

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 2, 1970

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 921, City Hall, One City Hall Square, Boston, Massachusetts, at 2:30 P. M. on April 2, 1970. 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
Melvin J. Massucco	
James G. Colbert	
Patrick Bocanfuso	
Robert L. Farrell	

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 regular meeting of the Boston Redevelopment Authority will be held at two-thirty in the afternoon on April 2, 1970, at Room 921, City Hall, 1 City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

T itle _ Secretary _

March 30, 1970

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on March 30, 1970, 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 2nd day of April, 1970.

Kane Simonian
Secretary

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Messrs. Warner and Simonian attended the meeting.

The minutes of the meeting of March 19, 1970 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 a motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Wayne V. Andersen	\$ 1,625.25
Ashley, Myer, Smith Associates, Inc.	2,166.40
Bernard R. Baldwin	7,800.00
John J. Duane Co., Inc.	64,371.15
Edwards & Kelcey, Inc.	17,573.38
Ely, Bartlett, Brown & Proctor	1,995.27
Fay, Spofford & Thorndike, Inc.	4,921.10
Harry R. Feldman, Inc.	2,723.50
Keane Associates, Inc.	583.20
John F. Kennedy Family Service Center, Inc.	1,721.47
Reginald H. Gallagher	300.00
Goldberg-Zoino & Associates, Inc.	2,383.62
John D. Hewitt	500.00
Myer Z Kolodny	150.00
Myer Z. Kolodny	100.00
Myer Z. Kolodny	250.00
Myer Z. Kolodny	600.00
Myer Z. Kolodny	275.00
Myer Z. Kolodny	75.00
Leggat McCall & Werner, Inc.	500.00
C. M. Leinwand Associates, Inc.	1,536.68
Chas. T. Main, Inc.	4,111.86
Chas. T. Main, Inc.	645.56
Parsons, Brinkerhoff, Quade & Douglas Planning, Engineering & Development	5,317.26 1,071.00
Schoenfeld Associates, Inc.	21,840.64
South End Neighborhood Action Program	7,143.07
Von Moltke, Chapman & Goyette	2,579.42
G. Walter Whalen	2,500.00
Regional and Urban Planning Implementation	14,300.00
Piatelli Construction Corp.	36,550.02
Salah & Pecci Construction Co., Inc.	13,416.52

Copies of a memorandum dated April 2, 1970 were distributed re Campus High School Project Mass. R-129, attached to which were copies of a Resolution and an Order of Taking including Annex A - Project Area Description, Annex B - Taking Area Description, and Annex C - Award of Damages.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated April 2, 1970, relating to a portion of the Campus High School Project Urban Renewal Area, Mass. R-129, be executed together with a plan drawn by Barnes Engineering Company, Inc. , entitled: "Street, Property & Eminent Domain Map, Campus High School Project, R-129, Boston Redevelopment Authority Boston - Suffolk County - Massachusetts, Plan No. 5 of 18, " 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; and

BE IT FURTHER RESOLVED that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking herein made.

The aforementioned ORDER OF TAKING including Annex A, Annex B, and Annex C is filed in the Document Book of the Authority as Document No. 1585,

Copies of a memorandum dated April 2, 1970 were distributed re Washington Park Project Mass. R-24, Request for Increase by City Council of Urban Renewal Bonds, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, acting for the Authority, propose to Mayor White that he, as Mayor, ask the City Council for an increase in the Washington Park Project Urban Renewal Bond Issue in the amount of \$4,797,500.

Copies of a memorandum dated April 2, 1970 were distributed re Washington Park Project Mass. R-24, Rescinding Designation of Developer, Disposition Parcels A-2 and A-3, attached to which were copies of a Resolution. Copies of a letter dated March 21, 1970, from Attorney Harry J. Elam, were distributed.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter, and that the Secretary be instructed to invite Attorney Harry J. Elam to the next meeting of the Authority.

