

MINUTES OF A REGULAR MEETING
 OF THE BOSTON REDEVELOPMENT AUTHORITY
 HELD ON JULY 23, 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 July 23, 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	Stephen E. McCloskey
James G. Colbert	George P. Condakes (came in later)
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 10:00 a.m. on July 23, 1964 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By *K. Simonian*

July 17, 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 July 17, 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 23d day of July, 1964.

Kane Simonian

Messrs. Logue and Conley attended the meeting.

The Secretary informed the Members that Mr. George P. Condakes had been sworn in by the City Clerk on July 9, 1964 and was expected to attend today's meeting of the Authority, of which he had been notified.

The minutes of the meeting of July 2, 1964 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

A Resolution entitled "Resolution Approving and Providing for the Execution of a Proposed Loan and Grant Contract Numbered Contract No. Mass. R-35 (LG) Between Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No. Mass. R-35, and Establishing a Project Expenditures Account with Respect to Said Project, and for Other Purposes" was introduced by Mr. Colbert.

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. Francis J. Lally and Messrs. Colbert 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. 343.

A Resolution entitled "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-35 and Providing for the Security for the Payment Thereof, and for Other Purposes" was introduced by Mr. Colbert.

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. Francis J. Lally, Messrs. Colbert and Mas-
succo; 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. 344.

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:

	\$
Nyman H. Kolodny, title search, Wash. Park	102.50
"	62.50
"	1,650.00
"	1,200.00
R. A. Buccella & Sons, Inc. , Whitney Street	2, 515. 01
John J. Duane Co. , Castle Square demolition	26, 730. 00
Casey & Dennis, Washington Park appraisals.	1, 400. 00
John D. Hewitt, Waterfront appraisals.	4, 700. 00
Frank B. Rogers, Washington Park appraisals.	400.00
John E. O'Neill, Washington Park appraisals.	150.00
Reginald Gallagher, Waterfront appraisals.	1, 800. 00
Robert E. Foster, Waterfront appraisals.	9, 300. 00
Storey, Thorndike, Palmer & Dodge, bond counsel	605.00
Boston Retirement Board	221, 477. 52
Nelson W. Aldrich...	200.00
"	400.00
"	200.00
Campbell & Aldrich	599.43
F. Paul Morgan	450.00
Alois K.Strobl	159.54
Visiting Nurse Association.. . . .	616.66
Metropolitan Transit Authority.	34, 034. 40
"	4, 973.06
"	8, 565.54
"	18,678.78
"	34,211.68
"	6,003.04
"	5,864.71

Mr. Condakes entered the meeting at this point.

The Executive Director informed the Authority that the plans for the
Shriners Hospital on Parcel 8 in the West End Project were not ready and
that an extension of time had been requested until September 1st.

On motion duly made and seconded, it was unanimously

VOTED: to grant an extension of time to September 1st to the Shriners Hospital for the submission of plans for Parcel 8,

The Executive Director informed the Authority that he had received a request from Charles River Park, Inc. for permission to relocate the temporary construction shacks from Parcel 1-B to Parcel 1-D and 1-E. The purpose of this relocation is to expedite the completion of the second residential construction complex and in order to complete the landscaping.

On motion duly made and seconded, it was unanimously

VOTED: to approve the request from Charles River Park, Inc. to relocate their construction shacks from Parcel 1-B to Parcel 1-D and 1-E as described in the above-mentioned letter and accompanying map.

The Executive Director informed the Authority that he had received a writ from Superior Court to the effect that the Maiden Equipment Corporation is bringing suit against the Authority in the amount of \$350,000 in connection with the second demolition contract for the Government Center Project. The Executive Director reported to the Authority on the background and status of the contract in connection with the above-mentioned suit.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the General Counsel to take whatever legal steps are necessary to handle this suit and to file a counter suit if in his judgment the same is necessary.

Site Office reports were distributed.

Because of failure to cooperate with the Site Office and pay rent, on motion duly made and seconded, it was unanimously

VOTED: to evict the following Washington Park tenants:

Glastech, Inc. , 2984 Washington Street
Raymond Lewis, 43 Codman Park

On motion duly made and seconded, it was unanimously

VOTED: to grant an additional thirty days' sick leave to the Comptroller, Thomas Kerrigan.

