

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MAY 9, 1962

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 May 9, 1962. 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>
M ^{rs} Francis J* Lally	None
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massucco	
John 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 May 9, 1962 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

May 3, 1962 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 May 3, 1962 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 9th day of May, 1962.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of May 2, 1962 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: that the regular meeting of May 16, 1962 be cancelled.

Upon the presentation of certified vouchers, on motion duly made and seconded, it was unanimously

VOTED: to pay the following: J. L. Hayden Associates, \$1655.17; Management Services Associates, \$5000.

Copies of a letter from Mrs. Lynne Schwartz re the South End hearing were distributed. The Executive Director was instructed to send an appropriate answer.

Site Office reports were distributed. On motion duly made and seconded, it was unanimously

VOTED: to waive use and occupancy charges for three months for Charles Dow, 11 Pemberton Square (February to April, 1962); and to waive use and occupancy charges and authorize relocation payment for Pauline Belange, formerly of 39 Somerset Street.

Fourteen letters from West Roxbury residents were distributed, containing objections and disapproval of the proposed Turtle Pond Parkway relocation housing development as presented to the Authority at the last meeting by First Realty. The Executive Director was instructed to acknowledge the letters, and on motion duly made and seconded, it was unanimously

VOTED: that the General Counsel, Executive Director and Chief Engineer and the Planning Administrator make a survey of the planning, legal and other considerations involved in the proposed development for transmittal to the Authority.

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

VOTED: to authorize the Executive Director to execute a five-year lease with Minot, DeBlois and Maddison for the premises at 73 Tremont Street in accordance with the conditions contained in letter of May 1, 1962 from the Superintendent of the building.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the purchase of four typewriters, not to exceed \$850, as requested in the purchasing agent's memo.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the Real Estate Officer's memo of May 1, 1962 re Government Center project, Adjustment of Use and Occupancy Charges.

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

VOTED: to approve the recommendations for adjustment of use and occupancy charges for the following Government Center site occupants:

Paul K. Handy, 30-38 Chardon Street
All State Sales Corp - Green and Chardon Streets
James W. Meek, 80-90 Portland Street

Copies of a memo from the Development Administrator dated May 9, 1962 were distributed re Approval of Public Housing Sites.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter pending further information from the Development Administrator and a report from the General Counsel on the responsibility of the Authority and its jurisdiction over the location of public housing projects.

The Development Administrator distributed copies of a report dated May 1, 1962 concerning the United States Naval Annex property in East Boston, pursuant to a City Council resolution. On motion duly made and seconded, it was unanimously

VOTED: to adopt the report and instruct the Secretary to transmit copies of the same to the City Council.

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

VOTED: to continue on the table the matter of Authority policy concerning statements by Authority employees.

The matter of the General Counsel's opinion on the extras for the elevator operators in City Hall was taken from the table. Mr. Colbert made a motion, seconded by Mr. Massucco, that payment be denied to the

general contractor renovating City Hall for the extras requested in connection with the use of hoisting engineers. On a call for a vote by the chair, the following vote aye: Messrs. Colbert and Massucco; and the following voted nay: Monsignor Lally, Mr. Ryan and Mr. McCloskey;

The motion was defeated.

Mr. Ryan moved that the matter of extras for the elevator operators be tabled. Mr. McCloskey seconded the motion, and the following voted aye: Monsignor Lally, Mr. Ryan and Mr. McCloskey; the following voted nay: Mr. Colbert and Mr. Massucco.

The Chairman declared the motion carried.

On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel and the Executive Director attend the City Council Urban Renewal Committee hearing re the Workable Program at 1:30 p.m. May 9, 1962

The Development Administrator's recommendation for the promotion of Robert Litke was brought up.

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

VOTED: that the recommendation for promotion of Robert Litke be continued on the table and further, that the Development Administrator confer with the Head of Operations to see whether there were any other promotions or adjustments which should be made in Addition to this.

Monsignor Lally and Mr. Ryan voted in opposition to the motion, which was carried.

The matter of the Mattapan project and the proposal by First Realty Company was discussed. On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the First Realty Company be notified that Valmont Homes is the redeveloper for the Mattapan project and that the Authority intends to continue negotiations with them for this project.

The Executive Director advised the Authority that a supplemental appraisal had been ordered from F. Paul Morgan for the Brighton-North Harvard project in the amount of \$500 in order to complete the documentation for the URA submittal.

general contractor renovating City Hall for the extras requested in connection with the use of hoisting engineers. On a call for a vote by the chair, the following voted aye: Messrs. Colbert and Massucco; and the following voted nay: Monsignor Lally, Mr. Ryan and Mr. McCloskey;

The motion was defeated.

