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ORDINANCE NO. 733
Final Publication No. 1539. First
Publication in Cambridge Chronicle-
Sun, January 7, 1965.

CITY OF CAMBRIDGE

In the Year One Thousand, Nine
Hundred and Sixty-five.

AN ORDINANCE

In amendment to an Ordinance en-
titled: "The General Ordinances of
the City of Cambridge"

Be it ordained by the City Council
of the City of Cambridge as fol-
lows:—

The General Ordinances of the
City of Cambridge are hereby
amended by inserting the following
section entitled:—

City Owned Land and Buildings.
Section 1. Sale, Lease or Rental of
City Owned Land.

For the purposes of protecting
the citizens of Cambridge, real es-
tate values and obtaining the best
possible land use; no sale, lease
or rental by the City of Cambridge
of City owned land or ways shall
be accomplished until such offer,
when received by the City Council,
shall be referred to the Planning
Board of the City of Cambridge
for study and a report made to the
City Council, which shall hold a
public hearing to which the Plan-
ning Board shall be invited. Said
hearing shall be held within one
month after receipt of the Plan-
ning Board's report to the City
Council.

At least ten days prior to said
hearing the City Clerk shall post
notices of the hearing upon the
City owned land or ways with res-
pect to the proposed sale, lease or
rental and shall send a written
notice to the owners of the prop-
erty adjoining and opposite said
land or ways within two hundred
feet thereof as shown on the most
recent tax list of the Board of
Assessors, and to such owners and
civic groups as may be deemed by
the City Clerk to be affected and
shall publish notice of said hear-
ing in newspapers of general cir-
culation within the City of Cam-
bridge.

In City Council January 18, 1965.
Passed to be ordained as amended.

Edward A. Crane, Mayor.

A true copy. Attest:—

THOMAS M. McNAMARA,

City Clerk.

(C)F11.

City of Cambridge

MASSACHUSETTS

In City Council November 17, 1975

- Order of Resolution -

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	9	0	0	

BIOHAN MEDICAL LABORATORY - City of Cambridge

MASSACHUSETTS

In City Council November 17 1925

Order providing for hearing of F. P. RING L. P. RING - #6 BOT

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	9	0	0	



City of Cambridge

IN CITY COUNCIL
November 17, 1975

ORDERED:

That the order previously adopted on June 23, 1975 providing that the City Manager is authorized to enter into a lease on behalf of the City of Cambridge with Bioran Medical Laboratory for the use of seven parking spaces in municipal parking lot #6, Annual rental to be not less than \$2,625.00, be and hereby is rescinded.

In City Council November 17, 1975
Adopted by a ye and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk.

A true copy,

ATTEST:


CITY CLERK



City of Cambridge

IN CITY COUNCIL
November 17, 1975

ORDERED:

That the City Manager is authorized to enter into a lease on behalf of the City of Cambridge with Bioran Medical Laboratory for the use of seven parking spaces in municipal parking lot #6. Annual rental to be not less than \$2,625.00

In City Council November 17, 1975
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:


CITY CLERK



CITY OF CAMBRIDGE, MASSACHUSETTS
P L A N N I N G B O A R D
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

September 24, 1975

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

SUBJECT: Lease of City-Owned Land by Bioran Medical
Laboratories.

The Planning Board has reviewed all pertinent material in the matter of leasing seven municipal parking spaces to Bioran Medical Laboratory. The Planning Board finds that the leasing of these spaces would not be in conflict with the best interests of the City of Cambridge.

Respectfully submitted
for the Cambridge Planning Board

Arthur C. Parris, Chairman



City of Cambridge

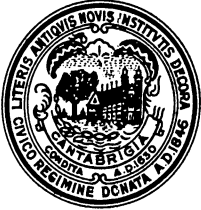
IN CITY COUNCIL

June 23, 1975

ORDERED:

That the City Manager is authorized to enter into a lease on behalf of the City of Cambridge with Bioran Medical Laboratory for the use of seven parking spaces in municipal parking lot #6. Annual rental to be not less than \$2,625.00.

In City Council JUN 23, 1975
 Adopted by yeas and nays Vote
 Yeas 8 Nays 0 Absent 1
Paul E. Leahy
 City Clerk



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39
CAMBRIDGE, MASS.

RECEIVED BY
OFFICE OF CITY CLERK
SEP 29 12 28 PM '75

September 24, 1975

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

SUBJECT: Lease of City-Owned Land by Bioran Medical
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Respectfully submitted
for the Cambridge Planning Board

Arthur C. Parris, Chairman

Arthur C. Parris

RECEIVED BY
OFFICE OF CITY CLERK
SEP 29 9 11 AM '75
CAMBRIDGE, MASS.



