

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JUNE 25, 1964

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 June 25, 1964. 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 James G. Colbert Stephen E. McCloskey Melvin J. Massucco	None

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 10:00 a.m. on June 25, 1964 at 73 Tremont Street in the City of Boston.

BOSTONREDEVELOPMENTAUTHORITY

By 

June 19, 1964

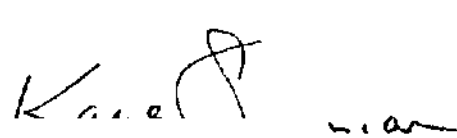
Title: Secretary

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 June 19, 1964 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 25th day of June, 1964.

LS _____


Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of June 11, 1964 were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

The minutes of the meeting of June 12, 1964 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 motion duly made and seconded, it was unanimously

VOTED: to approve the payment of the following bills:

Maher & Fall Wrecking Co. , Washington Park Contract #2 .	\$ 11,295.00
James F. Kelley & Co. , insurance	1,593.12
John J. DuaneCo. , West End, final payment	11,944.00
Washington Park Title Search - Nyman Kolodny.	550.00
John D. Hewitt, Washington Park appraisal	400.00
Coffin & Richardson Inc. , engineering, Waterfront	300.00
Coffin & Richardson, Inc. , engineering, Waterfront	3,600.00
John Robert White- Washington Park appraisal	2,500.00

On motion duly made and seconded, it was unanimously VOTED: to take from the table the proposed demolition contract no. 3 for Washington Park Project.

On motion duly made and seconded, it was unanimously VOTED: to award the contract in the amount of \$323, 900 to the John J. Duane Co. , Inc. as the lowest responsible bidder for Demolition Contract No. 3, Washington Park Project No. Mass. R-24, and further, that the Executive Director be authorized to execute contract for the same.

Site office reports were distributed.

On the recommendation of the Site Office and on motion duly made and seconded, it was unanimously

VOTED; to authorize relocation payment and waive use and occupancy charges as indicated for the following:

Acct. 1268	Ella Elliott	187 TownsendSt.	Wash. Park	\$101.35
" 1451	Alfred Mauerson	101 Warren Street	" "	48.00
" 1212	Sylvia Smart	37 Walnut Ave.	" "	118.30

The Executive Director distributed copies of a memo dated June 23, 1964 re Castle Square Project - Vacated Accounts Receivable - Uncollectable, attached to which was a list containing ten (10) accounts totaling \$2, 379. 70. The Executive Director explained that every attempt had been made to locate these former tenants whose whereabouts are unknown.

On motion duly made and seconded, it was unanimously VOTED: to adopt the following findings with respect to the above-mentioned list:

1. There is no reasonable prospect of collection;
2. The probable costs of further efforts to collect would not be warranted;

and further, that the accounts receivable contained in the above-mentioned list be charged off as uncollectable.

The Executive Director distributed copies of a memo dated June 24, 1964 re Washington Park Project - R-24, Vacated Accounts Receivable - Uncollectable.

On motion duly made and seconded, it was unanimously VOTED: to make the following findings with respect to the following accounts receivable;

1. There is no reasonable prospect of collection;
2. The probable costs of further efforts to collect would not be warranted;

and further, that the accounts receivable are charged off as follows;

Acct. 1521	Viola Sniffin	6 Oakville Ave.	\$10.00
" 1615	Norman Murrell	81 Harrishof Street	104.00

The Executive Director distributed copies of a memo dated June 24, 1964 re Washington Park Urban Renewal Area Project No. Mass. R-24 Demolition for Site Clearance - Contract No. 1, Change Order No. 2, attached to the above memo were copies of a letter from Maher & Fall Wrecking Co., Inc. requesting an extension of contract of time by ninety (90) calendar days with no change in the contract price because of delays in the release of parcels.

On motion duly made and seconded, it was unanimously
VOTED: to approve Change Order No. 2, extending the
contract time by ninety (90) days for Contract No. 1 - Washington Park
Project No. Mass. R-24 - Maher and Fall Wrecking Co., Inc.

