

MINUTES OF THE ANNUAL MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON FEBRUARY 25, 1965

The Members of the Boston Redevelopment Authority met in Annual Session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on February 25, 1965. The meeting was called to order by the Vice Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Stephen E. McCloskey	Msgr. Francis J. Lally
James G. Colbert	Melvin J. Massucco (came in later)
George P. Condakes	

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 in the forenoon on February 25, 1965 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 19, 1965

Title: _____ Secretary _____

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 February 19, 1965, I filed, in the manner provided by Section 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 25th day of February, 1965.

Kane Simonian
Secretary

LS

Messrs. L»ogue and Conley attended the meeting.

The minutes of the meeting of February 4, 1965 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. John DeSimone, Project Director, Parker Hill-Fenway Project, was present at the meeting. Mr. Colbert asked Mr. DeSimone to report to the Authority any information on recent purchases of property in the Mission Hill area. Mr. DeSimone reported that seventeen properties in the Mission Hill area had been purchased by a Dr. James Koch of Brookline during the past two years, four of which have been resold by Doctor Koch. Other purchases reported were by James Payne, Inc. and Reuben Jataep, Inc. Mr. DeSimone stated that Doctor Koch was not connected in any way or manner with the Authority and that he is employed by Harvard Medical School.

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

VOTED: to authorize payment of the following bills:

	\$
Barton-Aschman Associates, Inc.	2, 935. 06
Harry R. Feldman, Inc.	11, 495. 00
Harry R. Feldman, Inc.	10, 841. 62
Robert Gladstone fe Associates.	2, 835. 00
Charles T. Main, Inc.	3, 234. 55
Charles T. Main, Inc.	31. 40
Alois K. Strobl	663. 55
Whitman & Howard, Inc.	1, 931. 41
John J. Duane Co. , Inc.	9, 106. 20
Maher & Fall Wrecking Company, Inc.	5, 040. 00
Storey, Thorndike, Palmer & Dodge.	935.00
James F. Kelley & Co.	664. 00
Bernard Singer,	2, 800. 00
John E. O'Neill	1, 650. 00

Site Office reports were distributed.

On the grounds of hardship, on motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges in the amount of \$821. 00 for Account No. 1865-2, Douglas Johnson, 125 Howland Street, Washington Park.

Because of failure to pay use and occupancy charges, on motion duly made and seconded, it was unanimously

VOTED: to evict Dooley Brothers Garage, 6 Stanmore Place, Washington Park, unless they immediately sign an agreement that their rent arrearage be deducted from the amount they are paid for their property.

Copies of a memo dated February 18, 1965 from the Real Estate Officer were distributed re Government Center Project, Adjustment of Use and Occupancy Charge.

On motion duly made and seconded, it was unanimously

VOTED: to authorize reduction in use and occupancy charge for Marnold Tagrin, 10 State Street, Account No. 1521, Government Center Project, as requested in the above memorandum.

Mr. Massucco entered the meeting at this point.

Copies of a memo from the Real Estate Officer dated February 25, 1965 were distributed re Government Center Project, Adjustment of Use and Occupancy Charge, Suffolk Franklin Savings Bank. This memo recommended that the use and occupancy charge be increased from \$9000 per month to \$20,416 per month, retroactive to November 1, 1961. The Authority discussed the matter with the Development Administrator, Real Estate Officer, General Counsel and Executive Director.

On motion duly made and seconded, it was unanimously

VOTED: that the use and occupancy charge of the Suffolk Franklin Savings Bank at 1-15 Tremont Street be increased from \$9000 per month to \$18,000 per month retroactive to November 1, 1961, based on the jury award of \$1,676,250, plus interest of approximately \$200,000, with the understanding that this rent will be subject to review and revision by the Authority if and when the award of damages and the interest are adjusted as a result of pending litigation.

The Vice Chairman announced that the election of officers would be held in accordance with the By Laws of the Authority.