The Executive Director distributed copies of a memo dated July 21, 1964 re Castle Square Project; Demolition and Site Clearance Contract No. 1, attached to which were copies of a letter from the John J. Duane Company dated July 20, 1964, requesting an extension of time for the completion of the contract.

The Executive Director informed the Authority that there will be no change in the contract price.

On motion duly made and seconded, it was unanimously

VOTED: to authorize Change Order No, 1, Castle Square Project, John J. Duane Company, extending the contract time for 120 calendar days with no change in the contract price.

The Executive Director distributed copies of a memo dated July 23, 1964 re Amended Report and Decision, Back Bay Towers, Inc. , attached to which were copies of a letter from Back Bay Towers, Inc. dated July 16, 1964 and a memo from the Chief Engineer containing a report on the deviations requested by said letter.

The Executive Director informed the Authority that the two deviations in the Building Code requested by Back Bay Towers, Inc. for Parcel 3 in the Whitney Project were minor deviations and did not require any public hearing by the Authority, in the opinion of the General Counsel. The proposed deviations had also been cleared with Colonel York, the Building Commissioner, and approved by him as well as the Authority's Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: that the Report and Decision on the Application As Amended by John J. Curtin and Others for Authorization and Approval of the Project and for Consent to the Formation of Back Bay Towers, Inc. , adopted by the Authority on June 26, 1963, be amended to grant the following deviations:

1. Permission is hereby granted to deviate from Section I006a of the Boston Building Code exterior wall window requirements for kitchens containing more than 70 square feet in area, provided the kitchens are adequately lighted and properly ventilated to the satisfaction of the Building Commissioner, City of Boston;
2. Permission is hereby granted to deviate from Section 1005a of the Boston Building Code exit requirements for 4-room apartments, provided that all 4-room apartments are located in corridors having two remote exits.

The Executive Director distributed copies of a memo dated July 23, 1964, attached to which were copies of the Design Review Panel's Report on the West End Shopping Center, In essence, the above-mentioned Report recommended that there be a reduction in the number of exterior materials used, and further, that similar materials be used throughout the complex in order to accomplish environmental unity and identity and so that the Shopping Center will conform to a considerable degree to the character of the neighborhood.

The Authority discussed the memo and the Panel's Report and on motion duly made and seconded, it was unanimously

VOTED: to adopt the recommendation of the Panel, namely, ". . . that there is an obligation on the part of the owner and architects to conform to a considerable degree to the character of the neighborhood, "

The Executive Director was instructed to notify Charles River Park Inc. of the Authority's position and to transmit copies of the Panel's Report to Charles River Park, Inc. for its review and cooperation.

The Development Administrator distributed copies of a memo dated July 23, 1964 entitled Parcel 12, attached to which were copies of Amendment No, 1 to the Land Disposition Agreement by and Between the Boston Redevelopment Authority and Center Plaza Associates, executed January 9, 1964, and copy of the proposed Deed.

On motion duly made and seconded, it was unanimously

VOTED: that Amendment No. 1 to the Land Disposition Agreement, executed January 9, 1964, by and between the Boston Redevelopment Authority and Center Plaza Associates, which amendment is attached to the Development Administrator's memo of July 23, 1964, is hereby in all respects approved; and further, that the Chairman, or in his absence, the Development Administrator be and he hereby is authorized and empowered in the name and behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a Deed from this Authority to Robert Leventhal and Norman B. Leventhal, as tenants in common, conveying certain premises in the Government Center Urban Renewal Project Area, in the County of Suffolk, in the Commonwealth of Massachusetts, which premises are described as follows:

1. Parcel 12A containing 36,698 square feet as shown on a plan dated June 4, 1963, revised October 1, 1963, by Whitman & Howard, Inc., Engineers, which Parcel includes registered land shown as Lot #1 on Plan 4282B, being a portion of the land described in Certificate of Title No. 69193; Lot #1 on Plan 11237B, being a portion of the land described in Certificate of Title No. 70036; Lot #1 on Plan U185B, being a portion of the land described in Certificate of Title No. 71835.

