



City of Cambridge

73.

IN CITY COUNCIL

August 4, 1997

MAYOR RUSSELL
COUNCILLOR DAVIS
COUNCILLOR DUEHAY
COUNCILLOR REEVES

WHEREAS: The Central Square Neighborhood Coalition, a long standing, productive group of residents concerned with the improvement of Central Square held its annual meeting on July 15, 1997; and

WHEREAS: At the annual meeting, the following officers were elected, Robert Boulrice, President, Geneva Malenfant, Vice President, Paul Schlaver, Treasurer, Eric Pfeuffer, Clerk, as well as Directors John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters and Fran Wirta; now therefore be it

RESOLVED: That the Cambridge City Council go on record reaffirming support for the duly elected representatives of the Central Square Neighborhood Coalition and wish them every success as they continue to work together on behalf of the Central Square community.

CHARTER RIGHT EXERCISED BY COUNCILLOR DUEHAY.



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DAVID HOICKA

ELLEN AL-WEGAYAN

WASHINGTON TAYLOR

WILLIAM CUNNINGHAM

JOHN SCHEIDE

Table of Exhibits

Documents:

1. Notices of Election at Annual Meeting -- no restrictions on membership, voting
2. Ballot distributed at meeting -- no restrictions, permits voting against Boulrice slate.
3. Corporate Articles (see top of p. 2) "There is one class of member. Membership is limited to individuals, families, and business owners domiciled or located in Cambridge, MA".

No other restrictions on membership or voting.
4. Membership form -- no other restrictions on membership or voting.
5. Written vote of 34 members voting against Boulrice slate, and for alternate slate -- presented to Bob before the meeting while ballots were being passed out for the election.
6. Ballots at election in church: 40 in favor of alternate slate (#1), and 5 in favor of Boulrice slate (#2).
7. Boulrice letter re: demolition of Holmes Central Square Building;
8. New Coalition letter against demolition;
New Coalition newsletter
9. New Coalition press release
10. Letter to Mayor Russell re: returning calls
11. Boulrice newsletter with proposed resolution by Honorable Sheila Russell as Mayor
12. Affidavit of George Salzman presented to City Council

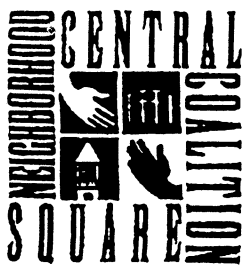
Newspaper Coverage:

13. Boston Globe article, July 20, 1997 City Edition p. 8
14. Cambridge Chronicle article July 17, 1997, p. 6
15. Cambridge Chronicle article, July 24, 1997 p. 1, 11
16. Cambridge Chronicle, editorial cartoon, July 24, 1997, p. 12

(2)

17. Cambridge Chronicle, letter from Washington Taylor, 7/24 p. 12
18. Cambridge Chronicle, letter from Gerald Bergman, 7/24 p. 12
19. Cambridge Chronicle, letter from James Williamson, 7/24 p. 13
20. Cambridge Tab, letter from David Hoicka, 7/22 p. 18
21. Cambridge Tab, article, 7/29/97, p. 8, 9
22. Cambridge Tab, letter from Bill Cunningham, 7/29 p. 20
23. Cambridge Tab, letter from Karen Larsen, 7/29 p. 20

Also, a videotape was made of the proceedings, which may be viewed upon request.



CENTRAL SQUARE NEIGHBORHOOD COALITION



BOARD OF DIRECTORS

ROBERT BOULRICE
PRESIDENT

GENEVA MALENFANT
VICE PRESIDENT

PAUL SCHLAVER
TREASURER

ERIC PFEUFER
CLERK

JOHN DIETRICH

DECIA GOODWIN

JULIA GREGORY

FRED KIMBERK

CAROL KRIEGER

LOUISE OLSON

ROBERT WINTERS

FRAN WIRTA

CSNC Announces Annual Meeting
July 15, 1997
7:00 to 9:00 PM
First Baptist Church
5 Magazine St.

Please attend our annual meeting where the election of officers and directors will be held. The agenda includes presentations from the owners of City Mart in Central Square, who will be taking over the Purity Supreme; representatives of the Holmes Family Trust will again present plans for their development adjacent to Carl Barron Plaza. Also, a report from the recent fourth anniversary Envision session will be distributed.

The slate of candidates to serve one year terms includes:
Robert Boulrice, President; Geneva Malenfant, Vice President ; Paul Schlaver, Treasurer; Eric Pfeufer, Clerk. For Directors: John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters, Fran Wirta.

For more information call Robert Boulrice, 800-707-8923

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CSNC Postcard Announcement

CENTRAL SQUARE NEIGHBORHOOD COALITION ANNUAL MEETING

WEDNESDAY, JULY 15, 1997, 7:00PM
FIRST BAPTIST CHURCH, 5 MAGAZINE STREET



Be sure to attend our annual meeting. Agenda: election of officers and directors; introduction of new managers of Purity Supreme; and a presentation by the Holmes Family Trust. Members are reminded to pay their annual dues (\$5) at the meeting. See you there!

SLATE OF CANDIDATES

- | | |
|---|---------------------------------|
| Bob Boulrice, <i>President</i> | Julia Gregory, <i>Director</i> |
| Geneva Malenfant, <i>Vice President</i> | Fred Kimberk, <i>Director</i> |
| Eric Pfeuffer, <i>Clerk</i> | Carol Krieger, <i>Director</i> |
| Paul Schlaver, <i>Treasurer</i> | Erik Scheier, <i>Director</i> |
| John Dietrich, <i>Director</i> | Robert Winters, <i>Director</i> |
| Decia Goodwin, <i>Director</i> | Fran Wirta, <i>Director</i> |

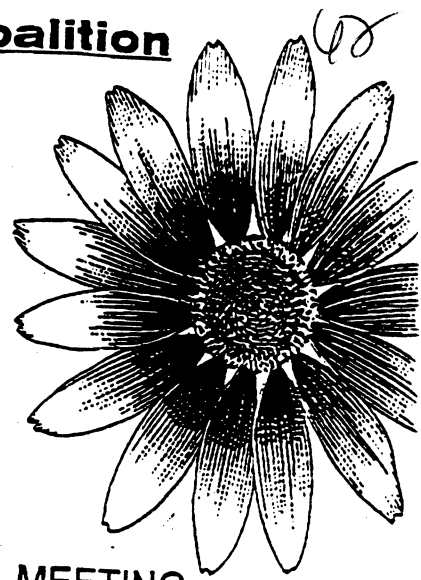


The Central Square Neighborhood Coalition

- * Needs an additional Board Member
- * Could use your help with special events

Please send your letter of interest to:

CSNC
P.O. Box 391294
Cambridge, MA. 02139



SAVE THE DATE: JULY 15TH 7 P.M. CSNC ANNUAL MEETING

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Question 9 campaign; and
address, author of Question 9,
honored.

349-4604

Neighborhood Committee looking for new members

The committee, which con-
sists of citizen representatives and
city departments, is cur-
rently looking for new members.
Committee members must live or
work in the city.

The committee plays an active
role in advising the city on planning
facilities, analyzing problem

Central Square Neighborhood Coalition needs additional board member

Central Square Neighborhood
Coalition — a citizens group that
represents Cambridgeport,
Riverside, Mid-Cambridge and Area
4 — is seeking an additional board
member. Letters of interest should
be sent to: CSNC, P.O. Box 391294,
Cambridge, MA, 02139.

June 17 - 23, 1997 The Cambridge TAB, page 7

RESIDENTS

at the Hajjar & The Yardrock Blues Club

Friday, June 29th 1997

at Memorial Stadium

CON HILL ROLL CALL

Professional v
gy business
y Vision is a
ergy supply
y serving c

**CENTRAL SQUARE
NEIGHBORHOOD COALITION**

OFFICIAL BALLOT

FOR ELECTION OF OFFICERS &
DIRECTORS TO
ONE YEAR TERM OF OFFICE
JULY 15, 1997

I support the slate.

I do not support the slate.

← NB

For President:

Bob Boulrice

For Vice President:

Geneva Malenfant

For Clerk:

Eric Pfeuffer

For Treasurer:

Paul Schlaver

For Directors:

John Dietrich

Decia Goodwin

Julia Gregory

Fred Kimberk

Carol Krieger

Erik Scheier

Robert Winters

Fran Wirta

The Commonwealth of Massachusetts

OFFICE OF THE MASSACHUSETTS SECRETARY OF STATE
MICHAEL JOSEPH CONNOLLY, Secretary
ONE ASHBURTON PLACE, BOSTON, MASSACHUSETTS 02108

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

ARTICLE I

The name of the corporation is:

Central Square Safe Neighborhood Coalition, Inc.
ARTICLE II

The purpose of the corporation is to engage in the following activities:

- 1) To develop, enhance and maintain the quality of life in Central Square and adjacent neighborhoods of Cambridge, MA.
- 2) To develop, enhance and maintain the quality of life in the Central Square area of Cambridge, MA.
- 3) To develop, enhance and maintain the quality of life in Cambridge, MA.
- 4) To work with the Cambridge City Government to further the purpose of the Association.
- 5) To engage in any other civic endeavors appropriate.

93-054048

C
 P
 M
 R.A.

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

P.C.

ARTICLE III

If the corporation has one or more classes of members, the designation of such classes, the manner of election or appointments, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

There is one class of member. Membership is limited to individuals, families and business owners domiciled or located in Cambridge, MA.



ARTICLE IV

* Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for amending, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

~~None~~

* If there are no provisions, state "None".

Note: The preceding four (4) articles are considered to be permanent and may ONLY be changed by filing appropriate Articles of Amendment.

4. The corporation shall have the following powers in furtherance of its corporate purposes:

(a) The corporation shall have perpetual succession in its corporate name.

(b) The corporation may sue and be sued.

(c) The corporation may have a corporate seal which it may alter at pleasure.

(d) The corporation may elect or appoint directors, officers, employees and other agents, fix their compensation and define their duties and obligations.

(e) The corporation may purchase, receive or take by grant, gift, devise, bequest or otherwise, lease, or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with, real or personal property, or any other interest therein, wherever situated, in an unlimited amount.

(f) The corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest.

(g) The corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, or any interest therein, wherever situated.

(h) The corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer, or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities.

(i) The corporation may make contracts, give guarantees in furtherance of its corporate purposes and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated.

(j) The corporation may lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(k) The corporation may do business, carry on its operations, and have offices and exercise the powers granted by Massachusetts General Laws, Chapter

180, in any jurisdiction within or without the United States, although the corporation shall not be operated for the primary purpose of carrying on for profit a trade or business unrelated to its tax exempt purposes.

(l) The corporation may pay pensions, establish and carry out pensions, savings, thrift and other retirement and benefit plans, trusts and provisions for any or all of its directors, officers and employees.

(m) The corporation may make donations in such amounts as the members or directors shall determine, irrespective of corporate benefit, for the public welfare or for community fund, hospital, charitable, religious, educational, scientific, civic, or similar purposes, and in time of war or other national emergency in aid thereof; provided that, as long as the corporation is entitled to exemption from federal income tax under Section 501(c)(3) of the Internal Revenue Code, it shall make no contribution for other than religious, charitable, scientific, testing for public safety, literary or educational purposes or for the prevention of cruelty to children or animals.

(n) The corporation may be an incorporator of other corporations of any type or kind.

(o) The corporation may be a partner in any business enterprise which it would have power to conduct by itself.

(p) The directors may make, amend or repeal the by-laws in whole or in part, except with respect to any provision thereof which by law or the by-laws requires action by the members.

(q) Meetings of the members may be held anywhere in the United States.

