

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON DEC. 6, 1961

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 December 6, 1961. The meeting was called to order by the Treasurer, who acted as Chairman in the absence of the Chairman and Vice Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
James G. Colbert Melvin J. Massucco John P. Ryan	Msgr Francis J. Lally Stephen E. McCloskey

A copy of the NOTICE OF MEETING, pursuant to Section Z3A 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 Dec. 6, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title : Secretary

November 30, 1961

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Nov. 30, 1961 I filed, in the manner provided by Sec. Z3A, 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 6th day of December, 1961.

Kane Simonian
Secretary

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Messrs. Logue and Conley were present.

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

VOTED: to enter executive session.

Upon the completion of the matters discussed in the executive session, and on motion duly made and seconded, it was unanimously

VOTED: to end the executive session and enter into public meeting.

The minutes of the meeting of November 29th were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED? to accept the minutes as read.

The Executive Director informed the Authority that there were approximately 26 written requests for pro tanto offers in the Government Center project, most of which were hardship cases.

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

VOTED: to authorize the General Counsel, on behalf of the Authority, to make pro tanto offers in accordance with the statute to the 26 former owners who have requested same in writing.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Executive Director, in collaboration with the General Counsel and Real Estate Officer, to submit a recommendation to the Authority on a policy for pro tanto settlements on the remaining Government Center project claims for land damages.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Chief Engineer to inspect and make a recommendation to the Authority on the corner construction of the balconies on the Charles River Park buildings in Complex 1-A.

The Development Administrator distributed a folder containing a memo dated December 6th re Data Processing Service Bureau Contract for GNRP surveys and also containing other illustrative and informational material concerning C. E. J. R. Inc.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the next meeting.

The Development Administrator distributed a memo dated December 6th recommending the appointment of George J. Feltovich of Philadelphia, Pa. as Project Director for opportunity projects in the Development Department at \$10,000 per annum, effective January 15, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed two memoranda dated December 6th recommending: (1) appointment of John I. Fitzgerald Jr. of Boston, Mass, as Junior Planning Intern in the Planning Department at \$20.00 per day, effective December 11, 1961; (2) John P. Rynne of Boston, Mass, as Messenger-Clerk in the Administrative Management Department at \$2730 per annum.

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

VOTED: to approve the appointment of the above.

The Development Administrator distributed a memo dated Dec. 6th re the appointment of three additional maintenance men who had been retained by the Operations Department pursuant to the Authority's vote of November 29, 1961.

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

VOTED: to ratify the appointment of the following maintenance men under the usual terms and conditions for maintenance laborers:

James R. Connaughton
Andrew E. Murray
Paul B. Wilkinson

The Development Administrator distributed copy of letter dated Dec. 6th re authorization for additional payment - underlayment for 10th and 11th floors, City Hall Annex, attached to which y*&t two letters from Sert, Jackson and Gourley re same.

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

VOTED: to table the matter for one week until a full membership is present.

The Development Administrator distributed copies of a memo dated December 6th re authorization for additional payment - new location for north

bus duct - remodeling, 10th and 11th floors, City Hall Annex, attached to which was a letter from Sert, Jackson and Gourley.

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

VOTED: to table the matter for one week until the full membership is present.

The Development Administrator recommended the purchase of a portable slide projector and screen, not to exceed \$135. 00.

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

VOTED: to authorize purchase of same.

The Executive Director distributed copies of a memo from Thomas P. McCusker, Coordinator, concerning the results of his efforts to bring about the collection of delinquent commercial accounts, Government Center project. The memo disclosed that over \$33, 000 had been collected as a result of the visits and contacts made by Mr. McCusker pursuant to instructions at last week's meeting.

On motion duly made and seconded, it was unanimously

VOTED: to instruct Mr. McCusker to continue his efforts and to commence contacts with the delinquent commercial accounts whose charges for use and occupancy are less than \$1000.

The Executive Director reported that arrangements were being made for mailing the thirty-day notices to vacate to all delinquent commercial accounts, pursuant to the Authority's vote of November 29th.

The Executive Director reported to the Authority that the General Counsel had worked out an agreement containing conditions for the licensing of land in the Whitney project for temporary use by the general contractor for Charlesbank Apartments, Inc. (George Priscoll Company) and DiCarlo Brothers, Inc. , subcontractor, under the following conditions: that the license could be terminated on thirty days' notice except for that portion of the project land which would be needed for street widening or the installation of high-pressure water pipes, for which a ten-day termination notice is proposed; that the contractor will indemnify the Authority for all loss and claims and carry appropriate insurance coverage in accordance with the Authority's policy in similar cases; that the licensee will be required to leave the land in the specified condition; and

will incur payment to the Authority of \$1000 plus \$100 per day until compliance.

On motion duly made and seconded, it was unanimously

VOTED: to approve the foregoing conditions and authorize the Executive Director to execute license with the aforementioned.

The Development Administrator distributed copies of a letter dated December 1, 1961 from the Commissioner of Labor and Industries, John A. Callahan, advising the Authority of a directive pursuant to Section 26T, Chapter 121, as amended, determining that the rates of wages to be paid to Authority employees for certain classifications (maintenance laborers and maintenance janitors) were included in this list and rates of wages determined to be \$2.32 per hour for these two classifications.

The General Counsel advised the Authority that it was mandatory that the Authority comply with this wage determination.

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

VOTED: to comply with the directive, effective December 6, 1961, and to authorize the Accounting Department to make the necessary wage adjustments,

A Resolution entitled Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$19,565,000, the Execution of Requisition Agreement No. 1 and the Execution and Delivery of Project Temporary Loan Note No. 2, in Connection with Project N. Mass. R-35 was introduced by Mr. Ryan.

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

Mr. Hymn then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Mr. Colbert, Mr. Ryan and Mr. Massucco; and the following voted "Nay": None.

The Acting 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. No. 171.)

Mr. John McMorrow, Director of Administrative Management, entered the meeting at this point and reported to the Authority on the tabulation of bids received at 11:00 a.m. December 6th for furnishings, 10th and 11th

floors, City Hall Annex, pursuant to the advertisement for bids, as follows:

<u>Name of Bidder</u>	<u>Contract Price</u>	<u>Item 11. I</u>	<u>Item 11. 3</u>
Pembody Office Furniture Co.	\$ 74,939-00	\$ 8,580	\$ 495.00
Business Equipment Corporation	67,418.15	no bid	260.00

On motion duly made and seconded, it was unanimously

VOTED: to instruct Mr. McMorrow to confer with the General Counsel on the bids received and prepare a recommendation for the Authority at the next meeting.

The Development Administrator presented a copy of a letter received from the Regional Office concerning the litigation fees in the Simontan vs Boston Redevelopment Authority case, advising the Authority that payment to Foley, Hoag & Eliot was approved as an eligible Item I expenditure and that counsel fees for the other defendant attorneys would have to be paid out of non Title I funds. The letter further stated that this determination was not intended to pass upon whatever legal obligations exist between the Authority and the other attorneys, nor did it preclude payment of fees to them from other than project funds.


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

VOTED: to authorize the payment of the balances due to the defendant counsel in the Simonian vs Boston Redevelopment Authority case, with the previous payment and the balance of fee from Foley Hoag & Eliot charged to Federal project funds.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:38 p.m.


Secretary