

LEGAL NOTICES

INVITATION FOR BIDS PROPERTY MANAGEMENT CONTRACT NO. 13 KENDALL SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-107

The Cambridge Redevelopment Authority will receive sealed Bids for Property Management Contract No. 13, the Kendall Square Urban Renewal Area, Project No. Mass R-107, located in Cambridge, Massachusetts, until 11:00 A.M. local time, on the twenty-ninth (29th) of September, 1994 at The Cambridge Redevelopment Authority, No. 4 Cambridge Center, Second Floor, Cambridge, Massachusetts, at which time and place all Bids will be publicly opened and read aloud.

This work will consist of lawn maintenance, planting maintenance, irrigation maintenance and replacement, and repair work and related items described in the Contract Drawings and Specifications for the above referenced project. The term of the Contract will be from approximately November 1, 1994 through December 31, 1997.

The amount of supplies and services required by the Contract for the required thirty-eight (38) month period is an approximate estimate.

Bidders shall submit as part of their bids unit prices for each required unit price item for the entire contract term. Such unit prices shall remain the same throughout the contract for each of the four (4) calendar years: 1994, 1995, 1996, 1997.

The contract award will be based on prices submitted for the entire term of the contract.

Proposed forms of Contract Documents, including drawings and technical specifications, will be available as of 11:00 A.M. September 15, 1994 to Bidders at The Cambridge Redevelopment Authority offices at No. 4 Cambridge Center, Second Floor, Cambridge, Massachusetts.

Copies of the Contract Documents may be obtained by depositing \$25.00 in cash, or a certified check payable to the Authority, for each set of documents so obtained. Each such deposit will be refunded if the Contract Documents are returned in good condition within ten (10) days after bid opening.

Each bid must be accompanied by bid security in the form of a certified check, cashier's check, treasurer's check or a satisfactory bid bond, drawn on or issued by a responsible bank, trust company or bonding company, made payable to Cambridge Redevelopment Authority in an amount equal to 5% of the "Estimated Total Contract Price" bid.

A performance bond, and a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the Authority, and each in an amount equal to one hundred percent (100%) of the "Estimated Total Contract Price" bid, will be required of the successful bidder.

The majority of work activities required under this contract are not subject to requirements for minimum salaries and wages; however, for specific work activities as defined which do require payment of minimum salaries and wages, no less than the minimum salaries and wages set forth in the contract documents must be paid. The contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, age, religion, sex, or national origin. The Contractor must comply with requirements relating to Workmen's Compensation and conditions of employment; and the Contractor must comply with all State and City laws, ordinances, and regulations.

Work will be subject to Equal Employment Opportunity requirements and Executive Order 11246 and any amendments or supplements thereto. The following minimum goals for total employee person hours shall apply on all job categories: (a) 20% minority employee person hours; (b) 6.9% women employee person hours; and no less than 10% of the total contract price is for work to be performed by minority contractors.

Each Bid must be accompanied by "Certification of Bidder Regarding Equal Employment Opportunity", Form HUD-4238-CD-1, and said form, which is included in the bidding documents, must be fully completed and executed when the bid is submitted.

The Authority reserves the right to reject any or all bids or to waive informalities in bidding if it be in the public interest to do so.

Subject to a three (3) month written notice by the Authority, the Authority reserves the right to cancel the contract if funds are not appropriated or otherwise made available to support continuation of performance after December 31, 1995.

All prospective bidders are encouraged to attend a pre-bid conference to discuss all aspects of this contract. The pre-bid conference will be held at the Cambridge Redevelopment Authority office at No. 4 Cambridge Center at 11:00 A.M. on September 22, 1994.

Bids may be held by the Authority for a period not to exceed 30 days from the date of the receipt of bids.

**CAMBRIDGE REDEVELOPMENT
AUTHORITY**
Jacqueline S. Sullivan
Chairman

(C)Sept.15
#40561



FIRST PUBLICATION NO. 2653. City of Cambridge Agenda Item No. 20 IN CITY COUNCIL August 1, 1994

ORDERED: That \$3,300,000 is appropriated for a combined Emergency Communications Center and related capital improvements, including remodeling, reconstructing and making extraordinary repairs to the existing fire alarm office and new equipment and furnishings therefor, purchase of public safety central computer system and software, installing, extending and improving fire and police communications systems and purchase of additional departmental equipment for the Emergency Communication Departments; and that to meet this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$3,300,000 under Section 7 of Chapter 44 of the General Laws.

Passed to a second reading at the City Council meeting held on September 12, 1994 and on or after September 26, 1994 the question comes on adoption.

ATTEST:- D. Margaret Drury
City Clerk

(C)Sept.15
#37042

Annual Report of Leo L. Beranek Foundation for period 1 July, 1993 to 30 June, 1994 is available for inspection at the office of the Business Manager, American Academy of Arts & Sciences, 136 Irving Street, Cambridge,

Ma. 02138 during business hours for 180 days after this date. Please telephone 576-5000 for appointment.
(C)Sept.15
#37035

City of Cambridge



ORDINANCE NO. 1158 Final publication number 2652. First publication in the Chronicle on August 11, 1994. In the Year One Thousand, Nine Hundred Ninety Four AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge"...

Be it ordained by the City Council of the City of Cambridge as follows:

That Chapter 2.84 entitled "Coordinating Council for Children, Youth and Families, also known as 'Kids Council'" is hereby amended by striking out subsection D. In Section 2.84.030 and substituting in place thereof a new subsection D. in which reads as follows:

D. City Council and School Committee members, and a representative of the Mayor, if he or she so desires, shall be appointed by the City Manager with advice and recommendations from the Mayor. All other members shall be appointed by the City Manager with advice and recommendations from the City Council. The City Manager shall consult with groups involved with children and shall advertise widely to obtain names of qualified candidates.

Also, by striking out subsection B. in Section 2.84.050 and substituting in place thereof a new subsection B. which reads as follows:

B. The Council shall be chaired by the Mayor. If the Mayor chooses not to chair, he or she will approve another Chair from among Council members. If the Mayor chooses to have a co-chair, he or she may designate a Co-Chair from among Council members or from the community.

In City Council September 12, 1994
Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0; Absent 0; Present 1.

Robert W. Healy, City Manager
ATTEST:- D. Margaret Drury
City Clerk

(C)Sept.15
#37041

CITY OF CAMBRIDGE



NOTICE OF PUBLIC HEARING

The Cambridge City Council will conduct a public meeting on Monday, September 19, 1994 at 6:00 P.M. in the Sullivan Chamber, City Hall, Second Floor, Cambridge on

PROPERTY TAX RATE CLASSIFICATION

Under the laws of the Commonwealth the City has the option of taxing residential and commercial/industrial property at different tax rates. At this public meeting, the City Council will review tax rates proposed by the City Manager and the Board of Assessors. The tax rates voted will reflect the City's property tax levy for FY 95, the addition of new taxable property to the City's tax base, the Assessors' annual reassessment program to adjust values to January 1, 1994, and the City Council's decision regarding distribution of the tax burden between commercial and residential properties.

The Cambridge City Council will entertain comment and opinion from interested citizens and taxpayers.

By Order of the City Council
D. Margaret Drury
City Clerk

(C)Sept.15
#37040

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 93P5190C NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Evelyn Smith of Cambridge, in said County, deceased - a person under conservatorship.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of James L. Farrell Conservator (the fiduciary) of the property of said Ward has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 5th day of October, 1994, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. MCGOVERN, Esquire, First Judge of said Court, this 31st day of August, 1994.