2. Lot #2 on Plan 4282B, being the remaining portion of the land described in Certificate of Title No. 69193.

3. Lot #2 on Plan 11237B, being the remaining portion of the land described in Certificate of Title No. 70036.

4. Lot #2 on Plan U185B, being the remaining portion of the land described in Certificate of Title No. 71835.

5. The fee to the center line of all streets shown on said Plan as abutting said Parcel 12A to the extent not included in the Parcel and Lots above set forth; together with temporary construction easements in Pemberton Square and in land of the BRA abutting the granted premises, to the extent necessary, as determined by the Chairman or in his absence, the Development Administrator.

Said Deed shall be in such form as the Chairman or, in his absence, the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

The foregoing Amendment to the Land Disposition Agreement and the Deed are filed in the Document Book of the Authority as Document No. 345.

The Development Administrator distributed copies of a memo dated July 23, 1964 re Purchasers of Parcel 8 Developer's Kit, attached to

which was a list of twenty-three firms who have indicated their interest to date.

The Development Administrator distributed copies of a memo dated July 23, 1964 re Proposed Disposition of Parcels 3A and 3B in the Government Center Project Area, attached to which were copies of a proposed form of Resolution approving the disposition and copies of a proposed Land Disposition Agreement by and Between the Authority and the City of Boston acting by and through the Overseers of Public Welfare.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Disposition of Parcels 3A and 3B in the Government Center Project Area, which motion was read in full and considered.

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

VOTED: to adopt the above entitled Resolution as read and considered.

The foregoing Resolution and the Land Disposition Agreement are filed in the Document Book of the Authority as Document No. 346.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Secretary to advertise the proposed Disposition Agreement for Parcels 3A and 3B to the City of Boston in compliance with the provisions of the Housing Act of 1949 as amended with respect to Public Disclosure.

The Development Administrator distributed copies of a memo dated July 23, 1964 re Rehabilitation Re-use Appraisal Contract, Peter A. Laudati, Jr.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to enter into a contract with Peter A. Laudati, Jr. of Providence, Rhode Island,

for the appraisal of seven tax title properties for a total contract price of \$1500.

The Development Administrator distributed copies of a memo dated July 23, 1964 re "Washington Park Contract for Design Advice on Public Right-of-Way Improvements, attached to which was a proposed form of contract.

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

VOTED: that the Development Administrator be authorized to execute a contract with Sasaki, Walker & Associates, Inc. of Watertown, Massachusetts, for design advice for an amount not to exceed \$10,000 for the Washington Park Project. The entire contract will be paid from project funds.

Mr. Condakes made the recommendation, which was concurred in by Mr. Colbert, that in the future all voluminous memoranda be mailed to the Members of the Authority in advance of the meetings in order to give the Members an opportunity to read and digest them, and that such matters not be placed on the agenda until this is done.

The recommendation was adopted and the Chairman was instructed to notify the Development Administrator of this recommendation.

The Development Administrator distributed copies of a memo dated July 23, 1964 re Request for Authorization to Acquire Properties in the Washington Park Urban Renewal Area.

On motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer be and he hereby is authorized to acquire by negotiation the following listed properties in the Washington Park Urban Renewal Area: 8 Galena Street, 10 Galena Street; 12 Galena Street; 14 Galena Street; 16 Galena Street; 12 Elmore Street; 14 Elmore Street; 16 Elmore Street; 9 Kensington Street; 84 Regent Street - 1 Regent Square.

The Development Administrator distributed copies of a memo dated July 23, 1964 entitled Revocation of Designation of Cifrino Group as Developer for Washington Park Shopping Center (Site F-1), attached to which were copies of a letter dated July 15, 1964 to Mr. Edward J. Logue from the law firm of Sherin and Lodgen and copies of a letter dated July 8, 1964 to Mr. Paul Cifrino from the Development Administrator.

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

VOTED: to table the matter and further, that Mr. Cifrino be requested to appear at the next meeting.

The Development Administrator distributed copies of a memo dated July 23, 1964 re Charlestown Brochure, attached to which were copies of tabulation of bids for composition and printing of four-color maps.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Purchasing Agent to award the printing of the above-mentioned brochure to the lowest bidder as indicated below in accordance with the Authority's Procurement Policy:

Composition	Typographic House	\$ 280. 00
Printing & Mail- ing envelopes.	Winthrop Printing	3, 200. 00
Charlestown 4-color Map.	Winthrop Printing	<u>1, 200. 00</u>
		\$ 4, 680. 00

The Development Administrator distributed copies of a memo dated July 23, 1964 re Castle Square, attached to which were copies of Addenda No. 1 and No. 2 to Exhibit D, Land Use Provisions, Planning Objectives and Other Requirements for the Development of Castle Square. The Development Administrator explained that a revision in the controls would be necessary in connection with parcels not to be acquired and to correct an error in the parking requirements for commercial uses, etc.

