

A. Linkage payment

In lieu of a subsidized artists space set-aside in the Webb Building, the developer shall provide an annual linkage payment ~~of not less than \$187,500~~ for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood. A portion of these funds shall be earmarked to guarantee the continued operation of the Mudflat Pottery School, including but not limited to an amount earmarked to subsidize the difference between the market rent Mudflat is obliged to pay for functional workspace in a new location, and the current Mudflat rent, or an equivalent amount toward purchase of a comparable space suitable for Mudflat. Also, *special consideration will be given to the reimbursement of Mudflat's extensive relocation expenses.*

B. Time

In no case shall the Mudflat Pottery School be required to relocate prior to ~~March~~, 1985.
February

C. Clarification of relocation assistance

The City shall require the developer to conduct its relocation of Mudflat and to reimburse relocation costs in such a manner as to minimize disruption and loss of income, with no more than 30 days disruption. The City and Developer shall recognize the ~~eligibility of~~ *are* individual businesses ^{leasing space at Mudflat} ~~for relocation assistance~~, in addition to the Mudflat Pottery School, Inc. ~~Reimbursement to Mudflat for consultant fees and volunteer time spent on relocation activities should also be recognized as expenses eligible for reimbursement.~~

or ^{other financial} ~~linkage~~ payment, of a value not less than the value of ^{grade} most expensive ~~linkage~~ ^{Webb or alternative site provision} set-aside ~~linkage payment proposal~~ offered by the developer during CDD negotiations to date.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager

Date June 28, 1984

From Paul E. Healy, City Clerk

Reference Calendar Item #13
of May 21, 1984

Subject Council action on acceptance and appropriation of a grant from the Department of Housing and Urban Development in the amount of \$4,905,000.

Enclosed are the following:

1. The City Council adopted by a roll call vote of 8-0-1 the amended order of acceptance. Both the original as submitted to the City Council and the amended version moved by Councillor Vellucci are enclosed.
2. The appropriation order as submitted was adopted by a roll call vote of 8-0-1.
3. The Mudflat Pottery School, Inc. sponsored by Councillor David Sullivan providing for linkage payment, relocation time and relocation assistance.

Encs. (4)

c.c. Budget Dept.



City of Cambridge

Calendar Item No. 6(C)

COUNCILLOR VELLUCCI

IN CITY COUNCIL

June 11, 1984

A G R E E M E N T

WHEREAS: The City Council approved the City's submission of an application to the U. S. Department of Housing and Urban Development (HUD) for an Urban Development Action Grant (UDAG) for the Lechmere Canal Development project; and

WHEREAS: HUD has approved this grant in the amount of \$4,905,000; and

WHEREAS: Implementation of this grant will accomplish the following goals:

1. Repayment of the UDAG, with interest, to provide expanded Community Development Block Grant programs for low and moderate income citizens of Cambridge;
2. Stimulate over \$50 million in private investment;
3. Create approximately 800 new permanent jobs, including approximately 250 for low and moderate income persons;
4. Provide approximately \$1.4 million annually in taxes;
5. Provide 310 new public parking spaces;
6. Initiate activity around the new Lechmere Canal Park and provide a coordinated approach to this development;

Now, therefore, the City Council hereby Orders:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant (UDAG) in the amount of \$4,905,000 from the U. S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development Project.

And, that the contract between the City and the Developer to carry out this UDAG as it relates to the renovation of the Webb Building include the following:

1. The Massachusetts Relocation Assistance Act, M.G.L. c 79A, is fully applicable;
2. No tenant be required to leave prior to September 8, 1984, and that all tenants have the opportunity to negotiate, on a tenant by tenant basis, a later date;
3. That the Developer be required to provide a minimum of 20,000 square feet of studio space for artists at a rent not to exceed \$5 per sq. ft. (with tax and operating escalation clause) or alternatively the space be owned by the artists, with preference for occupancy given to current tenants of the Webb Building. Every effort shall be made to locate the space in Cambridge; and
4. That the release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be subject to City Council approval of the agreement between the City and the Developer for the Webb Building.

In City Council June 11, 1984.