CITY OF CAMBRIDGE

57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

DEPARTMENT OF TRAFFIC & PARKING

George Teso
Director

September 29, 1975

Mr. Paul Healy
City Clerk
City Hall
Cambridge, Massachusetts

Dear Mr. Healy:

The Traffic and Parking Department has met with Mr. J.R. Fennell, President of Bioran Medical Laboratory, 9 Columbia Street, Cambridge, Massachusetts and the City's Law Department regarding the leasing of seven (7) parking spaces in the Austin Street and Columbia Street (Lot #6) Municipal Parking Lot.

It is the recommendation of the Traffic Department that the City lease these spaces to the Bioran Medical Laboratory due to the following reasons:

1. He is renting abutting space and these seven spaces will allow him to park between 20 and 25 cars. Without the seven spaces, he could not design his parking area adequately.
2. The average meter income for these seven spaces is 43¢ per day compared to the \$1.25 per meter per day in all other lots in Central Square. This suggests that these parking spaces are not used as much as the others and by leasing them at the \$1.25 per day figure, we would be increasing our revenue and yet not taking parking away from anyone as there is always parking available in this lot.
3. The cost per month would be approximately \$31.00 and this figure is higher than what is normally charged in the Central Square area so that we would not be competing with the private lots in the area.

I would also suggest that the City not be responsible for enforcing any parking regulation in these spaces and that the Laboratory be responsible for keeping this area clean and in as good a condition as when they received the property.

Very truly yours,

George Teso
Traffic Director

CAMBRIDGE, MASS.

GT:rd

SEP 29 3 42 PM '75

RECEIVED BY
OFFICE OF CITY CLERK



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Planning Board **Date** September 22, 1975
From Paul E. Healy, City Clerk **Reference**
Subject Ordinance No. 733 - Sale, lease, or rental of City owned land.

Enclosed is a copy of Ordinance No. 733 relative to the sale, lease or rental of city owned land.

In order to complete the lease with Bioran Medical Laboratory, it is necessary that the City Council have a report from the Planning Board.

I have enclosed copies of all the pertinent papers and the City Council has scheduled a hearing for September 29, 1975 at 7:30 P. M. to finalize this matter.

As you can appreciate, a report from the Planning Board, if received in this office prior to September 29, will enable the City Council to complete the lease in accordance with the provisions of Ordinance No. 733.

Your early attention in this matter will be greatly appreciated.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

EDWARD D. MCCARTHY
CITY SOLICITOR

ROWENA E. TAYLOR
ASSISTANT CITY SOLICITOR

CHARLES WATSON
LEGISLATIVE AGENT

RUSSELL B. HIGLEY
SPECIAL COUNSEL

June 19, 1975

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts

Re: Bioran Medical Laboratory, Inc.

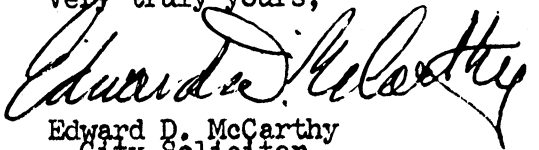
Dear Mr. Sullivan:

We have had several meetings with Dr. J. R. Fennell, President of Bioran Medical Laboratory regarding his acquiring seven parking spaces which abut Dr. Fennell's property.

You may recall approximately a year ago, the City sold a small portion of this same parking lot to Bioran. I am attaching a copy of a letter from the Traffic Department and based upon their recommendations, I would recommend a lease arrangement of seven spaces at an annual rental of \$2,625.00.

In order to effectuate any lease, you should submit the attached order to the City Council. This order must then be referred by the Council to the Planning Department for their recommendations prior to final City Council action in accordance with Section 2-10 of the City Ordinances.

Very truly yours,


Edward D. McCarthy
City Solicitor

EDMcC:cas

Enc.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

Spenelli

7/6

To Edward McCarthy

Date

From Lauren Preston *LP*

Reference

Subject PROPOSED LEASING OF PARKING SPACES IN MUNICIPAL PARKING LOT #6 TO MR. J.R. FENNEL, PRESIDENT OF BIORAN MEDICAL LABATORY, 9 COLUMBIA STREET, CAMBRIDGE, MA. — *547-8950*

Dr. Fennell during a meeting with Ed McCarthy, Russ Higley of the Law Dept. and myself on April 25, asked if he could use the spaces in Lot 6 which abut his property, for Parking of his Employees.

A year ago the city sold a small piece of property to him to allow access for loading and parking to the rear. This removed the loading problem from Columbia Street. Since this time he has built a Receiving area and Parking space for 4 additional cars. He is also renting spacing next door and will have a total space for about 25 cars.

There are several options to provide additional employee parking.

