

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON APRIL 24, 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 12:15 p.m.. on April 24, 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. McCloskey	
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 24, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

_____ April 18, 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 18, 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 24th day of April, 1963.

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of April 10, 1963 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: that the Secretary send to the Building Commissioner of the City of Boston a copy of the Amended Exhibit F (Statement of Permissions Needed), which was substituted for Exhibit F in the Chapter 121A Application of BUSE, requesting that the Building Commissioner transmit to the Authority his comments as to whether or not the deviations requested from the Boston Building Code, as contained in Amended Exhibit F, would seriously violate the Building Code.

The Development Administrator distributed memo dated April 24, 1963 re Proposed Action on Contract for Loan and Capital Grant, Washington Park Urban Renewal Area, attached to which were proposed form of Resolutions in the required Federal form.

Mr. Colbert presented a Resolution entitled Resolution Approving and Providing for the Execution of a Proposed Loan and Capital Grant Contract Numbered Contract No. Mass. R-24 (LG), Between Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No. Mass. R-24 and Establishing a Project Expenditures Account with Respect to Said Project, and for Other Purposes, copies of which Resolution were distributed., read in full and considered.

Mr. Colbert moved the adoption of the above entitled Resolution. Mr. Massucco seconded the motion and on a call for a vote by the chair, the following answered "aye": Monsignor Lally and Messrs. McCloskey, Colbert, Massucco and Ryan; and the following answered "nay": None.

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

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 255.

Mr. Colbert presented a Resolution entitled Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-24 and Providing for the Security for the Payment Thereof, and for Other Purposes, copies of which Resolution were distributed, read in full and considered.

Mr. Colbert moved the adoption of the Resolution. Mr. Massucco seconded the motion and on a call for a vote by the chair, the following answered "aye": Monsignor Lally and Messrs. McCloskey, Colbert, Massucco and Ryan; and the following answered "nay": none.

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

Copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 256.

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

VOTED: that the Development Administrator be authorized to secure the signatures of the Mayor of the City of Boston and the Chairman of the State Housing Board to the Contract for Loan and Capital Grant for the Washington Park Urban Renewal Area as required by law.

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

VOTED: to authorize payment of the following bills:

	\$
John E. O'Neill, appraisals, Charlestown	6,450.00
Coffin & Richardson, engineering, Charlestown	1,710.00
Coffin & Richardson, engineering, Charlestown	1,800.00
Coffin & Richardson, engineering, Charlestown	1,980.00
Edwards & Kelcey, engineering, Charlestown	5,184.00
John C. Kiley & Son, Wash. Park appraisals	8,100.00
Maiden Equipment Corp., Govt. Center	2,627.24
Design Review Panel: Vincent G. Kling	529.00
Fairchild Aerial Surveys, Inc.	2,160.00
Fairchild Aerial Surveys, Inc.	2,520.00
T. O. Metcalf Company	3,551.00
United South End Settlements	8,928.47

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

VOTED: to table the invoice from Larry Smith & Company in the amount of \$1,000 pending a resubmittal of the invoice containing identification of the project for which the services were performed and the nature of the services.

On motion duly made and seconded, it was unanimously

VOTED: to extend the burning permit to John J. Duane Company for the Government Center Project for ten working days until May 8, 1963 under the same restrictions and conditions previously established.

Copies of a letter dated April 22, 1963 were distributed from Charles B. Akerson, containing notice of resignation effective Tuesday, May 21, 1963.

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

VOTED: to accept the resignation and further, that it be incorporated in the minutes that because of the valuable services performed by Mr. Akerson during his period of employment, his resignation is accepted with regret; and further, that the Chairman be authorized to transmit the above view in writing to Mr. Akerson.

Copies of memo from the Real Estate Officer to the Executive Director were distributed dated April 18, 1963 re Government Center - Adjustment of Use and Occupancy Charges.

On motion duly made and seconded, it was unanimously

VOTED: to approve adjustment in use and occupancy charge as requested for the M & B Smoke Shop, 1A Tremont Street, Boston, Account No. 986.

Copies of a memo dated April 22, 1963 from the Real Estate Officer to the Executive Director were distributed re "Whitney Street Project, Parcel 8A-1.

On motion duly made and seconded, it was unanimously

VOTED: to approve a recommendation for an increase in the maximum approved option price to \$38, 000 for Parcel 8A-1, owned by Albert J. Ryan, et al, Whitney Street Project.