The Executive Director distributed copies of a memorandum
dated June 25, 1964 from the Real Estate Officer re Government Center
Project - Adjustment of Use and Occupancy Charge, attached to which
were copies of memos and letters from the Radio Shack Corporation and
their attorney, containing a record of the volume of sales for previous
quarters since 1961.

On motion duly made and seconded, it was unanimously
VOTED: to approve the recommendation of the Real
Estate Officer as recommended in the above-mentioned memorandum
as follows: reduction of use and occupancy charge from \$800 per
month to \$400 per month, effective March 1, 1964 for the Radio Shack
Corporation, 167-171 Washington Street, Account No. 742 -Government
Center Project.

The Secretary informed the Authority that there would be
a public hearing conducted by the State Housing Board on the Downtown
Waterfront Project - R-77 on Wednesday, July 1, 1964 at 10:00 a.m.
in the Gardner Auditorium at the State House.

On the recommendation of the Executive Director and
on motion duly made and seconded, it was unanimously
VOTED: to grant an extension of thirty (30) days' sick
leave to Comptroller, Thomas Kerrigan.

The Executive Director distributed copies of a memorandum
dated June 25, 1964 re Preliminary Loan Notes, Seventh Series "A", West
End Project, UR Mass. 2-3, attached to which was a tabulation of bids
received on June 16, 1964.

Mr. Colbert presented a Resolution entitled Resolution
Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes
in the Aggregate Principal Amount of \$5,102,000, the Execution of
Requisition Agreement No. 7, and the Execution and Delivery of Project

Temporary Loan Note No. 8, in Connection with Project No. UR Mass. 2-3, 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"; Msgr. Lally, Messrs. Colbert, McCloskey and Massucco, and the following voted "Nay": None.

The 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. 336.

The Executive Director informed the Authority that considerable debris, fill and other abandoned materials have collected in certain parts of the West End Project area which is scheduled for later delivery, and that this accumulation results from many sources, such as trespassers who trespass on the land from time to time to dump debris whenever possible. The Executive Director recommended that he be authorized to arrange for the removal of this debris in order to improve the condition of the area surrounding the Retina Foundation, St. Joseph's Church, and, in general, to put the project area in a more presentable condition.

The Executive Director also recommended that the Washington Park Project area be cleaned up wherever possible by having debris and other abandoned materials removed. The Executive Director estimated that the cost for cleaning up these two project areas would not exceed \$2,000 each.

On motion duly made and seconded, it was unanimously VOTED: that the Executive Director be authorized to solicit proposals and authorize the removal of the debris in both project areas in accordance with the Authority's Procurement Policy.

The Executive Director distributed copies of a letter dated June 12, 1964 from Seon P. Bonan, President, Charles River Park, Inc. stating that Charles River Park had agreed to amend their Leasehold Agreement and the Lease for Parcel 1-G to provide for design approval by the Authority for the construction of Parcel 1-G only, and not to provide for design approval by the Authority on the remaining residential

complexes in the project area, Charles River Park, Inc. requested clarification. The matter was discussed and it was agreed by the Members present that the Authority had previously voted to provide for design approval for Parcel 1-G only as contended by Charles River Park, Inc. The Executive Director informed the Authority that he had erroneously assumed that the Authority's vote covered the entire West End Project. It was pointed out that inasmuch as the remaining two residential parcels were part of the original V. Gruen concept for the development of the area as a whole, design approval would not be necessary for the remaining two residential complexes since these complexes would be in conformity with the V. Gruen concept. The Executive Director was instructed to notify Charles River Park, Inc. that the Authority's previous vote covered design approval for the Commercial Parcel 1-G only,

On motion duly made and seconded, it was unanimously

VOTED: to amend the Authority's vote of June 3, 1964 pertaining to the Leasehold Agreement and Lease, Charles River Park, Inc. by deleting proposed amendment to Leasehold Agreement dated March 2, 1960, so that design approval by the Authority shall be limited to Parcel I-G only.