(r) The corporation shall, to the extent legally permissible and only to the extent that the status of the corporation as an organization exempt under Section 501(c)(3) of the Internal Revenue Code is not affected thereby, indemnify each of its directors, officers, employees and other agents (including persons who serve at its request as directors, officers, employees or other agents of another organization in which it has an interest) against all liabilities and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees, reasonably incurred by him in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a director, officer, employee or agent, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; provided, however, that as to any matter disposed of by a compromise payment by such director, officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise shall be approved as in the best interests of the corporation, after notice that it involves such indemnification:

(a) by a disinterested majority of the directors then in office; or (b) by a majority of the disinterested directors then in office, provided that there has been obtained an opinion in writing of independent legal counsel to the effect that such director, officer, employee or agent appears to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; or (c) by a majority of the disinterested members entitled to vote, voting as a single class. Expenses including counsel fees, reasonably incurred by any such director, officer, employee or agent in connection with the defense or disposition of any such action, suit or other proceeding, may be paid from time to time by the corporation in advance of the final disposition thereof upon receipt of an undertaking by such individual to repay the amounts so paid to the corporation if he shall be adjudicated to be not entitled to indemnification under Massachusetts General Laws, Chapter 180, Section 6. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any director, officer, employee or agent may be entitled. Nothing contained herein shall affect any rights to indemnification to which corporate personnel may be entitled by contract or otherwise under law. As used in this paragraph, the terms "directors," "officers," "employees" and "agents" include their respective heirs, executors and administrators, and an "interested" director is one against whom in such capacity the proceeding in question or another proceeding on the same or similar grounds is then pending.

(s) No person shall be disqualified from holding any office by reason of any interest. In the absence of fraud, any director, officer, or member of this corporation individually, or any individual having any interest in any concern in which any such directors, officers, members, or individuals have any interest, may be a party to, or may be pecuniarily or otherwise interested in, any contract, transaction, or other act of this corporation, and

- (1) such contract, transaction, or act shall not be in any way invalidated or otherwise affected by that fact;
- (2) no such director, officer, member, or individual shall be liable to account to this corporation for any profit or benefit realized through any such contract, transaction, or act; and
- (3) any such director of this corporation may be counted in determining the existence of a quorum at any meeting of the directors or of any committee thereof which shall authorize any such contract, transaction, or act, and may vote to authorize the same;

the term "interest" including personal interest and interest as a director, officer, stockholder, shareholder, trustee, member or beneficiary of any concern; the term "concern" meaning any corporation, association, trust, partnership, firm, person, or other entity other than this corporation.

(t) No part of the assets of the corporation and no part of any net earnings of the corporation shall be divided among or inure to the benefit of any officer or director of the corporation or any private individual or be appropriated for any purposes other than the purposes of the corporation as

herein set forth; and no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation except to the extent that the corporation makes expenditures for purposes of influencing legislation in conformity with the requirements of Section 501(h) of the Internal Revenue Code; and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office. It is intended that the corporation shall be entitled to exemption from federal income tax under Section 501(c)(3) of the Internal Revenue Code and shall not be a private foundation under Section 509(a) of the Internal Revenue Code.

(u) Upon the liquidation or dissolution of the corporation, after payment of all of the liabilities of the corporation or due provision therefor, all of the assets of the corporation shall be disposed of to one or more organizations that are exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

(v) In the event that the corporation is a private foundation as that term is defined in Section 509 of the Internal Revenue Code, then notwithstanding any other provisions of the articles of organization or the by-laws of the corporation, the following provisions shall apply:

The directors shall distribute the income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code.

The directors shall not engage in any act of self dealing as defined in Section 4941(d) of the Internal Revenue Code, nor retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code; nor make any investments in such manner as to incur tax liability under Section 4944 of the Internal Revenue Code; nor make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code.

(w) The corporation shall have and may exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is formed; provided that no such power shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth of Massachusetts; and provided, further, that the corporation shall not engage in any activity or exercise any power which would deprive it of any exemption from federal income tax which the corporation may receive under Section 501(c)(3) of the Internal Revenue Code.

(x) Notwithstanding anything elsewhere herein provided, the corporation is organized and shall be operated exclusively for charitable, educational and scientific purposes, as said terms have been and shall be defined in and pursuant to Sections 170(c) and 501(c)(3) of the Internal Revenue Code of 1986, as amended, and as said sections may from time to time be amended or

added to, or under any successor sections thereof. Powers of this corporation shall be exercised only in such manner as to assure charitable, educational and scientific purposes, as so defined, it being the intention that this corporation shall be exempt from Federal income taxes and that contributions to it shall be deductible pursuant to said sections of said Code, and all purposes and powers herein shall be interpreted and exercised consistent with this intention.

(y) All references herein: (i) to the Internal Revenue Code shall be deemed to refer to the Internal Revenue Code of 1986, as now in force or hereafter amended; (ii) to the General Laws of the Commonwealth of Massachusetts, or any chapter thereof, shall be deemed to refer to said General Laws or chapter as now in force or hereafter amended; and (iii) to particular sections of the Internal Revenue Code or the General laws of the Commonwealth of Massachusetts shall be deemed to refer to similar or successor provisions hereafter adopted.

ARTICLE V

By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out below, have been duly elected.

ARTICLE VI

The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if a later date is desired, specify date, (not more than 30 days after date of filing).

The information contained in ARTICLE VII is NOT a PERMANENT part of the Articles of Organization and may be changed ONLY by filing the appropriate form provided therefor.

ARTICLE VII

a. The post office address of the initial principal office of the corporation IN MASSACHUSETTS is: 20 Soden St. Cambridge, MA 02139

b. The name, residence and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Gary Stiller	152 Magazine St.,	Cambridge, MA 02139
Treasurer:	Robert E. Boulrice	20 Soden St.,	Cambridge, MA 02139
Clerk:	Bet MacArthur	29 Magee St.,	Cambridge, MA 02139

Directors (or officers having the powers of directors).

	NAME	RESIDENCE	POST OFFICE ADDRESS
	Gary Stiller	152 Magazine St.,	Cambridge, MA 02139
	Robert E. Boulrice	20 Soden St.,	Cambridge, MA 02139
	Bet MacArthur	29 Magee St.,	Cambridge, MA 02139
	Won K. Pak	935 Commonwealth Ave.,	Newton, MA 02159

c. The fiscal year of the corporation shall end on the last day of the month of: ~~September~~ JANUARY

d. The name and BUSINESS address of the RESIDENT AGENT of the corporation, if any, is:

I/We the below-signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named principal officers have not been similarly convicted. If so convicted, explain.

IN WITNESS WHEREOF and under the pains and penalties of perjury, I/WE, whose signature(s) appear below as incorporator(s) and whose names and business or residential address(es) ARE CLEARLY TYPED OR PRINTED beneath each signature do hereby associate with the intention of forming this corporation under the provisions of General Law Chapter 180 and do hereby sign these Articles of Organization as incorporator(s) this 18th day of ~~October~~ February 93

GARY STILLER Robert E. Boulrice Bet MacArthur
Wm. Flying Out

NOTE: If an already-existing corporation is acting as incorporator, type in the exact name of the corporation, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said corporation and the title he/she holds or other authority by which such action is taken.

421636

RECEIVED
1993 FEB 23 PM 3:29
CORPORATION DIVISION

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$35.00 having been paid, said articles are deemed to have been filed with me this 23RD day of FEBRUARY 1993

Effective date

Michael Joseph Connolly

MICHAEL JOSEPH CONNOLLY
Secretary of State

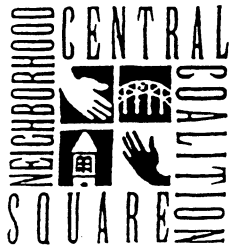
A PHOTOCOPY OF THESE ARTICLES OF ORGANIZATION SHALL BE RETURNED

TO: Richard W. Boulware, Esq.

12 Pleasant Street

Cambridge, MA 02139

Telephone: 617-863-5688



Blumberg No. 5119

EXHIBIT

4

CENTRAL SQUARE
NEIGHBORHOOD
COALITION
P.O. Box 391294
Cambridge, MA 02139

SUPPORT THE CSNC

Join now or renew your membership in the *Central Square Neighborhood Coalition* with the payment of at least \$5.00 for your annual dues. A larger amount would certainly be appreciated. Your donation covers the costs of *The Central Square Square Beat* Newsletter, meeting notices and other mailings.

AMOUNT OF PAYMENT TOTAL: _____ Dues amt \$ _____ Extra pymt. \$ _____

NAME: _____

ADDRESS: _____

TELEPHONE: Day: _____ Evening: _____

COMMENTS:

Central Square Neighborhood Coalition Annual Meeting -- July 15, 199

The "Central Square Neighborhood Coalition" has not represented my interests regarding Central Square. (see, e.g. attached letter). Despite repeated requests for the past month, the existing leadership has failed to produce any Mission Statement, Bylaws, or other governing document. Published notices of this annual meeting contain no notice of such documents (see attached notices). Past practice at prior meetings has not referred to such documents.

Therefore, the undersigned, living, working and/or having a deep interest in Central Square Cambridge, vote in writing for the following:

Votes:

- To not ratify, and therefore reject, the existing board's proposed slate of candidates for the Board
- To suspend if necessary any procedural rules, to permit voting now on the Alternate Slate for the Board
- Vote the Alternate Slate into office, to take office immediately

1. Ellen Al-Wegayan	7. George Salzman
2. John Bekken	8. Jay Scheide
3. Niels Burger	9. Dave Slaney
4. Bill Cunningham	10. Wattie Taylor
5. David Hoicka	11. Elizabeth Washburn
6. Mykol Larvie	

- Vote to rescind the previous board's approval of demolition of Central Square buildings.

(signature)

(please print name)

- Ellen Al-Wegayan ELLEN AL-WEGAYAN
- Luisa Buchanan LUISA G. BUCHANAN
- William B. Cunningham WILLIAM B. CUNNINGHAM
- Belinda Bacon 140 Pearl 02139
- Jon Bekken Jon Bekken
- Mykol Larvie Mykol Larvie
- Dave Slaney DAVE HOICKA
- Washington Taylor WASHINGTON TAYLOR
- Jay Scheide JAY SCHEIDE
- Niels Burger Niels Burger

(signature)

(please print name)

- | | | |
|-----|----------------------------|---------------------|
| 11. | <i>George Salzman</i> | George Salzman |
| 12. | <i>Roswell Angier</i> | ROSWELL ANGIER |
| 13. | <i>Basav Sen</i> | BASAV SEN |
| 14. | <i>Matthew Knoster</i> | MATTHEW KNOESTER |
| 15. | <i>Alex Barnett</i> | ALEX BARNETT |
| 16. | <i>Ethan Cohen-Cole</i> | Ethan Cohen-Cole |
| 17. | <i>Monika Parikh</i> | Monika Parikh |
| 18. | <i>Andrew Smiles</i> | Andrew Smiles |
| 19. | <i>Tomás R. Guillermo</i> | Tomás R. Guillermo |
| 20. | <i>Carré Vance</i> | Carré Vance |
| 21. | <i>Hatch Stewitt</i> | HATCH STERRETT |
| 22. | <i>Matt Wallen</i> | Matt Wallen |
| 23. | <i>Stephanie Mitchell</i> | Stephanie Mitchell |
| 24. | <i>James Williamson</i> | JAMES M. WILLIAMSON |
| 25. | <i>Jocelyn Rousseau</i> | JOCELYN ROUSSEAU |
| 26. | <i>Sana Hyland</i> | SANA HYLAND |
| 27. | <i>Mark Laskey</i> | MARK LASKEY |
| 28. | <i>Carolyn A. Poinelli</i> | CAROLYN A. POINELLI |
| 29. | <i>David Welans</i> | DAVID WELANS |
| 30. | <i>Ina Duntz</i> | Ina Duntz |
| 31. | <i>Larrie Taylor-Berry</i> | Larrie Taylor-Berry |
| 32. | <i>Paul Artz</i> | Paul Artz |
| 33. | <i>David Slaney</i> | David Slaney |
| 34. | <i>Brett Aristegui</i> | Brett -Aristegui |
| 35. | | |
| 36. | | |

SLATE 1

SLATE 1

Slate 1

desk. We hope you will use this as a guide to any ideas or
see City Foods carry or services you would like the store
could become a little confusing due to sections being
could also be interesting to come in and see what has
we staff are here to help you find what you need.
with us and we trust that we will continue to earn your

SLATE ONE

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Derek Kouyoumjian
Kub. Kajan

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Slate #1

slate one

SLATE I

SLATE 1

SLATE 1

#2

SLATE 2

NEIGHBORHOOD COALITION
OFFICIAL BALLOT
FOR ELECTION OF OFFICERS &
DIRECTORS TO
ONE YEAR TERM OF OFFICE
JULY 15, 1997

slate #2
I support the slate.
I do not support the slate.