Donna M. Lambert
Register

(C)Sept.15
#37031

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 93P5190C NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Evelyn Smith of Cambridge, in said County, deceased - a person under conservatorship.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of James L. Farrell Conservator (the fiduciary) of the property of said Ward has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 5th day of October, 1994, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. MCGOVERN, Esquire, First Judge of said Court, this 31st day of August, 1994.

Donna M. Lambert
Register

(C)Sept.15
#37030

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 93P5190C NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Evelyn Smith of Cambridge, in said County, deceased - a person under conservatorship.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of James L. Farrell Conservator (the fiduciary) of the property of said Ward has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 5th day of October, 1994, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. MCGOVERN, Esquire, First Judge of said Court, this 31st day of August, 1994.

Donna M. Lambert
Register

(C)Sept.15
#37030

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT

PROBATE OF WILL WITHOUT SURETIES Middlesex Division Docket No. 44P4195E

Estate of Eleanor L. O'Brien
died on August 7, 1994
late of Cambridge
in the County of Middlesex

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Shirley A. Garland of Malden in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 4, 1994.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the first day of September in the year of our Lord one thousand nine hundred and ninety-four.

Donna M. Lambert
Register of Probate

(C)Sept.15
#37026

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

(SEAL) Case No. 209118

To Alexandra Antic and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Melvyn S. Bucholtz claiming to be the holder of a mortgage covering real property in Cambridge, Massachusetts numbered Unit 4A, The Peabody Court Condominium, 41-43 Linnaean Street given by Alexandra Antic to Melvyn S. Bucholtz dated March 31, 1993 registered at So. Middlesex Land Court Registry District as Document No. 900355 and noted on Certificate No. U9012 has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 17th day of October 1994, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, ROBERT V. CAUCHON, Chief Justice of said Court this 2nd day of September 1994.

Charles W. Trombly, Jr.
Recorder

(C)Sept.15
#37032

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Pursuant to General Laws, Chapter 140, notice is hereby given that the License Commission has received an application from Landmark Theatre Corporation d/b/a The One Kendall Square Cinemas, One Kendall Square for an entertainment license to include nine (9) cinemas screens (1595 seats).

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37022

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court Docket No. 94P4219EF

To all persons interested in the estate of David B. Smith late of Gladwyne in the County of Montgomery and Commonwealth of Pennsylvania, deceased.

A petition has been presented to said Court, with certain papers purporting to be copies of the last will of said deceased, and of the probate thereof in said Commonwealth of Pennsylvania duly authenticated, by Josephine B. Smith of New York, in the State of New York, George K. Smith of Allentown, and William H. Bradbury III of Norristown, PA, praying that the copy of said will may be filed and recorded in the Registry of Probate in said County of Middlesex, and that they be appointed executors thereunder without surety on their bond in the Commonwealth of Pennsylvania.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-sixth day of September 1994, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court this sixth day of September 1994.

Donna M. Lambert
Register

(C)Sept.15
#37029

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that KVV Group, Inc., doing business as Primavera, Ristorante Italiano, by Kevin C. Mitchell, Manager has applied for a common victualer's license to be exercised on the 1st floor at 773 Concord Avenue. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises; and to have a total occupancy of 82 persons. Said license if granted would be exercised from 7 a.m. to Midnight daily.

A hearing on said application will be held on Tuesday, September 27, 1994 at 6 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue.

Any person wishing to comment on said application may attend the hearing or written statement may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37023

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that East-West

Enterprises Co., Ltd. has applied for an Open Air Parking license for 10 cars at 54-60 Prospect Street.

The hearing for this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37019

CITY OF CAMBRIDGE

BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended the Church Street Creole Cafe, Inc. d/b/a The Eder Cafe, Kurt A. Reyburn, manager holder of all alcoholic beverages as a restaurant license, at 32-38 Church Street has applied for a change of premises description, increase occupancy (no increase in liquor capacity).

Capacity of 289: 254 currenseatng capacity with an additional 25 seating in-liquor service with food service and 10 persons waiting area for non-food and non-liquor seice.

The premises are described as follows: Storage room, kitchen, bar, nng room and waiting area on ground floor; srage room, utility room, kitchen and two dinin rooms in basement which will include an adbnal 25 seat non-alcoholic food service area.

The hearing on this application will be held on Tuesday evening, September 27, 1994, six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor hearig room, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37021

CITY OF CAMBRIDGE

BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that East-West Enterprises Co., Ltd. has applied for an Open Air Parking license for 169 cars at 123-133 Bishop Richard E. Allen Driv.

The hearing for this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37020

CITY OF CAMBRIDGE

BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that East-West Enterprises Co., Ltd. has applied for an Open Air Parking license for 17 cars at 675 Massachusetts Avenue.

The hearing for this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#37018

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT

PROBATE OF WILL WITHOUT SURETIES Middlesex Division Docket No. 94P4175E

Estate of George Klerowski
died on July 31, 1994
late of Cambridge
in the County of Middlesex

NOTICE

A petition has been presented the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Henry Klerowski of Somerville in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 5, 1994.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the second day of September in the year of our Lord one thousand nine hundred and ninety-four.

Donna M. Lambert
Register of Probate

(C)Sept.15
#37017

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

(SEAL) Case No. 210152

To Cosmo Cremaldi, Catherine Cremaldi and Genevieve Joanna Cremaldi and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: President and Fellows of Harvard College claiming to be the holder of a mortgage covering real property in Cambridge, Middlesex County, known and numbered as 3133 Putnam Avenue given by Cosmo Cremaldi, Catherine Cremaldi and Genevieve Joan Cremaldi to it, dated October 29, 1991 recorded with Middlesex South District Regsy of Deeds in Book 21502, Page 93 has filed with said court a complaint for authority to force said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to sh foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 17th day of October 1994, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, ROBERT V. CAUCHON, Chief Justice of said Court this 2nd day of September 1994.

Charles W. Trombly, Jr.
Recorder

(C)Sept.15
#40593

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT

PROBATE OF WILL WITHOUT SURETIES Middlesex Division Docket No. 94P4100E

Estate of James Casco Wyche, also known as James C. Wyche died on May 7, 1994 late of Cambridge in the County of Middlesex

PROBATE OF WILL WITHOUT SURETIES Middlesex Division Docket No. 94P3807E Estate of James J. Gill, also known as James Joseph Gill died on May 24, 1994 late of Cambridge in the County of Middlesex NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Richard N. Gill of Falmouth in the County of Barnstable be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 3, 1994.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirty-first day of August in the year of our Lord one thousand nine hundred and ninety-four.

Donna M. Lambert
Register of Probate

(C)Sept.15
#40591



LEGAL NOTICE

SENIOR CURCUIT

Voting info

Many Cambridge voters have been affected by the recent redistricting ad will be represented by different state legislators following the general election in November. Although ward and precinct lines have not changed, some are now in different districts.

SCAN the Somerville Cambridge Aging Network, is urging elders to learn how redistricting will affect them in the upcoming Sept. 20 primary election and the general election in November.

"Part of the SCAN mission is to educate and inform people about issues relative to elders," says Cheryl Eslin, who coordinates SCAN's role as Area Agency on Aging Coordinator at Somerville-Cambridge Elder Services. "We want people to vote and to be informed about who they're voting for."

Under redistricting, Cambridge will now be represented by four state representatives and four state senators rather than three of each. Important to remember include: **Sept. 21** — the primary for both parties; **Oct. 11** — deadline to register to vote in the general election; **Nov. 8** — general election.

It is no longer necessary to register in person to vote. Residents may obtain a registration form by calling the Cambridge Election Commission at 349-4361. The forms are also available at other locations. To register, fill out the form and mail it in.