The Executive Director distributed copies of a letter dated June 23, 1964 from Charles River Park, Inc. , attached to which "were copies of a letter dated June 19, 1964 from Sumner Schein, Architect for the commercial parcel. The letter from Sumner Schein contained Mr. Schein's comments and answers to the report made by David Crane, Planning Administrator, on the plans for the commercial parcel 1-G which were reviewed by Mr, Crane.,

On motion duly made and seconded, it was unanimously

VOTED: to refer the plans for commercial parcel 1-G, together with Mr. Crane's report and Mr. Schein's letter, to the Authority's Design Review Panel for its review and report to the Authority, providing that the review and report can be accomplished by August 1, 1964,

The Executive Director distributed copies of a letter dated June 24, 1964 from Charles River Park, Inc. , requesting an extension of sixty days in the time for accepting the delivery of the third residential complex, or until September 1, 1964, because of unforeseen

delays by the FHA in processing the insurance commitment for closing which is now scheduled for the middle of August by the FHA.

On motion duly made and seconded, it was unanimously

VOTED: to extend the time for the delivery of Parcel 1-D and 1-D-1 (third residential parcel) until September 1, 1964.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re Jamaicaway Terrace Apartments attached to which were copies of a letter dated June 23, 1964 from Herbert P. Gleason, Attorney for the Jamaicaway Development Company, and copies of a letter dated June 19, 1964 from George Fuchs, Chief Engineer, Architects for Jamaicaway Development Company.

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

VOTED: that the Authority hereby consents to the following amendment to the corporate charter of the applicant, Jamaicaway Development Company Inc. :

Section 1 entitled "Provisions of Preferred Stock and Authority of Holders Thereof" is deleted in its entirety and the following is substituted therefor:

"To enter into, perform and carry out any contract or contracts with the Federal Housing Commissioner which may be desirable or necessary to comply with the requirements of the National Housing Act, as amended, and the Regulations of the Commissioner hereunder, relating to the regulation or restriction of mortgagors as to rents, sales, charges, capital structure, rate of return and methods of operation.

"The corporation, specifically and particularly, shall have the power and authority to enter into a Regulatory Agreement setting out the requirements of the Federal Housing Commissioner."

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

VOTED: that the Report and Decision on the Application of Arnold M. Soloway, Robert Leventhal, and Robert T. Malone for approval of the Project and to consent to the formation of Jamaicaway Development Company, Inc., adopted by the Authority on February 27, 1963 be amended

as follows:

Section 1 entitled "Deviations" is amended by adding the following subsection 9. Wind Load. Permission is hereby granted to deviate from the Boston Building Code wind load requirements as revised August 16, 1963, provided the following wind values are met: 15#/sq. ft. for the first 50' of height, 20#/sq. ft. between 50' and 100' of height, a linear increase of .025#/sq. ft. for each foot of height in excess of 100'.

The Development Administrator distributed copies of a memorandum dated June 25, 1964, subject: Waverly Apartments, Inc., attached to which were copies of a revised Report and Decision on the Application for Approval of the Allston-Waverly Project, etc. The Authority discussed with the Development Administrator and General Counsel the procedures to be used in connection with the award of damages and the power of eminent domain with the Authority's consent under Chapter 121A. The General Counsel raised several questions on procedures as outlined in the above-mentioned Report and Decision.

On motion duly made and seconded, it was unanimously

VOTED: to table the "Report and Decision" until the General Counsel confers with the attorneys for the redevelopers and reports back to the Authority.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re Parcel 8 - Competition to Select Developer, attached to which memo were copies of a letter dated June 24, 1964 from Lewis H. Weinstein of the firm Foley, Hoag & Eliot, stating that in Mr. Weinstein's opinion the proposed method of selection of a developer is consistent with and authorized by Massachusetts law.

Mr. Massucco left the meeting at this point.