Mr. Colbert nominated for re-election the present officers of the Authority. Mr. Condakes seconded the nomination. No other nominations for office were made. The Vice Chairman called for a vote, and the following answered 'aye'¹¹ : Mr. McCloskey and Messrs. Colbert, Massucco and Condakes; and the following answered "nay": None.

After the vote was taken, the present officers of the Authority were

declared by the Chairman to be unanimously re-elected, as follows:

Chairman	Rt. Rev. Msgr. Francis J. Lally
Vice Chairman	Stephen E. McCloskey
Treasurer	James G. Colbert
Assistant Treasurer	Melvin J. Massucco

Copies of a letter dated January 30, 1965 addressed to the Chairman were distributed from William J. Fitzgerald re Vacant Land, Congress Street and Dock Square.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter until the next meeting.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman or Vice Chairman to accept the lowest bid or bids on the Preliminary Loan Notes, First Series F, Project R-77 in the amount of \$11, 198, 000 scheduled for a bid opening on March 9, 1965.

Copies of a memo dated February 12, 1965 from the Chief Engineer were distributed re Washington Park Urban Renewal Area Mass. R-24, Demolition and Site Clearance Contract No. 2 (Maher & Fall Wrecking Company, Inc.) Change Order No. 4. The memo recommended a ninety-day extension of contract time to June 5, 1965 with no change in contract price.

On motion duly made and seconded, it was unanimously

VOTED: that Change Order No, 4, Demolition Contract No. 2, Washington Park Project, be approved, extending the contract time to June 5, 1965 with no change in contract price.

Copies of a memo dated February 25, 1965 were distributed by the Executive Director re Retina Foundation, Second Stage Expansion; Application for Variance* from the Board of Appeal; Hearing to be held on March 10, 1965.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve the Application to the Board of Appeal by the Retina Foundation with respect to the required variances, it being understood that this action constitutes approval within the meaning of the "mandatory referral" provisions of the City ordinances, and further,

that the Executive Director, General Counsel and Chief Engineer be authorized to appear at the Board of Appeal hearing on March 10, 1965 in favor of the Retina Foundation Application for a variance.

Copies of a memo dated February 23, 1965 were distributed re Preliminary Loan Notes, Fourth Series D, South End Project, Mass. R-56, attached to which were copies of a tabulation of bids received at the bid opening on February 9, 1965.

A Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5,428,000, the Execution of Requisition Agreement No. 4, and the Execution and Delivery of Project Temporary Loan Note No. 5, in Connection with Project No. Mass. R-56" was introduced by Mr. Colbert. Said Resolution was then read in full and discussed and considered. Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and on roll call, the following voted "aye": Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "nay": None. The Vice Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 418.

The Executive Director distributed copies of a report on Relocation Progress for the North Harvard Project. The matter was placed on file.

The Executive Director was instructed to submit a report to the next meeting of the Authority containing detailed information on use and occupancy charge arrearage, North Harvard Project.

The Development Administrator distributed copies of six memoranda dated February 25, 1965 re Proposed Zoning Map Change. Mr. Thomas McCormick, member of the Authority's staff, who serves as the engineer for the Zoning Commission, was also present at the meeting and discussed the above-mentioned memoranda. No action was taken by the Authority on the above matter.

Copies of a memo dated February 25, 1965 were distributed by the Development Administrator re Request for Permit, 90 Seattle Street, Brighton. The memo explained that Edward C. Madden, Jr. had been denied a permit to keep, store and sell 20,000 gallons of asphalt at 90 Seattle Street. The Development Administrator recommended that the Authority go on record as being in favor of the action taken by the Committee on Licenses, City of Boston, in disapproving the request for the license. The recommendation was unanimously adopted.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of the Back Bay Memorandum of Understanding.

Copies of a memo entitled Back Bay Memorandum of Understanding dated February 25, 1965 were distributed. Attached were copies of a Proposed Memorandum of Understanding.