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

VOTED: that Addenda No. 1 and No. 2 to Exhibit D, Land Use Provisions, Planning Objectives, and Other Requirements for the Development of Castle Square dated January 31, 1964, which Addenda are attached to the Development Administrator's memorandum of July 23, 1964 are hereby approved;

That said Exhibit D is hereby revised as follows: the third sentence in the second paragraph on Page 3 shall read: "In addition to the parking for housing, one square foot of parking space shall be provided for each one square foot of commercial space. "

That said Exhibit D as so changed is based on a local survey and conforms to the comprehensive plan for the locality as a whole.

Copy of the foregoing memo and Addenda No. 1 and No. 2 are filed in the Document Book of the Authority as Document No. 347.

The Development Administrator distributed copies of a memo dated July 23, 1964 re One Price Policy, attached to which were copies of a memo from the Real Estate Officer dated July 23, 1964.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority continue its one-price policy for an additional six-month period with respect to residential properties only containing one to eleven residential units.

The Development Administrator distributed copies of a Resolution and an Order of Taking for additional properties in the Government Center Project Area, as stipulated in said Order of Taking.

Mr. Condakes introduced a Resolution as follows:

"Be It Resolved by the Boston Redevelopment Authority that an Order of Taking dated July 23, 1964 relating to portions of the Government Center Project Area, Mass. No. R-35, be executed, together with two plans dated December 5, 1962 and February 6, 1963 respectively, said plans being entitled, 'Government Center Project, Mass. R-35, Property Line Map, Boston Redevelopment Authority, Segment P4 and Segment P5, ' respectively and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk,

"Be It Further Resolved that the Secretary shall deposit with the Mayor of the City of Boston, Massachusetts, security to the said Mayor's satisfaction for the payment of such damages as may be awarded in accordance with the law by reason of the taking therein made. "

Mr. Condakes also introduced an Order of Taking, which was attached to said Resolution.

The aforementioned Resolution and Order of Taking were read in full and considered.

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

VOTED: to adopt the above-mentioned Resolution and Order of Taking as read and considered.

The foregoing Order of Taking dated July 23, 1964 is filed in the Document Book of the Authority as Document No. 348.

The Development Administrator presented copies of memoranda dated July 23, 1964 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointments, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.,</u>
			\$	
William Markunas Jr.	Architect II	10-2	8,400	7/29
William Reilly, Jr.	Dev. Specialist III	10-1	8,000	8/ 5
Deborah Lamb	Architect I	9-2	7,560	8/17
Jeanne Staiger	Dev. Assist. I	5-3	4,961	7/24
Mary Baldwin	Clerical Assist. HI	3-1	3,900	7/29
William C. Pan	Model Maker (hourly)		3.00	7/20

Temporary appointments, four-month basis:

Francis Crowley	Develop. Aide II (weekly)		75.00	7/27
Jeremiah Sullivan	Develop. Aide II (weekly)		65.00	7/27

Temporary appointment, three-month basis:

Ralph J. Caruso	Planner I	7-1	5,700	8/ 3
-----------------	-----------	-----	-------	------

Change of Status:

Joan E. Smith from Chief Planner I at \$9,450 per annum on a full-time basis to Chief Planner I on a part-time basis at \$5.00 per hour for a maximum of 20 hours per week, effective 8/5/64;

Raymond D. Cady from Planning Aide I at \$2.60 per hour on a part-time basis to Planning Aide I at \$90.00 per week on a full-time basis, effective 7/29/64;