If you do not know which district you are in or who represents you, call the Election Commission.

speak on "How the Medical Industry Targets and Exploits Older Women." Group members are currently aged 60-84; new members are invited (wheelchair accessible). Call 354-8807 for information.

Simmons recognized for volunteer work

Lucille Simmons of Cambridge has been named the "Joseph L. Greeney Award" recipient for 1994. This annual award, sponsored by the Commonwealth of Massachusetts Executive Office of Elder Affairs, is given to an individual who best exemplifies the commitment, skill and accomplishments of Massachusetts older volunteers.

She has been a volunteer for Catholic Charities' Foster Grandparent Program for the last 20 years. This program enables elderly volunteers into the school systems to help children with special needs.

"Lucille Simmons has touched the lives and hearts of thousands of children and adults. She is a dedicated volunteer and deserves much recognition for her devotion and commitment to her work and to her community," said Marry S. Harris, director of Foster Grandparent Program.

Franklin P. Ollivierre, secretary of elder affairs, presented a plaque to Simmons at a Sept. 13 reception at the Labour Center, a member of Catholic Charities, 259 Elm St., Davis Square, Somerville.

unteers at an event on Monday, Sept. 26, 5:30-7 pm at Cambridge City Hall on Mass. Ave.

Each foster grandparent who volunteers in the Cambridge school systems to help children with special needs will be presented with a certificate of recognition and thanks. A reception will follow the presentations. For more information on the Foster Grandparent Program, call 623-3338.

Free hearing screenings

The Pearl Street Senior Center, in cooperation with the Boston Guild for the Hard of Hearing, will sponsor a hearing screening for senior citizens.

Hearing screenings will be performed in a fully equipped and accessible mobile unit staffed by a specialist from the Boston Guild. Those receiving screenings will be counseled by the staff regarding the results of their test. The mobile unit will be located at the corner of Pearl and Green streets on Thursday, Sept. 22. Testing will be from 10 am-3 pm. Please call 868-0800 to sign up for this free screening.

The Boston Guild for the Hard of Hearing has served the needs of hard of hearing people in Massachusetts for over 75 years. It is licensed by the Mass. Department of Public Health and is fully accredited in audiology by the American Speech-Language-Hearing Association. It is an affiliate agency of the United Way.

Alzheimer's education begins Sept. 21

The Cambridge-Somerville Alzheimer's Task Force and Youville Hospital and Rehabilitation Center announce an

Alzheimer's education series for family members of memory disorder patients. The six-week series begins Sept. 21 and will run every Wednesday from 5-6:30 pm through Oct. 26 at Youville Hospital and Rehabilitation Center, 1575 Cambridge St.

The series is designed to answer questions that family members may have about a memory disorder in a loved one. The session topics include: learning to detect Alzheimer's disease, legal and financial planning, research and the future, and treatment options.

All sessions are free but, due to limited space, those interested should call 349-5804 to pre-register. Family members are invited to bring their loved ones with memory disorders, as specially trained staff will work with them during the sessions.

Free health fair for seniors Oct. 1

Mount Auburn Hospital will sponsor a free health fair for seniors in the hospital's lobby and cafeteria on Saturday, Oct. 1, from 9 am to 1 pm.

The health fair will feature free screening for cholesterol, blood pressure, pulmonary function, and foot health. It will also include exhibits on nutrition, prescription medications, social services/ government programs, and services including physician referral. Many other organizations, such as Ask-A-Nurse, Vision Foundation and LifeLine Systems will also participate.

For more information about the health fair, including a complete list of events and participants, or for directions to the hospital, call the community relations department at 499-5098.

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss.

Probate Court
No. 94D2997DI

Summons by Publication
Atika Batouly Plaintiff
vs.
Eric A. Pou Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Atika Batouly, seeking divorce. You are required to serve upon Cynthia B. Dench-Irish, Esq., plaintiff's attorney, whose address is 6 Beacon Street, Suite 400, Boston, MA 02108 your answer on or before October 31, 1994. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
August 31, 1994

Donna M. Lambert
Register of Probate

(C)Sept.15,22,29
#40568

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Discovery Zone, Limited Partnership, Donald Rosenberg, manager** has applied for a common victualer's license to be exercised on the 1st floor at 186 Alewife Brook Parkway. Said license is granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a capacity of 136 persons (26 seats plus 14 stools); 4 activity rooms used for parties with 24 stacking chairs in each room. Said license if granted would be exercised from 9 a.m. to 9 p.m. daily.

This applicant has also applied for an entertainment license to include one (1) audio tape machine which may play music below, at, or above conversation level and twenty (20) hand/eye coordination devices.

A hearing on said application will be held on Tuesday, September 27, 1994, at 6 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40579

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Valeban Realty Trust, Valentina P. Ugali, General manager** for a lodging house license for 10 lodgers and a 7 room first floor apartment, Nshani Naidoo, resident manager at 96 Prescott Street.

The hearing for this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40580

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Gerard H. Wolf d/b/a 1369 Coffee House**, holder of a common victualer license at 757 Massachusetts Avenue has applied for additional seating of 6 (outdoor seasonal seating) to his current capacity of 65 (inside seating) total seating capacity of 71 seats.

A hearing on said application will be held on Tuesday, September 27, 1994 at 6 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40581

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **H.H.B. Foods Corporation d/b/a Saffron Grill, Heather Baiany manager** has applied for a license to sell wines and malt beverages as a restaurant license at 795 Main Street.

This applicant is also applying for an increase in capacity of its pending common victualer license from 20 to 70.

The officers and directors of H.H.B. Foods Corporation are: Heather Baiany, President, Treasurer, Clerk and Director.

The premises are described as follows: Dining room and kitchen on the first floor; office in the basement.

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40582

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Starbucks Corporation**, doing business as **Starbucks Coffee Company**, by **Paul Twohig, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 1662 Massachusetts Avenue. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 29 persons. Said license if granted would be exercised from 6:00 a.m. to 11:00 p.m. daily.

A hearing on said application will be held on Tuesday, September 27, 1994 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40583

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **North Cambridge Post #7353 Veterans of Foreign Wars, Inc., James A. Doody, manager**, holder of an all alcoholic beverages as a club license at 2103 Massachusetts Avenue has applied for a change of manager from James A. Doody to Robert M. Greenwood.

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40578

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Sage Dining Services, Inc., Robert McClenaghan, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 29 Everett Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 250 persons. Said license if granted would be exercised from 7 a.m. to 10 p.m. daily.

A hearing on said application will be held on Tuesday, September 27, 1994 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40588

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Jonathan Williams Sudbury d/b/a Cafe Liberty**, holder of a pending common victualer license at 497B Massachusetts Avenue has applied for a change from an individual to a corporation.

The corporate name is: Subterranean Enterprises, Inc.

This applicant has also applied for an entertainment license to include readings of poetry or other works; live musical instruments and/or live vocalists, with amplification; one (1) audio tape machine only playing background music below ordinary conversation level; one (1) audio tape machine which may play music below, at, or above conversation level and four (4) public access computer terminals providing Internet access.

A hearing on said application will be held on Tuesday, September 27, 1994 at 6 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40584

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **Asmara Restaurant, Inc. d/b/a Asmara Restaurant, Lettensa Afeworki, manager**, holder of a wines and malt beverages as a restaurant license at 739 Massachusetts Avenue has applied for a change of manager from Lemlem McCrary to Lettensa Afeworki.

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40585

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Charles River Towing, Inc. d/b/a ABC Auto Sales, Eric C. Cassim, President** has applied for a Used Car Dealer license, Class II at 449 Columbia Street.

