

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON MAY 15, 1963

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 15, 1963. 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	John <sup>1</sup> Ryan
Stephen E. McCloskey	
James G. Colbert	
Melvin J. Massueco	

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 15, 1963 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

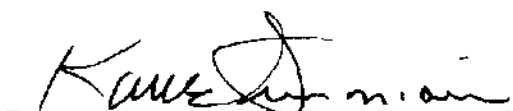
By  \_\_\_\_\_

\_\_\_\_\_ May 10, 1963 \_\_\_\_\_ 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 10, 1963 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 15th day of May, 1963.

  
\_\_\_\_\_  
Secretary

Messrs. Conley and Logue attended the meeting .

The minutes of the meeting of May 1, 1963 were read by the  
Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve payment of the following Bills:

	\$
John D. Hewitt, Washington Vbrk appraisals . . . . .	3, 875. 00
Bernard Singer, Washington Park appraisals . . . . .	1, 325. 00
Bernard Singer, Washington Park appraisals . . . . .	3, 350. 00
Frank B. Rogers, Washington Park appraisals . . . . .	4, 300. 00
Donald H. Reenstierna, Washington Park appraisals. . . . .	2, 700. 00
Coffin & Richardson, engineering appraisal, Charlestown 2\	970. 00
John J. Gill Associates, engineering appraisal, Charlestown . . . . .	1, 200. 00
John J. Duane Co. , Demolition Contract No. 3, Government Center Partial Payment No. 4. . . . .	83, 871. 34
J. LJ. Hayden Associates, West End engineering contract, partial payment . . . . .	993.24
Barton-Aschman Associates, Inc. . . . .	1, 300. 00
W. Chester Browne and Associates, Inc. . . . .	5, 000. 00
Henry F. Bryant & Sons, Inc. . . . .	14, 900. 00
Downtown Waterfront Corporation . . . . .	24, 000. 00
Freedom House, Inc. . . . .	3, 512. 50
J. L. Hayden Associates, Inc. . . . .	11, 625. 00
Larry Smith & Company. . . . .	1, 000. 00
United South End Settlements, Inc. . . . .	7, 838. 43
Nyman H. Kolodny, Government Center title search. . . . .	12, 065. 00

On motion duly made and seconded it was unanimously

VOTED: to authorize the Chairman to accept the lowest bid or bids  
to be received on May 28, 1963 on the 4th Series B, Preliminary Loan Notes,  
Government Center Project, Mass. R-35, in the amount of \$20, 870, 000.

On motion duly made and seconded, it was unanimously

VOTED: to extend the burning permit to John J. Duane Company,  
Government Center demolition contractor, to June 15, 1963.

Site office reports were distributed.

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

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

Acct. 290	Constance Andrade	6 Crestwood Park,	Wash. Pk.
138	Mr&Mrs. Alvin Bell	19 Fenno St.	"
218	Catherine Brown	4 Hollander St.	"
152	Louise Hudlin	54 Walnut Ave.	"
450	Sherely McGee	29 Ottawa St.	"
577	Hristo Zavas	134 Herald St.	Castle Sq.
328	Agnes O'Connor	39 Emerald St.	"

Copies of a revised balance sheet were distributed for the quarter ending March 31, 1963.

Copies of a memo from the Real Estate Officer dated May 14, 1963 to the Executive Director were distributed re Government Center project, adjustment of use and occupancy charges.

On motion duly made and seconded, it was unanimously

VOTED: to adjust use and occupancy charge as recommended in the foregoing memo for Irene Cafe, 17-19 Tremont Street, Acct. No. 987.

The Executive Director distributed copies of a memo from the Real Estate Officer dated May 13, 1963 re Land Acquisition, Whitney Project, Parcel 8C-7.

On the recommendation of the General Counsel and the Real Estate Officer, and on motion duly made and seconded, it was unanimously

VOTED: to approve a maximum acquisition price of \$11, 500 for Parcel 8C-7, Whitney Project.