Copies of a memorandum dated April 2, 1970 were distributed re Charlestown Project Mass. R-55, Remodeling Contract.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be and hereby is authorized in behalf of the Authority to execute and deliver the Contract between the Authority and Loroy Construction Company in the amount of \$10,581 for the remodeling of the Charlestown Site Office.

Copies of a memorandum dated April 2, 1970 were distributed re Charlestown Project Mass. R-55, Site Preparation Costs, Elderly Housing, attached to which were copies of a breakdown of the site preparation costs for each parcel, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to make payment directly to the Boston Housing Authority in an amount not to exceed \$66,000 for excess site preparation costs on Parcels R-55, R-57, R-58, R-64, R-65, R-66 and R-67 in the Charlestown Urban Renewal Area as specified in the attachment; such payment to be made subject to the concurrence of the Department of Housing and Urban Development that said payment is an eligible project cost.

Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Tentative Designation of Redeveloper, attached to which were copies of a Resolution. This matter had been tabled previously.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED DISPOSITION OF 457, 508, 522, 556, 572, 574, 654, 671, 673, 675 MASSACHUSETTS AVENUE; 106, 108, 130 WEST CONCORD STREET; 498, 502 COLUMBUS AVENUE; 89, 91 WORCESTER STREET; 55, 57 RUTLAND STREET IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56¹¹ was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1586.

Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Minor Modification of Urban Renewal Plan, Parcel RC-8, attached to which were copies of a Resolution.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1587.

Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Rehabilitation/Sales Housing, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a Disposition Agreement for the sale and rehabilitation of the property identified below. This Agreement is subject to a recommended consideration of \$500 and to the rehabilitation of the property in accordance with the specifications of the Authority.

<u>PrQJ3Q Sed Owner and Address</u>	<u>Cortsideration</u>
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Fransisco Tomas Hernandez	
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286 Shawmut Avenue	
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	\$ 500.00
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Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Site Preparation Contract No. R, attached to which were copies of a tabulation of bids.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized, in behalf of the Authority, to execute Site Preparation Contract No. R with the lowest qualified bidder, South Boston Construction Company, in the amount of \$110,665.25 in the South End Project, Project No. Mass. R-56.

Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Request Permission to Readvertise Site Preparation Contract No. T, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director be authorized, in behalf of the Authority, to readvertise Site Preparation Contract No. 22 as Site Preparation Contract T, in the South End Project, Mass. R-56.

Copies of a memorandum dated April 2, 1970 were distributed re South End Project Mass. R-56, Designation of Redeveloper for Disposition Parcel 31, attached to which were copies of a Resolution.

On motion duly made and seconded, it was unanimously

VOTED: To table the matter.

Copies of a memorandum dated April 2, 1970 were distributed re South Cove Project, Mass. R-92, Parcel C-1 Negotiation for Development, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to negotiate with the owners of both the Omonia Restaurant and the Bradford Hotel on the possible disposition to either one of them, or possibly both of them as a joint venture, of Reuse Parcel C-1 in the South Cove Urban Renewal Project.

Copies of a memorandum dated April 2, 1970 were distributed re South Cove Project Mass. R-92, Authorization to License Project Land for Parking -- Corner of Tremont Street, Warrenton Street and Broadway, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To approve the licensing of land at the corner of Broadway, Tremont and Warrenton Streets to Philip Ferris, 33 Lebanon Street, Quincy, Massachusetts, at a charge of \$200.00 per month for the period April 15, 1970 to June 15, 1970, and 40% of gross with a minimum of \$600.00 per month commencing on June 15, 1970. The license is to include provisions that Mr- Ferris will submit quarterly statements of his income and that the license may be cancelled on 30 day notice from the Authority.

