

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON April 10, 1963

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 April 10, 1963. 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	None
Stephen E. McGloskey	
James G. Colbert	
Melvin J. Massucco	
John Ryan	

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 April 10, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

April 4, 1963 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 April 4, 1963 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 10th day of April, 1963.

Kane Simonian
Secretary

Mr. Logue attended the meeting.

The minutes of the meeting of April 3, 1963 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 invoices:

John J. Gill Associates, Inc., Washington Park	\$
Engineering appraisal	1, 650. 00
Downtown Waterfront Corporation	24, 000. 00
Foley, Hoag & Eliot	2, 343. 77
Freedom House, Inc.	3, 512. 50
Metropolitan Transit Authority	24, 448. 09

Site Office reports for the Government Center and Castle Square were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Vice Chairman to travel to Washington, D. C. for a speaking engagement on renewal at the American University.

Mr. Colbert introduced a Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Contract for Planning Advance for Surveys and Plans for an Urban Renewal Project under Title I of the Housing Act of 1949 as Amended, numbered Contract No. Mass. R-82(A) by and Between the Boston Redevelopment Authority and the United States of America". Mr. Colbert moved the adoption of the above entitled Resolution as read. Mr. Mlassucco seconded the motion, and on a call for a vote by the chair, the following voted "aye": Monsignor Lally, Messrs. McCloskey, Colbert, Massucco and Ryan; and the following voted "nay": none.

The Chairman 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. 254.)

The Executive Director distributed copies of a tabulation of bids received April 2, 1963 for demolition and site clearance of the Castle Square

Area, Mass. R-56, attached to which was a memo from the Chief Engineer containing information obtained to date on the low bidder, Maher and Fall Wrecking Company, copies of a statement of Bidder's Qualifications and completed questionnaire filed by the bidder, and copy of a letter from the New England Merchants National Bank regarding the credit of same.

The Executive Director also distributed copies of a letter dated April 6, 1963 from Maher and Fall Wrecking Company, informing the Authority that said firm had reviewed the figures submitted in their bid and also stating that the re-analysis and computations after the submission of the bid revealed that a substantial error had been made in the bid. Maher and Fall Company requested that the Company be allowed to withdraw its bid and that its bid deposit be returned.

The Executive Director informed the Authority that the information contained in the questionnaire filled out by Maher and Fall and the Bank references, together with the Dun and Bradstreet report, indicated that this firm is operating on a very tight financial basis and further, that there was considerable doubt in his mind as to whether or not Maher and Fall Wrecking Company would qualify as the lowest responsible bidder.

John J. Duane Company, Inc. was the second lowest bidder in the amount of \$287, 700, and the three remaining bidders were all substantially higher than the Duane bid.

The Executive Director presented to the Authority statistics on the acreage, number of structures and costs of demolition for the New York Streets Project, which, although somewhat smaller than the Castle Square Project, is very comparable to the Castle Square area. The Executive Director reported that the cost of demolition for the New York Streets Project was \$334, 500 in 1955 and 1956. The present bid by the Duane Company in the amount of \$287, 700 compares very favorably with the New York Streets Project demolition costs, particularly since the Castle Square Project is 25-30% larger in size and demolition costs have increased considerably since 1956.

The Executive Director also informed the Authority that the Duane bid in the amount of \$287, 700 was considerably less than the budgetary estimates made by the Authority's engineer, who estimated that the demolition costs for Castle Square would range from a minimum of over \$300, 000 to possibly \$400, 000.

The Executive Director reported to the Authority on the results of current investigations with respect to the Duane Company credit, available equipment and current and past performance on other demolition jobs, on the basis of which the Duane Company is clearly responsible and qualified.

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

VOTED: to grant the request made by Maher and Fall Wrecking Company in their letter dated April 6, 1963 for withdrawal of their bid and return of the bid deposit.

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

VOTED: to award the contract for the demolition of the Castle Square Project Area to the John J. Duane Company as the lowest responsible bidder in the amount of \$287, 700 and further, that the Executive Director be authorized to execute the contract.