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40586

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **Charles River Sports Pub, Inc. d/b/a Charles River Sports Pub, Karen Waldron, manager**, holder of an all alcoholic beverages as a restaurant license, 6 day at 125 River Street has applied to upgrade its license to a seven day at said address.

The hearing on this application will be held on Tuesday evening, September 27, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)Sept.15
#40587

RECYCLE THIS
NEWSPAPER!!



On aging well

Older Women Aging Well meets on Sunday a month, 2-5 pm at the Women's Center, 46 Pleasant St. At the Oct. 2 meeting, Dr. Amilla Parham will

Foster grandparents to be honored Sept. 26

Cambridge Mayor Ken Reeves will honor Catholic Charities' Foster Grandparent Program vol-

STARTS MON., SEPT. 19

DRESS FOR LESS!

Every dress in stock

30% off

ticketed prices

For misses, jrs. and petites: Slip dresses, pantsuits, columns, fit 'n flare, long and full. Solids, prints, plaids, velvet trims, textured fabrics and more. Sizes 3-13, 4-18. (Ticketed 39.99-\$128) **27.99-89.60**

C. Webb & Co. and Cabaret dress shoes

30% off

ticketed prices

Choose from low to mid-heel heights in soft leathers and suedes. Fall shades of taupe, wine, brown and grey. Sizes 5 1/2 to 10M. (Ticketed 39.99-\$48) **27.99-33.60**

CHERRY & WEBB

Merchandise available in depts regularly found in your favorite Cherry & Webb store. Reductions taken at the register. Sale ends Sat. Sept. 24, 1994

ARLINGTON
689 MASSACHUSETTS AVE
617/643-5200

BILLERICA
508/663-0448

MEDFORD
MEADOW GLEN MALL
617/391-5910

5. The information in Column B & C is derived from the LA-7. Please indicate in Column D the percentages (accurate to 4 digits to right of decimal point) resulting from the options chosen. (If a residential factor of "1" has been selected and the small commercial exemption was not adopted, you may leave Column D blank).

If a small commercial exemption was adopted, please indicate:

No. parcels eligible _____ Total value of parcels \$ _____
Total value to be exempted \$ _____.

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
1. Residential	\$4,043,247,860	59.8561%	34.5615%
2. Open Space			
3. Commercial	2,059,386,655	30.4871	49.6970
4. Industrial	430,811,727	6.3777	10.3963
5. Personal Property	221,500,000	3.2791	5.3452
TOTALS	\$	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 1995 would be held on Sept. 19, 1994 (date), 6:00 P. M. (time), at Sullivan Chamber (place), by legal notice (describe type of notice) Cambridge, MA

D. Margaret Elway
Clerk (City/Town/District)

7. We hereby attest that on Sept. 19, 1994 (date) 6:00 P. M. (time), at Cambridge, MA (place) a public hearing was held on the issue of adopting the percentages for fiscal year 1995, that the Board of Assessors presented information and data relevant to making such a determination and the fiscal effect of the available alternatives at the hearing, and that the percentages set forth above were duly adopted in public session Sept. 19, 1994 (date)

8. We have been informed by the Assessors of \$ 456,587 excess levy capacity.

Board of Assessors
City Councilors, Aldermen, Mayor
Board of Selectmen
Residential Committee or Commissioners

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

for

Cambridge
City/Town/District

Return to:
Bureau of Accounts
Boston/Worcester/Springfield

1. The selected Residential Factor is - - - - - 57.7410

IF YOU DESIRE EACH CLASS TO MAINTAIN 100% OF ITS
FULL VALUE TAX SHARE INDICATE A RESIDENTIAL FACTOR
OF "1" AND GO TO QUESTION 3.

2. In computing your residential factor was a discount granted
to Open Space? Yes No X

If Yes, what is the percentage discount? - -

3. Was a residential exemption adopted? Yes X No

If Yes, please complete the following:

Class I Total Assessed Value \$	<u>4,043,247,860</u>	X	<u>20</u>	=	<u>46,482</u>
Class I Total Parcel Count *	<u>17397</u>		Selected Res. Exemption %.		Residential Exemption

*Include All Parcels with a Mixed-Use Residential Designation

4. Was a small commercial exemption adopted? Yes No X

If yes, please indicate the selected exemption %

City of Cambridge

MASSACHUSETTS

In City Council 9-19 1994

Manager's Agenda 3 A Authorize the use of \$3,550,000
in the Unreserved Fund Balance to offset FY 95 expenditures

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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City of Cambridge

AGENDA ITEM #3A

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That the City Manager be and hereby is authorized to use \$3,550,000 in unreserved fund balance as an offset to the fiscal year 1995 tax rate.

In City Council September 19, 1994.

Adopted by a yea and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury,
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 9-19 1994

*Manager's Agenda 3 B Appropriate \$505,000 to the
Police Dept. Salary & Wages Account*

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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Agenda Item #3B

CITY COUNCIL
CITY OF CAMBRIDGE

September 19, 1994

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1994

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1994-95 the following sum is hereby appropriated in the General Fund the City of Cambridge:

FUNCTION	DEPARTMENT OR PROGRAM	SALARY \$ WAGES	OTHER ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Public Safety	Police	\$505,000				\$505,000.00

BE IT FURTHER ORDERED: That the above appropriation in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Property taxes	\$505,000.00

In City Council September 19, 1994.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council

9-19

1994

Mgt's Agenda 3 C

Classify property w/in the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓	✓			Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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City of Cambridge

AGENDA ITEM #3C

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That the City Council classify property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

In City Council September 19, 1994.

Adopted by a yea and nay vote:

Yeas 8; Nays 1; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury,
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 9-19 1994

*Agenda 3D Adopt a minimum residential
factn of 57.7409870*

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
			✓	Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
	✓			Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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City of Cambridge

AGENDA ITEM #3D

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That the City Council hereby adopt a minimum residential factor of 57.74098%, the legal minimum permitted for Cambridge.

In City Council September 19, 1994.

Adopted by a yea and nay vote:

Yeas 7; Nays 1; Absent 0; Present 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury,
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 9-19 1994

Manages Agenda 3 E: Approve the maximum residential exemption of 20% for owner occupied homes

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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City of Cambridge

AGENDA ITEM #3E

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That the City Council approve a twenty (20) percent residential exemption for owner occupied homes.

In City Council September 19, 1994.

Adopted by a ye and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury,
City Clerk



City of Cambridge

AGENDA ITEM #3F

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of statutory exemptions for fiscal year 1995.

In City Council September 19, 1994.

Adopted by a yea and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "D. Margaret Drury".

D. Margaret Drury,
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council

9-19

1994

Managers Agenda 3 F: That the City Council in accordance with the General Laws, Section 4 of Ch. 73 of the Acts of 1986, increase by 100% the normal value of statutory exemptions for FY 1995.

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

✓

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City of Cambridge

AGENDA ITEM #3G

IN CITY COUNCIL
SEPTEMBER 19, 1994

ORDERED: That this City Council go on record approving to double the income limit for deferral of taxes by elderly homeowners.

In City Council September 19, 1994.

