

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON SEPT. 5, 1962

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 10:10 a. m. on Sept, 5, 1962 • 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 James G. Colbert Melvizi J. Massucco John P. Ryan	None

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 Sept* 5, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

August 30, 1962 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 Aug. 30, 1962 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 5th day of September, 1962. ^

Kane Simonian
Secretary

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Messrs. Conley and Logue attended the meeting.

The minutes of the meeting of August 15, 1962 were read by the Secretary.

Mr. Ryan presented two copies of a two-page statement entitled "New Zoning Issues" and stated that this typewritten statement contained his views and comments on the matter of the proposed New Zoning Code for the City of Boston, which was under consideration by the Authority in its capacity as the Planning Board at the last meeting.

Mr. Ryan requested the Authority's approval to incorporate his typewritten statement into the minutes of the meeting of August 15, 1962.

On motion duly made and seconded, it was unanimously

VOTED: to approve Mr. Ryan's request inasmuch as it is the policy of the Authority to incorporate statements in the minutes of the meeting whenever requested by the Members of the Authority, and accordingly, the following statement is inserted in the minutes of the August 15, 1962 meeting:

"NEW ZONING ISSUES

"(1) Projected floor area ratios are too low in prime downtown office building and uptown apartment building locations.

"(2) Floor area ratios should be minimums not maximums to encourage intensive development of prime land to satisfy high price commercial and residential demand which will pay for height and view.

"(3) Zoning code should encourage and promote the highest economic use of land and the buildings to be built thereon. Vocational values that are essential and part of market demand cannot be spread out endlessly and interrupted by parks and vacant land and still cater to the economics of luxury, commercial and residential demand.

"(4) Specifically I feel that the downtown B-10 Area should be inclusive of the total Downtown and Uptown business districts and the floor area ratio should be 20 rather than 10. On a 20,000 square foot piece of land, the office building developer would find it far more consistent with economic incentives and demand to build a 20-30 story building with an efficient floor area of 20,000 square feet that for all practical purposes the 10-15 story building that a B-10 district and FAR would restrict a developer to in building a 20,000 foot floor area which is probably the most efficient size. Actually, the present zoning of B-155 for office buildings would be more encouraging to a developer on 20,000 square feet of land, since he could build approximately 350,000 square feet of building versus the 200,000 square feet plus that the floor-area ratio of the ten would permit.

"(5) Better FAR would increase land values and provide a stronger tax base for land assessments for Downtown commercial and Uptown commercial and residential areas.

"(6) One of the big problems of suburbs and cities with sprawl problems such as Los Angeles is the difficulty in communication and cohesiveness that results from uncontrolled and unconcentrated use of central land. Horizontal spread becomes inefficient at a point and vertical effectiveness in my opinion is the best answer.

"(7) Again, specifically, the Uptown area of Boston including the South Cove, Back Bay and the Fenway area would attract far more developers with an FAR of 10 rather than 5, so that again luxury apartments could get the benefit of height and view and proximity rather than the isolation that is the characteristic of suburban land values.

"Recommendation: That in endorsing the new zoning which has home rule and modernity benefits and is being enacted with flexibility to change it, to stress that every effort should be made by the BRA and Administration to make it a workable and effective zoning that encourages and stimulates the rebuilding of the City; that some FAR should be considered more as minimums than maximums, and that the acceptance of this new zoning is not the acceptance of a limiting device to the development of the City, but the intention should be to make it a workable and stimulating device for the rebuilding of Boston. "

On motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes of the meeting of August 15, 1962 as revised to include the incorporation of the above-mentioned statement by Mr. Ryan.

On motion duly made and seconded, it was unanimously

VOTED: that there will be no regular weekly meeting of the Authority on September 12th and September 19th.

Mr. Ryan left the meeting at this point.

Mr. George Feltoovich entered the meeting at this point to be available for discussion of the proposed Mattapan project.