The Executive Director reported to the Authority on the progress of the Washington Park Project with respect to the number of families relocated and the amounts of use and occupancy arrearages in comparison with the Castle Square Project, as follows:

Both Castle Square and Washington Park Projects are very similar in size, types of structures and number of families and businesses; the Castle Square Site Office was established six months before the eminent domain taking, whereas the Washington Park Site Office was opened less than two weeks before the date of the taking. Despite the above differences in the establishment of the Site Offices, the progress of both projects are on a par, except that there

is a higher percentage of use and occupancy arrearage for the Washington Park Project, which is easily justifiable considering the lower incomes in general for the Washington Park area and the fact that Washington Park site tenants are presently paying a far greater percentage of income for shelter. ,

The Executive Director stated that he was satisfied with the progress made by Walter Smart, the Project Manager, on relocation, rent collections, maintenance and other matters in general. The Executive Director suggested that the dual titles now held by Walter Smart as Project Manager and Assistant Project Director was creating some problems on the division of responsibility between Development and Operations, and further, that it would be an improvement in general if either a new Assistant Project Director or a new Project Manager were appointed so that there wouldn't be any conflict between Development and Operations.

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

VOTED: to take from the table the increase for Walter Smart which was laid on the table January 9th.

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

VOTED: to approve an increase in salary for Walter Smart from \$9500 to \$10,750, effective April 1, 1963.

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

VOTED: that the Executive Director arrange to clean up and put in presentable condition vacant lots and other properties in the vicinity of churches in all project areas in preparation for Easter services.

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

VOTED: that the Executive Director take whatever steps are necessary, including the assignment of maintenance men, to prevent illegal

parking in the open spaces in lots which are owned by the Authority in all project areas.

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

VOTED: to take from the table the memo dated April 3, 1963 concerning the creation of a Family Relocation Department.

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

VOTED: that there be and hereby is established within the Boston Redevelopment Authority a Family Relocation Department, headed by a Director of Family Relocation, said Department to be under the supervision and direction of the Development Administrator. The Family Relocation Department shall have the responsibility for the family relocation activities of the Authority, except that Property Maintenance shall remain with the Operations Department.

The Development Administrator distributed copies of a memo dated April 9, 1963 re Approval of M. T. A. Plans for M. T. A. Kiosk in the Government Center.

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

VOTED: that the Development Administrator be authorized to advise the Government Center Commission of the City of Boston that the preliminary plans prepared by its architect for the new subway kiosk to be constructed within the Government Center are approved.

The Development Administrator distributed copies of a memo dated April 10, 1963 re Sears Crescent, attached to which was a letter dated April 4, 1963 from the Suffolk Franklin Savings Bank.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter pending a presentation by the Development Administrator of the proposed advertisement.

The Development Administrator distributed copies of a letter dated April 10, 1963 re Proposed Contract for Engineering Services for the

Washington Park Urban Renewal Area, attached to which was a proposed form of contract with Fay, Spofford and Thorndike, Inc.

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

VOTED: to approve contract for engineering services with Fay, Spofford and Thorndike for the Washington Park Urban Renewal Area in substantially the form presented to this meeting.

The Development Administrator distributed a memo dated April 10, 1963 re Proposed Contract for Second Re-use Appraisal in the Washington Park Urban Renewal Area, attached to which was a proposed form of contract for professional services by F. P. Morgan Company.

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

VOTED: to approve the proposed contract for second re-use appraisal in the Washington Park Urban Renewal Area with F. P. Morgan Company in an amount not to exceed \$3000 in substantially the form submitted to this meeting.

The Development Administrator distributed copies of a memo dated April 10, 1963 re Charles A. Maguire and Company, Engineering Contract, Mass. R-56, attached to which was, a proposed form of contract.

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

VOTED: that the Development Administrator be authorized to execute an engineering contract with Charles A. Maguire and Associates in substantially the form presented to this meeting in the maximum amount of \$50,000 for soil and exploration in the South End Urban Renewal Area Mass. R-56.