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

VOTED: that the Development Administrator be authorized to execute, subject to the availability of City of Boston funds, a Memorandum of Understanding between the City, the Authority, the Back Bay Council and the Back Bay Planning and Development Corporation, on the preparation of a development plan and program for the Back Bay in the form as submitted and further, to transmit an executed copy of the Memorandum to the Mayor for his signature.

The Development Administrator distributed copies of a memo dated February 25, 1965 re Parcel 8 Letter of Intent, attached to which were copies of a letter dated February 19, 1965 from Cabot, Cabot & Forbes and copies of a proposed form of Resolution approving a Letter of Intent by the developer for Parcel 8 in the Government Center Project Area.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Letter of Intent Submitted by the

Developer for Parcel 8 in the Government Center Project Area, which Resolution was read in full and considered.

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

VOTED: to adopt the above-entitled Resolution as read and considered.

Copy of the foregoing Resolution, together with the Letter of Intent referred to therein, is filed in the Document Book of the Authority as Document No. 419.

On motion duly made and seconded, it was unanimously

VOTED: that the Secretary is hereby authorized to issue thirty-day notices to vacate to the occupants of 10 State Street and to inform said occupants of the availability of temporary accommodations at 20 Pemberton Square for those intending to relocate in One Center Plaza, and further, that the Secretary make all possible efforts for the relocation of other tenants.

The Development Administrator distributed copies of a memo dated February 25, 1965 entitled One Center Plaza, Phase II, attached to which were copies of a letter from One Center Plaza dated February 10, 1965.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the Chief Engineer to prepare bidding documents for the demolition of Barristers' Hall, which is located in Phase II of the One Center Plaza development, and further, that the Executive Director take steps to expedite the relocation of the occupants in Barristers' Hall in anticipation of an accelerated delivery schedule for this parcel.

The Development Administrator distributed copies of a memo dated February 25, 1965 re Amendatory Financing Plan for the Government Center.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to file an application with the Housing and Home Finance Agency to amend the Government Center Financing Plan to provide that an amount not to exceed \$500,000

in Item I funds be designated for site improvement work.

Copies of a report dated January 1, 1965 were distributed entitled Family Relocation Progress Report, Washington Park.

The Development Administrator distributed copies of a memo dated February 25, 1965 re Additional Rehabilitation Re-use Appraisals, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator hereby is authorized to execute, on behalf of the Boston Redevelopment Authority, Change Order No. 1 to the rehabilitation re-use contracts with Peter A. Laudati Jr. and Hunne-man and Company, Inc. calling for the appraisal of certain properties for an additional fee not to exceed \$900 for each appraiser.

Copies of a memo dated February 25, 1965 were distributed re Ap-proval of Disposition Documents in Connection with the Sale and Rehabilitation of 7 Sherman Street, Washington Park Project, attached to which were copies of a proposed form of disposition agreement. On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute a Land Disposition Agreement and subsequently a Deed for the sale of property at 7 Sherman Street in the Washington Park Urban Re-nawal Area to George 'i&\$'. i&omanos, subject to Housing and Home Finance Agency concurrence in the proposed disposition price and the publication of all public disclosures required pursuant to State and local law.

Copy of the foregoing Land Disposition Agreement and Deed are filed in the Document Book of the Authority as Document No. 4ZO.

Copies of a memo dated February 25, 1965 were distributed re Re-use Appraisal, Site D, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to issue Change Order No. 2 to the contract for re-use appraisal of sites in the Washington Park Urban Renewal between the Boston Redevelopment Authority and Larry Smith and Company dated November 30, 1964. Said Change Order shall require the appraiser to determine the fair market value of Disposition Site D in accordance with the revised Urban Renewal regulations and shall call for an increase in the total contract price of \$400.