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

VOTED: that the Boston Redevelopment Authority approves Mayor Collins' selection of the Blue Ribbon Panel, consisting of Robert W. M.eserve, Chairman of the Blue Ribbon Panel and President of the Boston Bar Association; Harold G. Kern, Publisher of the Boston Record-American and Sunday Advertiser; Charles A. Coolidge, Senior Partner, Ropes and Gray,

Senior President of the Committee for the Central Business District and Senior Fellow of Harvard College; Dean Pietro Belluschi, F.A.I. A., Dean of the School of Architecture and Planning, M. I. T. ; Benjamin Thompson, A.I. A., Head of the Architectural Department, Harvard School of Design; Phillip W. Bourne, President, Boston Society of Architects; and Bishop Anson Phelps Stokes, Jr. , Bishop of the Episcopal Diocese of Massachusetts; and further,

that the Boston Redevelopment Authority approves the proposed rules for the selection of a developer for Parcel 8 as recommended by the Blue Ribbon Panel, and all documents included in the proposed developer's kit attached to the Development Administrator's memorandum of June 25, 1964; and further,

that the Executive Director is authorized and directed to publish copies of the attached ad, announcing the availability of Parcel 8, on two separate occasions in the next two weeks, in the Boston Record-American, Boston Herald, Boston Traveler, Boston Globe (morning and evening), Christian Science Monitor, New York Times, Philadelphia Bulletin, Washington Post, Chicago Tribune, and Wall Street Journal.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to obtain approval from the Housing and Home Finance Agency of \$40. 00 per square foot as the reuse value for Parcel 8.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re Proposed Contract with Larry Smith and Company for Reuse Appraisals in the Washington Park Urban Renewal Area, attached to which were copies of a proposed form of the contract for professional services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute on behalf of the Boston Redevelopment Authority a contract with Larry Smith and Company for reuse appraisals of selected sites in the Washington Park Urban Renewal Area for a fee not to exceed \$3, 000.

The Development Administrator distributed copies of an informational report dated June 25, 1964 entitled Status Report Relocation Housing Sites.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re Approval of Form of Deed for Disposition Site H-6A Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and hereby is authorized to execute and deliver to the Boston Young Men's Christian Association a deed to Parcel H-6A in the Washington Park Urban Renewal Area. The form of said deed shall be substantially as presented to this meeting and the execution of such deed by the Development Administrator shall be conclusive evidence that said deed is substantially in the form presented to this meeting.

The foregoing is filed in the Document Book of the Authority as Document No. 337.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re West End; School Land, attached to which were copies of a letter from the Superintendent of Public Schools, William H. Ohrenburger. The above-mentioned letter requested approximately 180,000 square feet of land on the Staniford Street section of the West End Project area for use by the School Department for the construction of a Business Education School.

The Executive Director informed the Authority that a Business Education School was not consistent with the residential development in accordance with the Victor Gruen concept of the development of the West End area, and further, that the proposed Business Education School in this location would generate considerable traffic and congestion, and further, that the consent of Charles River Park, Inc. would be required since the land in question is under agreement for delivery to Charles River Park, Inc.

On motion duly made and seconded, it was unanimously

VOTED: that it is the sense of the Authority that the Superintendent of Schools be invited to confer with the Authority's Planning Staff

to see whether other suitable locations can be found in other project areas.

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re Aerial Surveys and Mapping Consultant.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to employ Mr. Alois Strobl to advise the Authority with respect to a proposed contract for aerial mapping for a period of not more than two days at a fee not to exceed \$100 per day plus actual travel expense from Philadelphia,

The Development Administrator distributed copies of a memorandum dated June 25, 1964 re United Community Services Housing Institute Program for Housing Elderly Persons and Families of Low Income, attached to which were copies of a summary of the Development Administrator's remarks at that conference,

Mr. Frank Del Vecchio, Acting Project Director of the Charlestown Project, addressed the meeting at this point and made a presentation of the studies made in connection with the location of the Community College in the Charlestown area. Mr. Del Vecchio was instructed to report back to the Authority at a following meeting when the studies were completed for presentation for consideration and final action by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to hold the next meeting of the Authority on July 2, 1964 at 10:00 a.m.

