

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON DEC. 13, 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 Dec. 13, 1961. 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 Melvin J. Mas sueco John Ryan | James G. Colbert |

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 Dec. 13, 1961 at 73 Tremont Street in the City of Boston.

BOSTONREDEVELOPMENTAUTHORITY

By Kane Simonian

December 7, 1961 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 Dec. 7, 1961 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 December, 1961.

Kane Simonian
Secretary

Messrs. Conley and Logue attended the meeting.

On motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

After the executive session ended, and on motion duly made and seconded, it was unanimously

VOTED: to enter into open meeting.

The minutes of the meeting of December 6th were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to grant fifteen days' additional sick leave to Charles J. O'Brien, Field Worker.

The General Counsel distributed copies of a memo concerning the telegram which was delivered to the wrong address and too late for the bid opening on the Temporary Loan Note.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to negotiate with the Western Union and effect a satisfactory settlement on behalf of the Authority.

At this point in the meeting, George Feltovich appeared and was interviewed by the Members of the Authority for the position of Project Director in connection with "opportunity" projects.

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

VOTED: to continue the appointment on the table until the full Board is present.

The Executive Director distributed a copy of a memo from Robert E. McGovern, Real Estate Officer, dated December 13, 1961, which memo had been reviewed and concurred in by the Executive Director. Said memo contained justification and documentation for reductions in use and occupancy charges in excess of \$100 in the Government Center Project.

After a discussion of the memo, and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to approve the adjustments in use and occupancy charges as contained in the above-mentioned memo.

Copy of the aforementioned memo is filed in the Document Book of the Authority as Document No. 172.

A letter from the Retina Foundation concerning the progress in the construction of the new building was distributed and filed.

A memo from the Real Estate Officer dated December 12, 1961 re a pro tanto payment was distributed, recommending that a pro tanto payment be authorized for the Allen Doane Company, 47 Sudbury Street, on the grounds of hardship. Attached to the memo was a written communication from said Company, requesting the pro tanto.

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

VOTED: to authorize the General Counsel on behalf of the Authority to make the pro tanto payment.

On the recommendation of the Executive Director and a certification of the invoice by Wallace Orpin, Chief Engineer, and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize the payment of \$3515.60 to Whitman & Howard, Inc. on the Government Center Engineering Contract.

The Executive Director distributed copies of a memo from Wallace Orpin, Chief Engineer, dated December 8th re West End Project, Site Improvement Contract, recommending that the completion date on the present contract with Salah & Pecci Construction Company, Inc. be extended to January 1, 1962 because of delays encountered beyond the control of the contractor, such as the Gas Company activities, Retina Foundation building and because weather conditions are unfavorable for paving of the streets at this time.

The Executive Director concurred in Mr. Orpin's recommendation on the extension of time.

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

VOTED: to approve the extension of time for the completion of the Salah & Pecci Construction Company Contract #2 until January 1, 1962.

A memo from Wallace Orpin dated December 8, 1961 was distributed concerning the balconies on the buildings in the first complex of the West End complex.

On motion duly made and seconded, it was unanimously

VOTED: to accept the report and place it on file.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the Development Administrator's memo dated December 6, 1961 re authorization for additional payment - underlayment for 10th and 11th floors, City Hall Annex.

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

VOTED: to approve an additional payment not to exceed \$2450 for additional underlayment work to be performed by the general contractor currently engaged in the remodeling of the 10th and 11th floors, City Hall Annex.

A memo dated December 6, 1961 from the Development Administrator was taken from the table regarding authorization for additional payment, new location for north bus duct - remodeling 10th and 11th floors, City Hall Annex.

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

VOTED: to adopt the Development Administrator's recommendation as contained in the above-mentioned memo and further that an additional sum of not to exceed \$1046.00 be authorized for additional work to be performed by the general contractor currently engaged in the remodeling of the 10th and 11th floors, City Hall Annex.

The Development Administrator distributed a memo dated December 13, 1961 re Special City Appropriation for 1962, recommending that he be authorized to request the Mayor and City Council for a special appropriation of \$70,000 as an initial payment on the total City budgets for 1962 for the purpose of covering the period between January 1 and April 1, 1962.

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

VOTED: to approve the Development Administrator's recommendation as above.

On the recommendation of the Development Administrator and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to grant retroactive approval for travel to Washington, D. C. by Mr. Ellis Ash on December 11th and 12th, 1961, to attend the Executive Committee meeting of N. A. H. R. O.

On the recommendation of the Development Administrator, as contained in his memo of December 13, 1961, and on motion by Mr. McCloskey, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the payment of \$525 to E. C. Houdlette for professional services performed pursuant to the contract dated August 4, 1961.