<u>Reappointments, six-month basis:</u>		<u>Grade</u>	<u>£*</u>	<u>Per</u>	<u>Eff.</u>
		<u>Step</u>		<u>^Annum</u>	
Ramona Balfour	Clerical Assist. II	2- 1	\$ 3,600		8/ 3
William Coffey	Relocation Assist. I	6- 2	5,460		7/27
Francis Collins	Civil Engineer HI	12- 1	10,200		8/10
Barbara Connolly	Secretary III	5- 2	4,725		7/27
Thomas Doherty	Develop. Specialist III	10- 5	9,744		8/17
Barbara Duby	Secretary I	3- 1	3,900		8/ 3
Harriett Forney	Secretary I	3- Z	4,095		7/27
Thomas Griffin	Maintenance Man(hourly)			2.32	7/2g
William Gurney	Planner I	7- 3	6,284		8/12
David Harrison	Planner III	9- 1	7,200		7/27
Marie Kennedy	Develop. Assistant I	5- 2	4,725		8/10
Muriel Key	Secretary I	3- 1	3,900		8/ 3
John Kiedaisch	Designer II	8- 2	6,825		8/10
Adriana Kleiman	Planner III	9- 3	7,938		8/17
Richard Kuner	Planner III	9- 1	7,200		7/27
Joseph McDevitt	Develop. Specialist II	9- 2	7,560		8/17
Anastasia Miragias	Secretary II	4- 2	4,410		7/27
William Noonan	Sr. Trans. Planner II	12- 1	10,200		8/24
Jarnes Quinn Jr.	Trans. Planner II	9- 1	7,200		7/27
William Sandquist	Maintenance Man (hourly)			2.32	7/28
Katherine Sellers	Planning Aide II	5- 3	4,961		7/27
Paul Sweeney	Rehab. Assistant I	6- 1	5,200		7/27
Philip Tashjian	Develop. Specialist II	9- 5	8,750		7/27
Robert Vey	Civil Engineer II	11- 1	9,000		8/ 3
Peter White	Maintenance Man(hourly)			2.32	7/27

Reappointment, five-month basis:

Malcolm Peabody Jr. Minority Hsng. Advisor 13- 4 12,965 8/ 1

Reappointment, three-month basis:

Robert E. Smith Rehab. Assistant III 8- 4 7,524 7/ 7

Reappointment, six-month basis with reclassification:

Robert F. Loverud from Senior Designer (Gsrade 10-Step 2) at \$8400 per annum to Architect II (Grade 10-Step 2) at \$8400 per annum, eff. 7/27;

Reappointment, six-month basis with change of status:

Frank Sorrentino Jr from Development Aide III on a part-time basis @ \$2.00 per hour to Development Aide III, full-time basis (Grade 4-Step 2) at \$4410 per annum, eff. 8/12;

Reappointment, four-month basis, with reclassification:

Pierre Hirano as Planning Aide II, cooperative work basis, at \$100.00 per week, eff. 7/27;

Reclassifications:

Jan Wampler from Planner IV (Grade 10-Step 1) at \$8000 per annum to Architect II (Grade 10-Step 1) at \$8000 per annum, eff. 7/23

Margaret Nolan from Clerical Assistant IV (Grade 4-Step 1) at \$4200 per annum to Secretary II (Grade 4-Step 1) at \$4200 per annum, eff. 7/23

Leave of Absence :

Edith F. O'Hearn, Secretary H, Community Relations Department, for an additional three months - because of illness; effective 7/24, terminating 10/24;

Modification of reappointment:

Joseph J. Iadonisi, from a three-month basis to a six-month basis, as Rehabilitation Assistant II (Grade 7-Step 3) at \$6284 per annum, effective 7/6

Resignations:

Jeffrey Holland	Planner III	eff.	7/31
Sheldon Lynn	Planner III		7/10
Lars Pedersen	Dev. Assist. II		7/ 8
Kenneth Pyle	Chief of Graphics		8/14
Harriet Boone	Draftsman HI		7/29
Haruko Uramatsu	Graphics Designer I		8/31
Charles Long	Graphics Designer		9/ 1
Alan Dworsky	Architect II		7/28
Selma Hershdorfer	Designer II		7/27

Rescission of appointment:

Robert Watkins, as Development Aide, approved 6/11

On motion duly made and seconded, it was unanimously

VOTED: to grant an additional fifteen days' sick leave to Howard P. Carroll, Development Specialist I, effective 7/16 and terminating 8/6.

On motion duly made and seconded, it was unanimously

VOTED: to enter executive session.

At the end of executive session, the Authority resumed public meeting.


On motion duly made and seconded, it was unanimously

VOTED: that the next meetings of the Authority would be held on August 13th and September 3d, 1964.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:54 p.m.


Secretary