Copy of a memo dated February 25, 1965 were distributed re Re-use Appraisal Contract - F.Paul Morgan and Company, Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute a contract with F. Paul Morgan and Company substantially in accordance with the re-use appraisal contract previously approved by the Authority for the re-use appraisal of Site D-1 in the Washington Park Urban Renewal Area for a total contract price of \$150. 00.

Copies of a memo dated February 25, 1965 were distributed re Designation of Rehabilitation Developer for 501 Warren Street, Washington Park Project.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated February 25, 1965 were distributed re Parcel 3, Castle Square, attached to which were copies of a Memorandum of Changes, Land Disposition Agreement for Parcel 3, Castle Square, February 25, 1965, and copies of a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Revised Land Disposition Agreement for the Disposition of Parcel 3 in the Castle Square Section of the South End Project Area".

The aforementioned Resolution was read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the aforementioned Resolution as read and considered.

The foregoing Memorandum of Changes, Land Disposition Agreement for Parcel 3 and Resolution are filed in the Document Book of the Authority as Document No. 421.

Copies of a memo dated February 25, 1965 were distributed re Contract with Howard C. Bennett for Photogrammetric Services. Attached to the memo was a copy of the proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED; that the Authority authorize the Development Administrator to execute the proposed contract with Howard C. Bennett for an amount not to exceed \$10,200 and for a period of time not to exceed twelve months, to be paid from City of Boston funds.

Copies of a memo dated February 25, 1965 were distributed re Freedom House, Inc., attached to which were copies of a proposed form of contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Freedom House, Inc. of Boston, Massachusetts for community services in the Washington Park Urban Renewal Area for an amount not to exceed \$39,450. The entire contract will be paid from project funds.

The Development Administrator distributed copies of several memoranda, identified as follows: Charlestown Urban Renewal Project - Public Hearing; Notice of Public Hearing; Rules for the Conduct of the Charlestown Public Hearing March 14, 1965; Charlestown Urban Renewal

Plan; Proposed Relocation Plan, and Data and Evidence Regarding the Present Character and Conditions of the Charlestown Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority will hold a public hearing with respect to the proposed Charlestown Urban Renewal Project on Sunday, March 14, 1965 at 3:00 p.m. at the Charlestown Armory, 380 Bunker Hill Street, Charlestown, for the purpose of considering the proposal for the undertaking of an urban renewal project in the Charlestown area of the City of Boston;

and further, that the Notice of Public Hearing for the Charlestown Urban Renewal Project, which was presented to this meeting, is approved, and the Secretary is authorized to arrange for the publication of said Notice in newspapers of general circulation, the CITY RECORD and the Charlestown newspapers, in accordance with the schedule recommended to the Authority in the above-mentioned memorandum presented to the Authority;

and further, that the Rules for the Conduct of the Public Hearing to be conducted by the Boston Redevelopment Authority in Charlestown on March 14, 1965 are hereby adopted as recommended in the aforementioned memorandum.

Mr. Frank DelVecchio, Project Director for the Charlestown Project, was present at the meeting. The Authority instructed Mr. DelVecchio to make a survey of the business firms who will be affected by the Charlestown Urban Renewal Project and submit a report to the Authority at the next meeting.

Copies of a letter dated February 16, 1965 were distributed from the Citizens Urban Renewal Action Committee of the Washington Park Project notifying the Authority that the Citizens Committee is opposed to a change in the Washington Park Plan for the purpose of retaining the Savage Auto Body Service, Inc. at 215 Humboldt Avenue. The matter was placed on file.

Copies of a letter dated February 11, 1965 were distributed re Jamaicaway Project from Herbert Gleason, attorney for the Jamaicaway Development Company. The letter reported progress on the construction of the Jamaicaway Project and noted that there was enclosed a copy of the General Purpose Endorsement from the Insurance Company of North America.

On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority will be on Thursday, March 11, 1965 at 10:00 a.m.