- For President:**
Bob Boulrice
- For Vice President:**
Geneva Malenfant
- For Clerk:**
Eric Pfeuffer
- For Treasurer:**
Paul Schlaver
- For Directors:**
John Dietrich
Decia Goodwin
Julia Gregory
Fred Kimberk
Carol Krieger
Erik Scheier
Robert Winters
Fran Wirta

slate #2

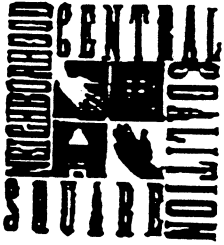
SLATE 2

Sub
Ruff

MAY-28-97 15:45 FROM: COMMUNITY DEVELOPMENT

ID:

PAGE 1/1



CENTRAL SQUARE NEIGHBORHOOD COALITION

May 28, 1997

Mr. Charles M. Sullivan
Executive Director
Cambridge Historical Commission
57 Inman St.
Cambridge, MA 02139

VIA FAX

Dear Mr. Sullivan;

Please know that the board of directors of the CSNC has voted to support the request of the Holmes Family trust for a demolition permit in order that their proposed project adjacent to Carl Barron Plaza may proceed. We understand that this request is to be heard by the Historical Commission on Thursday, May 29, 1997.

We believe that the buildings as they now stand have lost whatever historical significance they once might have had. In our opinion the concept of a mixed use development on this site is worth pursuing and we would support the request for a demolition permit by the Holmes Family Trust as the first step in the design review process. Therefore, we ask at this time that the Commission act favorably upon the request of the Holmes Family Trust for a demolition permit.

Sincerely,

Robert B. Boulrice, President

BOARD OF DIRECTORS

ROBERT BOULRICE
PRESIDENT

GENEVA MALENFANT
VICE PRESIDENT

PAUL SCHLAWER
TREASURER

ERIC PFELIFER
CLERK

JOHN DIETRICH

DECCA GOODWIN

JULIA GREGORY

FRED KIMBERG

CAROL KRIEGER

LOUISE OLSON

ROBERT WINTERS

FRAN WIRTA

Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139-0011

July 22, 1997

Blumberg No. 5110

EXHIBIT

8

Central Square Advisory Committee
Community Development Department
City of Cambridge

Re: Opposition to Holmes Trust Proposal for Central Square

Dear Central Square Advisory Committee,

The newly elected Board and the members of the Central Square Neighborhood Coalition assembled at its Annual Meeting voted to express their opposition to the Holmes proposal to demolish buildings in Central Square and put up a luxury high rise.

Please note the Opposition of the Central Square Neighborhood Coalition to the Holmes proposal.

For the Coalition,

Jan Beck

Jay Scheide

Mykol Larrivie

Bill Cunningham

Ellen C. Frey

Dan Thich

Washington Taylor

"This Holmes Project threatens the very fabric of our community, by destroying Central Square as we know it"

Central Square Neighborhood Coalition

Volume 1997, Issue 1

July 23, 1997

The Holmes developers are out to make money, and that brings them into head-on conflict with our interests as members of the community. We recognize the dynamic quality of the purely profit driven system, but it needs to be tempered by the democratically determined needs of the community.

Our hope is that the rejuvenated coalition can represent the diversity of interests in the community — the developers and business people should contribute their insights, but the rest of us should not be excluded.

George Salzman

Rejuvenated Neighborhood Coalition has Big Plans

by Jon Bekken and David Hoicka

After a long period of stagnation and decline, the Central Square Neighborhood Coalition has been rejuvenated by an influx of new people concerned by the dramatic changes in Central Square — some good, some bad.

Scores of new members joined the Coalition's largest meeting in two years to vote out the former board and bring in the new.

The former board was supported by large landowners in Central Square and supported demolition of buildings and construction of luxury high rises. In stark contrast, the new board supports outreach to the community, and protection of our neighborhood from gentrification, chain stores, and rising rents.

The new board of directors is committed to making the coalition once again a visible and active presence in our community.

The new board plans an action agenda including organizing around forums on housing, economic development issues, diversity, and community relations.

This newsletter is the first newsletter which the Coalition has put out in over two years.

We invite people to join the rejuvenated Coalition, together with others, and plan to protect our community, Central Square.

In particular, we invite people from the community to contribute to our newsletter, and participate and speak at our upcoming forums on the housing crisis in Central Square, planned for September.

Neighborhood Coalition Opposes Holmes Central Square Demolition

Press Release

The newly elected Board and the members of the Central Square Neighborhood Coalition, assembled at its annual meeting, voted to express their opposition to the Holmes proposal to demolish buildings in Central Square and put up a luxury high rise.

The recent upset election by the new Board is an important event for Central Square Cambridge as a pro-development slate was completely outvoted by a slate which puts residents' concerns first.

Affordable Housing for whom?

by Washington Taylor, Campaign 2000

We are all aware of the dire crisis facing low and moderate income renters in Cambridge. The neighborhood and community fabric we've known is being ripped apart.

However, during this past year, tenant associations have taken ownership of two mixed-income buildings: 808 Memorial Drive, and 402 Rindge Ave. This is stabilization of rent for about 1,000 low and moderate income families. Two home rule petitions went from City Council through committees of the legislature, and are now before the legislature. The Expiring Use Bill would allow City administration of rents in several

mixed income housing complexes built originally under HUD mortgages. Passage will protect rents for about 1,400 tenants. The Transfer Tax bill would add a fee of less than one percent to the purchase price of all residential sales in Cambridge.

These monies will help provide affordable housing through the Affordable Housing Trust Fund.

While these efforts will help preserve Cambridge

(Continued on page 2)



Stop the Holmes Demolition in Central Square!

Putting the "neighborhood" back into the
"coalition" — come join us!

Action Alerts:

The Coalition supports neighborhood groups and we encourage them to use us as a forum and a place of support. Join us and your other neighborhood groups!

* * * * *

Cambridge Tenants

take eviction protest to landlords' homes and offices. The caravan leaves Cambridge City Hall Saturday July 26 at 11:00 AM. Join us!

We return for a rally at Central Square Plaza at 4:00 PM.

* * * * *

Planning Board:

Rothman (Stu/Un) Real Estate wants to reduce his obligation to provide affordable housing at 580 Mass. Ave. See the Planning Board agenda for August 5 at 9:00 PM

Who took my Dues Money and Split?

by Bill Cunningham

In May, the Board of the Central Square Neighborhood Coalition, claiming to represent "the people" of the area, backed a developer's plan to demolish a business block for a luxury high rise. Within a few weeks, hundreds of people who live, work and congregate in Central Square were speaking out or signing petitions opposing this plan. Some of them joined the Coalition and attended its Annual Meeting July 15.

The former Board knew this was happening, and that they couldn't fairly win re-election. So they changed the previously published agenda without notice, purported to cancel the election, and put the developer's presentation at the end of a long new list of items. When former Coalition president Bob Boulrice called the meeting to order, members tried to raise a point of order about the agenda. He quickly declared the meeting adjourned, and left with twenty people and the dues money.

Rent Hikes and Evictions

(Continued from page 1)

as an economically and socially diverse community, what of those now facing unaffordable rent increases and possible eviction? The Campaign to Save 2000 Homes has been working to organize tenant organizations, defend tenants against eviction and/or rent increases, support home rule petitions and the public housing Tenant Senate, assist tenants to buy or have non-profits buy their buildings, and generally fight for more affordable housing and oppose federal cutbacks. Campaign 2000 is in the midst of a major demonstration against outrageous rent hikes and evictions. See notice this newsletter.

Join Us:

Join the Neighborhood Coalition and help in the fight against big money and outside developers who want to take our community away from us.

Join us as we begin to organize to ensure that Central Square can remain and become the kind of place we want and need it to be.

The remaining sixty or so people voted to continue with the original agenda. They elected a new Board: Ellen Al-Weqayan, Jon Bekken, Niels Burger, Bill Cunningham, David Hoicka, Mykol Larvie, George Salzman, Jay Scheide, Dave Slaney, Wattie Taylor, and Elizabeth Washburn. After a full debate, the Coalition rescinded the old Board's support for the demolition.

The old Board sat in a nearby restaurant for free drinks with the developer's lawyer. Mr. Boulrice announced that there would be no election there either. But a few days later, a lady calling herself the Vice President said in the Globe that the old Board had been re-elected, after all!

Was the old Board forced out by a crowd of rude protesters? Or was the high-rise development and their own control more important to them than the Coalition? The new Board believes that the active participation of more and more people, drawn in by struggles over their vital concerns, is what makes community organization democratic and worthwhile.

How can I get help? Tenants facing rent hikes or eviction — Campaign 2000 meets every Tuesday at 6:15 PM at CEOC, 11 Inman St. Call 868-2900.

First Time Homeowner Program. Call Penelope Pelton, CCBD. 349-4600.

How can I support others? Support for those facing eviction — Call Campaign 2000, Steve, at 868-2900.

Urge passage of the Transfer Tax and Expiring Use bills — Call Sarah at CEOC, 868-2900.

Laity and Clergy for Affordable Housing — Call Rev. Dale Cross, 868-3261.

Get on our Mailing List:

Central Square Neighborhood Coalition

PO Box 986, Central Square

Cambridge, MA 02139-0011

Tel. 720-5500

Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139-0011

July 16, 1977

FAXED
5-PAGES

Mr. Bob Boulrice

Re: New Elections

Dear Bob,

Enclosed is a press release which we are distributing to announce the results of the Central Square Neighborhood Coalition annual meeting.

We may have disagreed on certain issues, but I know you and the former board members have worked long and hard on Central Square issues.

We look forward to your continued participation with us as we work for a democratic vision of Central Square.

Warmest regards,



David Hoicka, Mykol Larvie
547-4000
for the Central Square
Neighborhood Coalition

Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139-0011

July 22, 1997

Mr. Bob Boulrice

FAXED
1-PAGE

Re: Your Press Release

Dear Bob,

I am informed that you and/or the former board have sent out a press release, without providing me a copy.

Would you kindly extend me the same courtesy I extended you, and provide me with a copy of your press release. My fax number is (617) 547-4585.

Warmest regards,



David Hoicka
547-4000
for the Central Square
Neighborhood Coalition

Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139-0011

July 16, 1977

PRESS RELEASE -- New Elections

"Democracy in Action"

At its best-attended meeting in recent years, the Central Square Neighborhood Coalition elected a new board of directors and retracted the former board's declaration of support for demolition of buildings in Central Square Cambridge.

The election was widely advertised, including mailings to all coalition members and notices to newspapers.

Bill Cunningham, a long-term resident of Cambridge and new member of the Board, said "I was amazed to see a completely different agenda when I arrived at the meeting. The election was taken off the new agenda."

David Hoicka, also a long-term resident and new board member, spoke quietly before the meeting started to former Coalition president Bob Boulrice, and asked, "Can the people who have come in response to your agenda, vote and run for election as promised in your mailing?" Boulrice said that he would not conduct any election, and he would adjourn the meeting instead of allowing a vote.

When the meeting began, Boulrice refused to recognize Coalition members who tried to object to his revised agenda, or even recognize a point of order.

Boulrice then attempted to adjourn the meeting. A motion from the floor challenged his attempt to adjourn, and the Coalition members in attendance overwhelmingly voted to continue the meeting.

A new chair was elected. Boulrice and some of his associates left the meeting.

Two slates of candidates were then presented to the meeting: the slate which included Boulrice as president (which was nominated by the outgoing board), and a slate of community residents, many of whom were representing the deep community opposition to the demolition of buildings and construction of new high-rises in Central Square.

After candidates for both sides were invited to speak, members voted by secret ballot which was counted by members of both sides. The Boulrice slate was defeated by a substantial margin.

Coalition members then voted to express their opposition to the Holmes proposal to demolish buildings in Central Square. Jay Scheide said, "This project threatens the very fabric of our community, by destroying Central Square as we know it."

The new Coalition Board realizes its responsibility to be truly responsive to community concerns.

The new Board hopes to schedule more frequent meetings and forums through which Central Square and neighborhood residents can learn about issues affecting our community and make our voices heard.

David Hoicka said, "Many of the former board members worked long and hard to better Central Square, and we hope we can work with them to improve our neighborhoods in the future."

The new Coalition board announced, "We invite the entire community, especially Bob Boulrice and the former board, to continue to attend meetings of the Central Square Neighborhood Coalition and participate fully."