1. Lease four spaces which abutts property sold to Dr. Fennell.
2. Lease seven spaces which abutts all of Dr. Fennell's property as of May 1, 1975.
3. Sell the property which occupies the spaces in No. 1 or 2 above.
4. None of the above but install long term Parking Meters in the Lot.

EXPECTED INCOME PER SPACE

RATE: \$0.25 per hour
 OPERATION 8AM to 6PM Except Sundays & Holidays.
 10 Hrs./day for 300 days = 3000 Hours.
 $\$0.25 \times 3000 = \750 per space per year.

PERCENT OF USE: 76.3% as per study done during March 1970.
 AVERAGE PERCENT OF USE FOR ALL LOTS IN CENTRAL SQ. is 82.5% as per March 1970 study.
 USE: 80% $750 \times 0.80 = \$600/\text{space}/\text{year}$.

LEASING 4 spaces $600 \times 4 = \$2400/\text{year}$
 LEASING 7 spaces $600 \times 7 = \$4200/\text{year}$

The amount charged for the small piece of land (\$6500) took into consideration the fact that four parking spaces would be lost. This should be taken into account when computing the amount of the lease.

It should also be made very clear that we cannot insure that no other persons will park in that area.

I do not think the city should sell anymore of this parking lot but see no real problem in leasing either 4 or 7 spaces. The city should be paid a lump sum per year for their use. The lease should be for five years if legal, otherwise for one (1) year and renewable. If the parking rate in lots is raised the amount for the leasing should also be raised. Either party should be able to terminate the lease in not less than 90 days for cause.

The average meter income in Lot 6 is \$0.43 per day. The average for all Central Square Lot is \$0.97 per day. Therefore allowing for an increase in this rate I suggest using \$1.25 per day.

RATE	DAYS/WK	SPACES	
1.00	X 300	X 7	= 2100/year
1.25	X 300	X 7	= 2625/year
1.50	X 300	X 7	= 3150/year
1.75	X 300	X 7	= 3675/year
2.00	X 300	X 7	= 4200/year
2.25	X 300	X 7	= 4725/year
2.50	X 300	X 7	= 5250/year

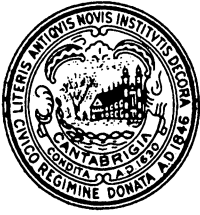
City of Cambridge

MASSACHUSETTS

Agenda # 20 lease arrangement between the
City of Cambridge and the Bioran
Medical Laboratory

In City Council June 23, 1975 19

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay			✓	
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	8	0	1	



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

20



EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager


June 23, 1975

To the Honorable, the City Council:

I transmit herewith communications from Edward D. McCarthy, City Solicitor, and Lauren Preston, Traffic Department, relative to a lease arrangement between the City of Cambridge and Bioran Medical Laboratory for the use of seven parking spaces in municipal parking lot #6.

Also enclosed please find order providing for same.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Encs.

Comm. from the City Manager transmitting one
from Edward D. McCarthy, City Solicitor and
Lauren Preston, Traffic Department re: to
a lease arrangement between the City of
Cambridge and Bioran Medical Laboratory.

In City Council,

June 23, 1975.

6/23/75

Order adopted
8-0-1

Hearing Sept 29/75
AT 7:30/AM



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

OFFICE OF
THE CITY CLERK

September 15, 1975

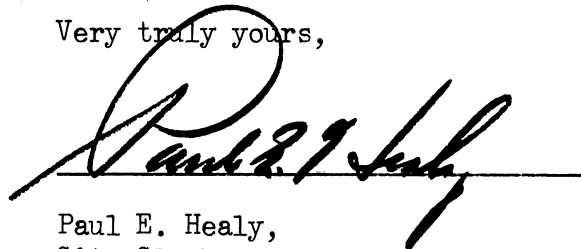
The Honorable Members of the City Council
City Hall
Cambridge, Massachusetts

Dear Councillor:-

A hearing has been requested by the Traffic Director in accordance with Ordinance No. 733 relative to the lease entered into by the City of Cambridge for the use of seven parking spaces in Municipal Parking Lot # 6. It is suggested that such a hearing be held on September 29, 1975 at 7:30 P. M. in order to comply with the provisions of this ordinance.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,



Paul E. Healy,
City Clerk.

PEH/d1

F-455

Request for hearing relative to
Municipal Parking Lot # 6.

No. 17/75

Order of Reversion
Order for house
Adopted -

In City Council,
September 15, 1975

Hearing - LET FOR

9/29/75 AT 9:00 AM

Planning Board

Project Required:

- Papers sent 9/19/75 -

- Hearing advertised
and set for Oct 29/75
AT 9:00 AM

New Hearing for No. 22

Hearing held - 11/19/75

Order Adopted 9-0-0