Copies of a memo dated February 25, 1965 were distributed re Leave of Absence for Robert Rowland. On motion duly made and seconded, it was unanimously

VOTED: to authorize a ninety-day leave of absence for Robert F. Rowland beginning between March 1 and March 15, 1965, for the purpose of assisting the Cambridge Redevelopment Authority in preparing an eligibility report on the Kendall Square NASA site.

Copies of memoran4a dated February 25, 1965 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointment, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff,</u>
Thomas Sullivan	Coordinator, Citizens Advisory Committee	14-1	\$12,400	3/ 1
<u>Reappointments:</u>				
Paul McGinley	Chief Planner I	11-1	9, 000	3 / 2
Carol Irwin	Draftsman I	5-1	4, 500	3/16
Jean Reilly	Secretary II	4-1	4,200	3/18
Barbara Broderick	Clerical Assistant II	2-2	3,780	3/30
Arthur C. Bemis	Messenger-Clerk	1-2	3,465	3/18
<u>Reappointments, six-month basis:</u>				
Edward Dyer	Development Assistant III	7-1	5, 700	3/16
Matthew Heiler	Graphics Designer II	7-1	5, 700	3/17
Judith Martin	Designer I	7-1	5,700	3/ 1

<u>Reappointments, six-month basis (cont'd)</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.</u>
Mary McCullough	Dev. Assist. I	5-3	\$4,961	3/23
Frances Murray	Secretary II	4-4	4,861	3/ 2
William Weismantel	Chief Planner I		4. 50 p. h.	3/17
Ronald Wilmott	Model Maker		3. 50 p. h.	3/26
Theodore Strader	Architect I		3.42p.h.	3/16
Don Brown	Model Maker		3.25 p. h.	3/17
James Hoyte	Development Aide II		2.20 p. h.	3/16
.Rita O'Brien	Clerical/Graphics Assistant		2.20p.h.	3/16

On motion duly made and seconded, it was unanimously

VOTED: to remove the following from Military Leave of Absence

Status for reinstatement on a six-month basis:

David T. O'Keefe	Draftsman I	5-3	\$4,961	2/23
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On motion duly made and seconded, it was unanimously

VOTED: to authorize advance sick leave for the following as in-

dicated:

Constance Warren, Designer III, thirty days commencing 1/14 to 2/25

Juanita Parham, Secretary III, fifteen days commencing 3/1 to 3/19

Jerilynn Guselli, Draftsman II, seven days commencing 2/5 to 2/16

On motion duly made and seconded, it was unanimously

VOTED: to accept the following resignations:

Richard America Jr.	effective 2/8/65
Harry Ellenzweig	" 2/10/65
June Kneeland	" 3/ 9/65
John Mahoney	" 3/10/65
Arlene O'Brien	" 3/ 5/65
James Quinn Jr.	" 3/ 5/65

On motion duly made and seconded, it was unanimously

VOTED: to authorize travel to Washington, D. C. by James

Drought on March 14 and 15, 1965 to attend annual meeting of the National Housing Conference.

On motion duly made and seconded, it was unanimously

VOTED: to approve retroactively attendance of Stephen E.

McCloskey at National Legislative Conference, A. F. of L. , January 16 to January 21, 1965 and also conference of International Teamsters Union, both in connection with Urban Renewal matters.

On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance of eleven staff members of the Engineering Department and ten staff members of the Transportation Planning Department at the National Engineers' Week seminars in Boston, on February 24, 1965,

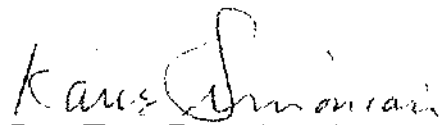
On motion duly made and seconded, it was unanimously

VOTED: to authorize attendance at an all-day Legal Clinic on Saturday, March 13, 1965 at John Hancock Hall in Boston for the following: James G. Dolan Jr., Esther Maletz, Donald Madnes, Frederick Paulsen, Lynda Pierce and David Wylie.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 2:12 p. m.



Secretary