

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON SEPTEMBER 3, 1958

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 September 3, 1958. 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>
Joseph W. Lund	Very Rev. Msgr. F. J. Lally
James G. Colbert	Stephen E. McCloskey (came into meeting later)
Melvin J. Massucco	

The minutes of the meeting of August 20, 1958 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director brought up the subject of salary and position classification of Lloyd Sinclair.

On motion duly made and seconded, it was unanimously

VOTED: that the matter be tabled until the next meeting because of the absence of the Vice Chairman.

The Executive Director recommended that an Assistant Secretary be named by the Authority in order to certify votes and records in the absence of the Secretary.

On motion duly made and seconded it was unanimously

VOTED: THAT William J. Johnson, Assistant Executive Director, be and hereby is appointed as Assistant Secretary.

The Executive Director reported that the Land Acquisition Consultant needed a secretary in connection with the negotiations and acquisition of the West End properties.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be and hereby is authorized to employ an additional secretary not to exceed \$3750 per annum.

The Executive Director reported that the New York URA Regional Office had requested that an additional appraisal be made of many problem parcels and also for the large institutional semi-public parcels, and that the appraisals for these large special-purpose parcels be made in conjunction with an engineer-architect or builder in order to establish replacement costs. Negotiations have been undertaken with several appraisers qualified to do this additional work and on the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: that the Authority make the following determinations with respect to the appraisers named below:

(1) The selected appraiser possesses qualifications justifying an expectation that he will furnish appraisal reports on which the Local Public Agency and HHFA can act with confidence and that he will be able to support his conclusions capably in the event of investigation or court proceedings.

(2) The appraiser does not have any interest, present or prospective, that could impair his ability to furnish impartial reports or raise questions as to his impartiality or fairness.

(3) The compensation to be paid is fair and proper under all the circumstances and is at rates that do not exceed what typically would be paid in the locality for equivalent services, based on the compensation that has been and is being paid by others for similar services.

(4) The contract with the selected appraiser will best serve the interest of the project, with due regard for, but not primary consideration of, the objective of holding the expense to a minimum.

and further, that the Chairman be authorized to execute contracts with said appraisers as follows: John Beck, Elson Blunt, Philip Gates, Arthur Dolben.

Mr. McCloskey entered the meeting at this point.

The Executive Director presented the resignation of Kevin McCusker, Temporary Junior Clerk.

On motion duly made and seconded, it was unanimously

VOTED: to accept the resignation and to authorize the Executive Director to fill the vacancy.

The Executive Director read Audit Report #3, West End Project, U. R. Mass. 2-3, containing three findings concerning the inventory record of office furniture and equipment, comparability survey for salaried positions, and travel and procurement policies. The report contained the replies to these findings made by the Executive Director at the time of the audit. The findings and replies were discussed by the Authority and upon motion duly made and seconded, it was unanimously

VOTED: that the replies by the Executive Director be concurred in by the Authority and that the Chairman notify the Regional Office that the findings will be complied with.

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

VOTED: to renew the appointment of James O'Donnell, Maintenance Man, Site Office, for an additional 90 days.

The Executive Director reported that Patricia Callan, Clerk-Typist, Site Office, had resigned.

On motion duly made and seconded, it was unanimously

VOTED: to accept the resignation and that the Executive Director be authorized to fill the position of Clerk-Typist not to exceed \$3200 per year.

✓ The Executive Director read a list of 54 delinquent tenants to whom 30-day notices to vacate had been sent and for whom the statutory 30-day period had expired. In addition, there are approximately another 80 delinquent tenants whose 30-day notices to vacate would expire on September 3d. It was pointed out that the Federal Government insists, under the eminent domain statute, that delinquent tenants be evicted after a 15-day delinquent notice and a 30-day notice to vacate had been sent.

After a discussion it was the unanimous judgment of the Authority that each case of a delinquent residential tenant would be reviewed individually before any action would be taken.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be authorized to evict any non-residential tenant who was delinquent in the payment of use-and-occupancy charges.

The Executive Director was further instructed to see to it that two field workers be assigned to visit each delinquent tenant to explain the regulations, to ascertain the reason for the delinquency and to report back to the Executive Director.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to advertise in the Boston daily papers for the purpose of obtaining listings of vacant apartments in connection with the relocation of West End families.

On motion duly made and seconded, it was unanimously

VOTED: that there would be no regular meeting during the week of September 8, 1958.

On motion duly made and seconded, it was unanimously

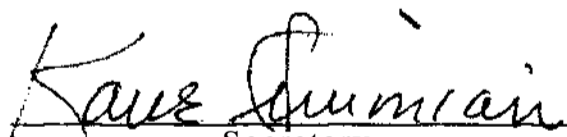
VOTED: to table the matter of publication of a brochure.

The Chairman announced that the Boston College Seminar on Urban Renewal was scheduled for November 18, 1958.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:15 p.m.

  
Secretary