Copies of a tabulation of bids were distributed on the bid opening May 7, 1963 for demolition contract No. 1, Washington Park Project. The Executive Director informed the Authority that credit inquiries were being made and references checked on the bidders for presentation to the Authority at the next meeting.

The Executive Director distributed copies of a memo from the Chief Engineer dated May 13, 1963 re Site Preparation Contract No. 1, Washington Park Urban Renewal Project, Mass. R-24, containing a

tabulation of bids and results which had been received from investigation made on the low bidder - Gil Bern Construction Corporation.

On motion duly made and seconded, it was unanimously

VOTED: to approve the award to the Gil Bern Construction Corporation as the lowest responsible bidder in the amount of \$68,550 for site preparation contract No. 1, Washington Park Urban Renewal Area, Mass. R-24, and to authorize the execution of the contract by the Executive Director.

The Executive Director distributed copies of a memo dated May 14, 1963 re Whitney Redevelopment Project, Revised Cost Estimates.

The Executive Director explained that the present estimated cost for the Whitney Redevelopment Project amounts to \$1,899,155, and that the increase over the 1958 estimates have been principally due to the fact that land acquisition costs exceeded appraisal estimates and litigated cases resulted in jury awards in excess of the budgeted acquisition prices.

The Executive Director informed the Authority that the Cooperation Agreement executed between the Authority and the City of Boston for the Whitney Project required the City to pay the entire cost of the project and provided for an advance of \$1,500,000 from the City at the time the project commenced (estimated cost at that time) and further provided for additional payments by the City as needed in order to complete the project.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request for \$355,000 from the City of Boston for the completion of the Whitney Project pursuant to the Cooperation Agreement for that project and further, to authorize the Chairman to transmit the request for the above amount to His Honor, Mayor Collins.

Copies of a letter dated May 8, 1963 from Charles River Park, Inc. were distributed, requesting the Authority's consent to the occupancy of two apartments in the town houses in Charles River Park "A" numbered 26 and 28 Emerson Place at 333 Charles Street, for use by Charles River Park, Inc. as its management office and offices of counsel for Charles River Park, Inc.

The Executive Manager of Charles River Park, Inc. advised the Authority in the foregoing letter that these two offices would be needed in the area in order to expedite the construction of Complex "B" and because of the fact that construction is going on on the second complex, this row of town houses has rented very slowly.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request of Charles River Park, Inc. as contained in the foregoing letter of May 8, 1963 until September 15, 1964.

The Executive Director reported to the Authority that the Jewish Family and Children's Service expect to have their renovations completed and be relocated to the Bob Smith Building by the end of the week and have made arrangements to move out of their North Russell Street quarters on Friday and Saturday, May 17th and 18th respectively.

The Executive Director was instructed to immediately release the former quarters of the Jewish Family and Children's Service and the former Retina Foundation Building to the demolition contractor for demolition as soon as possible.

At this point in the meeting, David Crane, Deputy Planning Administrator for the Authority, entered and made a presentation of charts, maps and sketches illustrating how the entire Cambridge Street frontage from Charles Street Circle to Court Street in the Government Center Project could be landscaped and designed. The purpose of the presentation was to provide guide lines for changes in the West End Project and for improvements in Cambridge Street in general in order to improve and beautify the approach to the City from the Cambridge line at the Charles Street Circle.

The Authority instructed the Executive Director to arrange for a meeting with Charles River Park, Inc. for presentation of the aforementioned and a discussion of the procedures to implement the plan for consideration by the Authority.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Metropolitan Transit Authority Budget for Government Center Work, attached to which was a breakdown of the costs of different phases of

engineering and supervision expenditures, pursuant to the Cooperation Agreement between the Metropolitan Transit Authority and the Boston Redevelopment Authority.

On motion duly made and seconded, it was unanimously

VOTED: that pursuant to the Cooperation Agreement of February 9, 1962 between the Metropolitan Transit Authority and the Boston Redevelopment Authority, the budget submitted by the MTA and attached to the Development Administrator's memo of May 15, 1963 is hereby approved.

