

MINUTES OF A SPECIAL MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

HELD ON JUNE 12, 1964

The Members of the Boston Redevelopment Authority met in special session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on June 12, 1964. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Msgr. Francis J. Lally
James G. Colbert
Melvin J. Massucco

Absent

Stephen E. McCloskey

The Notice of Special Meeting, with Waiver of Notice and Consent to Special Meeting, as signed by the Members of said Authority, were read and ordered spread on the minutes of this special meeting and filed for the record. The Notice of Special Meeting, with Waiver of Notice and Consent to Special Meeting, is filed in the Document Book of the Authority as Document No. 333.

NOTICE OF SPECIAL MEETING

TO: Msgr. Francis J. Lally
Stephen E. McCloskey
James G. Colbert
Melvin J. Massucco

You are hereby notified that the Members of the Boston Redevelopment Authority are called to meet in special session at 10:00 o'clock, a.m. on June 12, 1964 at Room 350, 73 Tremont Street, in the City of Boston, for the following purpose: the conduct of the regular business of the Authority.

s/ Francis J. Lally
Chairman
BOSTON REDEVELOPMENT AUTHORITY

June 11, 1964

WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING

We, the undersigned Members of the Boston Redevelopment Authority, do hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING and do hereby consent and agree that the said Members of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purposes therein stated.

s/ Francis J. Lally

s/ Melvin J. Massucco

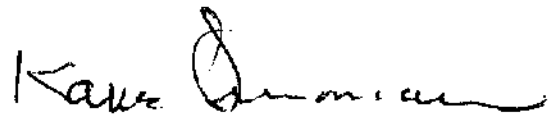
s/ James G. Colbert

s/ Stephen E. McCloskey

CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on June 11, 1964 I served, in the manner provided in the By Laws of said Boston Redevelopment Authority, upon each of the Members of said Authority named in the foregoing NOTICE OF SPECIAL MEETING, a true and correct copy of the foregoing NOTICE OF SPECIAL MEETING.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 12th day of June, 1964.



Secretary

Mr. John McMorrow attended the meeting.

The minutes of the meeting of June 3, 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:

R. A. Buccella & Sons, Inc. , Whitney Street Project	12, 358. 98
Frank B. Rogers, Washington Park appraisal	150. 00
Frank B. Rogers, Washington Park appraisal	900. 00
John J. Duane Company, Castle Square, Requests 9 & 10	44, 100. 00
Charles A. Maguire & Associates, Engineering	30, 500. 00
Storey, Thorndike, Palmer fe Dodge, Bond Counsel.	1, 550. 00
Robert Gladstone	700.00
F. P. Morgan Company	5, 000. 00
Joseph L. Paley, Inc.	8, 200. 26
Wilbur Smith & Associates.	13, 000. 00
Visiting Nurse Association	616.66

The Secretary informed the Authority that there would be a special hearing on the Government Center Project by the State Housing Board in the Gardner Auditorium, State House, Friday, June 12, 1964 at 10:00 a.m.

Site Office reports were distributed.

The Executive Director distributed copies of a memo from the Chief Engineer requesting permission to advertise for bids for Site Preparation Contract No. 4 on or about June 24, 1964, for the purpose of providing sidewalks and footpaths in connection with Parcel 1-A, 1-B and 1-C, West End Project.

On motion duly made and seconded, it was unanimously

VOTED: to authorize advertisement for bids for Site Preparation Contract No. 4, West End Project.

The Executive Director distributed copies of a memo from the Chief Engineer entitled Washington Park Urban Renewal Area, R-24; Proposed Demolition and Site Clearance Contract No. 3, attached to which was a tabulation of bids received on June 5, 1964.

The Development Administrator informed the Authority that he had met with the Public Health Council, accompanied by the Executive Director and the Chief Engineer, and personally urged the Health Council to rescind the ban on burning demolition debris - which request was denied by the Council.

The Development Administrator and the Executive Director both recommended that the Authority reject the present bids because the amounts bid were in excess of the previous demolition contracts, and further, that the Authority re-advertise for new bids.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Executive Director distributed copies of the following memoranda: Parcel 1-G, Charles River Park, Inc. Plans, dated June 8, 1964 from the Chief Engineer, Wallace Orpin, and Design Review Report - May 14th Submission of Charles River Park, Inc. Shopping Center, dated June 9, 1964 from the Planning Administrator, David Crane.

The Executive Director explained to the Authority that the above-mentioned memoranda contained the reports of the Chief Engineer and the Planning Administrator as a result of their review of the plans for the commercial shopping center development in the West End Project.

On motion duly made and seconded, it was unanimously

VOTED: to refer the memoranda to Charles River Park, Inc. and their architects for their review and comments.