Site Office reports were distributed from the Government Center, Washington Park and Castle Square Projects.

On the recommendation of the respective Site Office Managers, and on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges and authorize relocation payments for the following site occupants:

Acct. No. 197	Wanda Mickiewicz	156 Merrimac St. , Govt. Ctr.
11 " 316	Willie Wilson	11 Middlesex St. , Castle Sq.

The Executive Director informed the Authority that several lawyer occupants in 11 and 20 Pemberton Square building have complained because their offices are badly in need of painting. Inasmuch as these buildings are expected to be occupied for at least a year and a half and possibly two years, the Executive Director recommended that the standards of maintenance usually observed in office buildings be maintained in view of the fact that these tenants are paying the rentals prevailing for comparable office space. Some of the lawyers have indicated to the Executive Director that unpainted and unattractive offices hurt their reputation and leave an unfavorable impression on clients.

The Executive Director recommended that the Authority advertise for bids in order to paint the interior of these offices in order to have them painted more or less at the same time. The Executive Director pointed out that it is not feasible to follow the practice of a private building owner and hire a small painting crew who would paint the offices on a revolving basis as needed because this would mean that some offices would not be painted for a year and a half from now, which would be very close to the date of the demolition of the building; whereas if they are painted all at once, all the tenants would get the maximum benefit from freshly painted offices.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to advertise for bids for painting at 11 and 20 Pemberton Square and present the results of the bidding

to the Authority for consideration.

Copies of a memo from the Purchasing Agent to the Executive Director were distributed dated April 23, 1963 recommending air conditioning units for the 6th floor of 20 Pemberton Square, where the Accounting, Purchasing and other sections of the Operations Department are located.

The survey made by the Purchasing Agent indicated that the proposal with Air and Refrigeration Service, Inc. for the purchase of Carrier units with an allowance for turn-in at the end of two years was far preferable to an outright rental.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to accept the proposal of Air and Refrigeration Service, Inc. for the purchase of 13 air conditioning units for Pemberton Square at a cost of \$2583. 50, with the option to turn in these units at the end of two years for \$485. 00 credit.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Government Center - Redevelopment of Parcel 10, including Rehabilitation of the Sears Crescent.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to place advertisements in the major Boston newspapers on Parcel 10 in the Government Center in substantially the form presented to this meeting and is directed to present to the Board a report on the proposals received as a result of such advertisement, together with his recommendation thereon promptly after May 27, 1963.

The Development Administrator distributed copies of a proposed form of contract between the Authority and "William F. Morrissey providing for Real Estate Consultant services in connection with the Downtown Waterfront Project in an amount not to exceed \$34, 900.

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

VOTED: to retain the services of William F. Morrissey as Real Estate Consultant for the Downtown Waterfront Project in an amount not to exceed \$34, 900 in accordance with the conditions stipulated in the proposed form of contract presented to this meeting, and further, that a contract be executed in substantially the form presented to this meeting.

Mr. Colbert asked the Secretary whether or not copies of the Authority's Policy Order are being distributed to all employees as they are appointed and whether or not the new employees hired subsequent to the date of the adoption of said Order have received copies.

The Secretary reported that the vote ordering the distribution of the Authority's Policy had stipulated that the Development Administrator distribute copies to current employees on the payroll at the time the Policy was adopted. The Secretary stated that he did not know whether employees appointed subsequent to that date have received a copy.

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

VOTED: to instruct the Secretary to send copies of the Authority's Policy Order adopted at the meeting of April 18, 1962 to Malcolm Peabody Jr. and all other new employees who have been appointed by the Authority subsequent to the date of the adoption of the Policy Order, and further, that the Secretary be instructed to make provision for the distribution of copies of the Authority Policy Order to all future employees as they are appointed.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Government Center, Preliminary Drawings for Office Building on Parcel 12 (Phase 1), attached to which was a list of architectural modifications to the submitted preliminary plans for Parcel 12.

The Development Administrator presented to the Authority in this connection a large roll of plans containing the modifications of the above-mentioned preliminary plans.

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

VOTED: that the Boston Redevelopment Authority approve the preliminary plans for Parcel 12 (first phase) in the Government Center Project Area submitted with the Development Administrator's memo of April 24, 1963, subject to the modifications attached to that memo, and that the Development Administrator be authorized to approve such modifications to the preliminary plans when submitted by the developers as long as they conform to the modifications attached to said memo.