The Development Administrator distributed copies of a memo dated May 15, 1963 re General Services Administration - Revocable Licenses.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute revocable licenses granted by the GSA with respect to the continuation of utilities and traffic services within the Federal Office Building site within the Government Center and is further authorized to transfer said licenses to the City of Boston and the Boston Gas Company as appropriate.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Government Center Urban Renewal Plan; Statement of Attorney Claude Cross on behalf of the owners of 10 State Street, attached to which were copies of a letter from Mr. Claude Cross dated May 14, 1963.

On motion duly made and seconded, it was unanimously

VOTED: to take the Claude Cross statement as contained in the above mentioned letter under advisement.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Sttwey Contract, Castle Square, a portion of the South End, Mass. R-56, attached to which was a proposed form of a contract with Whitman and Howard, Inc. for the preparation of a Master Land Disposition Plan and Master Parcel Plan for the Castle Square Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator enter into a contract with Whitman and Howard, Inc. , in substantially the form presented to this meeting, in a maximum amount of \$1850 based on an hourly rate for technical help for the execution of a Master Land Disposition and Master Parcel Plan = Castle Square Area, a part of the South End, Mass. R-56.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Contract with Maurice A. Reidy for Columbia Point Feasibility Survey, attached to which was a profile on the professional experience of the above-named engineer, together with a proposed form of contract for professional services for the same.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Appraisal of South Station, attached to which memo were copies of a letter dated January 29, 1963 to the Honorable Robert Anderson, Federal District Court, New Haven, Connecticut.

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

VOTED: that the Boston Redevelopment Authority hereby approves the selection of Meredith & Grew, Inc. to undertake an appraisal of the South Station properties owned by the Boston Terminal Corporation and that the Development Administrator is authorized to enter into a contract with said firm for this purpose in an amount not to exceed \$10, 000,

The Development Administrator distributed copies of a memo dated May 9, 1963 re Approval of Sites Proposed by the Boston Housing Authority for Public Housing for the Elderly, Project Mass. 2-34, attached to which memo were copies of a map showing the location of the proposed project and a suggested form of a letter from the Chairman of the Authority to the Chairman of the Housing Authority.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Contract Amendment, Barton Aschman Associates, Inc., recommending that the present contract with the above-mentioned be increased to an upset price of \$10, 400 and providing for an increase in monthly charges for the month of May and June to \$2600 from the previous limitation of \$1300 per month. Attached to the memo was a copy of the proposed amendment.

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

VOTED: that the Development Administrator be authorized to execute the above-mentioned contract amendment with Barton Aschman and Associates.,

The Development Administrator distributed copies of a memo dated May 15, 1963 re Purchase of Notre Dame Academy, Washington Park Urban Renewal Area, attached to which were copies of a proposed Use and Occupancy Agreement and a map entitled Notre Dame Academy Site, Boston Redevelopment Authority, May 8, 1963.

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

VOTED: that the Authority purchase from Notre Dame Academy for the sum of \$945, 000 a certain parcel of land with buildings thereon situated in that part of Boston, Suffolk County, Massachusetts, formerly Roxbury, now known as No. 2893 Washington Street, being shown as containing a calculated area of 752, 811 square feet on a plan entitled "Property Line Map, Notre Dame Academy, Project Mass. R-24, Boston Redevelopment Authority, Harry R, Feldman, Inc., Surveyors, dated December 12, 1962", and that the Development Administrator be and he hereby is authorized on behalf of the Authority to do any and all things necessary to effectuate such purchase.

The Chairman abstained from voting and requested to be so recorded.



The Authority read and discussed the aforementioned Use and Occupancy Agreement and on motion by Mr. Colbert, seconded by Mr. McCloskey, it was

VOTED: that the Development Administrator be and he hereby is authorized on behalf of the Authority to execute a Use and Occupancy Agreement with Notre Dame Academy, said Agreement to be substantially the same as the Use and Occupancy Agreement submitted at this meeting.

The Chairman abstained from voting and requested to be so recorded.

(The aforementioned Use and Occupancy Agreement is filed in the Document Book of the Authority as Document No. 259.)