Mr. Ryan moved that the matter of extras for the elevator operators be tabled. Mr. McCloskey seconded the motion, and the following voted aye: Monsignor Lally, Mr. Ryan and Mr. McCloskey; the following voted nay: Mr. Colbert and Mr. Massucco.

The Chairman declared the motion carried.

On motion duly made and seconded, it was unanimously

VOTED: that the General Counsel and the Executive Director attend the City Council Urban Renewal Committee hearing re the Workable Program at 1:30 p.m. May 9, 1962.

The Development Administrator's recommendation for the promotion of Robert Litke was brought up.

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

VOTED: that the recommendation for promotion of Robert Litke be continued on the table, and further, that the Development Administrator confer with the Head of Operations to see whether there were any other promotions or adjustments which should be made in addition to this.

Monsignor Lally and Mr. Ryan voted in opposition to the motion, which was carried.

The matter of the Mattapan project and the proposal by First Realty Company was discussed. On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the First Realty Company be notified that Valmont Homes is the proposed redeveloper for the Mattapan project and that the Authority intends to continue negotiations with them for this project.

Mr. Ryan requested that it be recorded in the minutes that he wished to go on record as in opposition to the above motion and wanted it recorded in the minutes that the Authority should keep in open mind on the choice of a redeveloper.

The Executive Director advised the Authority that a supplemental appraisal had been ordered from F. Paul Morgan for the Brighton-North Harvard project in the amount of \$500 in order to complete the documentation for the URA submittal.

On motion duly made and seconded, it was unanimously

VOTED: to approve the amendment to the contract with F. Paul Morgan in the amount of \$500 to cover the supplemental appraisal report and that the Chairman be authorized to execute the amendment.

The Development Administrator distributed a memo re Mattapan engineering services containing a proposed contract for review by the Authority pending a firm proposal for submission at the next meeting.

The Development Administrator distributed a memo re appraisal of Mattapan project area recommending that F. Paul Morgan be retained to make a re-use appraisal for the Mattapan project for a fee of \$2500, attached to which memo was a proposed contract in the approved form.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with F. Paul Morgan of Boston, Massachusetts, for a real estate analysis service with respect to making first re-use appraisal of redevelopment sites in accordance with the urban renewal plan for the Mattapan renewal project for a fee of \$2500.

On the recommendation of the Development Administrator contained in memoranda dated Kfc^y'9, 1962, and on motion duly made and seconded, it was unanimously

VOTED: to authorize the following payments:

North Terminal Study Area, \$2430.62
Freedom House, Inc., \$1815.04

The Development Administrator distributed copies of a memo dated May 9, 1962 re Government Center, Contract for photographic services, recommending that G. Franco Romagnoli, Inc. be engaged for photographic services in connection with the Government Center project in an amount not to exceed \$4000.

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

VOTED: that the Development Administrator be authorized to execute a contract with G. Franco Romagnoli, Inc. for the preparation of a photographic record of Government Center demolition, relocation and points of interest, for a fee not to exceed \$4000, the entire cost of the contract to be paid from project funds.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to authorize travel for Donald M. Graham, Planning Administrator, to Washington, D. C. in connection with testimony before the Subcommittee on Banking and Currency on Urban Mass Transportation Act.

The Development Administrator distributed copies of memoranda dated May 9, 1962 concerning the appointment of personnel.

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

VOTED: to appoint the following:

George Niles, Accountant, Operations Department, at \$6500 per year
Alan S. Demb, Jr. Planning Intern, at \$100 per week for 4 months, eff. 5/21
David A. Potter, Jr. Planning Intern, at \$110 per week for 3 months, eff. 6/13
George R. Sprague as Jr. Planning Aide at \$90 per week for 3 months, eff. 6/20
William H. Pear II as Development Specialist at \$6250 p. a. for 4 mos., eff. 6/1
David P. Ries as Development Assistant at \$4,500 p. a. for 4 mos., eff. 6/1
Jack O. Smith as Development Assistant at \$4500 p. a. for 4 mos., eff. 6/1
Esther R. Maletz as Development Specialist at \$9,750 per annum

As Junior Planning Designers, effective May 23, 1962; terminating no later than September 15, 1962:

John Tyler Sidener, Jr.	6,240	per year
Paul Eber Lusk	6,240	per year
James Henrik Lund	5,200	" "
Todd Granville Lee	5,200	" "
Paul Richard Yaeger	5,200	" "
Gerry Joseph Martin	5,200	" "
John Eden Thrower	5,200	" "
Peter Cowenhoven Luquer	5,200	" "

On motion duly made and seconded, it was unanimously

VOTED: to table the appointment of R. Dean Meredith and Evarts Erickson.

