

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON NOV. 18, 1959

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 Nov. 18, 1959. 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	Msgr. Francis J. Lally
James G. Colbert	Stephen E. McCloskey
Melvin J. Massucco	

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 November 18, 1959 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

November 16, 1959

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 November 16, 1959 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 16th day of November, 1959.

Kane Simonian
Secretary

LS

The minutes of the meeting of November 12th were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director stated that the consultants for the extension of the New York Streets Project have recommended that Dover Street be widened on the New York Streets Project side because of the heavy traffic generated by the Central Artery ramps at Dover Street and that furthermore the redevelopment of the Castle Square section would make it more imperative that Dover Street be widened as a cross-town street.

It was further noted that Cerel Druker Redevelopment Corporation has had considerable difficulty in developing the land abutting Dover Street in the New York Streets Project area because of the existence of e&d buildings which were retained when the project was undertaken, etc.

The Executive Director informed the Authority that the buildings on Dover Street, the warehouse on Troy Street and the Atlantic Pipe and Supply Building on Albany Street were excluded from the New York Streets Project on the specific request of former URA Commissioner James W. Follia, even though it was obvious that the appearance and location of these structures would be a deterrent to the successful redevelopment of the remaining area.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director prepare an application to revise the New York Streets Project U. R. Mass. 2-1 in order to acquire and demolish these buildings and to bring about the widening of Dover Street and further, that the Executive Director be authorized to transmit the application to the Regional URA office when ready,

On motion duly made and seconded, it was unanimously

VOTED: to reissue the publicity release on the extension of the New York Streets Project.

The Executive Director recommended that an appraiser be retained to make a re-use appraisal of the New York Streets Extension Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Chairman be authorized to contact Mr. F. Paaul Morgan and arrange for a re-use appraisal at a reasonable fee in the judgment of the Chairman, to be ratified at the next meeting.

The Executive Director informed the Authority of Local Public Agency Letter No. 188 from the Housing & Home Finance Agency announcing that the HHFA would designate the appraisers on all second appraisals for real estate acquisition and disposition.

The Executive Director presented to the meeting a copy of the Cooperation Agreement between the Authority and the City of Boston for the Whitney Street Project, which had been prepared by Counsel for the Authority and the City of Boston Law Department and previously had been approved by the City Council.

On motion duly made and seconded, it was unanimously

VOTED: to approve the Cooperation Agreement as presented and to authorize the Chairman to execute the same.

(Copy of the foregoing Cooperation Agreement is filed in the Document Book of the Authority as Document No. 812.)

On motion duly made and seconded, it was unanimously

VOTED: That the Chairman of the Boston Redevelopment Authority be and he hereby is authorized in its name and behalf to execute and deliver to the Retina Foundation the Agreement of Extension of Time concerning Parcel J or an alternate Parcel J in the West End Project Area in substantially the form as presented to this meeting.

(The foregoing extension of time to Retina from November 30, 1959 to January 15, 1960, is filed in the Document Book of the Authority as Document No. 83»)

The Executive Director read a letter from the South End Planning Council requesting the Authority to send a representative to the meeting of November 30th at 8:00 p.m. re the New York Streets Project Extension. The Executive Director

was instructed to answer the letter and accept the invitation.

A letter from Charles River Park, Inc. concerning the Edison steam lines was distributed. The Executive Director was instructed to contact Mr. Herman Boxer, Assistant Vice President of Charles River Park, Inc., and verify reports concerning the steam lines made by the Boston Edison Company.

The Executive Director reported to the Authority on the need for continuing the maintenance men in the West End Site Office.

On motion duly made and seconded, it was unanimously

VOTED: to reappoint William Torpey and William Courtney for the balance of the ninety-day period.

Councillor Foley Order of November 9th re the Government Center Project was read. After a discussion the Order was taken under advisement for future consideration.

The Executive Director informed the Authority that he was preparing a report on the feasibility of the Charlestown Rehabilitation Demonstration Project proposed by Mr. John A. Murray, Director of Demolition, and that Mr. Robert McGovern was making a survey of the parcels of property, including appraisals of present value and rehabilitated value, together with survey of rent potential.

The Executive Director recommended that an appraiser with rehabilitation and building experience be engaged to assist and consult with Mr. McGovern.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to engage John O'Neill of West Roxbury at a fee not to exceed \$300.

The Executive Director recommended, and the General Counsel concurred, that Joseph J. Mulhern Jr. be retained as a per diem trial attorney for land damage cases.

On motion duly made and seconded, it was unanimously

VOTED: to approve the appointment of Joseph J. Mulhern Jr. as a trial attorney on the same fee schedule as previously voted on June 24, 1959 and to make the following determinations: (a) that the foregoing is qualified legally and by


experience to perform the services to be provided in accordance with the contract and (b) the compensation to be paid the contractor is fair and proper under all the circumstances and at a rate not in excess of that which is customarily paid for services of equivalent scope and quality, and (c) that it is in the best interests of the project that contract be awarded to the foregoing attorney without consideration of bids or proposals*

The Executive Director suggested to the Authority that the Mattapan Project be cut down in size with the possibility of twenty or twenty-five acres being considered for a new home for the House of the Good Shepherd, pursuant to inquiry from the Archdiocese. The Executive Director was instructed to investigate the possibility and report to the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:40 p.m.


Secretary