



City of Cambridge

Consent Agenda # 39
IN CITY COUNCIL

June 22, 1992

WHEREAS;

The City of Cambridge is the owner of the East Cambridge Parking Garage and thereby responsible for leasing the ground floor commercial space; and

WHEREAS;

A proposal for lease of that space by Catherine Vu for use as a Vietnamese Grocery Store has been recommended by the managing agent and by the neighborhood; and

WHEREAS:

The City Manager has received and accepted that recommendation;

NOW THEREFORE BE IT ORDERED;

That the City Manager accept the recommendation of the City Manager that the Vietnamese Grocery Store become a tenant in the East Cambridge Parking Garage;

AND BE IT FURTHER ORDERED:

That the City Manager be authorized to execute leases with said establishment.

In City Council June 22, 1992.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, Temporary City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
Temporary City Clerk

City of Cambridge

MASSACHUSETTS

In City Council June 22 1992

39A Expedited Process - Demonstration of Disposition

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr			✓		
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Ms. Alice K. Wolf	✓				
Mayor Kenneth E. Reeves	✓				

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Chapter 2.110

CITY-OWNED LAND AND BUILDINGS

Sections:

2.110.010 Disposition of city property.

2.110.010 Disposition of city property.

This chapter shall apply to the sale, transfer, lease, or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This chapter shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this chapter is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a disposition of City property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No disposition of City property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

A. The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City property in question.

B. The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons de-

scribing the proposals under consideration. The report shall include the following information:

1. A description and analysis of the alternative uses for the City property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

2. The use of the City property at the time of the recommended disposition and any actual or projected annual revenues or costs associated with such property;

3. The existing zoning status of the property and other City, State, and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

4. Any attempts to rezone the property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

5. The development potential of the property;

6. A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

7. A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee.

C. The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

D. The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

E. At least fourteen days prior to the public hearings by the Planning Board and the City

Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within three hundred feet of the City property.

The City Clerk shall notify civic groups and neighborhood associations who may be affected by or interested in such disposition of City property and shall publish notice of said hearings in newspapers of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

F. The disposition of City property shall require a $\frac{2}{3}$ vote of the City Council.

G. For the disposition of city property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a $\frac{2}{3}$ vote of the City Council.
(Ord. 1105, 1990)

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CAMBRIDGE, MASSACHUSETTS

City of Cambridge

MASSACHUSETTS

In City Council June 22 1992

39B. *Ngus Consent* ~~Expected Dates~~

Adoption of the Designated Term Ms Vu

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓		✓		
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Ms. Alice K. Wolf	✓				
Mayor Kenneth E. Reeves	✓				

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CITY OF CAMBRIDGE

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EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

June 22, 1992

The Honorable, the City Council

Re: Lease of Commercial Space in the East Cambridge
Parking Garage

The commercial space in the East Cambridge Parking Garage, formerly occupied by Warehouse Liquors and then Century Bank, has been vacant since last October. The City through its management agent has conducted the preliminary search and selection of a suitable tenant and now proposes to City Council for their review and adoption to lease the space to Catherine Vu, an East Cambridge resident, for use as a Vietnamese grocery store.

The Selection Process:

The preliminary search and selection of a tenant was made by Ryan, Elliott and Company, who are under contract with the City of Cambridge for management and lease of commercial space in the East Cambridge Parking Garage. City departments were notified that the space was available. Letters were sent to business associations and neighborhood groups telling them of the availability of the space. Advertisements were placed in the local papers.

The proposal for lease as a Vietnamese grocery store was reviewed for compliance with the evaluation criteria set forth at that time of the original selection of tenants. This included commercial and social benefit to the community, use compatibility with the neighborhood, financial and economic feasibility of the project, capability and experience of the group or business entity, and financial return to the City.

The lessee then made a presentation to the East Cambridge Planning Team at their meeting on June 9, at which time the Planning Team voted unanimously to endorse Catherine Vu for lease of the space in the East Cambridge Parking Garage.

Evaluation of the proposal:

Catherine Vu is a young entrepreneur living at 134 Thorndike Street in East Cambridge. She proposes a specialty grocery store with the interior similar in style to Barsamian's or Bread and Circus. The store will concentrate on Vietnamese foods and will sell prepared Vietnamese dishes. A specialty of the store will be the demonstration cooking and cooking classes to show customers how the dishes are prepared.

Catherine Vu and her associate John Vo have experience in the catering business, preparing and selling Vietnamese food for the MIT campus. They will continue to lease 800 square feet in Somerville for the preparation of foods to be sold in the East Cambridge store as well as at MIT.

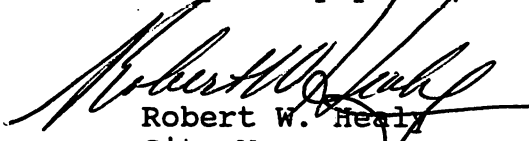
Recommendation:

I recommend that the commercial space be leased to Catherine Vu for use as a Vietnamese grocery store. The lessee is recommended by the management agent and the neighborhood association. The lessee has experience, will be paying market rents, and meets established criteria.

In regard to the selection process, the city process for disposition of city property could be followed in its entirety. However, considering the size of space which is only 2800 square feet, the process seems unduly burdensome. In accordance with Paragraph G, Chapter 2.110, Section 010 of the City Ordinances, I request a diminution of the process more appropriate to the scale of the project. The modified process as conducted has involved outreach to public agencies, the community, and to local business associations.

I recommend the adoption of the designated tenant as described above and respectfully request that City Council accept the recommendation. Furthermore, I request that a modification of the selection process be accepted and that City Council authorize me to execute the lease agreement with the designated tenant.

Very truly yours,


Robert W. Healy
City Manager

Consent Agenda # 39 F-261

Lease of Commercial Space in the
East Cambridge Parking Garage
and the adoption of a designated
tenant.

In City Council,

June 22, 1992

A- Diminution of disposition
process - 8-0-1

B- Adoption of designated
tenant 9-0-0.