Copies of a memorandum dated April 2, 1970 were distributed re Government Center Project Mass. R-35, Change Order No. 3, Contract with Beacon Construction Company, attached to which were copies of a letter dated July 24, 1969 from Kallmann fc McKinnell, and a Breakdown of Change Order Cost. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approve Change Order No. 3 which deducts \$3,426.35 from the contract with Beacon Construction Co. , dated September 5, 1968,for the construction of Pemberton Square - Stage I in the Government Center - Mass. R-35.

Copies of a memorandum dated April 2, 1970 were distributed re Waterfront Project Mass. R-77, Parcel E-8, attached to which were copies of a map indicating the location of the parcel. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be hereby authorized, in the name of and on behalf of the Boston Redevelopment Authority, to revoke said vote of May 4, 1967 authorizing the acquisition and development by Samuel P. Coffman and Max Coffman, as Trustees of Stuart Street Realty

Trust, of Parcel E-8 in the Waterfront Project as a parking garage and to take the appropriate steps necessary to obtain a new developer for the parking garage.

Copies of a memorandum dated April 2, 1970 were distributed re West End Project, UR Mass. 2-3, Charles River Park "B" Company, Parcel IB, 1C and IG(a), attached to which were copies of a memorandum dated March 11, 1970, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Director be and hereby is authorized to execute and deliver to Charles River Park "B" Company a Completion and Satisfaction Certificate with respect to Parcel IB, 1C, and IG(a) of the West End Project, said Certificate to be in the usual form previously approved and used by the Authority for the purpose.

Copies of a memorandum dated April 2, 1970 were distributed re Eligibility of the Sumner Street Public Housing Urban Renewal Area, attached to which were copies of four Resolutions.

A Resolution entitled: " RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY THAT THE SUMNER STREET PUBLIC HOUSING URBAN RENEWAL AREA IS AN ELIGIBLE URBAN RENEWAL AREA UNDER FEDERAL AND STATE LAW" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1588.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN RENEWAL PLAN FOR THE SUMNER STREET PUBLIC HOUSING URBAN RENEWAL PROJECT" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1588A.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING THE SUBMISSION OF THE SUMNER STREET PUBLIC HOUSING URBAN RENEWAL PLAN AND SUPPORTING DOCUMENTATION TO THE MAYOR OF THE CITY OF BOSTON, CITY COUNCIL OF THE CITY OF BOSTON, AND THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF COMMUNITY AFFAIRS" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1588B.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF BOSTON FOR THE SUMNER STREET PUBLIC HOUSING URBAN RENEWAL PROJECT¹¹" was introduced, read and considered.

On motion duly made and seconded, it was

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1588C.

Mr. Massucco voted "present" on the previous four Resolutions.

Copies of a memorandum dated April 2, 1970 were distributed re Community Renewal Program, Mass. R-131, Contract with Alexander Ganz, attached to which were copies of a memorandum dated March 19, 1970.

This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Alexander Ganz of the Laboratory for Environmental Studies of the Department of Urban Studies and Planning of M. I. T. to advise the Authority on and to participate in constructing basic information about economic activity in Boston. The amount of the contract will not exceed \$9,000.

Copies of a memorandum dated April 2, 1970 were distributed re Infill Housing Program, Minimum Disposition Prices, attached to which were copies of a Resolution, and a Summary of Reuse Appraisal Data.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: PROPOSED PRICES FOR NON-URBAN RENEWAL INFILL HOUSING DISPOSITION PARCELS" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1589.

Copies of a memorandum dated April 2, 1970 were distributed re Contract Amendment with Ashley, Myer Smith Associates, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to amend the contract dated November 2, 1967, by and between the Boston Redevelopment Authority and Ashley, Myer, Smith Associates, Inc. to provide for an extension of the contract performance time until June 30, 1970. There is no increase in the contract upset price.

Copies of a memorandum dated April 2, 1970 were distributed re Model Cities, Survey and Planning Applications for Three (3) Urban Renewal Projects in the Model Cities Area, attached to which were copies of three (3) Resolutions, and a map indicating the location of the area.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1590 (Gouldville Terrace Urban Renewal Area).