On the recommendation of the Development Administrator as contained in his memo of December 13, 1961, and on motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize payment of \$3200 to Clarkeson Engineering Company, Inc. for services rendered pursuant to contract dated April 12, 1961 in connection with the Government Center project.

On the recommendation of the Development Administrator as contained in his memo dated December 13, 1961, and on motion by Mr. McCloskey, seconded by Mr. Ryan, it was unanimously

VOTED: to authorize the payment of \$30,000 to Harvard University in accordance with the contract dated August 29, 1961.

The Development Administrator distributed copies of a memo dated December 11, 1961 re contract for administrative legal services during the early acquisition period recommending that a contract be executed with Foley, Hoag & Eliot for the maximum compensation amount of \$9000, retroactive to September 21, 1961, attached to which memo was a proposed form of contract for same.

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

VOTED: that the Development Administrator be authorized to execute a contract between the Boston Redevelopment Authority and the firm of Foley, Hoag & Eliot, providing for administrative legal services during the period for which an approved Project Expenditures Budget is outstanding under a Temporary Loan Contract for early land acquisition. The contract shall provide for maximum compensation of \$9000 for a nine-month period and shall be effective retroactively to September 21, 1961.

On the recommendation of the Development Administrator and on motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to authorize the purchase of a collating machine at a price not to exceed \$175.00.

The Development Administrator distributed copies of a memo dated December 13, 1961 re distribution of L.P.A. Administrative Costs. The matter was discussed, and on motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to adopt the recommendation of the Development Administrator as contained in the memo of December 13, 1961.

The foregoing memo is filed in the Document Book of the Authority as Document No. 173.

On the recommendation, of the Development Administrator as contained in his memo of December 13th re reimbursement of mileage expenditures to staff members, and on motion by Mr. Massucco, seconded by Mr. Ryan, it was unanimously

VOTED: that the present mileage allowance of 10£ a mile be reduced to 8£ a mile to conform to the travel allowance of the City of Boston.

The Development Administrator distributed copies of a memo dated December 13, 1961 re recommendation for award of furnishings contract, 10th and 11th floors, City Hall Annex, attached to which was a letter dated December 9» 1961 from Sert, Jackson and Gourley recommending that the Authority waive informalities in the bid of the Business Equipment Corporation in connection with the submissions by this Company on additive alternate item 11,1 and on submissions made under Section 3 of the technical specifications.

On the recommendation of the Development Administrator and on motion by Mr. Massucco, seconded by Mr. Ryan, it was unanimously

VOTED: that the furnishings contract be awarded to the low bidder, Business Equipment Corporation, on the basis of the lump sum submitted in the amount of \$67, 418. 15, and that the informalities referred to above be waived by the Authority.

The foregoing memo is filed in the Document Book of the Authority as Document No. 174.

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

VOTED: to instruct the Executive Director to remove the exhaust fan in the Board Room and substitute a suitable air filtering and conditioning system, and further, to refurbish the Board Room of the Authority in a more attractive and suitable manner.

The Development Administrator distributed copies of a memo dated December 13, 1961 recommending the appointment of personnel.

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

VOTED: to appoint the following personnel as recommended by the Development Administrator:

Samuel J. Mollica, Field Worker in the Operations Department at \$4500 per annum;
Gerald J. Kenneally, Field Worker in the Operations Department at \$4500 per annum;
William J. Doherty, Senior Planning Aide in Survey Program at \$18.00 per day
Joseph L. Houchins, " " " " "
Ernest G. Keliher " " " " "
Donald A. Waggenheim, Junior Planning Aide in Survey Program at \$15.00 per day
Daniel J. Ryan, as Accountant in Operations Department at \$6500 per annum;

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo dated December 6, 1961 from the Development Administrator re Data Processing Service Bureau Contract for G. N. R. P. Surveys, attached to which was a form of proposed contract between the Boston Redevelopment Authority and C-E-I-R Inc.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with C-E-I-R Inc. of Boston, Massachusetts, for data processing services to be performed with respect to the General Neighborhood Renewal Planning Areas of:

| | |
|------------------------|------|
| Charlestown | R-42 |
| South End | R-43 |
| East Boston | R-44 |
| Downtown North | R-45 |
| Downtown | R-46 |
| Back Bay | R-47 |
| Parker-Hill Fenway | K-48 |
| Jamaica Plain | R-49 |
| Roxbury-No. Dorchester | R-50 |
| South Boston | R-51 |


for a maximum fee of \$30,000, subject to the approval of the Urban Renewal Administration.

The foregoing contract is filed in the Document Book of the Authority as Document No. 175.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:20 a.m.

N

Secretary