The Development Administrator distributed copies of a memo dated September 5, 1962 re Proposed Public Hearing with Respect to Boston Redevelopment Authority Findings for Mattapan Urban Renewal Area, recommending that a public hearing be held on the proposed project. Attached to the above-mentioned memo were copies of general informational material concerning the project and the conditions in the project area as well as a proposed urban renewal plan for the project.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hold a public hearing on September 20, 1962 at 7:30 p.m. in the James J. Chittick School, 54 Ruskindale Road, Boston, Massachusetts in the matter of a proposed determination that the Mattapan urban renewal area is an open blighted and/or decadent area and in the matter of a proposal for the undertaking of a Land Assembly and Redevelopment or Renewal Project by the Authority under Massachusetts General Laws Chapter 121, with Federal assistance under the Housing Act of

1949, Title I as amended; and further, that the Secretary be authorized to publish appropriate notices of the public hearing.

Mr. Colbert requested that a statement be incorporated in the minutes that Mr. George Feltovich, Director of Opportunity Projects, has done an excellent job in developing the Application and plans for the Mattapan project. Mr. Colbert's views were concurred in by the full membership of the Authority.

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

VOTED: to pay the following bills:

MTA \$1044.84
United Community Services \$961.88
Maiden Equipment Corporation \$20,887.16
John J. Gill Associates, Inc \$1200, \$650 and \$1500
MTA (West End) \$36,017.54
John C. Kiley and Son \$1000
Reginald H. Gallagher \$7200

Copies of a City Council Resolution by Councillor Foley, adopted on August 20, 1962, were distributed concerning taxable real estate base.

On motion duly made and seconded, it was unanimously

VOTED: to refer the Resolution to the Development Administrator for report to the Authority.

The Authority was notified that the City Council Urban Renewal Committee had invited the Members to attend a meeting on the Castle Square project in the Council chambers on September 5, 1962 at 2:00 p.m.

Copies of a letter dated August 8, 1962 from Gottlieb, Cooke and Gottlieb were distributed, requesting the consent of the Authority to transfer shares of stock held by one of the principals in the City Redevelopment Corporation to the City Redevelopment Corporation. The General Counsel informed the Authority that under the contract with the City Redevelopment Corporation for the New York Streets project, transfers of stock require the approval of the Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby gives its consent to the transfer of 150 shares of the stock held by Joseph J. Gottlieb in the City Redevelopment Corporation to said City Redevelopment Corporation.

Copies of a letter from the Legislative Research Council of the Legislative Research Bureau dated August 30, 1962 were distributed requesting information with respect to the timing of development activities and disposition of project land.

On motion duly made and seconded, it was unanimously

VOTED: to refer the matter to the Development Administrator and General Counsel for appropriate reply.

Copies of a memo from the Real Estate Officer dated September 4, 1962 were distributed re adjustment of use and occupancy charges, Government Center project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendations of the Real Estate Officer as contained in his memo of September 4, 1962 for the following site occupants:

Account No.	Name
863	Solomon Parking Lot
67	New England Store Fixture Co.
961	Kostka Rooming House

Copies of a memo dated August 29, 1962 were distributed from the Executive Director re Project U. R. Mass. 2-3, Tenants' Accounts Receivable to be Charged Off, containing a list of rental arrearages broken down by categories of moved unknown, negotiated settlements for partial payments by the collection agents, and deceased, totalling \$7245* 72-

On motion duly made and seconded, it was unanimously

VOTED: that there was no reasonable prospect of collection; that the probable cost of further efforts to collect would not be warranted; and accordingly, the Authority charges off as uncollectable the amounts contained in the aforementioned memo, totalling \$7245.72.

On motion duly made and seconded, it was unanimously

VOTED: to authorize Mr. Wallace Orpin and Frank Addivinola to attend the conference of the Massachusetts Association of Land Surveyors and Civil Engineers on October 6th in Harwichport, Massachusetts.

The Development Administrator informed the Authority that the State Housing Board had approved the Early Land Acquisition for the Washington Park project.

The Executive Director informed the Authority that the existing policy of the Authority with respect to partial payments on relocation claims adopted by the Authority on July 12, 1962 is limited only to making partial payments for claims in excess of \$10,000 which are being processed under

HHFA regulations by the Regional Office. The Executive Director recommended that inasmuch as partial payments on all relocation claims are permitted by the HHFA, the Authority amend its policy to include partial payments on claims of under \$10,000 as well as over \$10,000.

