



City of Cambridge

Agenda Item No. 7

IN CITY COUNCIL

March 31, 1986

- WHEREAS: The City Council passed a resolution on September 23, 1985 requesting the Community Development Department to assist Warehouse Liquors in finding a relocation site; and
- WHEREAS: Warehouse Liquors submitted a proposal for lease of space in the East Cambridge Parking Facility, and the Advisory Committee for Selection of Tenants has recommended that their proposal be accepted; and
- WHEREAS: The City Manager has received and accepted their recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that Daniel M. Griffin and Joseph M. Griffin, Jr. d.b.a. Warehouse Liquors, become a tenant in the East Cambridge Parking Facility; and be it further
- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council March 31, 1986.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Joseph E. Connarton, Acting City Clerk.

A true copy;

A handwritten signature in cursive script, reading "Joseph E. Connarton".

ATTEST:-

Joseph E. Connarton, Acting City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council March 31, 198 6

AGENDA ITEM NO. 7

RE: CITY COUNCIL ACCEPT THE RECOMMENDATION OF THE CITY MANAGER THAT DANIEL M. GRIFFIN & JOSEPH M. GRIFFIN, JR. D/B/A WAREHOUSE LIQUORS, BECOME A TENANT IN THE EAST CAMBRIDGE PARKING FACILITY & AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH SAID ESTABLISHMENT

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan	✓			

CD
MS
RT

9

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City of Cambridge

16.

IN CITY COUNCIL

September 23, 1985

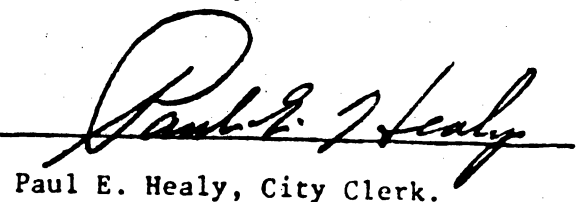
MAYOR DUFFY

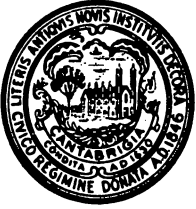
- WHEREAS: The roadway improvements program in East Cambridge will cause the displacement of Warehouse Liquors, a small local business located at 45 Commercial Street; and
- WHEREAS: That retail liquor establishment has been operating in Cambridge for the past fourteen years providing full and part time jobs for local area residents; and
- WHEREAS: The City of Cambridge desires to retain Warehouse Liquors in the community; and
- WHEREAS: The opportunity presently exists to locate, at least temporarily, this local business in a portion of the East Cambridge Parking facility; and
- WHEREAS: There may be possible sites available in Cambridge which could be used as a permanent relocation site; now therefore be it
- RESOLVED: That the City Manager, the Community Development Department, and the Redevelopment Authority be and are hereby requested to provide Warehouse Liquors assistance in finding a relocation site, including but not limited to, the temporary use of a portion of the retail space in the East Cambridge Parking facility; and be it further
- RESOLVED: That the City Manager report to the City Council on this matter.

In City Council September 23, 1985.
Adopted by the affirmative vote of 9 members.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

March 31, 1986

RICHARD C. ROSSI
DEPUTY CITY MANAGER

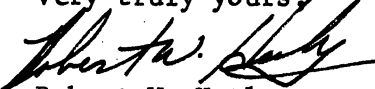
To the Honorable, the City Council:

In response to the City Council's order of September 23, 1985, requesting the Community Development Department to assist Warehouse Liquors in finding a relocation site, the Department has negotiated a lease proposal with Warehouse Liquors for 2,800 square feet of ground floor space in the East Cambridge Parking facility. The proposal provides Warehouse Liquors a five year lease to use the facility for the retail sale of alcoholic beverages, gourmet foods and related items and includes an option to renew the lease at the end of that period for a second five year term. Warehouse Liquors will pay a fixed minimum of \$20,300 per year during the first two years of the lease term and a fixed minimum rent of \$25,900 per year during years three through five. If the lease is renewed for a second five year period, the fixed minimum rent will be indexed for inflation.

In addition to the fixed minimum rent, Warehouse Liquors will also pay a percentage rent commencing in the first lease year that gross sales equals or exceeds \$1.5 million and every year thereafter during the remainder of the lease. The payment will be calculated on the difference between an established Base Rent and a sum equal to the Rent Percentage multiplied by the gross sales in the same lease year. The Rent Percentage for the first two years of the lease has been established at 2.5%. This rate increases to 3.0% in years three through five. Warehouse Liquors will also pay a two month security deposit.

The lease proposal has been reviewed and recommended for acceptance by the Advisory Committee for Selection of Tenants for the East Cambridge Parking facility. I have received and accepted their recommendation and am transmitting this information and a draft City Council Order for your review and consideration.

Very truly yours,


Robert W. Healy
City Manager

RWH/b

Re: that the Council accept the recommendation of the City Manager that Daniel M. Griffin & Joseph M. Griffin, d/b/a Warehouse Liquors become a tenant in the East Cambridge Parking facility & authorizing the City Manager to execute a lease with said establishment.

In City Council,

March 31, 1986

C. Dwyer

Order adopted

9-0-0

C. Dwyer
MS
RF