Adopted by a ye and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury,
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 9-19 1994

Managers Agenda 3 G Approves the doubling of the income limit for the deferral of taxes by elderly homeowners

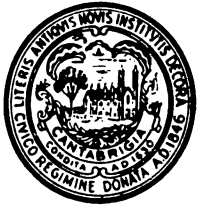
YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 19, 1994

To The Honorable, The City Council

RECOMMENDATIONS:

1. That the City Council authorize the use of \$3,550,000 in Unreserved Fund Balance (Free Cash) for the following FY 1995 Expenditures:

a. Operating Budget	\$1,500,000	as adopted in FY95 Budget
b. Capital Budget	250,000	as adopted in FY95 Budget
c. Overlay Reserve	1,800,000	
2. That the City Council appropriate \$505,000 to the Police Department to cover costs related to contract settlement with the Superior Officer's Association.
3. That the City Council classify property within the City of Cambridge into the five classes allowed for the purpose of allocating the property tax. It is further recommended that the City Council adopt the minimum residential factor of 57.74098%.
4. That the City Council approve the maximum residential exemption of 20% for owner occupied homes, which should result in a commercial tax rate of \$34.86 and a residential tax rate of \$14.17 upon final approval by the Massachusetts Department of Revenue.
5. That the City Council vote to double the normal value of statutory exemptions and double the income limit for the deferral of property taxes by elderly homeowners.

SUMMARY:

The establishment of the tax rate by the Board of Assessors with the approval of the Massachusetts Department of Revenue is the final step in the annual fiscal process that began last spring with the submission and adoption of the FY 1995 budget. For FY 1995 the adopted budget including the overlay reserve, calls for a property tax levy of \$144,442,000, an increase of \$5,038,000 or 3.6% over FY 1994. The percentage increase is the second smallest increase since the passage of Proposition 2 1/2; only the 2.7% increase from FY 1985 to FY 1986 was smaller. It should be noted that while unrestricted state aid to Cambridge increased by 6% from FY 1985 to FY 1986 there was no increase in unrestricted state aid to the city from FY 1994 to FY 1995. The FY 1995 tax levy of \$144,442,000 will be \$444,000 below the estimated FY 1995 legal tax levy limit of \$144,886,000. The table below presents a 5 year history of the tax levy compared to the tax levy limit.

Table 1
Tax Levy/Tax Levy Limit
(in thousands)

	Actual 1991	Actual 1992	Actual 1993	Actual 1994	Estimated 1995
Tax levy limit	\$125,364	\$130,443	\$135,171	\$139,599	\$144,899
Tax levy	117,995	128,050	133,580	139,404	144,442
Percentage levy increase Over Prior year	7.7%	8.5%	4.3%	4.3%	3.6%
Excess levy capacity	\$ 7,369	\$ 2,393	\$ 1,591	\$ 195	\$ 457

As the City Council is aware, now that Cambridge is essentially at its legal property tax levy limit, the only allowable annual increase in the tax levy, short of an override, is 2 1/2% plus any taxes to be paid by newly constructed properties being added to the tax rolls for the first time. For FY 1995 the estimated tax levy limit of \$144,899,000 is calculated as follows:

Table 2
FY95 Levy Limit Calculation
(in thousands)

FY94 levy limit	\$139,599
Plus 2 1/2%	3,490
Plus new commercial *	1,563
Plus new residential	<u>247</u>
Estimated FY95 levy limit	\$144,899

* Includes Personal Property

The tax levy for FY 1995 can increase over the allowable 2 1/2% by \$1,809,000 due to property newly added to the tax rolls. While the new construction addition to the levy limit represents only 1% of the total tax levy, it should be noted that it accounts for over one third of the allowable levy limit increase in FY 1995. The table below presents a five year history of the annual levy limit increase attributable to new construction.

Table 3
Additional Levy Allowed Due to New Construction
(in thousands)

FY91	FY92	FY93	FY94	FY95
\$5,256	\$1,902	\$1,458	\$1,049	\$1,809

FY 1994 marked the third consecutive year of total valuation declines in Cambridge. When the tax rate was established last year, residential values were essentially stable while commercial values reflected a continued decline. For FY 1995 total assessed values will remain virtually unchanged with an increase of less than 1% in residential and an approximately 2 1/5% decrease in commercial values. As can be seen in Table 4, total assessed values declined from FY 1994 to FY 1995 by only \$35 million out of a total valuation of \$6.755 billion. The FY 1995 assessed value also remains more than 20% lower than the highest total assessed value figure of \$8.663 billion achieved in FY 1991.

Table 4
Assessed Values
(in millions)

	FY91	FY92	FY93	FY94	FY95
Residential	\$4,652	\$4,155	\$3,975	\$4,026	\$4,043
Commercial	4,011	3,659	3,078	\$2,772	\$2,712
TOTAL	\$8,663	\$7,814	\$7,053	\$6,798	\$6,755

Effect on Homeowners

As I stated earlier, the establishment of the property tax rate is the final step in the fiscal process. While concern about property taxes emerges with the Assessors's calculation of the rate each fall, in fact the level of taxation results from the budgeting process that takes place during the previous Winter and Spring. For FY 1995 the adopted budget with a tax levy of \$144,442,000 will have the following effect on various categories of residential property.

Table 5
Changes in Tax Bills

	Average FY94 Bill	Average FY95 Bill	Dollar Changes	Percent Changes
1 Family	\$ 3,618	\$ 3,776	\$158	4.4%
2 Family	\$ 2,782	\$ 2,984	202	7.3%
3 Family	\$ 2,761	\$ 2,625	- 136	-5.0%
Condo	\$ 1,373	\$ 1,453	80	5.8%
4-8 Family	\$ 2,795	\$ 2,864	69	5.5%
9+ Family	\$16,927	\$16,919	- 8	0.0%

It should be remembered that these are city wide averages. Tax bill changes will differ in individual neighborhoods based upon assessment changes. For a presentation of assessment changes by assessment district please refer to Attachment I.

Valuation Methods

As has been the City's policy since 1984 in non-certification years, the FY94 values were compared to the real estate market of the calendar year following the FY94 assessment date of 1/1/93. For residential properties this took the form of a comparison of sale prices of property over the 1993 calendar year with assessed values of the properties which sold.

For commercial properties, the comparison process took the form of comparing rents, vacancies, and expenses experienced in 1993 with those which prevailed in 1994.

Residential Valuation

During 1993 the market continued trends seen in 1991 and 1992, after the market slump of 1989-1990. Single family homes are leading the recovery. Two family properties also have continued their recovery from previous lows, though market activity still indicates strong preference for single over two family dwellings. The market for three family dwellings continues to slide. These trends, however, are less apparent in the neighborhoods farthest from Harvard Square. The market for older condominium units has mostly been flat, due in part to the large inventory of units still available. However the newer luxury buildings in the Harvard Square area and the East Cambridge Riverfront continue the strong upward trend observed in 1992. Rent controlled apartment buildings, with their net incomes preserved by annual general rent adjustments, have been stable in value.

Another clear trend which actually began during the real estate slump and continues during this period of recovery is the widening of the gap between properties of varying quality and condition. As prices generally stabilize or rise within a neighborhood or property class (1-family, 2-family, etc) those properties in fair to poor condition or of the lowest quality of construction continue to decline in sale price.

FY95 residential property trend factors are shown in Attachment I.

Commercial Valuation

Months of slow but consistent growth in both the national and local economies are beginning to be seen in the Cambridge commercial real estate market. The best indicators of these trends are lessening vacancy rates, rising rentals and the planned construction of several real estate developments after a period of no construction. During calendar year 1991, the overall vacancy rate in the Cambridge office market hit a high estimated at 15% to 20%. By 1/1/94 (the FY95 valuation date) the vacancy had fallen to 7%, on average. The absorption rate went from 63,000 square feet in 1992 to 357,000 square feet in calendar year 1993.

A comparison of expenses submitted on Income and Expense statements in calendar years 1992 and 1993 showed no substantial change over the year. Labor costs were reduced 10 to 15%, possibly due to the lack of employment in the construction industries.

Due to the decrease in the prime rate (at a near historic low rate of 6% as of the assessment date of 1/1/94) and the reoccurrence of investment, some capitalization rates have declined.