The Development Administrator distributed copies of a memo dated June 11, 1964 entitled Order of Taking for Properties in the Washington Park Urban Renewal Area, attached to which was a schedule of the block and parcel numbers, copies of a proposed Resolution and copies of the proposed Order of Taking.

The aforementioned Order of Taking and Resolution were read in full and considered.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated June 12, 1964 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, be executed, together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963, and revised September 24, 1963, and drawn by Harry R* Feldman, Inc. , Surveyors, Boston, Massachusetts, which sheets are respectively entitled, "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plan Nos. 1 to 26 inclusive", and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk (only Plan No. 25 to be recorded with this Order of Taking).

The above-mentioned Order of Taking dated June 12, 1964, is filed in the Document Book of the Authority as Document No. 334,

The Development Administrator distributed copies of a memo dated June 11, 1964 entitled Ratification of Closing Documents, Parcel E-1, Academy Homes, Washington Park Urban Renewal Project Area, attached to which were copies of a proposed Land Disposition Agreement and a proposed form of deed.

On motion duly made and seconded, it was unanimously

VOTED: that, the Land Disposition Agreement by and between the Boston Redevelopment Authority and Buse Boston, Inc. dated July 17, 1963 and the amendments thereto dated October 22, 1963, March 26, 1964 and June 8, 1964, and the deed to Parcel E-I in the Washington Park Urban Renewal Area, copies of which have been presented to this meeting, are hereby approved, ratified and conformed in all respects.

The foregoing Land Disposition Agreement and Deed are filed in the Document Book of the Authority as Document No. 335.

On motion duly made and seconded, it was unanimously

VOTED: to extend the F. H. A. closing date for Buse Boston, Inc. to June 25, 1964.

The Development Administrator distributed copies of a memo dated June 3, 1964 re Progress Report, Parcel E-1, Academy Homes.

Copies of a memo dated June 11, 1964 were distributed by the Development Administrator entitled Acquisition of Tax Title Property for Conveyance to Blue Hill Protestant Center, attached to which were copies

of a map.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and hereby is authorized to secure conveyance of the following property without consideration by the Committee on Foreclosed Real Estate of the City Real Property Department to the Boston Redevelopment Authority, pursuant to Chapter 314 of the Acts of 1961 = Ward 13, Parcel 720, Street Address: Quincy Rear Lot A.

Copies of a memo were distributed by the Development Administrator dated June 11, 1964 entitled Parcel 8, informing the Authority that the Central and District Properties in London, developers of the State Street Bank building, have indicated their interest in developing Parcel 8 of the Government Center.

The Development Administrator recommended that Mr. Lewis Weinstein of the firm of Foley, Hoag & Eliot be retained as special counsel in connection with the suit brought by the State Street Corporation against the Administrator et al.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendation of the Development Administrator that Lewis Weinstein be retained as special counsel in the State Street Corporation suit.

The Development Administrator distributed copies of a memo dated June 11, 1964 entitled Waverly Apartments, Inc., attached to which were copies of a proposed Report and Decision on Application for Approval of the Allston-Waverly Project and Consent to the Formation of Waverley Apartments, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

On the recommendation of the Development Administrator as contained in memo dated June 11, 1964, and on motion duly made and seconded, it was unanimously

VOTED: to approve the following as acquisition appraisers for the Allston-Waverly Project:

John D. Hewitt, 19 Peter Hobart Drive, Hingham, Mass.
Whipple & Magane, 316 Essex Street, Lawrence, Mass.

Copies of a memo dated June 11, 1964 were distributed re Jamaica-way Terrace Apartments, attached to which were copies of a letter from Hill, Barlow, Goodale and Adams dated June 8, 1964,

The above-mentioned letter stated that the Jamaicaway Development Company requests an extension of time for commencing construction from May 20, 1964 to June 30, 1964. The letter further explained that FHA processing has been held in abeyance pending action by the City Council to accept or reject recently enacted legislation in connection with the height restrictions in the area within which the project is located.

On motion duly made and seconded, it was unanimously

VOTED: to extend the time for commencing construction for the Jamaicaway Development Company, Inc. from May 20, 1964 to June 30, 1964.

The Development Administrator distributed copies of a memo dated June 11, 1964 entitled Columbia Point Feasibility Study. Also distributed were copies of the Feasibility Report, Market and Economic Factors, and Sub-soil and Site Conditions Study.

The Development Administrator requested authorization to submit the reports to the URA for review.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request.