"We also hope to involve people from our community, who historically have not been involved in the Coalition, particularly people of color, and tenants, and people of low and moderate income."

The new Coalition board members are (alphabetically): Ellen Al-Wegayan, Jon Bekken, Niels Burger, Bill Cunningham, David Hoicka, Mykol Larvie, George Salzman, Jay Scheide, Dave Slaney, Wattie Taylor, and Elizabeth Washburn.

A member of the audience made a videotape of the proceedings.

(Annexed are photocopies of annual meeting announcements published by the former Coalition board -- which announced the election of officers and directors for July 15 at 7:00 PM).

Contact persons for more background:

George Salzman, 547-5033
Ellen Al-Wegayan, 492-1677
Wattie Taylor, 868-6219

Jon Bekken, 354-4775
Mykol Larvie, 868-5534
David Hoicka, 547-4000



CENTRAL SQUARE NEIGHBORHOOD COALITION

CSNC Announces Annual Meeting

July 15, 1997

7:00 to 9:00 PM

First Baptist Church

5 Magazine St.

BOARD OF DIRECTORS

ROBERT BOULRICE
PRESIDENT

GENEVA MALENFANT
VICE PRESIDENT

PAUL SCHLAYER
TREASURER

ERIC PFEUFER
CLERK

JOHN DIETRICH

DECIA GOODWIN

JULIA GREGORY

FRED KIMBERK

CAROL KRIEGER

LOUISE OLSON

ROBERT WINTERS

FRAN WIRTA

Please attend our annual meeting where the election of officers and directors will be held. The agenda includes presentations from the owners of City Mart in Central Square, who will be taking over the Purity Supreme; representatives of the Holmes Family Trust will again present plans for their development adjacent to Carl Barron Plaza. Also, a report from the recent fourth anniversary Envision session will be distributed. *

The slate of candidates to serve one year terms includes:

Robert Boulrice, President; Geneva Malenfant, Vice President ; Paul Schlaver, Treasurer; Eric Pfeufer, Clerk. For Directors: John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters, Fran Wirta.

For more information call Robert Boulrice, 800-707-8923

CSNC Postcard Announcement

**CENTRAL SQUARE NEIGHBORHOOD COALITION
ANNUAL MEETING**

WEDNESDAY, JULY 15, 1997, 7:00PM

FIRST BAPTIST CHURCH, 5 MAGAZINE STREET

Be sure to attend our annual meeting. Agenda: election of officers and directors; introduction of new managers of Purity Supreme; and a presentation by the Holmes Family Trust. Members are reminded to pay their annual dues (\$5) at the meeting. See you there!



SLATE OF CANDIDATES

Bob Boulrice, *President*

Geneva Malenfant, *Vice President*

Eric Pfeuffer, *Clerk*

Paul Schlaver, *Treasurer*

John Dietrich, *Director*

Decia Goodwin, *Director*

Julia Gregory, *Director*

Fred Kimberk, *Director*

Carol Krieger, *Director*

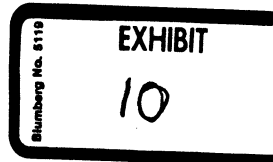
Erik Scheier, *Director*

Robert Winters, *Director*

Fran Wirta, *Director*

10
Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139-0011



Wednesday July 23, 1997

Mayor Sheila Russell
Cambridge City Council
Cambridge City Hall

FAXED
1-PAGE

Re: New Elections, Central Square Neighborhood Coalition

Dear Mayor Russell,

You and I were part of an article in the Sunday Globe a couple of days ago. I called you to discuss this, particularly as other media have called me on deadline about you. Your office indicated you would get back to me, and I wanted to fairly discuss your comments with the media. But we haven't heard from you.

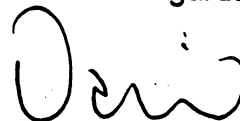
The new board has written you that we are deeply interested in all matters affecting Central Square and the four neighborhoods around it. We look forward to working closely with the City and the Cambridge City Council

I am puzzled that you appear to have taken an uninformed position without speaking or meeting with us, or even returning our phone calls -- especially when we reached out to you to be friendly and support Central Square issues.

I look forward to talking with you to resolve these matters soon.

Thank you.

Warmest regards,

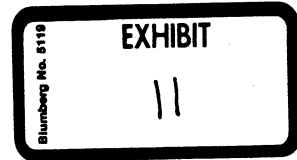


David Hoicka
547-4000
for the Central Square
Neighborhood Coalition



THE Central Square Beat

The Newsletter of the
Central Square
Neighborhood Coalition
Editor: Bob Boulrice



Central Square Neighborhood Coalition is a nonprofit corporation dedicated to enhancing the quality of life in Central Square for all those who live and work there.

SUMMER'S HERE AND THE TIME IS RIGHT...

President's Message

July 19, 1997

It is with much pride that the Board of Directors of the CSNC publishes this post-annual-meeting edition of the *Central Square Beat*. It's not all that often that the authors of a private, non-profit neighborhood newsletter have an opportunity to put out a real good story, knowing that it's going to be read.

The purpose of any newsletter is to disseminate information, to inform the readers about topics the authors feel to be important. The purpose of this newsletter is to disseminate important information, unable to be presented to CSNC members and guests attending our recent annual meeting on July 15, 1997.

It is with great frustration that we remember the events of that brief meeting, adjourned, according to one attendee, forty seconds after it started due to the rude behavior of a few interlopers. I do remember starting the meeting by saying "hello." I had intended to next thank the Central Square Business Association (CSBA) for postponing their monthly meeting so that it wouldn't conflict with our annual meeting. I'm not disappointed that I wasn't able to say the few words I had planned. I am profoundly distressed that we were unable to start our agenda. We're proud of our annual meetings. They provide valuable insight, unavailable elsewhere, on significant things

happening in our beloved Square and also reflect the rather great amount of work done by the CSNC during the past year. In this newsletter, we are printing the information that would have been given as part of the evening's agenda, including summaries of handouts created for the annual meeting and, in the case of the Holmes project, an outline of comments made by James Rafferty, who joined some of us at the post-adjournment gathering at the Fishery Restaurant.

Anyone getting involved in community activism better have thick skin, abundant energy and patience, and understanding and tolerant partners—personal and professional. Particularly in Cambridge, where to its credit and the peoples' benefit, microphones and television cameras broadcasting public meetings abound and the city government and its administration encourage public participation. Not surprisingly, opportunities to attend meetings are plentiful. The CSNC has been active since 1993. During the last year, board members contributed well over 1,000 hours as participants in various city-sponsored meetings and in other affiliated CSNC board assignments. Here is a partial listing of meetings regularly attended and committees staffed by CSNC Board members: the City's pedestrian and truck committees; the Cambridge Police

see *President's Message*, page 2

PRESIDENT'S MESSAGE CONTINUED

Department's Leadership Council (4 members); the Central Square Design Improvements Committee (7 members); the Lafayette Square Committee (3 members); the Central Square Management Planning Committee (3 members); the Police Review Board; the Library 21 Committee; the Just-A-Start Home Improvements Review Committee (Riverside), the Area IV Neighborhood Coalition; the Ward 5 Democratic Committee; the Mid-Cambridge Neighborhood Association; the Cambridge Commission for Persons with Disabilities; and the Postal Customer Advisory Commission. Board members also currently serve on the executive committee of the CSBA and as presidents of the boards of Cambridge Community Television and the Cambridge Civic Association. It is in these settings that we do what we can, working with city government and the business community to enhance the quality of life for those who live and work in the neighborhoods of Central Square. And this is the published mission of the CSNC. I'm proud of what we've accomplished. I'm proud of the people I've served with on the board of the Central Square Neighborhood Coalition. Up to now, it has been a pleasure. Most importantly, thank you for your help in the past and your continued support in the future. We need it.

Robert B. Boulrice

Annual Meeting

July 15, 1997

Agenda

Greetings

Peter Grenon: City Foods

Rob Walsh: Property Mgr. for Jerry Dangel

Fran Wirta: Envision Report re: Central Square Library

Jonathan Ginsberg: University Park Update

Jennifer & Jose Guzman: Bodega Restaurant

Robert Winters: Cinema in Central Square

James Rafferty: Holmes Project Update

Adjourn

(In the CSNC archives, this document shall forever be known as "the unfinished agenda")

August 4, 1997

MAYOR RUSSELL

- Whereas: The Central Square Neighborhood Coalition, a long standing productive group of residents concerned with the improvement of Central Square held its annual meeting on July 15, 1997, and;
- Whereas: At the annual meeting, the following officers were elected, Robert Boulrice, President, Geneva Malenfant, Vice President, Paul Schlaver, Treasurer, Eric Pfeufer, Clerk as well as Directors John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters and Fran Wirta, now therefore be it;
- Resolved: That the Cambridge City Council go on record re-affirming its support for the duly elected representatives of the Central Square Neighborhood Coalition and wish them every success as they continue to work together on behalf of the Central Square community.

The Board of Directors of the CSNC wishes to express its appreciation to Mayor Russell for her timely filing of this resolution. She is a friend, indeed.

HOLMES NOMINEE TRUST

comments of James Rafferty, Esq.
Fishery Restaurant, July 15, 1997

Holmes Nominee Trust has extended offers to tenants to lease space in their new structure. The building has been redesigned to accommodate a number of smaller retail spaces in addition to the CVS space on the Massachusetts Avenue side of the building and the second floor/mezzanine level retail space.

At this time, offers to return have been extended to and accepted by the following small retail tenants:

1. Irving Shoe
2. Emily Rose
3. Surman's Department Store
4. Weiner's Smoke Shop

The new building is not being designed for any office or restaurant uses. Accordingly, offers for space have not been extended to any of those tenants. However, Holmes

has directed Hunneman Commercial Real Estate to assist all tenants in relocation efforts. The following landlords are being contacted by Hunneman in their efforts to identify space for Holmes tenants:

1. Jerome Dangel
2. Carl Barron
3. Morris Nagar
4. Forest City

The project will undergo a Large Project Design review by the Central Square Advisory Committee on July 23, 1997 at 5:30 p.m. at the Citywide Senior Center. A final zoning application will not be filed until after that meeting.

In addition, the Landlord has not yet served any tenant with a six month notice concerning demolition.

SUPPORT THE CSNC

JOIN NOW OR RENEW YOUR MEMBERSHIP SO WE CAN KEEP THIS NEWSLETTER COMING YOUR WAY! PLEASE CONTRIBUTE A LITTLE EXTRA, IF YOU CAN. MEMBERSHIP DUES ARE FOR THE CALENDAR YEAR. MAIL THIS FORM TO THE ADDRESS SHOWN BELOW. MAKE CHECK PAYABLE TO THE CENTRAL SQUARE NEIGHBORHOOD COALITION.

ENCLOSED ARE MY **\$5.00** ANNUAL DUES + MY DONATION OF \$ _____ = \$ _____ TOTAL ENCLOSED

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____ FAX _____

I WOULD LIKE TO JOIN THE COMMITTEE/ACTIVITY CHECKED BELOW:

_____ CRIME AND SAFETY

_____ SPECIAL EVENTS

_____ ECONOMIC DEVELOPMENT

_____ DISTRIBUTE INFORMATION IN MY NEIGHBORHOOD

_____ TRAFFIC AND PARKING

_____ OTHER _____

BOARD OF DIRECTORS

ROBERT BOULRICE, PRESIDENT
GENEVA MALENFANT, VICE PRESIDENT
ERIC PFEUFER, CLERK
PAUL SCHLAVER, TREASURER

JOHN DIETRICH
DECIA GOODWIN
JULIA GREGORY
FRED KIMBERK

CAROL KRIEGER
ERIC SCHEIRER
ROBERT WINTERS
FRAN WIRTA



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Blumberg No. 5119
EXHIBIT
12

July 25, 1997

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JUL 25 12:04 PM '97

To the Honorable, the City Councillors
c/o Margaret Drury, City Clerk
795 Massachusetts Ave
Cambridge, MA 02139

AFFIDAVIT

Regarding the Central Square Neighborhood Coalition (CSNC).

I, George Salzman, resident of Cambridgeport, attest that the following is a true and accurate account of recent events concerning the group, Central Square Neighborhood Coalition.