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1591 (Kittredge Square Urban Renewal Area).

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority As Document No. 1592 (Brunswick - King Urban Renewal Area).

Copies of several memoranda dated April 2, 1970 were distributed re Zoning Commission Recommendations.

On motion duly made and seconded, it was unanimously

VOTED: To approve the recommendations of the Director relating to Text Amendment Applications No. 15 and No. 17, Map Amendment and Urban Renewal Designation, Parcel A-7, Waterfront Project Mass. R-77, Map Amendment Application No. 99, and Petitions Nos. Z-1817 to Z-1821, and Z-1823 to Z-1825.

The aforementioned memoranda is filed in the Document Book of the Authority as Document No. 1593.

Copies of several memoranda dated April 2, 1970 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: To approve the following:

PERSONNELMEMORANDUM#1

Reappointment:

		<u>Grade & Step</u>	<u>Salary</u>	<u>Effective</u>
Richard J. Underwood	Director Citizens Advisory Comm.		\$17,000	4-6-70

Request to Remove Employee from Educational Leave of Absence Status for Reinstatement/new Salary Range and Step Plan and Position Classification Plan:

Homer B. Russell	Architect II	10-4	9,840	4-6-70
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Advance Sick Leave:

Francis C. J. Collins	Civil Engineer V	<u>25 Days</u> (4-6-70 to 5-11-70)		
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Resignations:

Frank A. Lind	Sr. Rehab. Officer			4-10-70
Armen T. Chakerian	Plan. Officer I			3-27-70
Marcia N. McGinnis	Sr. Tech. (Designer)			4-1-70
Felix Vazquez	Rehab. Con. Analyst I			4-3-70
Margaret A. Regan	Admin. Cleck I			4-3-70
Ruby L. Odom	Sr. Clerk Typist			3-23-70
Rosann D. Durrah	Cler. Asst. IV			3-25-70

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the volunteer services of Anne Gilbert of Wellesley College, in the Planning Department one day a week, April 2 to May 30, 1970, at no cost to the Authority.

PERSONNELMEMORANDUM#3a

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Joan E. Smith at the National Conference of the American Society for Public Administration, Philadelphia, Pennsylvania,

April 6 - 8, 1970, and the payment of an individual registration fee of \$15.00.

PERSONNELMEMORANDUM#3b

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Ruth Akinbami and Carl Ollivier at a course entitled "The Supervisor As An Adult Learner: An Answer To Dependency?", Boston University School of Social Work, Division of Continuing Education, on Mondays from 4 to 6 P. M. , April 6 - May 11, 1970, and the payment of an individual tuition cost of \$30.00.

PERSONNEL MEMORANDUM #3c

On motion duly made and seconded, it -was unanimously

VOTED: To approve retroactively the travel of Mr. Elliot Friedman to Washington, D. C. , March 17, 1970.

PERSONNEL MEMORANDUM #3d

On motion duly made and seconded, it was unanimously

VOTED: To approve the attendance of Mr. Reginald Brown at The National Organization of Pivot People Conference, Chicago, Illinois, April 23 - 25, 1970, and the payment of an individual registration cost of \$10.00.

PERSONNELMEMORANDUM#3e

On motion duly made and seconded, it was unanimously

VOTED: To approve the travel of Mr. James Drought to Washington, D. C., April 7 - 8, 1970.

On motion duly made and seconded, it was unanimously

VOTED: To enter into Executive Session.

On motion duly made and seconded, it was unanimously

VOTED: To resume the public meeting.

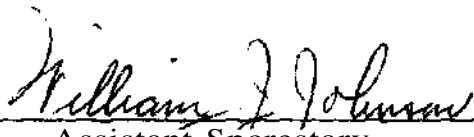
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on
Thursday, April 16, 1970, at 2:30 p. m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:40 p. m.


Assistant Spcrestary