On motion duly made and seconded, it was unanimously
VOTED: to amend the vote of July 12, 1962 to read as follows:

"VOTED: to authorize the Executive Director to approve partial payments on any relocation claims which are being processed in an amount not to exceed 60% of the claim, regardless of the amount of the claim, when in his opinion a hardship is created while the claim is being processed by the Authority or the Regional Office. "

The Executive Director informed the Authority that inasmuch as Charles B. Akerson is currently in charge of the administrative and supervisory responsibility for business relocation, Section 14 of Document No. 163 (Resolution Providing for the Making of Relocation Payments to Business Concerns) be amended to authorize approval of Form H-6140 by Charles B. Akerson.

On motion duly made and seconded, it was unanimously

VOTED: that Section 14 of Document No. 163, Resolution Providing for the Making of Relocation Payments to Business Concerns, be amended as follows:

Effective July 11, 1962, all relocation payments to business concerns will require the approval and signature of Charles B. Akerson, and that Section 14 of the Business Relocation Payments Policy is hereby amended to reflect this change.

The Development Administrator distributed copies of HHFA LPA 246, which places a ceiling of \$25,000 on all business relocation claims. The Development Administrator recommended that he be authorized to contact HHFA officials and urge that the \$25,000 ceiling be eliminated and LPA Letter 246 be rescinded in that respect.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority adopt the Development Administrator's recommendation with respect to the decision of the ceiling in LPA Letter 246 and that the Development Administrator be authorized to contact HHFA officials for that purpose.

The Executive Director was instructed by the Authority to report at the next meeting on the status of Patten's Restaurant.

Site Office reports were distributed.

The Executive Director was instructed to bring in a report at the next meeting from the Chief Engineer on the pertinent provisions in Demolition Contract No. 2 with the Maiden Equipment Corporation with respect to release of buildings to the contractor.

A memo from Ambrose Griffin dated August 29^f 1962 was distributed informing the Authority that the demolition contractor had stripped copper material from the roof of a building prior to the release of the building and while it was occupied, which stripping necessitated emergency roof repairs at a cost of \$385. 00.

On motion duly made and seconded, it was unanimously

VOTED: that the amount of the emergency roof repairs be deducted from the final payment to the Maiden Equipment Corporation under their contract.

Copies of a memo from the Chief Engineer were distributed dated August 30th re New Sudbury Street Right-of-Way, informing the Authority that in order to deliver the parcel for the Federal Building, it would be necessary for all the utility companies to relocate their utilities from the present Sudbury Street to the new Sudbury Street by October 1st, and further, that in order to meet the deadlines, it would be necessary to evict several tenants prior to that time.

A report from the Business Relocation Officer, Charles B. Aker-son, was distributed, containing the status of the business firms who are still in occupancy in the Sudbury Street area and whose occupancy prevents the relocation of utilities.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following evictions;

Account No. _____ Name _____

882	Ferrara's Restaurant
878	Fruit Orchard
866 8t 867	Vanity Sportswear
646	Dog and Donut
647	E. J. Butter Furniture
648	Marty's Furniture
649	John P. Hanley

<u>Account No.</u>	<u>Name</u>
650	Contract Furniture
654	M. Torra & Company
664	National Freight & Traffic
563 & 564	Rand & Company
565	Huntley's Garage
582	United Folding Box
581	Hub Press
580	Ideal Leather Chair
578	Excellent Sweet Shop
577	Bass Electric Eng. Co.
576	Oshry Brothers
571	Rona Sportswear
570	Standard Glass

Copies of a letter dated August 29, 1962 were distributed from Mr. Frank Sawyer, requesting that his Brattle Street parking lot be relocated up to the Cambridge Street frontage in the same block. The Executive Director advised the Authority that the block in question was scheduled for transfer to the Metropolitan Transit Authority for the relocation of the underground tracks in the very near future and that the original schedule called for a September 1st transfer to the MTA; and that therefore there would be no point to relocating Mr. Sawyer's lot.

Mr. Sawyer contacted the Executive Director by telephone also and requested consideration for transferring this lot to the other side of Cambridge Street in, the general vicinity of Howard Street to Somerset Street.

In this connection, a letter dated July 3d from the Bowdoin Amusement Company, Inc. , a parking lot tenant of the Authority at Bowdoin Square, was considered, containing a request for the licensing of the land in Scollay Square on the former site of the Rialto, Scollay Square and Howard Theaters.