The only general market sector which does not seem to be enjoying this comparatively temperate climate is that of the older industrial properties, a number of whose values have been reduced.

REQUIRED VOTES:

The package before you requires a number of City Council votes before the Board of Assessors can submit the rate for certification to the Department of Revenue. Because Cambridge has regularly classified property, adopted the minimum residential factor, adopted the residential exemption and voted to double the value of statutory exemptions, failure to do so again would result in significantly higher residential tax bill increases. In addition to the recommendations regarding classification (item 3-5), there are two additional recommendations for your review and action. First it is recommended that \$3,550,000 in free cash be authorized to offset the FY 1995 tax levy and second it is recommended that \$505,000 be appropriated to the Police budget to cover costs related to contract settlement. The sections that follow discuss my recommendations.

Authorization of Free Cash

For the fiscal year that ended on June 30, 1994 the City of Cambridge had a free cash balance of \$15,269,000, up \$5,277,000 from the previous year's balance of \$9,992,000. The increase is almost entirely attributable to over \$5,000,000 in Tax Title (delinquent taxes) collected during FY 1994. This would indicate that the substantial increase in free cash is a one time occurrence.

For FY 1995 I am recommending that the City Council authorize the use of \$3,550,000 in free cash. As the Council will remember, the FY 1995 adopted budget called for the use of \$1,750,000 in free cash, \$1,500,000 for the operating budget and \$250,000 for the capital. Ideally, the legally required vote to authorize free cash would be taken at the time the budget is adopted. However, the Department of Revenue does not allow the authorization of free cash to be issued before July 1 of the fiscal year in which it is to be used, thus the authorization vote occurs now. In addition to the \$1,750,000 approved in the FY 1995 budget, it is recommended that an additional \$1,800,000 be authorized to offset the overlay reserve. The \$3,550,000 recommended to be authorized compares to \$6,805,000 authorized at the time the FY 1994 rate was established. The sharp drop in the need for free cash usage is largely the result of a \$2,500,000 decrease in the overlay deficit which dropped to \$1,450,000 at the end of FY 1994.

Police Supplemental Appropriation

The budget that was adopted by the City Council last Spring did not contain sufficient funds for a salary adjustment that occurred late in the fiscal year. The \$505,000 requested here is to cover costs related to the Police Superior Officer's contract settlement which was similar to those settlements achieved with other employee groups.

Classification of Property/Establish Minimum Residential Factor

Since 1984 the City Council has voted annually to follow State laws for classification of property according to use (residential or commercial) and to allocate the legal maximum portion of the tax levy to the commercial class. From 1984 through 1992, this was accomplished each year by voting for a minimum residential factor of 65%. A minimum residential factor of 65% means that residential property is being taxed at a rate 65% of what it would be if all classes of property were taxed at the same rate. As the commercial tax base of the City expanded through the eighties, voting for a minimum residential factor of 65% each year resulted in lowering, each year, the percentage of the City's levy to be borne by the residential class. FY93 was the first year in which there was a reversal of this trend of the late eighties which saw the commercial class increasing its proportion of total value each year. In 1993 commercial property values continued a downward cycle experienced across the board in 1991 and 1992 while residential property values stabilized. The period represented by this fiscal year's values, calendar year 1993, finally saw a stabilization, at lower levels, of commercial property values. Even though the commercial proportion of the City's total valuation has dropped in each of the years since 1992, State law has allowed levy distributions to remain unchanged from 1992 through 1995. The resulting tax impacts and levy distributions are depicted in Attachment II.

As you can see, the actual tax dollars paid by residential property which was on the tax rolls in 1984 has increased only slightly. This stability was accomplished for FY94 by voting for a minimum residential factor of 58.35782% and will be accomplished for FY95 by voting a minimum residential factor of 57.74098%. The State classification laws which have enabled Cambridge to steadily increase the proportion of the tax levy to be borne by the commercial class have a provision which protects against an undesired shift from the commercial sector back to the residential class. Under this provision, the minimum residential factor may be dropped to as low as 50%, given two conditions:

- (a) the minimum residential factor does not cause the residential class to bear a lower percentage share of the tax levy than it bore in any year since the community was first certified as assessing property at full and fair cash value and
- (b) it does not cause the commercial class to bear a portion of the levy greater than 175% times what it would pay if both classes were taxed equally.

A minimum residential factor for FY95 of 57.74098% satisfies both these conditions.

The Residential Exemption

State law enables cities and towns to grant owner occupants of residential properties a deduction of up to 20% of the citywide average residential parcel value, off their assessed values before the tax rate is applied. I am recommending that the City Council adopt the maximum residential exemption of 20%, as it has done in the past. This will result in a deduction of \$46,482 from the assessed value of each owner occupied property.

The residential exemption makes the residential levy a progressive tax. It is paid for by raising the residential tax rate sufficiently to cover the number of taxpayers claiming the residential exemption. There are currently 11,200 residential exemptions on the Assessing Department files. If Cambridge did not adopt a residential exemption, the residential tax rate would be \$12.35. As a result, there is a "break-even point" at which the higher valued residential properties are assessed for higher taxes than would be the case if there were no residential exemption. Attachment III illustrates this graphically for the 20% exemption which I am recommending.

Statutory Exemptions

State legislation requires cities and towns to grant a variety of tax exemptions to elderly taxpayers, blind taxpayers, veterans, and surviving spouses who qualify by virtue of residency, income, and assets. In 1987, new state laws were passed which authorized cities and towns to increase the amounts of these exemptions up to double the statutory amounts, for taxpayers whose tax bills have increased over the prior year's bill. The City Council must vote annually to increase the exemptions. I am recommending that the Council do this for FY95, as it has since FY 1987.

Another form of tax relief available to property owners under state law is Clause 41A of Section 3 of Chapter 59. This statute allows taxpayers over 65 years old to defer tax payment until they are deceased or the property is transferred. The statutory income limit for this is \$20,000, which can be increased to \$40,000 by local legislative action. I am recommending that the City Council take this action.

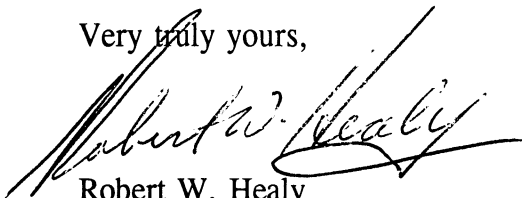
CONCLUSIONS:

Each year when the property tax rate is established, much attention is focused upon this report and the attendant public hearing. However, the options for the city at this point are fairly limited. Failure to approve maximum classification, residential exemption, and a doubling of the statutory exemption would result in a significant tax increase for residential property owners. Once these approvals are granted (or not), the establishment of the tax rate is a legal process between the Board of Assessors and the Department of Revenue. It is also a simple straight forward mathematical calculation; the tax levy required to support the City's adopted FY 1995 budget divided by the City's total assessed valuation. This calculation reflects the many financial decisions made by the City Council since the FY 1995 budget was submitted in April.

When FY 1995 tax bills are sent out to property owners members of the Finance Department will already be at work on the many financial issues that will face the city in FY 1996. Thus it is now, not next Fall when we establish the FY 1996 rate, that we must focus our attention on future tax levies and budgets. With this in mind, staff members are preparing an update to the City's five year financial projections. This analysis will be available in early October for City Council and public review. While the report is not yet finished, we must all continue to recognize that the parameters of the City's financial capacity will be fairly rigid. Current projections are that for the next 5 years the tax levy will be allowed to increase by approximately 3.5% annually, compared to average annual increases of 5.7% over the last five years. This difference translates into potential revenue shortfalls of approximately \$3,000,000 annually. Short of an override, the city will have to address any revenue shortfalls by continued examination of our expenditure plan and the growth of our tax base. Neither of these remedies will be easily accomplished. The citizens of Cambridge have enjoyed a long tradition of an active, caring government. Efforts to eliminate services will be difficult. Regarding the issue of tax base expansion, it should be understood that while the real estate free-fall of the late 1980's and early 1990's appears to have abated, significant development activity is not anticipated for the balance of this decade. Additionally, when individual development opportunities are identified, the city faces stiff competition from suburban locations where property taxes are often only a third of what they are in Cambridge, and from the City of Boston which has an aggressive policy towards tax incentive programs.