The Development Administrator distributed copies of a memo dated May 15, 1963 re Washington Park; Report on Responses to Advertisements for Disposition of Early Land Housing Sites, containing a list of twelve potential redevelopers and a summary of developers' proposals.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Development Administrator distributed copies of a memo dated May 15, 1963 re Status Report on Planning Accounts.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file.

The Development Administrator distributed copies of a memo dated May 15, 1963 re City Council Order of May 6, 1963, attached to which was a copy of the aforementioned Council Order, communication from His Honor, the Mayor, and a copy of an opinion from the Corporation Counsel.

On motion duly made and seconded, it was unanimously

VOTED: to place the matter on file.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the list of trial attorneys.

The Development Administrator submitted a memo containing the names of two additional attorneys to be added to the list under consideration.

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

VOTED: to approve the following list of trial attorneys to represent the Authority in land damage cases in the Government Center:

Joseph Graglia	William H. Sullivan
William L. Kendrick, Jr.	Francis L. Swift
John M. Larming	Edmund L. Twomey
George F. Mahoney	Frederick J. Wheeler, Jr.
John Ij. Murphy, Jr.	Albert E. Good
Edward P. Ryan	Ralph Gordon
Robert E. Shamon	Alan L. Lewis

The Development Administrator distributed copy of a memo dated May 9, 1963 re Government Center Acquisition Appraisals.

On motion duly made and seconded, it was unanimously

VOTED: to approve Reginald H. Gallagher as an appraiser for the Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter of purchase of two electric typewriters as recommended by the Development Administrator.

The Development Administrator distributed copies of memoranda dated May 15, 1963 re personnel actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following personnel actions:

Appointments-six-month basis:

			\$	<u>eff.</u>
Mary J. Doherty	Clerk-typist	Adm. Mgrnt.	4,000	6/1
Rosemary DelTufo	Secretary	Operations	4,000	5/16
Beverly Seaforth	Clerk-Steno.	Operations	3,600	5/16

Change of status:

Catherine Carroll from. Clerk-typist, Planning Dept. at \$3800 to Clerk-typist, part-time, at \$2. 10 per hour, eff. May 15, 1963

re appointments:

			\$	eff.
Harry Ellenzweig	Architect	Planning	9,000	5/27
Edward Fitzpatrick	Develop. Spec.	Development	9,000	5/27
Joseph Berlandi	Jr. Planner	Planning	5,000	5/20
Tereaa Gannon	Secretary	Development	4,250	5/27
Adlee Crump	Secretary	Development	3,700	5/27
Jacquelyn Spring	Secretary	Development	3,700	5/27
Betty J. Rose	Secretary	Development	3,700	5/27
Frank Luckiewicz	Main. Man		2.32 p. h.	5/27
William Urquhart	Main. Man		2.32 p.h.	5/27

Reappointments, six-month basis:

Edward Cooper	Relocation Assistant		6,250	5/20
Marjorie Besas	Relocation Assistant		5,500	5/20

Reappointment, six-week basis:

Paul R. Yager	Draftsman	Planning	2.75 p.h.	5/15
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Advance of Sick Leave:

fifteen days to Joan E. Smith

Resignations accepted:

Sandra Hutchinson, Secretary, Operations, effective 5/22  
Doris Cole, Draftsman, part-time, Planning, effective 5/7

Recision of appointment:

Mary A. Jones, Clerk-typist, Operations

The Development Administrator distributed copies of a memo dated May 15, 1963 re Leave of Absence with Pay for Ellis Ash, Deputy Development Administrator, attached to which was a copy of a letter from Ellis Ash to the Development Administrator dated May 15, 1963.

Mr. Colbert asked the following question of the Development Administrator:

"In case any question comes up on this, I would like a statement from you incorporated into the minutes that in your judgment, this is a legal and proper action for the Authority to take. "

Mr. Logue replied:

"In my judgment, this is a legal and proper action for the Authority to take. "


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

VOTED: to approve a leave of absence with pay for Ellis Ash as  
recommended by the Development Administrator, effective May 15th.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:51 p. m.

  
Secretary