The Executive Director informed the Authority that the Bowdoin Amusement Company parking lot would have to be displaced within the next two weeks or so because of the demolition activities. The Executive Director recommended that both Sawyer and the Bowdoin Amusement Company parking lots be considered for the area in question which is now cleared and contains approximately 55,000 square feet.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to allocate land and execute licenses for use of the land on Cambridge Street between Somerset Street and the former site of the Rialto Theater to the Bowdoin Amusement Company, Inc. and Mr. Frank Sawyer, land use to be arranged in a feasible manner after consultation with the Chief Engineer, and at use and occupancy charges set after consultation with the Real Estate Officer, subject to

ratification and/or revision by the Authority at the September 26th meeting, at which time a report will be submitted to the Authority by the Executive Director.

The Executive Director was also instructed to survey the entire Government Center area to ascertain and attempt to work out a location which would be suitable for the relocation of Huntley's Garage.

The Development Administrator distributed copies of a memo dated July 25, 1962 re contract for the preparation of prototype programs for moderate rental housing developments, together with copies of the August 15, 1962 memo re Preclusion of Conflict of Interest on the Part of Contractor and the terms of the proposed Koch-Waltch Contract.

Mr. Colbert requested that the following statement be incorporated in the minutes:

"I would feel that if this contract were approved and if Mr. Waltch and Mr. Koch designed prototype housing and that the Beacon Construction Company subsequently were to come in on any project which was to be voted on by the Redevelopment Authority and build housing along the lines developed by Mr. Koch and Mr. Waltch, that I, as one Member of the Redevelopment Authority, would vote against allowing the Beacon Construction Company to build such housing. "

The Chairman announced that Mr. Ryan had requested to be recorded in favor of the Koch Waltch Contract in the event he had not returned to the meeting in time to vote on it.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Carl Koch and Mark J. Waltch of Boston, consultants, for the preparation of prototype programs for moderate-rental housing developments in the Washington Park, Charlestown, and South End Urban Renewal Areas, for a contract price of \$68, 200; which contract shall provide that the Development Administrator may, with the further approval of the Authority, have the consultant prepare a special report indicating the way in which a single "full-scale" site area of up to 35 acres in size could be developed in accordance with the findings of the prototype programs, for any or all of the three project areas covered by the contract, but in no event shall payments for such additional work when authorized exceed an amount of \$7, 000 for each of the three urban renewal areas specified in the contract, nor the total of all payments made under the terms of the contract exceed a maximum sum of \$89, 200 for all of the services authorized or required.

Copies of a memo dated September 5, 1962 from the Development Administrator were distributed re W. Chester Browne and Associates, Inc.

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

VOTED: that the Development Administrator be authorized to execute a contract with W. Chester Browne and Associates, Inc. for the development of plans and reports relating to the feasibility of multi-storied light industrial construction in the South End Airban renewal area for a fee not to exceed \$48, 500, the entire cost of the contract to be paid from project funds.

Copies of a memo dated September 5, 1962 from the Development Administrator were distributed re City Council Order dated July 27, 1962 re transporting persons from Boston to Logan Airport.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to transmit the memo to the City Council.

The Development Administrator reported on the City Council Resolution re potential redevelopers for the high-rise of the Massachusetts Turnpike Extension.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be instructed to transmit his report to the City Council.

Copies of a memo dated September 5, 1962 from the Development Administrator were distributed re Government Center project, addendum to Whitman and Howard survey contract.

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

VOTED: that the Development Administrator be authorized to execute the addendum to the Whitman and Howard contract attached to his memo of September 5, 1962 in the amount of \$750, for the preparation of a land parcel plan for parcel 5 of the Government Center project.

At this point in the meeting Mr. Lionel Spiro and Domenic Iodonisi together with Russell Traunstein of the Sound End planning staff entered the meeting to discuss a proposal for voluntary rehabilitation in the South End.

Copies of a folder were distributed containing reports on techniques of rehabilitation, sketches and other informational material.

Copies of a memo dated September 5, 1962 from the Development Administrator were distributed re voluntary rehabilitation program for the South End area and renting of field office within the rehabilitation area.

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

VOTED: to approve the recommendations contained in the above memo and to authorize the renting of a temporary field office at a rental not to exceed \$50.00 a month and the purchase of furnishings to the extent required but not to exceed \$1000.