The Development Administrator distributed copies of a memo dated April 10, 1963 re National Association of Housing and Redevelopment Officials meeting in Boston in 1971.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority formally
invite the NAHRO officials to hold its annual meeting in Boston in 1971,
and further, to authorize the Chairman and Development Administrator to
sign a letter extending this invitation to NAHRO.

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

VOTED: to take from the table the appointments of John J.
Gillis, Lewis F. Fifield and Ann Corcoran.

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

VOTED: to approve the appointment of John J. Gillis as Civil
Engineer in the Engineering Department of the Operations Division at \$9600
per annum, effective April 22, 1963.

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

VOTED: to approve the appointment of Lewis F. Fifield as Prin-
cipal Graphic Designer at \$8750 per annum, effective May 1, 1963.

Mr. Colbert voted "nay" and requested to be so recorded.

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

VOTED: to approve the appointment of Ann L. Corcoran as
Development Specialist in the Development Department at \$7500 per annum,
effective April 8, 1963.

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

VOTED: to increase the salary of Frank Addivinola, Civil Engineer,
from \$9250 to \$9600.

On motion by Mr. Massucco, seconded by Mr. Ryan, it was
 VOTED: to approve the appointment of Thomas D. Schocken as
 Director of Renewal Project Planning in the Planning Department at \$13,000,
 effective May 1, 1963.

Mr. Colbert and Mr. McCloskey voted "no" and requested to be
 so recorded.

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

VOTED: to table the following appointments:

James G. Dolan as Development Officer at \$11,500
 Werner A. Tjkanen as Civil Engineer at \$9,000
 Patrick A. Tompkins as Director of Family Relocation at \$13,000

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

VOTED: to approve the following personnel actions:

the appointment of

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<i>Bernice McLennan</i>	<i>Secretary</i>	<i>Operations</i>	4,500	4/22
Emily D. Knapp	Clerk-typist	Bus. Reloca,	3,800	4/22
Gloria D. Maida	Clerk-typist	Operations	3,800	4/29
John F. Dacey Jr.	Development			
	Assistant	Develop.	5,500	4/15
Angelo Graglia	Main. Man	Develop.	2.32 hr	4/15

the reappointment of

Barbara Pollock	Secretary	Develop.	4,500	4/18
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The Development Administrator distributed copies of a memo
 dated April 10, 1963 re William Strickland, attached to which was a copy of
 an article entitled "Little Progress Seen for Renewal" in the Harvard Law
 School Record, memo from William L. Strickland to Edward J. Logue re
 March 7, Article in Harvard Law School Record, and memoranda from
 Russel Traunstein and Dominic F. Iadonisi to Ellis Ash re William Strickland.

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

VOTED: to table the matter and to instruct Mr. William Strickland
 to appear at the meeting of April 24, 1963.

The General Counsel entered the meeting at this point.

Copies of a memo from the General Counsel dated April 10, 1964 were distributed re Koch-Waltch Contract .

Copies of a memo from the Development Administrator dated April 10, 1963 were distributed re Notre Dame, Parcel 1 - Question of Conflict of Interest.

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

VOTED: to instruct the Development Administrator to refer the matter of a conflict of interest in the Koch-Waltch Contract to the Housing and Home Finance Agency for clarification.

The Chairman relinquished the chair at 11:47 and left the meeting.

The Vice Chairman presided.

The Development Administrator produced maps showing the traffic circulation of the Government Center Project Area and the disposition parcels and gave the Authority an explanation on the need for the widening of Congress Street and the justification for the expansion of the Government Center Project Area - in answer to the statements made by reporter Alice Burke in the Boston Traveler in the article entitled "The Amazing B. R. A. Story".

The Executive Director informed the Authority that a petition had been filed in court against the Jamaicaway Development Company, Inc. and the Authority in connection with the proposed Jamaicaway 121A Development.

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

VOTED: to authorize the Development Administrator to retain the legal services of Lewis Weinstein in connection with the above-mentioned pending legislation in the event the need arises for legal services of this nature prior to the next meeting of the Authority, and provided that Mr.

Lewis Weinstein is available to personally handle said litigation.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:29 p.m.



Secretary