The resignation of Susanne Harrison was accepted.

The Development Administrator distributed folders entitled Action Required by the Authority for the Filing of an Early Land Acquisition for the Castle Square project area, and containing forms of resolutions and other material as prepared by counsel in connection with obtaining the

consent of the City of Boston, State Housing Board and Emergency Finance Board, as required by law.

The foregoing material was reviewed and discussed. On motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: that the Chairman be and he hereby is authorized to secure the consent of the City of Boston acting by the Mayor with the authorization of the City Council of the City of Boston to the taking by eminent domain or the acquisition by purchase, lease, gift, bequest or grant of land located within the Castle Square portion of the South End Renewal Area, and holding, clearing, Repairing and operating of such land and further to secure from the City of Boston an agreement to assume responsibility for any loss which may arise in connection with the Authority's activities within the South End Renewal Area.

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

VOTED: that the Chairman be and he hereby is authorized to secure the consent of the State Housing Board of the Commonwealth of Massachusetts to the taking by eminent domain or acquisition by purchase, lease, gift, bequest or grants and the holding, clearing, repairing, operating and disposing, of the whole or any part or parts of land in the South End Renewal Area.

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

VOTED: that the Chairman be and he hereby is authorized to secure the approval of the Emergency Finance Board of the Commonwealth of Massachusetts to the Acquisition of land in the South End Renewal Area and entering into a contract with the Federal Government for a temporary loan or loans in connection therewith.

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

VOTED: to approve the draft presented to the meeting of May 9, 1962 from the Chairman of the Boston Redevelopment Authority and the Boston City Council in regard to filing application for Temporary Loan and Early Land Acquisition in Castle Square Area.

consent of the City of Boston, State Housing Board and Emergency Finance Board, as required by law.

The foregoing material was reviewed and discussed. On motion by Mr. Ryan, seconded by Mr. Massucco, it was unanimously

VOTED: that the Chairman be and he hereby is authorized to secure the consent of the City of Boston acting by the Mayor with the authorization of the City Council of the City of Boston to the taking by eminent domain or the acquisition by purchase, lease, gift, bequest or grant of land located within the Castle Square portion of the South End Renewal Area, and holding, clearing, repairing and operating of such land and further to secure from the City of Boston an agreement to assume responsibility for any loss which may arise in connection with the Authority's activities within the South End Renewal Area.

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

VOTED: that the Chairman be and he hereby is authorized to secure the consent of the State Housing Board of the Commonwealth of Massachusetts to the taking by eminent domain or acquisition by purchase, lease, gift, bequest or grant, and the holding, clearing, repairing and operating of the whole or any part or parts of land in the South End Renewal Area.

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

VOTED: that the Chairman be and he hereby is authorized to secure the Approval of the Emergency Finance Board of the Commonwealth of Massachusetts to the acquisition of land in the South End Renewal Area and entering into a contract with the Federal Government for a temporary loan or loans in connection therewith.

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

VOTED: to approve the draft presented to the meeting of May 9, 1962 from the Chairman of the Boston Redevelopment Authority to the Boston City Council in regard to filing application for Temporary Loan and Early Land Acquisition in Castle Square area.

On motion duly made and seconded, it was unanimously
VOTED: to enter executive session.

After the executive session ended, on motion duly made and
seconded, it was unanimously

VOTED: to enter into open meeting.

On motion duly made and seconded, it was unanimously

VOTED: to postpone the meeting with John Alevizos and
Frances Coughlin until May 23, 1962 at twelve noon.

The Executive Director informed the Authority that bids would
be opened on May 29, 1962 at one p.m. Eastern Daylight Saving Time, for
sale of Preliminary Loan Notes (Second Series B), Government Center
Contract, in the amount of \$20,480,000.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to send a telegram of ac-
ceptance on behalf of the Authority to the low bidder or bidders.


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

VOTED: that the Executive Director be instructed to submit
to the Redevelopment Authority at the meeting of May 23, 1962, an up-to-
date report listing any buildings in the first demolition Staging area in the
Government Center which at that time have not been released for demolition.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:49 p.m.


Secretary