Prior to the article "Major retail/residential project proposed in heart of Central Square" in the May 15 issue of *The Cambridge Chronicle* I had no knowledge of CSNC. From that article and other information I gathered, it was both (1) evident that CSNC did not represent my opposition to the Holmes Trust proposal, and (2) conceivable that it might be possible to convince enough opponents to join CSNC to change its stance to one more representative of what I believed was likely to be widespread community opposition. I advocated making the effort, arguing that at the least we would be a vigorous minority in CSNC, and on June 15 sent my membership application form with a check for \$5, the annual dues.

I received a postcard, postmarked July 7, announcing the annual meeting of CSNC on July 15 at the First Baptist Church, 5 Magazine St. The text follows:

Be sure to attend our annual meeting. Agenda: election of officers and directors; introduction of new managers of Purity Supreme; and a presentation by the Holmes Family Trust. Members are reminded to pay their annual dues (\$5) at the meeting. See you there!

Slate of Candidates Bob Boulrice, President Geneva Malenfant, Vice President Eric Pfeuffer, Clerk Paul Schlaver, Treasurer John Dietrich, Director Decia Goodwin, Director Julia Gregory, Director Fred Kimberk, Director Carol Krieger, Director Erik Scheier, Director Robert Winters, Director Fran Wirta, Director

When I arrived at the annual meeting a printed agenda on the CSNC letterhead was being distributed which no longer included as an item the previously scheduled election. I was given a paper ballot with the slate listed in the preceding paragraph. There were two choices printed, to either "support the slate" or "not support the slate."

Prior to the start of the meeting David Hoicka, on behalf of those of us seeking to elect an alternative slate, spoke to Bob Boulrice and attempted to give him our written request that we be given the opportunity to put in nomination our proposed slate. Mr. Boulrice refused to accept it and threatened to adjourn the meeting if we tried to open the election. At that point it was apparent that Mr. Boulrice had made a last-minute agenda change, clearly in an effort to avoid not having his preferred slate re-elected.

As the meeting began, Mr. Hoicka called a point of order to challenge the change of agenda. Mr. Boulrice refused to recognize him and attempted to continue with his modified agenda, whereupon David Slaney insisted strongly that a call for a point of order must be recognized. At that point Mr. Boulrice declared the meeting adjourned and left his position as chair. Mr.

Slaney went to the front of the room and asked if anyone wished to call for a vote challenging Mr. Boulrice's ruling that the meeting was adjourned. Someone did move to continue the meeting. I don't recall whether that motion was discussed after being seconded, however it passed by a very large majority. Mr Boulrice and some of those aligned with him either had left or were then in the process of leaving. I have no doubt that even if everyone had remained, the vote to continue would still have passed by a quite substantial majority.

The next order of business was to elect a chair. I believe that only Mr. Slaney was nominated. He presided as chair throughout the remainder of the meeting.

Absent any bylaws of the CSNC (We had tried for more than a month to obtain the bylaws—to no avail.), we then had to decide on the conduct of the meeting. I do not recall whether we formally agreed to follow normal parliamentary procedures, but if not there was a clear consensus to do so. We had to decide on an agenda. A large majority voted to adopt the original agenda that had been announced for the meeting (see p.1), beginning with the election.

Someone — probably Mr. Hoicka — placed the alternative slate in nomination. This consisted of 11 persons: Ellen Al-Weqayan, Jon Bekken, Niels Burger, Bill Cunningham, David Hoicka, Mykol Larvie, George Salzman, Jay Scheide, Dave Slaney, Wattie Taylor, and Elizabeth Washburn. I then placed the original slate (Boulrice et al) in nomination. Mr. Slaney called for further nominations. None were forthcoming. Someone moved to close the nominations. It was seconded and voted.

Someone questioned the difference in the two slates. The Boulrice-headed slate had four officers and eight directors; the alternative slate had eleven directors, none of whom were designated as officers. The chair suggested that this be handled, since the vote was for entire slates rather than individuals, as a vote for a set of directors. It would then be left to the elected board to designate its officers. The issue was not further discussed. Someone wished to nominate another person for the alternative slate (to equalize the numbers at twelve each), but the chair ruled that nominations had been closed, and was not challenged.

A difficulty in carrying out the election was that we did not have the list of members. When Mr. Boulrice and those who followed him left the meeting they removed the lists, both of previously paid-up members (like myself) and of members who paid at the desk when entering the meeting room. This latter group included both old members who had not yet paid their current dues, and new members formally joining CSNC by paying their first-time dues.

The chair ruled that in the absence of by-laws, the people entitled to vote were those who had become members before the start of the meeting. This appeared to be consistent with the previous practice at CSNC annual meetings, which did not discriminate against new members in the matter of voting rights. The chair cautioned — and urged — that only those entitled to vote should do so.

Prior to the vote the names of the individuals on each of the two slates were written on a large blackboard, and the chair asked each of the candidates to identify him- or herself.

The vote was then conducted by secret ballot, with each voter bringing the folded ballot to the table at the front of the room, placing it before the two monitors, one of whom supported the original slate and the other the alternative slate, and then signing the sheet signifying that he or she had voted. The two monitors then counted the votes. The result was a very large majority for the alternative slate.

The two remaining items on the original agenda — introduction of new managers of Purity Supreme; and a presentation by the Holmes Family Trust — did not take place, the first because the Purity Supreme managers had had to leave earlier, the second because James Rafferty

shepherded the architect, Douglas Solzer, and his exhibit from the meeting room just before Mr. Solzer was about to describe the proposed project.

Someone moved that the meeting act to repudiate the letter of May 28, 1997 from Mr. Boulrice to Charles Sullivan, Executive Director of the Cambridge Historical Commission, which stated, "[T]he board of directors of the CSNC has voted to support the request of the Holmes Family trust for a demolition permit ... " The motion was seconded, and considerable debate followed regarding whether it was legitimate to introduce a substantive item of business which had not been announced in timely fashion to the membership. Those who supported the motion argued that such action was "cleaning the slate" preparatory to a vote by the membership on what the stand of CSNC should be. Those opposed to the motion argued that such action was in fact substantive, and improper.

To the best of my recollection, the chair ruled (again, lacking by-laws) that it would be procedurally incorrect to hold such a vote. His ruling was challenged, the debate continued, and finally the body voted to overrule the chair, by a close vote. Then the original motion to rescind Mr. Boulrice's May 28th letter passed, I believe again by a vote that was close enough so that it had to be counted.

The meeting then adjourned.

There are two essential points I wanted to focus on in this affidavit. The first is the legitimacy of the action to overrule Mr. Boulrice and vote to continue the meeting. The second is the scrupulously democratic attempt to conduct a legitimate election. On both counts I have reported what happened as well as I can remember. Fortunately, the entire meeting has been videotaped, but I have not had an opportunity to view the tape. If my memory is faulty in any regard, that can be verified by recourse to the visual recording.

The above statement is as complete and accurate as I am able to make it.

George Salzman

*Date: July 25, 1997
State: Massachusetts
County: Middlesex
Appear: George Salzman*

Bernadette D. Valentin
Notary Public
My Commission Expires July 3, 2003

CAMBRIDGE

Central Square coalition splinters

By Jenifer B. McKim
GLOBE STAFF

CAMBRIDGE - The Central Square Neighborhood Coalition held its annual meeting last week - and appears to have doubled.

News releases from two groups calling themselves the Central Square Neighborhood Coalition were sent out announcing new board members. Each group has its own

agenda and neither recognizes the other.

One thing is for sure: this month, this group is not a coalition.

"Masquerading as another group to me just doesn't work," said Robert Winters, who was reelected to the original board during a meeting Tuesday night at the First Baptist Church. "If other groups want to emerge from this, I say all the better, but let's not confuse things. We

are two different groups."

But a group of about 50 neighbors and activists say they fairly won the annual elections after about 45 original members walked out, leaving them to finish the meeting. New leaders sent out a press release announcing the change in the board and voiced their opposition to the demolition of a line of buildings in Central Square.

"I think they are sore losers and we want to be gracious winners," said David Hoicka, another member of the insurgent group. "I can see that they hurt right now and they are angry. I think it's an issue we should try to work out after the dust settles."

Underlying the conflict is a proposal to demolish buildings on the corner of Massachusetts Avenue and Magazine Street, which has sparked a growing wave of opposition from local businesses and neighbors. While the original Central Square Neighborhood Coalition, headed by Robert Boulrice, has given preliminary support to the project, the new group opposes it.

Critics say the proposal will kick out longtime, owner-run businesses that provide affordable services to the neighborhood, and will help turn Central Square into a super mall. Proponents say the new construction, which would replace the demolished buildings and would include housing and business space, would add to the city's \$3.6 million beautification effort in Central Square.

er.

Geneva Malenfant, vice president of the original coalition, said the election was decided on some 20 ballots that were filled out before the meeting was adjourned. She said Boulrice had to end the meeting because people were shouting and appeared to be rushing the podium.

The group lead by Boulrice left the church and completed their meeting at a local restaurant, The Fishery.

"It was like another era," Malenfant said. "I am sort of bewildered. It was really strong-arm tactics."

'Masquerading as another group to me just doesn't work. If other groups want to emerge from this, I say all the better, but let's not confuse things. We are two different groups.'

ROBERT WINTERS

But members of the new group said the meeting was never ad-

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Two Days in August

FOR
TEACHERS

Newspaper in Education Summer Seminars August 20 and August 21, 1997

"USS CONSTITUTION CELEBRATION"
8:00 to Noon, USS Constitution Museum, Charlestown, Wednesday, August 20

Just in time to prepare students for festivities surrounding the 200th anniversary of the founding of the US Navy, teachers in grades 4 to 9 get a chance to think again about our nation's early years. Using the exploits of Old Ironsides and tales of the War of 1812, pirates and tribute, teachers will get to take part in hands-on activities that will underline the links between past history and current events.
(4 PDPS/\$20)

"Seven Ways to Be Smart, Using the Newspaper to Explore Multiple Intelligence Theory"
8:00 to Noon, The Boston Globe, Thursday, August 21, 1997
(continued)

(4 PDPS/\$20)

"Seven Ways to Be Smart, Using the Newspaper to Explore Multiple Intelligence Theory"

8:00 to Noon, The Boston Globe, Thursday, August 21

Continued

from prev. page

This session is a must for teachers who would like to explore the multiple intelligences approach to learning. After all, when all is said and done, students absorb information in many different ways just as their teachers present information in many different ways. This session introduces using the newspaper in classes K to 12 with a special emphasis on practical activities that encourage students to use their many, many intelligences.

(4 PDPS/\$20)

Register for each session separately by making your check out to The Boston Globe and sending it with your name, home address and telephone number, school, subject and grade to: Boston Globe, Attn: NIE, Box 2378, Boston, MA 02107-2378. Your confirmation package contains directions for getting to the site, an agenda for the day, and your first background reading. Your \$20 fee includes continental breakfast as well as an optional tour of the facility.

The Boston Globe

HAVE YOUR STUDENTS SEEN THE GLOBE TODAY?

SP 8/16/97

housing and business space, would add to the city's \$3.6 million beautification effort in Central Square.

The Central Square Neighborhood Coalition was formed in 1993 to oppose the opening of an emergency services shelter on Green Street, Boulrice said. The group has been active in the city's improvement effort in Central Square.

Boulrice said the coalition had advance warning that a demonstration was going to occur last week, and when protesters arrived, he adjourned the meeting. In a press release Thursday, the coalition said that "disruptive shouting prevented the meeting from continuing." The release said ballots for officers and directors were distributed to "duly qualified members," and counted lat-

But members of the new group said the meeting was never adjourned and continued even after Boulrice and his associates left. They said a new chairman was elected and board elections were held later. During their meeting, they voted to express their opposition to the demolition proposal and said they would hold frequent meetings and forums to discuss issues with the community.

"This project threatens the very fabric of our community, by destroying Central Square as we know it," said Jay Scheide, a member of the new board, in a press release.

Several city officials interviewed Thursday said they did not recognize the new group. Mayor Sheila Doyle Russell filed an order Thursday to be heard Aug. 4 at the next City Council meeting to recognize the "duly elected representatives of the Central Square Neighborhood Association" headed by Boulrice.

"If they want to form their own group, we are happy to listen to them," Russell said about the new group. "We have groups everywhere, God bless 'em."

"I guess they can say whatever they want," said City Councilor Henrietta Davis, referring to the new group. "I don't think they are the Central Square Neighborhood Coalition."