Copies of a memo from the Development Administrator dated September 5, 1962 were distributed re Tremont-Mason urban renewal area, attached to which memo was a proposed resolution re determination and findings.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated September 5, 1962 were distributed re City of Boston, Department of Public Works, \$3,000,000 street construction and reconstruction program for 1962 and 1963.

The Development Administrator advised the Authority that this memo was prepared by the project directors and the transportation staff pursuant to a letter to the Chairman from the Public Works Commissioner requesting the Authority's approval under the city ordinance which requires mandatory referral of proposed public improvements through the City Planning Board.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendations of the planning staff and to approve the proposed \$3,000,000 bond issue for construction and reconstruction of major city residential streets in 1962 and 1963, in accordance with the request from the Public Works Department as contained in the letter from the Public Works Commissioner to the Chairman.

The Development Administrator distributed memoranda dated September 5, 1962 re personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve personnel actions as follows:

appointments:

William J. Donovan as Maintenance Man at \$2. 32 per hr, effective Sept. 5;
Richard A. Lockhart as Chief Planner at \$9250 per annum, effective Sept. 17;
Joan Smith as Development Specialist at \$9000 per annum, effective Sept. 10;
Konrad J. Perlman as Senior Planner at \$7000 per annum, effective Sept. 6;
Mary C. Ryan as Secretary at \$4750 per annum, effective September 6;

for a six-month period:

Arthur J. DeVasto as Rehabilitation Specialist at \$7500 per annum, effective Sept. 10;
Vincent B. Licciardi as Demolition Inspector at \$7200 per annum, effective Sept. 12;
Mary A. Gowen as Secretary at \$3800 per annum, effective Sept. 6;
Deborah M. Dowd, Clerk-typist at \$3800 per annum, effective September 10;

promotions:

Anne Carroll from Secretary to Administrative Assistant at \$6800, effective Sept. 10
-Domeic F. Iadonisi Jr. from Supervising Building Examiner to Rehabilitation Specialist at \$8500, effective September 10;
James Kermegis from Junior Planning Intern to Development Assistant at \$6500 on a six-month basis, effective September 10;
Michael N. Matt from Senior Planning Aide to Development Assistant at \$6000 on a six-month basis, effective September 10;
Walter R. Ducharme from Senior Planning Aide to Planning Assistant at \$5000 on a six-month basis, effective September 10;
William M. Hodges from Senior Planning Aide to Development Assistant at \$4500 on a six-month basis, effective September 10;
Joseph Driscoll from Construction Inspector to Construction Inspector at \$7500, effective September 5;

extensions of employment,, Temporary Survey Personnel, from 9/16 to 12/15 :

Robert Guterman, Jr. Draftsman	Arthur Guarino, Senior Planning Aide
Charles Periello, Jr. Planning Aide	David W. Haley " " "
William J. Hayes " " "	Joseph Houchins " " "
Joseph W. Barry Senior Planning Aide	John Ivanoski " " "
Daniel P. Broderick " " "	Ernest Keliher " " "
Robert Carroll " " "	John P. Malloy " " "
William Doherty " " "	William Seery " " "
John P. Francis " " "	D. Waggenheim " " "
James F. Gibbons " " "	James R. Watson " " "

resignations accepted:

Jean Foley, Secretary in Planning Department, effective Sept. 5;
Susan Grant, Draftsman in Flaming Department, effective Sept. 7;
John Stainton, Principal Planner in Planning Department, effective Sept. 28;

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of moving expenses for Robert Hazen, New Haven, Connecticut to Boston.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of \$213. 90 for moving expenses for Maynard Guy for removal from Providence, Rhode Island to Boston.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of employment interview expenses as follows: Paget L. Alves Jr. , White Plains to Boston, \$46. 95; Konrad J. Perlman, Yonkers to Boston, \$13. 13.

On motion duly made and seconded, it was unanimously
VOTED: to authorize travel by Edward J. Logue to Washington,
D. C. September 13th and 14th.

Because of hardship, and on motion duly made and seconded, it
was unanimously

VOTED: to waive use and occupancy charges and authorize
moving allowance for Andrew Callahan, 9 Staniford Street, Boston, Account
No. 929.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:26 p.m.


Secretary