

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON DEC. 20, 1961

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 Dec. 20, 1961. 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. F. J. Lally	None
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
John P. Ryan	

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 Dec. 20, 1961 at <sup>73</sup> Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

BY Kane Simonian

Dec. 14, 1961

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 Dec\* 14, 1961 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 20th day of December, 1961.

Kane Simonian  
Secretary

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Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of December 13, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to authorize the Executive Director to advertise for bids to be opened January 16, 1962 for the demolition of Staging Area No. 1 in the Government Center Project.

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

VOTED: to authorize the payment of \$4281.25 to Paul G. Counihan for services rendered in connection with title examination contract for the Government Center Project.

The Executive Director informed the Authority that bids had been advertised to be opened for Temporary Loan Notes for the West End Project in the amount of \$5,005,000 on December 27, 1961 at 1:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to accept on behalf of the Authority the lowest bids received for the sale of the above-mentioned Temporary Loan Note.

The Executive Director suggested that letters be sent to the tenants of property in the later stages of demolition in order to notify them as to how much time they will be allowed to remain in occupancy at their present premises, therefore making possible additional income as well as preventing maintenance costs.

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

VOTED: to authorize the Executive Director to communicate with tenants in the later priority stages in order to keep them abreast of our plans and to advise them as to how long they can expect to remain in occupancy,

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

VOTED: to cancel the regular weekly meeting of Dec. 27, 1961.

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

VOTED: that the General Counsel, John C. Conley, be instructed to submit to the Redevelopment Authority by February 7, 1962, a written opinion stating whether the Authority may impose restrictions or requirements on the use which may or shall be made of the land in the Back Bay which the Authority will receive from the Federal Government and sell at public auction. ...

The Executive Director distributed a memo showing the variations between the prices charged for oil by various oil companies now supplying the buildings in the Government Center Project and further, requesting that consideration be given to the elimination of some and purchasing all the oil from one or possibly two companies in order to obtain a better price based on the quantity or volume purchased.

Copies of a letter from the Gibbs Oil Company dated December 19, 1961 were distributed, offering to furnish oil and provide oil burner service at reduced rates.

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

VOTED: to authorize the Executive Director to eliminate the purchases from the smaller oil companies at the posted retail rates and further, that the Executive Director be instructed to contact the major oil companies serving the area to ascertain the lowest price that can be obtained by volume purchases.

The Executive Director reported that Thomas P. McCusker to date had collected in excess of \$92,000 from the delinquent commercial tenants in the Government Center Project.

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

VOTED: to waive use and occupancy charges amounting to \$450.00 for hardship case, Chester Capucci, Account No. 363, formerly of 15 North Russell Street, West End.

On the recommendation of the Development Administrator and on motion by Mr. Ryan, seconded by Mr. McCloskey, it was unanimously

VOTED: to approve the following appointments:

Jeanne Marie Mulvihill as Receptionist-Typist in the Operations Department at \$3, 800 per annum;

George J. Feltovich as Project Director for "Opportunity" Projects in the Development Department at \$10, 000 per annum;

The Development Administrator distributed copies of a memo dated December 20, 1961 recommending that the general contractor, J. J. Vaccaro, be authorized to do the radiator cover and miscellaneous millwork and carpentry covered by additive alternate 11. 3, furnishings proposal, City Hall Annex, in an amount not to exceed \$461. 00. The memo stated that the Business Equipment Corporation had submitted a price of \$260 for this item in the furnishings bid specifications.

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

VOTED: that the Development Administrator be authorized to ascertain if the Business Equipment Corporation will take care of the work covered under additive alternate 11.3 for the amount of \$260 and be empowered to authorize the doing of the work by the Business Equipment Corporation if the price is acceptable to them; and that in the event the Business Equipment Corporation refuses to accept the work at this figure, the Development Administrator is hereby empowered to authorize J. J. Vaccaro, Inc. to perform the above-mentioned work in an amount not to exceed \$461. 00.

Mr. Ryan stated that he wished the statement to be included in the minutes that he feels that the Authority should be getting a larger rent for the land that is rented as a parking space in the West End project area.

Mr. Ryan said that he based this statement on the figures submitted to the Authority by the Executive Director at a previous meeting.

Mr. Colbert stated that the figures which Mr. Ryan referred to showed that the parking lot operator had suffered an over-all loss up to the time the figures were submitted by the Executive Director, and therefore an increase in rent is not justified. Further, it was his understanding that the figures could be verified by the records at the Division of Employment Security.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:30 p.m.

  
Secretary