Hoicka said Boulrice canceled the meeting when he realized he did not have the votes to win the election. Hoicka said that despite what some say, his coalition has more than one issue to work on. Members also plan to deal with rising rents for businesses and neighbors; they want to diversify the organization, and communicate more with neighbors, he said.

"I think they are the ones in a predicament," Hoicka said. "We won that vote fair and square."

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For his part himself as a son that's coalition."

"That's why ly spend our educating the city and in the

Dorchester McCormack believes that w is as important velopment - an ents - as ho learn.

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Takeover attempt rocks neighborhood coalition

BY AMY MILLER
Chronicle Staff

A renegade group stormed the annual meeting of the Central Square Neighborhood Coalition with its own slate of officers and plans to reverse the coalition's support of a \$20 million development in the heart of the square.

Dozens of members of Save Central Square, a group formed to oppose a seven-story development at the corner of Mass. Ave. and River Street, joined the neighborhood coalition at the start of Tuesday night's meeting and then tried to vote in new board members, according to board member Julia Gregory.

Bob Boulrice, chair of the coalition, refused to let the new members vote and, amid a loud debate, adjourned the meeting at Cambridge Baptist Church and then held an informal meeting down the street at The Fishery restaurant.

"The Save Central Square group decided they were going to try to do a takeover of the Central Square Neighborhood Coalition," said Gregory. "You have to have a cutoff point for voting membership," she added.

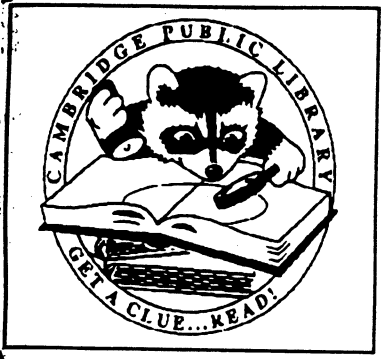
"People who signed up last night are not entitled to vote."

But the renegade group of about 50 new coalition members continued meeting at the church and elected its own slate of officers, including Dave Slaney of Norfolk Street as chairman, said Washington Taylor, who was also elected as a board member.

The nearly equal number of people who followed Boulrice to the Fishery never voted on their slate of officers because the meeting was officially adjourned. The nominating committee had recommended keeping all the officers and board members the same, with the exception of one board member who resigned.

The group did, however, hear some of the scheduled presentations, including one by James Rafferty, attorney for the controversial Holmes Trust project. The developers plan to raze several two-story buildings that are currently home to independent stores and build a retail and housing complex with about 100 apartments.

The group that remained at the church decided to send a letter to the Cambridge Historical Commission rescinding the coalition leadership's earlier support of the Holmes project.



paper found under a bookcase at the Boudreau branch might have been the corner of a napkin from the missing party package.

It turns out the napkin matches the ones Boudreau children's librarian Carol bought. She stopped off at Boudreau on the way to the meeting and used one of the napkins to clean up after a snack. She ate with Phabulous Philecia. If they are in cahoots, they are clever, no other evidence was found at Boudreau. (You may cross Boudreau off: it's clean.)

Clue: Brazen Branch-Head Phabulous Philecia went into the stacks to find a book at the same time the goods were pinched. A patron of respected character saw her leave the meeting, take the book from the shelf, and return to the meeting. She didn't have time to swipe the party goods. Phabulous Philecia is innocent. (You may cross her off.)

Rumor: Found at the O'Neill Branch: one fresh lemon. Was it for the lemonade at the final party? Check it out.



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Views diverge at Central Sq. crossroads

Some say plan by Family Trust violates spirit of the square

BY AMY MILLER
Chronicle Staff

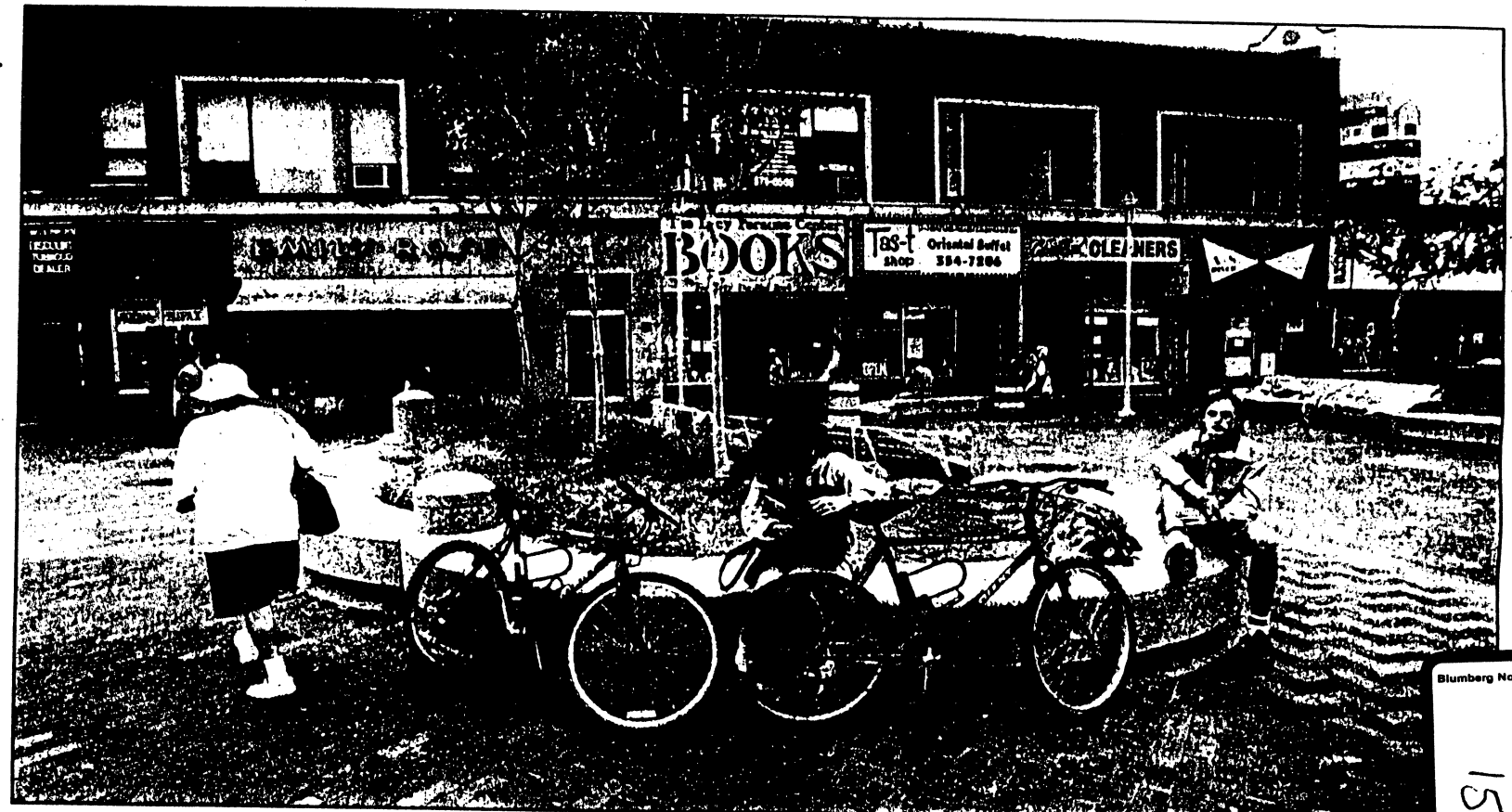
Mary Calnan has lived her entire 82 years near Central Square and, frankly, she'd just as soon see the heart of square demolished.

"I'm one of those who always thinks it's good when there's change," said Calnan, emerging from Woolworth's in her pink summer outfit. "And I think it would be an improvement to get rid of that section of Central Square," she added, nodding toward the controversial block of buildings at the corner of River Street and Mass. Ave.

Reginald Riley has lived near Central Square his entire 45 years and he has a different sense about the 11-story apartment building being proposed by the Holmes Family Trust. Riley has shopped at Surman's and remembers when his mother's friends worked at Emily Rose, and he would like the two-story block of buildings to remain as it is today.

"Soon you won't be able to walk through Central Square without an overpass or an underpass and Central Square is going to be so high you won't even see the sun anymore," said Riley, as he and his daughter rode away from the bake sale at the St. Paul AME Church on Bishop Allen Drive.

And so it is, neighbors of Central Square living from MIT to Inman Square and from Harvard Square to the edges of East Cambridge, have



Andrea Lorenzo of Argentina visits Carl Barron Plaza in Central Square while Mark Marren waits to meet a friend. Behind them is the building whose proposed demolition is the subject of controversy.

PHOTO BY F. JOHN V.

points of view on Central Square so different that no one group can really speak for the neighborhood.

But as Central Square turns into the cleaner, safer, more upscale neighborhood that city officials and residents fantasized about five years ago, there seems to be a plethora of groups trying to talk for neighbors, and hoping someone will listen.

Last week, plans to calmly vote in the old set of officers and board of

directors at the annual meeting of the Central Square Neighborhood Coalition, the one group that claims to represent the four neighborhoods around Central Square, were blown to pieces as a group of residents signed up to become members that night and tried to vote in a new slate of officers opposing the Holmes Family Trust development.

Neighbors who worry that the new square will be more expensive

and less interesting have watched suspiciously as the square has slowly changed into the kind of place people from other parts of Cambridge might visit, the kind of place Starbucks has decided to enter.

When the Holmes Family Trust announced this summer its plans to put up a building with 91 apartments above a national book chain and several other retail outlets, these cautious neighbors panicked and

formed a group called Save Central Square. When they learned that Bob Boulrice, chairman of the Central Square Neighborhood Coalition, had written a letter supporting a demolition permit for the Holmes buildings, they decided it was time to get involved in the neighborhood coalition.

"People got tired of having Boulrice and company wandering around
CROSSROADS, page 11

Blumberg No. 511v

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Central Square. See story on page 6.

Views diverge at Central Sq. crossroads

CROSSROADS, from page 1

claiming to speak for the community," said Jon Bekken, who lives at the corner of Pleasant Street and Western Avenue and was voted onto the renegade board of the neighborhood coalition.

"The neighborhood coalition is actually a rubber stamp for Carl Barron's plans for Central Square," said Ellen Al-Weqayan, another alternative board member, who was referring to the powerful business owner who chairs the Central Square Business Association.

"We are actually interested in talking to people from the neighborhood and finding out what they want," said Al-Weqayan, who actually lives on Kirkland Street, closer to Harvard Square than Central Square.

When this group loudly tried to redirect the meeting and vote itself into power, Boulrice adjourned the session and moved it from the Cambridge Baptist Church to the Fishery restaurant. While he and his board and followers re-elected the same group of leaders, the Save Central Square group went on with its version of the annual meeting and elected its own leaders, including Dave Slaney of Norfolk Street as chairman.

BOTH GROUPS have sent out press releases about the annual meeting, acting as if they are the real coalition. Slaney and his crew say Boulrice did not follow Roberts Rules of Order, or any democratic process when they blocked new members from voting in the annual election. Boulrice says his bylaws indicate the board decides how to run meetings, including who can vote for officers.

City officials have made it clear

Mayor Sheila Russell sent Boulrice a note recognizing his re-election as chairman of the board of the coalition.

After all, Reeves noted, Boulrice and fellow board members have been working on issues affecting the square since 1993, when the coalition formed to protest a move by a substance abuse shelter to Central Square. The CASPAR shelter never moved to the square and the coalition continued to have a voice in neighborhood matters since then.

But opponents say the coalition rarely holds meetings, sends out newsletters or checks in with what the residents really want.

IN A SURVEY of the neighborhood, Save Central Square members got signatures in one day from 450 people opposing the development, said Al-Weqayan. She said there was a 10-to-1 ratio, with the balance falling against the project.

The Chronicle, in its own smaller, informal survey over the last week, found neighbors to be much more divided. Of about two dozen people interviewed in Central Square, 40 percent generally liked the idea of the project, roughly 40 percent were opposed to it, and about 20 percent either couldn't decide or didn't care.

"That's a pretty dumpy building," said Corey Boniface of Crawford Street. "I don't think we should say everything has to be preserved."

"They need to just leave well enough alone," said Donna Harris of Bishop Allen Drive, noting the housing planned there would not include affordable housing.