The Development Administrator distributed copies of a memo dated April 24, 1963 re trial attorneys, Government Center.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Washington Park, Solicitation of Proposal for the Development of Parcel F-1.

On motion duly made and seconded, it was unanimously

VOTED: that the disposition policies and procedures for Parcel F-1, Washington Park Urban Renewal Area, dated April, 1963, be hereby adopted and that the Development Administrator is authorized to proceed in accordance with these policies and to publicly advertise that site.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Washington Park - Proposals for Z21(D)(3) Relocation Housing.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to place advertisements in the major Boston newspapers announcing the availability of relocation housing sites in the Washington Park Urban Renewal

Area, such advertisements to be in substantially the form presented to this meeting, and is further directed to present to the Board a report on the proposals received as a result of such advertisement, together with his recommendations thereon promptly after May 10, 1963.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Proposed Contract for Property Line Surveys for Washington Park Urban Renewal Area, attached to which was a proposed form of contract and specifications, with Harry R. Feldman, Inc.

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

VOTED: to table the matter.

The Development Administrator distributed copy of a memo dated April 24, 1963 re Carl Koch Conflict of Interest Question.

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

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Approval of Two Projects for Public Housing for the Elderly, attached to which was a proposed form of a letter from the Chairman of the Authority to the Chairman of the Housing Authority and a map of the Mattapan District showing the locations of the two proposed elderly housing projects.

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

VOTED: that the Boston Redevelopment Authority finds that Mass. 2-32 (Standard Street, Mattapan) and Mass. 2-28 (Melville Street, Dorchester) conform to the General Plan and that the Chairman is authorized to send a letter to this effect to the Boston Housing Authority.

Mr. Colbert stated that this matter is being presented to the Authority for the first time and that he has not had sufficient time to study it and therefore requested that it be incorporated in the minutes that he is

voting "present" for the above reason.

The Development Administrator distributed copies of a memo dated April 24, 1963 re Supplement to Resolution Authorizing the Feasibility Survey for Columbia Point, attached to which was a proposed form of a Resolution supplementing the Resolution adopted February 13, 1963.

Mr. Ryan presented a Resolution entitled Supplemental Resolution of the Boston Redevelopment Authority, which was read in full and considered.

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

VOTED: to adopt the above mentioned Resolution as read.

The foregoing Resolution is incorporated in the Document Book as Document No. 243-A and appended to Document No, 243, adopted on February 13, 1963.

Mr. Ryan moved to take from the table the appointments of James G. Dolan, Werner A. Tikkanen and Patrick A. Tompkins.

Inasmuch as there was no second to the motion, the above appointments were continued on the table.

The Development Administrator distributed memoranda dated April 24, 1963 re personnel actions.

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

VOTED: to approve the following personnel actions:

Reappointments:

			<u>p. a.</u>	<u>eff.</u>
Robert F. Arnold	Development Assistant	Development	5,500	5/1
Carol Lee	Junior Planner	Planning	5,500	5/1
John MacPhee	Development Assistant	Development	5,000	5/1
Minnie Siegel	Clerk-Steno.	Operations	4,100	5/1
Ada Hemmer	Secretary	Development	3,800	5/7

Reappointment, two-month basis:

Patricia McGee	Jr. Plan. Analyst		5,000	5/1
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Appointment, six-month basis:

Geo. Hutchinson	Main. Vehicle Opera.	Operations	2.32 p.h.	4/24
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Resignation accepted:

Samuel Gilfix, Acting Chief of Surveys, effective April 30, 1963

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

VOTED: to extend the appointment of William Strickland to May 15, 1963; and further, that Mr. Strickland be requested to appear at the next meeting of the Authority.

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

VOTED: to approve the following travel:

Messrs. Rowland and Smart to Washington April 22, 1963
Mr. Malcolm Peabody to Washington April 25 and 26th

and it was

VOTED: to approve travel by David Crane to Seattle, Washington to attend the ASPO meeting May 5 to 9th.

Mr. Colbert voted in opposition to this travel and requested to be so recorded.

The Development Administrator distributed copies to the Members of the stenographic record taken at the Government Center Public Hearing at Faneuil Hall on April 17, 1963.


On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to record the distribution in the minutes.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:28 p. m.


Secretary