

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON NOV. 29, 1961

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. 29, 1961. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

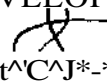
<u>Present</u>	<u>Absent</u>
Msgr. Francis J. I*ally Stephen E. McCloskey James G. Colbert Melvin J. Massucco John P. Ryan	None

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 ten o'clock a.m. on Nov. 29, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By  \_\_\_\_\_

Nov. 27, 1961 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 Nov. 27, 1961 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 29th day of November, 1961.

  
Secretary

Mr. Logue attended the meeting.

The Executive Director informed the Authority- that a high-pressure water line would have to be installed in the Whitney project as part of the site improvements in order to provide adequate fire protection for the high-rise building being constructed by Charlesbank Apartments, Inc. on the first parcel; and further, that the Public Works Commissioner, Mr. James Haley, had recommended that the contract be let on a unit price basis and that he would agree to furnish City inspectors to inspect the progress of the job and to certify progress payments.

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

VOTED: to instruct the Chief Engineer, Mr. Orpin, to prepare the bid documents and specifications in accordance with the City of Boston standards for the installation of a high-pressure water line in the Whitney Street project and further that the Executive Director be authorized to advertise for bids when the specifications are ready.

A tabulation of the bids received on the Temporary Loan Note issue for the Government Center project was distributed in the amount of \$19, 565, 000. The Executive Director informed the Authority that two telegrams were received late after the time of the bid opening because they had been delivered to the wrong address. Both of these late bids, had they arrived on time, would have been lower than some of the bids received for a portion of the total bid offering.

The Executive Director informed the Authority that the General Counsel had given an opinion that this was the negligence of the Western Union Company and the Authority has probable grounds for indemnification.

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

VOTED: to reject the late bids as invalid.

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

VOTED: to instruct the General Counsel to look into the matter and take whatever action may be necessary under the circumstances.

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

VOTED: that the Head of the Operations Department be authorized to renovate the second floor of the Site Office, Government Center project, and to install partitions in the first and second floor as needed for the business relocation offices and social service intake unit and other Site Office operations.

Copies of a letter from attorneys for the Haymarket Hardware Company were distributed, requesting a reduction in use and occupancy charges from \$1800 a month to \$1400 a month because the firm is in financial difficulties and a mortgage trust has been executed since last June to the benefit of the creditors of the firm. The Real Estate Officer had reviewed the facts of this matter and recommended the reduction, with the concurrence of the Executive Director. A check for \$1800 accompanied the letter in payment of use and occupancy charges for the month of November.

On motion duly made and seconded, it was unanimously

VOTED: to approve the reduction in use and occupancy charges from \$1800 a month to \$1400 a month for the Haymarket Hardware Company as recommended by the Real Estate Officer and the Executive Director.

On motion duly made and seconded, it was unanimously

VOTED: to amend the Property Management Policy so that all reductions of use and occupancy charges in excess of \$100 per month require the approval of the Authority in each instance, effective from this date on.

The Executive Director recommended that Wallace Orpin and Vincent Gates be authorized to attend the annual conference of the Massachusetts Society of Civil Engineers on land surveys at Salem, Massachusetts, December 1st and 2d, in accordance with the Authority's travel policy.

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

VOTED: to approve payment of \$451.44 to J. L. Hayden Associates under the contract for engineering services, West End.

The Head of the Operations Department distributed copies of a memo listing all the delinquent commercial tenants in the Government Center with use and occupancy charges in excess of \$1000 per month.

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

VOTED: that effective December 4, 1961, the Secretary be authorized to send out thirty-day notices to vacate in accordance with Chapter 79 of the General Laws to all commercial tenants who are delinquent in the payment of use and occupancy charges.

The Executive Director was also instructed to assign Mr. Thomas P. McCusker to make personal contact with these delinquent occupants in order to advise the same of their legal obligation to make the payments to the Authority.

Copies of a letter from the Retail Trade Board dated November 21, 1961 were distributed requesting that the Authority give consideration to the temporary use of land for parking in the West End area for Christmas shoppers.

The Executive Director informed the Authority that the site improvement contract in the project area for the installation of the new utilities and the grading changes would not be completed for another two to three weeks and that because of this, any additional land in the area that could be used for parking would not be available in time for Christmas use; and further, that since some portions of the project land were under license to the Massachusetts General Hospital and the Cambridge Street Parking Company on a paid basis, it would be inconsistent to provide free parking without creating a great deal of confusion, income loss, etc.

The Executive Director was instructed to acknowledge the letter from the Retail Trade Board and explain why the land is not available.

The Development Administrator distributed three memos dated November 29, 1961 re (1) request for authorization of additional expenditure for replacement of radiator, Room 1120, 11th floor, City Hall Annex, in the amount of \$250; (2) request for authorization for additional expenditure, remodeling work, 10th and 11th floors, City Hall Annex - electrical strip heaters, interior units, 11th floor, \$948; (3) request for authorization for additional payment - need for additional cork board space in remodeled area, 10th and 11th floor, City Hall Annex, \$4815.

Attached to the above memos were letters from the architectural firm of Sert, Jackson and Gourley, recommending the approval of the aforementioned.

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

VOTED: to approve and authorize the aforementioned requests for additional expenditures in connection with the remodeling of the 10th and 11th floors, City Hall Annex.

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

VOTED: to approve the appointment of Barbara M. Creedon of Boston, Massachusetts, as Secretary in the Development Department at \$4200 per annum, effective December 6, 1961.

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

VOTED: to rescind the appointment to the Development Program of Samuel Cullers of Hartford, Connecticut, who declined acceptance of the appointment for personal reasons.

The Executive Director informed the Authority that the Government Center Site Office had an urgent need for three additional full-time maintenance men on a temporary basis.

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

VOTED: to authorize the appointment of three additional maintenance men at the usual rates, effective when needed by the Head of the Operations Department.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 10:50 a. m.

  
Secretary