Despite our challenges, Cambridge remains one of the few Massachusetts municipalities in solid financial condition. We have achieved this enviable position because we have consistently made financial decisions which encouraged long term financial stability. By continuing to address the long term and by avoiding simplistic short term solutions, I remain confident about the City's financial future.

Very truly yours,



Robert W. Healy
City Manager

RESIDENTIAL VALUE ADJUSTMENTS

ATTACHMENT I

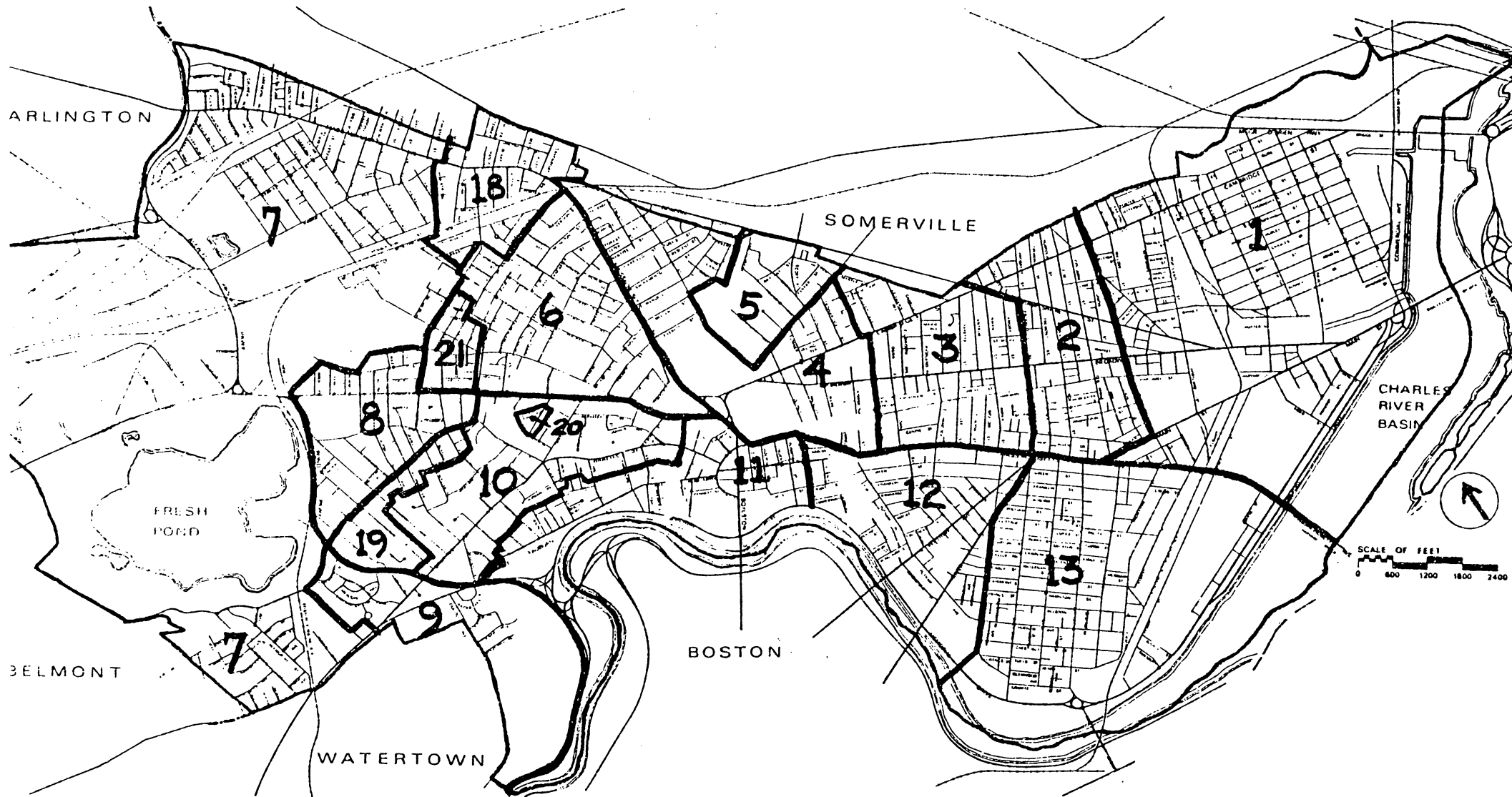
FISCAL YEAR 1995

NEIGHBORHOOD	1 FAM	2 FAM	3 FAM
1	-5%	-3%	-8%
2	8%	7%	0%
3	-2%	7%	0%
4	8%	5%	5%
5	-5%	-5%	-5%
6	14%	0%	-2%
7	1%	12%	0%
8	5%	20%	11%
9	9%	6%	5%
10	0%	0%	0%
11	0%	0%	-5%
12	0%	0%	0%
13	13%	7%	-7%
14	0%	0%	-5%
15	0%	0%	0%
16	0%	0%	0%
17	5%	5%	0%
18	6%	5%	0%
19	14%	5%	0%
20	14%	11%	5%
21	5%	5%	0%

ADDITIONAL ADJUSTMENTS FOR HOUSES	
CONDITION	
Excellent	3%
Fair	-6%
Poor	-12%
GRADE (Overall Quality)	
Average-minus	-8%
Fair	-12%
Poor	-15%
BUILDING TYPE	
2-Decker	95%
3-Decker	95%
Semi-detached	95%
Townhouse	95%

CONDO UNIT	NEIGHBORHOOD
-8%	1
-10%	2
-1%	3
6%	4
0%	5
0%	6
-5%	7
-5%	8
-5%	9
0%	10
0%	11
-6%	12
0%	13
0%	14
0%	15
0%	16
0%	17
5%	18
5%	19
0%	20
5%	21