As it happens, Boulrice argues that his letter did not support the development, but rather a demolition permit that would let the property be

above Mass. Ave., where the height may be more in keeping with the existing environment. The entire project will still include 150,000 square feet of market-rate housing and 27,000 square feet of retail space, compared to the current block with 30,000 square feet. The center part of the building, facing Carl Barron Plaza, would still have 11 stories, according to Jim Rafferty, attorney for the Holmes trust.

THE NEW PLAN calls for six retail stores instead of four on the main floor, which would mean leaving room for more smaller stores to move in. The second floor would host a large bookstore in 10,000 square feet, with access to a courtyard cafe, Rafferty said.

Boulrice, working with his board, has played an active role in getting a new supermarket into the Purity Supreme space and in defining the kind of work that would go into the city's \$3.5 million improvement plan for the square.

This money has been used to widen sidewalks, add bike lanes, install benches, restore facades and rebuild the Carl Barron Plaza, directly outside the Holmes site. At the same time, several new restaurants, mainly cafes, have opened, and there is very little vacant space left in the square.

Nonetheless, Reeves regrets that the square is not quite how he and others envisioned it when they drew up plans several years ago. He would love to see more cafe tables with umbrellas, fewer bike racks and most of all, a greener, more welcoming Carl Barron Plaza.

"I would have hoped Carl Barron Plaza would have been a green oasis

Reeves hosting forum on future of Central Square

City Councilor Ken Reeves and a group of residents are sponsoring an open forum on the future development in Central Square noon to 3 pm Saturday, Aug. 2, at the Dance Complex.

Reeves, who has been critical of the ongoing \$3.5 million improvement project, said in a press release this week that "there are still many citizens who feel that their voices have not been heard" despite two "envision sessions" by backers of the project.

Reeves, who as mayor several years ago helped the improvement project get off the ground, is unhappy with the sidewalk improvements. He has called all the new trees, benches and bicycle racks an "obstacle course."

The councilor invites everyone to attend the forum and weigh in with opinions. The Dance Complex is located at 536 Mass. Ave. in Central Square. Call 349-4278 for more information.

square.

"It's clear to me One Brattle Square ruined into perpetuity Harvard Square; it's just too big," said Reeves. "I'd adamantly oppose another too-big building to ruin Central Square. I'm sure it could be improved."

THE BUILDING diagonally across Mass. Ave. on Brattle St.

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d Solomon will have veeks for Judge Sin- nis ruling. Dickerson, ridge public school ed to have a strong olomon, who moved y in January. She said rent for May, June otal of \$2,475 owed. he told the judge that is rent in escrow be- n had not repaired a r drain and because in the apartment. o action," Solomon

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did not follow Roberts Rules of Order, or any democratic process when they blocked new members from voting in the annual election. Boulrice says his bylaws indicate the board decides how to run meetings, including who can vote for officers.

City officials have made it clear they will honor Boulrice and his gang as the real voice of the Central Square Neighborhood Coalition, whatever weight that holds.

"If other people want to have a group to represent Central Square they should organize it," said City Councilor Ken Reeves, whose efforts to improve Central Square were central to much of the work that has been done. "But it pains me to see one group of good people beat up on another group of good people."

They need to just leave well enough alone," said Donna Harris of Bishop Allen Drive, noting the housing planned there would not include affordable housing.

As it happens, Boulrice argues that his letter did not support the development, but rather a demolition permit that would let the process move forward.

"You can object summarily or you can negotiate to try to get a better outcome," said Boulrice. "We prefer to negotiate."

Developers have already slightly modified the proposal in response to neighborhood concerns. The latest proposal, presented Wednesday night to the Central Square Advisory Committee, involves moving some of the floors that would have been above the current Ethiopian restaurant to space

plans several years' ago. He would love to see more cafe tables with umbrellas, fewer bike racks and most of all, a greener, more welcoming Carl Barron Plaza.

"I would have hoped Carl Barron Plaza would have been a green oasis and I wouldn't have had to live 20 or 30 years longer to be shaded by the trees," said Reeves.

The plaza, in fact, will have more plants and flowers when it is finished, said Roger Boothe in the Community Development Department. But the truth of the matter is it can never be as green as Quincy Square because too many utility lines are underground beneath Carl Barron Plaza.

Reeves has no special attachment to the existing buildings, but he believes an 11-story building is too big for the

Square; it's just too big," said Reeves. "I'd adamantly oppose another too-big building to ruin Central Square. I'm sure it could be improved."

THE BUILDING diagonally across Mass. Ave. on Prospect Street is 12 stories, and is the tallest building in the square.

Reeves suggests that the market will determine whether retailers who are there now can stay or go.

Most of the 12 independent businesses have been offered a chance to return to the new building once it is completed.

Opponents point out the rents will be unaffordable, but the fact of the matter is that the current rents are below market, running from under \$7 to \$21 per square foot, compared to a market rate of around \$20.

So far, Emily Rose, Surman's, Irving Shoes and Wiener's Discount Tobacco Dealer have indicated they are interested in staying in the new building, said Rafferty. Restaurants will not be invited back since the new building will not include restaurant space, he said. A large part of the street level will be reserved for CVS.

The advisory committee meeting on Wednesday, unlike the neighborhood coalition, has an official role in city government. City planners are required to take the advisory board's recommendation into account when making their own decisions.

Members of Save Central Square sent out flyers asking people to attend this meeting and once again voice their distaste for the Holmes proposal.

George Metzger, who heads the advisory committee, is not all that sympathetic to what he sees as the Johnny-come-latelys in Central Square affairs.

"Those people excited now were not two years ago when tremendous time and energy was going into discussion of these issues," said Metzger. "Some of this discussion would have been valuable and helpful one and two years ago."



PHOTO BY F. JOHN WILCOX

The tobacco shop marks a Central Square cornerstone that will be drastically altered under a plan to demolish and redevelop this key building.

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Scouts on way

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Coalition mission is people planning future of Central Sq.

First, the election of officers of the Central Square Neighborhood Association was held Tuesday evening, July 15. A new slate of officers was elected. I am one of those persons. These views are my own, not a statement for the board. I do, however, believe the perspectives are shared by us all.

by us all.

Second, the slate chosen represents a truly community-oriented one, and our views repudiate a board that had come to placate business development and private interests and did not reflect its mantle, "coalition." Nonetheless, we will welcome those of the former board and their supporters. Let us put the petty bickering behind us and go on to substantive issues of the community long unserved.

It is incumbent upon us that we use this demonstration of community sentiment and community strength to achieve two ends.

First, that Holmes Realty Trust and any other developer be brought to serve the broad public interest of the Central Square neighborhood in



goods, services, jobs, small business maintenance and establishment, and housing for a mixed-income area reflecting this area of our city.

And, second, that we, the coalition, become a group comprised of, not simply representing, the spectrum of the community in race, culture, income and interests, and that we are proactive for issues that affect our broad constituency.

Our first goal will bring forth the voices of our community, neighbors, houses of faith, organized political and social groups to express a common vision and a set of action goals to protect, provide and plan for Central Square.

We will use our shared strength to see that any development on the Holmes property serves the needs of those of us who live, work and play here, and that any changes in architectural envelope will be open and receptive to our whole community. We will make our mandate clear to other developers that we, the community, will participate in future planning for Central Square.

Our second goal will be active outreach and support in other issues affecting the needs and interests of residents in the square and the four neighborhoods: Area 4, Cambridgeport, Mid-Cambridge and Riverside. We look forward to our first broad-based community forum.

WASHINGTON TAYLOR
Kelley Street

Voices in Central Sq. need to be heard

On Woolworth's door, shoppers are greeted with a sign saying, "All sales final, no refunds or exchanges." Central Square area residents learn that Woolworth's will be closed by Christmas.

Across the street, elders and mothers with children in tow tug at the locked door of the "Supreme," and

then see the sign that says, "City Foods at Central Square will open on July 25." City Foods boasts of their flower department, full-service bakery, enlarged deli, food court, cafe, fax and Internet shopping, catering, deli platters, fruit baskets and complete takeout and eat-in food service, but their letter to the community fails to talk about long-term affordability and product choice.

The existing board of the Central Square Neighborhood Coalition (CSNC), at its meeting on July 15, applauded their letter of support for the demolition of half a block of stores in the heart of Central Square to make way for a towering residential and retail edifice. This support for demolition was unnecessary and done without any consultation with membership and served to shut off a diversity of dialogue about the future of the square. Like all boards with the best of intentions, they are only able to represent their own class and race; in this case, professional and white.



Meanwhile, at the First Baptist Church a group elects a slate of officers and calls itself the Central Square Neighborhood Coalition. They denounce the demolition letter and take up strategies to "Save Central Square." This effort to "take over" an existing group rather than diversify that group seems limited in focus, simplistic and a strategy that will fail to lead to meaningful dialogue among diverse classes and races.

As a longtime member of the Central Square Neighborhood Coalition I am saddened by the continued splintering of communication across race and class divisions. I feel manipulated by the longtime CSNC Board which acts without member consultation, upends the process of the annual meeting, and reverses itself about election procedures by denying new and old members the opportunity to discuss a diversification of the slate and the rights of all members.

What about the voices of the vast majority of Central Square residents, those looking at the sign on Woolworth's door or tugging at the locked door of the Supreme, those looking for a place to buy affordable clothes

or buy household products at affordable prices? What about those who want to raise a family or live out their days in the Central Square area? How do these voices empower themselves — that is the challenge.

GERALD BERGMAN
Elm Street

Not a 'takeover'

"Save Central Square" is probably best understood as a broad-based, grassroots community movement to resist inappropriate and unwanted "development" in Central Square.

As someone actively engaged in this effort, I can say with certainty that "Save Central Square," as such, did not plan or carry out a "takeover" of any other group, contrary to the impression given by the Chronicle article of July 17.

Some people active in "Save Central Square" encouraged people in the neighborhood to join the "Neighborhood Coalition," pay their dues and help elect a reform slate of directors who would more accurately reflect the views of our community on the Holmes Realty Trust proposal.

This effort was blocked by some last-minute maneuvering by the chair of the Central Square "Neighborhood Coalition" — a move which led to a rancorous outcry from new members excluded from legitimate participation.

I was not among those who joined the "Neighborhood Coalition," but I did witness the meeting.

In addition to the many inaccuracies in the Chronicle report, it would have been nice if someone had bothered to check the version of the story supplied by Julia Gregory with someone involved with "Save Central Square."

JAMES WILLIAMSON
Perry Street

Coalition seeks community input

The newly elected board and the members of the Central Square Neighborhood Coalition, assembled at its annual meeting, voted to express their opposition to the Holmes proposal to demolish buildings in Central Square and put up a luxury high-rise.

It is unfortunate that — earned or unearned — in recent years the coalition has obtained the reputation of being a rubber stamp for developers, unresponsive to the residents of the neighborhoods around Central Square. This appearance has arisen in part from its stifling dissent in the group, and its lobbying for hundreds of thousands of dollars in welfare-like subsidies for a few wealthy landowners in Central Square, while seeming to ignore compelling needs such as affordable housing for the rest of us.

The new board intends to put a stop to this. With our upset election victory, we intend to bring the "Neighborhood" back into the "Coalition."

We want to try to be truly responsive to the people, not the developers who evict the people and tear down buildings — like a neutron bomb that knocks holes in our community fabric, removing the people to possess the land.

In this respect, we plan forums including the problems of rising rents in Central Square, local economic development, how different communities are dealing with gentrification, and racial cooperation. We plan an action agenda.

We invite all those who have felt disenfranchised in the past to contact us and help the coalition do the right thing by its neighborhoods.

The new Board wants the Coalition to turn over a new leaf. Please help us.

*David Hoicka, new board member, for the
Central Square Neighborhood Coalition*

A square divided

Neighborhood battles over future of Carl Barron Plaza

By Courtney Claire Brigham
TAB Staff Writer

Not too long ago, Central Square was considered the "forgotten zone" to many in Cambridge — crime was rampant, traffic was nightmarish, businesses and the city were unwilling to invest money in the area the neighborhood. Some had said the area was being used as a dumping ground for alcohol abuse and rehab centers.

Today, however, cries of gentrification and tales of neighborhood election coups are the issues that threaten and divide the neighborhood.