Copies of memoranda dated June 25, 1964 re Personnel Actions were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following actions:

<u>Temporary Appointments</u>	\$		<u>Effective</u>	<u>Terminating</u>	
Carol A. Irwin		Draftsman I	80 p. w.	6/29	9/15
Donald W. Harrison		Draftsman Apprentice	65 p. w.	6/29	9/15
Erik T. Janson		Planning Aide III	100 p. w.	6/29	9/15
Christopher R. Jeffrey		Architect I	Z. 75 p. h.	7/8	9/15
Richard J. Bradley		Clerk/Messenger	1. 75 p.h.	6/29	9/15
<u>Temporary appointment, three-month basis:</u>					
Richard A. Easier		Planning Aide II	95 p. w.	7/1	

<u>Temporary appointments, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Affective</u>
Edwin F. Colby	Chief Trans. Planner II	14-1	12,400	7/1/64
Fredericks. Paulsen	Project Legal Officer IV	12-1	10,200	7/1/64
Shirley J. Drumgo	Secretary I	3-1	3,900	6/25/64
Wayne A. Soverns, Jr.	Model Maker	hourly	3.00	6/15/64

Resignations:

Elizabeth A. Hutchinson, Relocation Assistant I, effective 6/26/64
 Nancy Hogan, Secretary III, effective 8/1/64
 Charles N. Chavarria, Model Maker, effective 6/18/64
 John P. Boom, Model Maker, effective 6/30/64
 Piet Offringa, Architect II, effective 8/7/64

Reclassification with Salary Increase:

Thomas E. McCormick, from Director of Planning, Grade 12, Step 5 at \$12,399 per annum, to Director of Planning, Grade 14, Step 2 at \$13,020 per annum, effective July 1, 1964.

Reappointment, six-month basis:

Robert A. Caddigan, Rehousing Specialist with Position Classification change to Relocation Specialist I, Grade 8, Step 1, at \$6500 per annum, effective July 2, 1964.

Reappointments, six-month basis:

Harvey W. Teed	Rehab. Assistant in	8-4	7,524	7/3/64
Sylvia A. Pellini	Dev. Assistant II	6-2	5,460	7/15/64
Margaret R. Fahy	Secretary III	5-1	4,500	7/6/64
Margaret A. McDermott	Secretary I	3-3	4,300	7/6/64

Reappointment, three-month basis:

Martin S. Dansker	Dev. Specialist H	9-1	7,200	7/7/64
Joseph J. Iadonisi	Rehab. Assist. II	7-3	6,284	7/6/64

Reappointment, three-month basis with reclassification and salary increase:

Alexander J. Hikimian, from Clerical Assistant I to Clerical Assistant II at \$80 per week, effective 7/6/64,

Request for Advance Sick Leave:

Howard P. Carroll, Development Specialist I, effective June 25, 1964, and terminating July 15, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to revise the Table of Organization and Position

Classification Schedule to include a new classification of "Project

Legal Officer IV, Grade 12."

On motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

Daniel J. Selig, Architectural-Historian, to attend annual seminar at Cooperstown, New York, from July 5-11, 1964.

Edward J. Logue and Robert G. Hazen, to Washington, D. C. to attend the United States Conference of Mayor's Meeting - retroactive June 23, 1964.

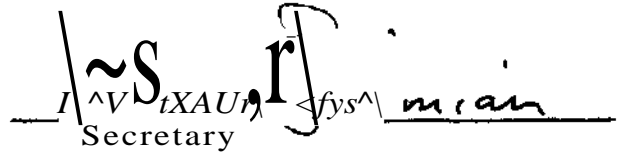
J. R. Rothermel, to attend the American Council on Education Conference in Detroit, Michigan, June 21-25, 1964.

One Staff Member and the Vice-Chairman to attend
the Massachusetts Association of Real Estate Boards
Convention at Plymouth, Massachusetts from
June 28 - 30, 1964

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:05 p.m.


Secretary