The Development Administrator distributed copies of a memo dated June 10, 1964 entitled "Proposed Contract with Chinese Benevolent Association of New England", attached to which were copies of a proposed form of agreement.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with the Chinese Consolidated Benevolent Association of New England for a Chinese household survey and for consultation and advice on project planning for the Chinese residential community in and adjacent to the Central Business District Project R-82, in an amount not to exceed \$1500, contingent on approval of the contract by the HHFA.

Copies of a memo from the Development Administrator dated June 11, 1964 were distributed re Charlestown Information Program.

Copies of a memo dated June 11, 1964 were distributed re Printing and Mailing of a Brochure on the Proposed Charlestown Urban Renewal Program.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority approves the printing and mailing of 10,000 copies of the brochure on the Charlestown urban renewal program, the accompanying map and mailing envelopes, and that the Purchasing Agent is authorized in accordance with the Authority's Procurement Policy to solicit competitive proposals to produce the brochure and the mailing envelopes and produce maps, the total cost for such works not to exceed \$6000.

Copies of a memo from the Development Administrator dated June 8, 1964 were distributed re Transportation Planning Division - Traffic Studies Contract, attached to which was a proposed form of an agreement and a resume of the proposed consultant, Murray D. Segal.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Murray Segal of Brookline, Massachusetts for traffic studies and data collection services for the Transportation Planning

Division in an amount not to exceed \$10, 000.

Copies of the 1963 Annual Report were distributed.

Messrs. Robert Rowland, Charles Hilgenhurst and John Mahoney , members of the Development staff, entered the meeting to explain their activities in connection with a proposed NASA site in Cambridge, all of whom had been relieved of their official assignments by the Development Administrator pending a decision by the Authority.

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

VOTED: that Messrs. Rowland, Hilgenhurst and Mahoney be authorized to use compensatory time from May 28, 1964 to June 11, 1964 inclusive, and that they be returned to active status as of June 12, 1964.

Copies of memoranda dated June 11, 1964 re Personnel Actions were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointments, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
Walter J. Little	Develop. Specialist II	9-2	7, 560	6/23
Basil Adams	Civil Eng. Aide II	9-1	7,200	6/23
David O'Keefe	Draftsman I	5-3	4, 961	6/12
Arthur Raguse	Draftsman I	5-1	4, 500	6/23
Evelyn Jacobs	Clerical Assist. III	3-1	3,900	6/21
Shirley Rice	Secretary I	3-1	3,900	6/23

Reappointment, three-month basis:

Vincent Licciardi	Demo. Inspector II	9-1	7,200	6/13
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Reappointment, six-week basis:

Malcolm Peabody Jr.	Minority Hsng. Advisor	13-4	12,965	6/20
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Resignations:

Malcolm Davis, Architect III, effective 6/9

Robert Coard, Housing Analyst (part-time) effective 5/28

Leave of Absence: (Illness)

Joan E. Smith, Chief Planner I, effective 5/4, terminating 8/4

<u>Temporary Appointments</u>		<u><t</u>	<u>Effec-</u> <u>tive</u>	<u>Termin--</u> <u>atIng</u>
Robert Watkins	Development Aide	85 p. w.	6/15	9/15
Rita O'Brien	Clerical/Graphics Assist.	70 p.w.	6/15	9/15
Jerome Roth	Development Aide	65 p.w.	6/12	9/15
Alan Weiner	Family Relocation Aide	60 p.w.	6/15	9/15
Judith Gamer	"	60 p.w.	6/15	9/15
Glyn Pruce	Relocation Aide	30 p.w.	6/8	9/15
Anthony Ferrara	Relocation Aide	30 p.w.	6/8	9/15
James Campbell Jr.	Clerk-Messenger	1.55p.h.	6/11	9/15
Theodore Strader	Architect I	3.25p.h.	6/15	9/15
Thomas Burke	Messenger-Clerk	1.50p.h.	6/15	9/15
Suzanne Tamer	Development Aide	65 p.w.	6/15	9/15

On motion duly made and seconded, it was unanimously

VOTED: to table the appointment of Edwin F. Colby and Frederick S. Paulsen.

On motion duly made and seconded, it was unanimously

VOTED: to approve retroactively travel of James Dolan, Development Officer, to the FHA Office in Washington, D. C. for a discussion of Academy Homes.

On motion duly made and seconded, it was unanimously

VOTED: to approve attendance of three members of the Development and Planning Department staff -at NAHRO Regional Conference, Lake Tarleton Club, Pike, New Hampshire, June 21st through June 23d.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority would be on June 25, 1964 at 10:00 a.m.

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

VOTED: to adopt the following Resolution:

Resolved: that His Honor, Mayor Collins, be congratulated by the Authority on the honorary degree bestowed on him by Harvard University.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 11:01 a.m.

Secretary