached to which were copies of a proposed form of Resolution ratifying the execution of a specific Indemnity Agreement. Attached also were copies of the Indemnity Agreement.

On motion duly made and seconded, it was unanimously
VOTED: to adopt the above-mentioned Resolution ratifying the execution of said Indemnity Agreement.

The foregoing Resolution and Indemnity Agreement are filed in the Document Book of the Authority as Document No. 359.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority will be held on Wednesday, September 16, 1964 at ten a. m.

Copies of a memo dated September 3, 1964 from the Development Administrator were distributed re Washington Park Design Review Report On F-1, Shopping Center.

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

VOTED: that the Design Review Panel be asked to consider the Cifrino and Blair plans and report to the Authority by September 15, 1964 whether or not the Cifrino plan and the Blair plan would now be rated approximately the same; whether or not one would be rated superior to the other; whether or not one would be rated markedly superior to the other.

Copies of a memo dated September 3, 1964 from the Development Administrator were distributed re Additional Monies for the Preparation of the Master Plan.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the expenditure of \$2600 from the City of
Boston Budget to defray the cost of the preparation of a Master Plan.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the purchase of three legal-size file cab-
inets at a cost not to exceed \$225. 00 in accordance with the Procurement
Policy.

Copies of a memo dated September 3, 1964 from the Develop-
ment Administrator were distributed re Purchase of Office Equipment, at-
tached to which were copies of a tabulation *of bids received by the Authority
pursuant to public advertising.

On motion duly made and seconded, it was unanimously
VOTED: to authorize the Purchasing Agent to award the contract
for the purchase of office furniture and equipment to the low bidder, M.
Brown & Company, in the amount of \$4957. 32.

Copies of memoranda from the Development Administrator were
distributed concerning travel.

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

William McGrath and Robert Hazen to Philadelphia 8/27/64 to
discuss proposed Boston Stadium (retroac'tivfety)

Edward Colby to Washington D. C. 9/14 and 9/15 to attend
Traffic Control Conference;

Edward J. Logue to Detroit Michigan to NAHRO 8th Annual Work-
Shop 9/12 to 9/15.

Copies of memoranda dated September 3, 1964 were distributed
from the Development Administrator re Personnel Actions.

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

Temporary appointments, six-month basis:

		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.</u>
Judith Martin	Designer I	7-1	\$ 5,700	9/ 9
Edward Dyer	Develop. Assistant III	7-1	5,700	9/16

Re appointment:

Robert Bott	Develop. Specialist III	10-1	8,000	9/ 1
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Reappointment, six-month basis:

Paul McGinley	Develop. Specialist III	10-2	8,400	9/ 2
Jean Reilly	Secretary I	3-1	3,900	9/18
Arthur Bemis	Messenger-Clerk	1-1	3,300	9/18
Barbara Broderick	Clerical Assistant II	2-1	3,600	9/30
Jonathan Lane	Model Maker		3.00p.h.	9/24
Ronald Wilmott	Model Maker		3.25 p.h.	9/26

Reappointment, three-month basis:

Vincent Licciardi	Demo. Inspector II	9-1	7,200	9/13
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Leaves of Absence:

	<u>From</u>	<u>To</u>
Richard Kharibian, Graphic Designer	9/15	7/65
Theodore Ldebman, Designer III	10/ 1	10/65
Frederick Salvucci, Transportation Planner	10/30	9/65

Rescission of resignation and Change of Status:

Haruko Uramatsu from Graphics Designer I at \$5,460 to part-time employment at \$3.25 per hour, effective 8/31;
(resignation was to be effective 8/31/64)

Resignations:

	<u>Eff.</u>
Gwendolyn Beebe, Secretary III	9/8
Shirley Drumgo, Secretary I	9/8
Daisy Evans, Secretary I	9/8
Richard Krasin, Model Maker, part-time	8/24
Katherine Sellers, Planning Aide II	9/11
Gladys Stull, Relocation Aide	8/25
Robert Guterman, Planning Aide II	9/15
Ira Friedlander, Graphic Designer II	9/22
John Fasolino, Draftsman II	9/25

On motion duly made and seconded, it was unanimously

VOTED: to authorize an additional ten days' sick leave to Ramona Balfour, Clerical Assistant II, effective 8/26 and terminating 9/8/64.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to employ eight technically qualified professional graphic design workers on a temporary basis for a period of up to three weeks during September at a rate not to exceed \$3.00 per hour.

Mr. Condakes entered the meeting at this point.

Mr. Frank DelVeechio, Acting Director of the Charlestown Project, made a presentation to the Authority on the Community College Disposition Agreement.

Copies of a report were distributed re Report on Removal and Relocation of the Charlestown Elevated Rapid Transit Structure, prepared by the staff of the Boston Redevelopment Authority dated August, 1964.

Copies of a memo dated September 3, 1964 were distributed from the Development Administrator re Community College Disposition Agreement, attached to which were copies of a Proposed Land Disposition Agreement Between the Boston Redevelopment Authority and the Commonwealth of Massachusetts (Massachusetts Board of Regional Community Colleges), Also attached were: copies of Exhibit A (boundary description); Exhibit C, Land Use and Building Requirements Parcel P-15; Exhibit D, Special Land Use and Building Requirements; and Exhibit E, Developers' Submission Requirements.

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

VOTED: that the Development Administrator is authorized to execute for the Authority a Letter of Intent signifying to the Massachusetts Board of Regional Community Colleges that the Authority is prepared to enter into a Land Disposition Agreement substantially in the form attached for the disposal of land in the Charlestown Urban Renewal Area for use as the Massachusetts Bay Community College, subject to the receipt of information, the determinations required by law and by Federal regulations and the necessary public disclosure, including but not limited to:

1. a determination by the Authority that the proposed disposal price is not less than the fair value of the land for public or nonprofit institutional uses in accordance with the Charlestown Urban Renewal Plan; subject to HHFA concurrence;
2. a determination by the Authority that the redeveloper possesses

the qualifications and financial resources necessary to acquire and develop the land in accordance with the Charlestown Urban Renewal Plan;

3. an offer of the proposed developer to enter into the land disposition agreement;

4. disclosure to the public of the name of developer and the property involved;

5. HHFA concurrence in the method of disposal.

Copy of the above-mentioned Land Disposition Agreement is filed in the Document Book of the Authority as Document No. 360.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:56 a.m.


Secretary