Now the neighborhood is split over plans to demolish the Carl Barron Plaza building — a two-story structure in the heart of Central Square that now houses a dozen small businesses, including landmark shops such as the Emily Rose Shoppe Inc., the Lucy Parsons Center and Wiener's Discount Tobacco — and create a \$20 million, seven-story retail and residential development.

The proposal has fueled a range of responses from pleasure to protests.

Most recently, the issue lead to the disruption of a routine annual election of the Central Square Neighborhood Coalition. An attempt to quietly collect votes for an old slate of officers turned into shouting when a different group of neighbors attempted to write in a new board selection. Shortly after, the meeting



PHOTO BY STEPHANIE MITCHELL

Demonstrators gathered to protest the Holmes Real Estate Trust project before the Central Square Advisory Committee hearing last Wednesday. Protesters and members of the Committee to Save Central Square have said demolishing the Carl Barron Plaza in Central Square will lead to the gentrification of the square.

was adjourned, with both groups tallying up their ballots. As a result, two different groups have been formed — both claiming to be the CSNC.

The second is a group that has recently rallied together to protest the demolition of the Carl Barron Plaza. Its members had previously dubbed themselves the Committee to Save Central Square, and are now claiming to be the Central Square Neighborhood Coalition.

City officials appear to be recognizing the original neighborhood group, which includes Bob Boulrice as president and the entire board's slate. Mayor Sheila Russell filed a council order for the Aug. 4 meeting

that affirms the results of the annual election. The order asks that the City Council "go on record re-affirming its support for the duly elected representatives of the Central Square Neighborhood Coalition and wish them every success as they continue to work together on behalf of the Central Square community."

For longtime neighborhood activists like Boulrice and Robert Winters, who is a member of the board of directors of the CNCS, the election coup was a slap in the face for members who have worked for years on a range of issues and put in more than 1,000 hours combined as

see Plaza, page 9

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PLAZA

FROM PAGE 8

participants in city-sponsored meetings and other affiliated CSNC board assignments, they said.

"These people were nonparticipants for half a decade now, when it affected this one issue (the Carl Barron Plaza), they agitate, come out and create troubles," Winters said. "Everybody has the right and obligation to speak their mind about the proposal. My objection is the lynch mob tactics and the way they brush off people who have dedicated years to improving things in the square."

David Hoicka, who is part of the second slate of members, disagrees. He said the original CSNC board has been "largely inactive" for the last two years. His group hopes to host more meetings and forums that address housing issues, employment and small businesses in Central Square, he said.

"I think that kind of language comes from sour losers — we are trying to be gracious winners," said Hoicka, who opposes the demolition of the Carl Barron Plaza. "We came to their turf, their rules, their

location."

Meanwhile, for the original board, the band will march on, says Boulrice.

"We are volunteers, we are much more concerned about enhancing the quality of life for people who live and work in Central Square," Boulrice said. "At first I was outraged, now it seems sadly amusing — we just want to move on."

While the CSNC supported the demolition of the Barron building, Boulrice said the group is still awaiting to hear about specifics in the Holmes plan before waging its opinions.

Its support for the project, he said, is contingent on provisions for affordable housing, the appropriate treatment of existing retail tenants, the adequate resolution of traffic and parking issues and the resolution of some issues dealing with the scale of the buildings.

The Central Square Advisory Committee is slated to hold a hearing on Wednesday, July 30 at 5:30 p.m. in the Senior Center in Central Square. The Holmes Realty Trust is scheduled to present its latest proposal and answer questions of the committee. □

Business Extra

FROM PAGE 7

Lodish is a member of the National Academy of Sciences and a fellow of the American Association for the Advancement of Science. He was a founder and scientific advisory board member of Genzyme Inc.

Currently he is an advisory board member of Arris Pharmaceuticals Inc., Astra AB and Millennium Inc. Most recently he co-founded Cogito Learning Media Inc., which is developing and publishing video and computer-based instructional material for introductory college science courses.

Lodish, a Brookline resident, received his bachelor's degree from Kenyon College and his doctorate in genetics from Rockefeller

and Saint Michael's College of Vermont.

Reputation Management hired by on-line company

Reputation Management, a Cambridge-based strategic communications firm, has been retained by AlphaSight Online Strategists Inc. of Boston, creators of the CEO Express Web site — www.ceoexpress.com — and consultants in competitive strategies for the electronic frontier.

The firm will provide public relations and promotion planning, leadership positioning and influence/constituent relations.



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Letters to the Editor

New Central Square coalition more representative

In the past few weeks, hundreds of people who live, work and congregate in Central Square have spoken out or signed petitions opposing a developer's plan to demolish a business block in the heart of the square. Many of us attended the annual meeting of the Central Square Neighborhood Coalition on July 15 to challenge that group's endorsement of the developer's plan.

The Central Square Neighborhood Coalition, despite its broad-based sounding name, is really just a small group of people, but purports to represent "the people" of the area. So when its board took a position which proved to be very unpopular among the people it claimed to represent, some of these people decided to join the group to try to change that position and maybe also the board itself.

The board knew this was happening, and that they wouldn't have enough support to win a fair election. So they changed the agenda without notice, canceling the election and putting the developer's presentation at the end of a huge new list of items. This was probably a violation of their bylaws, so they refused to show anyone a copy of the bylaws.

When Mr. Boulrice called the meeting to order, he ignored points that members tried to raise about the agenda. Then he simply declared the meeting adjourned, and left with 20 people eventually following him.

The remaining 60 or so people elected a new chair, and carried out the original agenda, resulting in the election of a new board. The old board reassembled in a nearby restaurant with the developer's lawyer.

It is too bad that the old board left. By doing so, they left the impression that the success of the developer and their own control was more important to them than the Central Square Neighborhood Coalition itself. It is only by the active participation of more and more people, drawn in by struggles over their vital concerns, that any community organization can become truly democratic and therefore worth being part of.

Bill Cunningham, Cambridge

Group's 'infantile' behavior spoils coalition meeting

One of the reasons that I chose to live in Cambridge, and very specifically Central Square, is that one can count on an opportunity to participate in a civil, informative, caring and interesting discussion on most controversial civic issues. This is also why I belong to the Central Square Neighborhood Coalition.

For four years the CSNC has toiled diligently on behalf of all four of the neighborhoods that meet in the heart of the square. Its focus has always been maintaining what we love about the square, and improving what needs fixing for the population that is already here. The Central Square Neighborhood Coalition has always fought the kind of gentrification that would change the face of that population.

On July 15, I and many other members went to the annual meeting to hear about the progress on issues that the coalition is working on.

The "Save Central Square" committee, a group that has been meeting for several weeks to protest the proposed changes in the buildings owned by the Holmes Trust, mobilized a large group of people to take over the CSNC meeting. This group, most of whom have never been members of the CSNC, arrived with a pre-printed "Slate of Candidates for Office of the CSNC" and proceeded to belligerently disrupt the agenda with a demand to have their version of the agenda recognized as having precedence. They declared the CSNC "out of order," and then the apparent ringleader of this group of thugs (there was no other word to describe them) rushed to the podium to implement their agenda.

It was very clear to all of us who were interested in the CSNC meeting that there was no point in attempting to reason with this irrational mob. President Bob Boulrice adjourned the meeting. The ad hoc group proceeded with their farce of a "meeting" as we all left. As several members of the Central Square community had prepared presentations on important topics for this meeting, many of us reconvened later in another location.

What was the purpose of disrupting the CSNC meeting? This group is hardly now the Central Square Neighborhood Coalition. Were they so unsure of the efficacy of their positions that they didn't feel they would be able to be persuasive in an honest, civil debate at the CSNC meeting? Are they so incredibly arrogant that they believe they are the only ones who care about the present and future of Central Square?

Did they think that this sort of infantile, amateur theatrics is going to strengthen their credibility and their effectiveness in the eyes of the Central Square Advisory Committee, The Planning Board or the Zoning Board when they present their views on proposed development in the square? Those bodies are interested in thoughtful presentations, not cheap drama. This group's specious behavior has gained them nothing in the short term, and will in the long term cost them much.

Had they participated in the meeting in a productive manner, they might have come away with an increased number of energetic advocates for their cause. Members of the CSNC might well have shared information that might have strengthened their position. Unfortunately their behavior created a chasm so large, it may be impossible to bridge.

Karen Larsen, Cambridge

Central Square Neighborhood Coalition

PO Box 986, Central Square
Cambridge, MA 02139

July 30, 1997

To the Honorable Cambridge City Council

This letter is a preliminary objection to the proposed Order by Mayor Sheila Russell to change after the fact the outcome of a board election for this Coalition. The Coalition reserves its right to respond further.

Enclosed is a comprehensive compendium of documents and news clippings -- pro and con -- relating to the recent board election at the Central Square Neighborhood Coalition.

Reasonable minds may differ on political decisions for the future of Central Square.

However, the City Council is being asked to take a position by the Honorable Sheila Russell, as Mayor, on the outcome of that election. Not only would this be substantively wrong, but the City Council lacks jurisdiction to attempt to decide this matter. The best solution is that if City Councillors wish to help mediate concerns of various parties, the new Coalition board is always open to discussion.

For City Council to seek to officially determine or change this election after the fact, as requested, would be a governmental intrusion against the established rights of the members of the Neighborhood Coalition. For example, it would violate the civil rights of the Coalition members by denying them the results of fair and open elections. Due process rights are trampled by failing to give a fair evidentiary hearing. Equal protection rights are violated by treating the former board members as a special class with more rights and access than the new Board. Property rights are illegally affected, since members paid membership fees to the Coalition. Trying to dictate the results of an election, after the fact, is an illegal "ex post facto" law.

Further, the proposed order violates the freedom of association, and the freedom of speech of the Coalition members, and violates state laws by seeking to interfere with corporate elections. Trying to determine community association elections is not one of the enumerated powers under the Charter of the City of Cambridge.

The present board has no personal animosity towards the prior board -- just policy disputes on certain issues. We have offered to work with them. Plainly this is an apparent controversy manufactured by the losers of the election. It is not an issue the City Council should get involved in, in a confrontational manner. Mediation and discussion yes, trying to improperly impose a resolution, no.

Thank you for your courtesy in DENYING this proposed unconstitutional order.

Osw Thiel
Walter J. Allen

Warmest regards,

John R. Scheide
Joe Traynor
William B. Dunnington

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62

Consent Communications #62

Communication was received from the Central Square Neighborhood Coalition, transmitting their objection to the proposed order to change, after the fact, the outcome of a board election for this Coalition.

In City Council August 4, 1997

*Referred to
Order # 73*

73.

August 4, 1997

MAYOR RUSSELL

Whereas: The Central Square Neighborhood Coalition, a long standing, productive group of residents concerned with the improvement of Central Square held it annual meeting on July 15, 1997, and;

Whereas: At the annual meeting, the following officers were elected, Robert Boulrice, President, Geneva Malenfant, Vice President, Paul Schlaver, Treasurer, Eric Pfeufer, Clerk as well as Directors John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters and Fran Wirta, now therefore be it;

Resolved: That the Cambridge City Council go on record re-affirming its support for the duly elected representatives of the Central Square Neighborhood Coalition and wish them every success as they continue to work together on behalf of the Central Square community.

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City of Cambridge

73.

IN CITY COUNCIL

August 4, 1997

MAYOR RUSSELL

WHEREAS: The Central Square Neighborhood Coalition, a long standing, productive group of residents concerned with the improvement of Central Square held its annual meeting on July 15, 1997; and

WHEREAS: At the annual meeting, the following officers were elected, Robert Boulrice, President, Geneva Malenfant, Vice President, Paul Schlaver, Treasurer, Eric Pfeuffer, Clerk, as well as Directors John Dietrich, Decia Goodwin, Julia Gregory, Fred Kimberk, Carol Krieger, Erik Scheier, Robert Winters and Fran Wirta; now therefore be it

RESOLVED: That the Cambridge City Council go on record reaffirming support for the duly elected representatives of the Central Square Neighborhood Coalition and wish them every success as they continue to work together on behalf of the Central Square community.

Davis, Puchay, Reeves,
Consent Order #73

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5-542

Mayor Russell re: Reaffirm support for
the duly elected representatives of
the Central Square Neighborhood Coal-
ition.

September 8, 1997

PLACED ON FILE
under Rule 19 of
the City Council Rules

In City Council August 4, 1997

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BY Councillor Dreyer