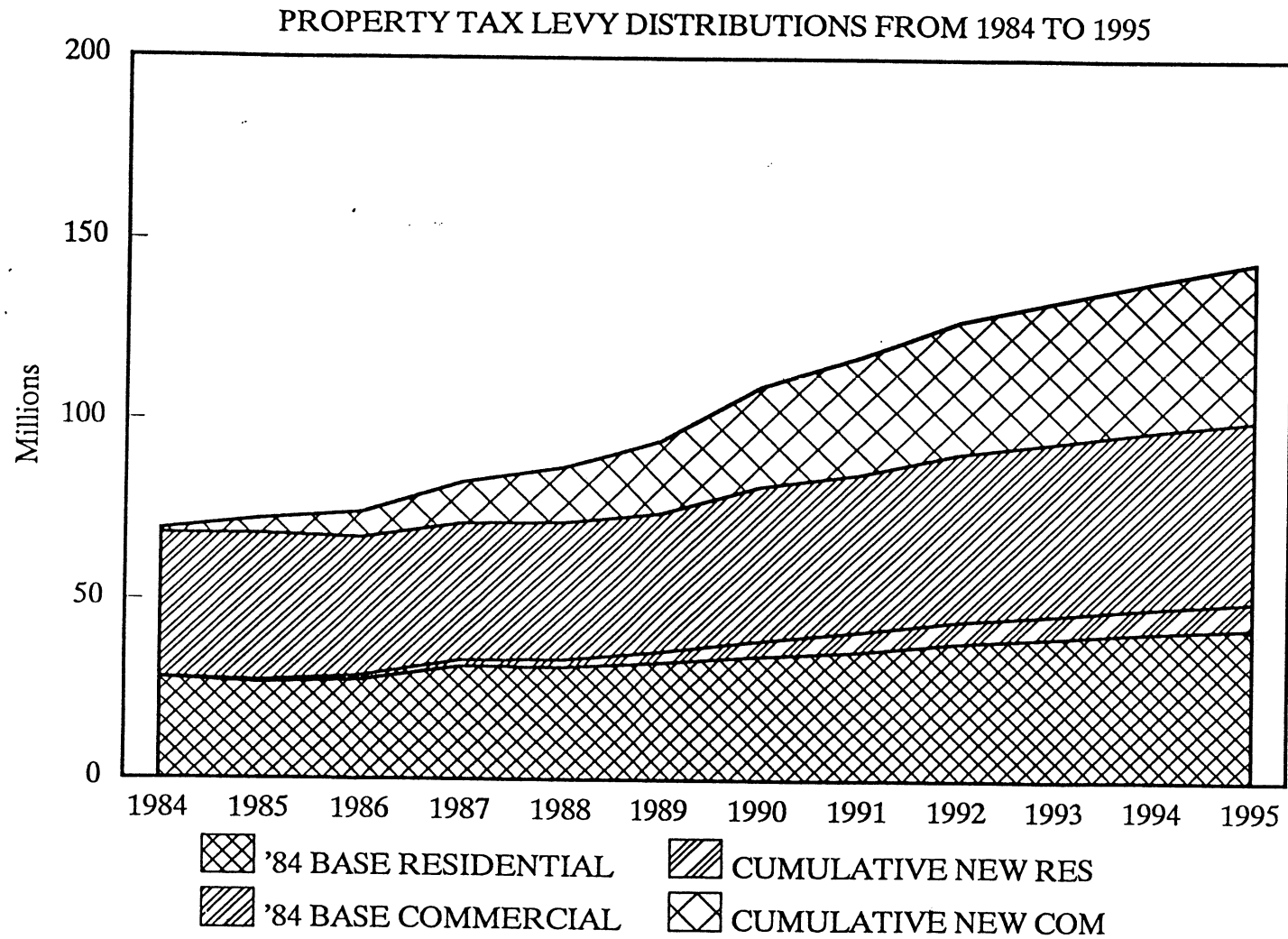
ASSESSMENT DISTRICTS - FY95



NOTES

- District 14 - Charles Riverfront
- District 15 - Grove & Blanchard Sts.
- District 16 - St. Paul St
- District 17 - Walden St between Mt Pleasant and Raymond
- District 18: was part of District 7 until FY85
- District 19: was part of District 4 until FY86

ATTACHMENT II

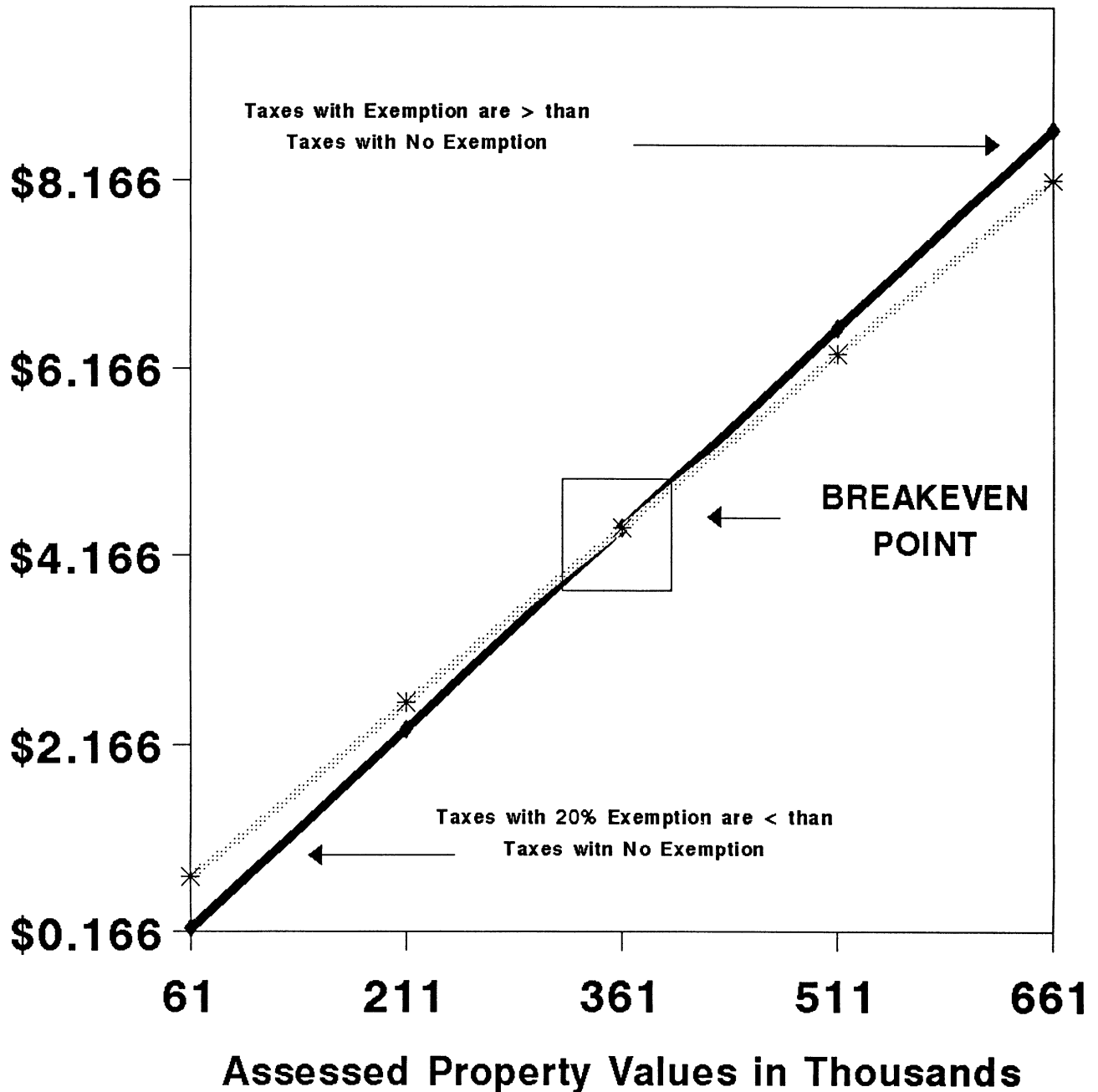


RESIDENTIAL TAX EXEMPTION

"BREAKEVEN" POINT \$361,000



Tax Bill (Thousands)



Assessed Value

* No Res Exemption ◆ 20% Res Exemption

Establishment of the Tax Rate.

- 3A. \$3,550,000 use in the Unreserved Fund Balance 9-0-0.
- 3B. Appropriation of \$505,000 to the Police Dept. 9-0-0
- 3C. Five classes of property. 8-1-0
- 3D. minimum residential factor of 57.74098%
7-1-0-1
- 3E. Approve maximum residential exemption of 20 for owner occupied homes.
9-0-0.
- 3F. Vote to double the normal value of statutory exemptions for FY95.
9-0-0
- 3G. Vote to double the income limit for deferral of property taxes by elderly homeowners.
9-0-0.

In City Council,

Sept. 19, 1994