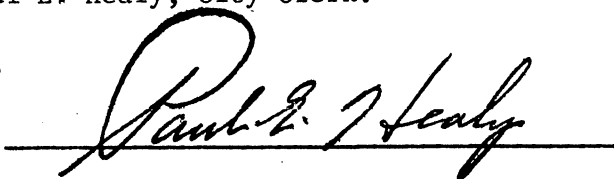
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



A handwritten signature in cursive script, reading "Paul E. Healy", is written over a horizontal line.

Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL

June 11, 1984

WHEREAS, the City Council approved the City's submission of an application to the U.S. Department of Housing and Urban Development (HUD) for an Urban Development Action Grant (UDAG) for the Lechmere Canal Development project; and

WHEREAS, HUD has approved this grant in the amount of \$4,905,000; and

WHEREAS, implementation of this grant will accomplish the following goals:

- 1) repayment of the UDAG, with interest, to provide expanded Community Development Block Grant programs for low and moderate income citizens of Cambridge;
- 2) stimulate over \$50 million in private investment;
- 3) create approximately 800 new permanent jobs, including approximately 250 for low and moderate income persons;
- 4) provide approximately \$1.4 million annually in taxes;
- 5) provide 310 new public parking spaces;
- 6) initiate activity around the new Lechmere Canal Park and provide a coordinated approach to this development.

Now therefore, the City Council hereby Orders:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant (UDAG) in the amount of \$4,905,000 from the U.S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development project.

And, that the contract between the City and the Developer to carry out this UDAG as it relates to the renovation of the Webb Building include the following:

- 1) the Massachusetts Relocation Assistance Act, M.G.L. c. 79A, is fully applicable;
- 2) no tenant be required to leave prior to September 8, 1984, and that all tenants have the opportunity to negotiate, on a tenant by tenant basis, a later date;
- 3) that the Developer be required to provide a minimum of 20,000 square feet of studio space for artists at a rent not to exceed \$5 per sq. ft. (with tax and operating escalation clause) or alternatively the space be owned by the artists, with preference for occupancy given to current tenants of the Webb Building. Every effort shall be made to locate the space in Cambridge; and
- 4) that release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be conditioned upon performance of the above.

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

~~---May-21, 1984--~~

June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1983-84 the following sum is hereby appropriated in the ~~CANAL~~ Fund of the City of Cambridge:
Public Investment

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

BE IT FURTHER ORDERED: That the above appropriations in the ~~CANAL~~ Fund are to be financed by estimated revenues drawn from the following sources:

In City Council June 11, 1984.
Adopted by a yeas and nays vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

#3



City of Cambridge

21.

COUNCILLOR DAVID SULLIVAN

IN CITY COUNCIL

June 11, 1984

- WHEREAS: The Mudflat Pottery School, Inc., and its sub-tenant community of artists in the Webb Building in East Cambridge, represent an invaluable and irreplaceable cultural, educational, neighborhood and commercial resource to the City of Cambridge; and
- WHEREAS: The threatened loss of this community and other small businesses through displacement, or inadequate relocation provisions, due to the Lechmere Canal Renovation Project (LCP) would seriously harm the cultural and business climate, and lose jobs in East Cambridge and the City as a whole; and
- WHEREAS: The City Council of the City of Cambridge has recognized this danger and proposed a remedy in its resolution of January 18, 1984, providing for relocation benefits and a set-aside of affordable artists space; and has by these same provisions expressed a "linkage policy", for developer subsidies (from its profits) to the neighborhood; both provisions to be conditions for the Council's approval of the City's Urban Action Development Action Grant application for the Lechmere Canal project; and
- WHEREAS: It is necessary and desirable to further define and clarify the City's relocation and linkage policies, for the protection of Mudflat, given its unique needs (greater size, weaker financial resources) and for the purpose of enhancing the City's linkage benefits; and
- WHEREAS: The Mudflat recommendation appears to place a smaller burden on the LCP developer than both (a) the burden it offered to the City Community Development Office, and (b) the developer's burden under the City of Boston's linkage formula for a similar development; now therefore be it
- RESOLVED: That the City Council of the City of Cambridge directs the City of Cambridge, through its Community Development Department, to include as mandatory conditions to its contract with the LCP developer, the following provisions:

A. Linkage payment

In lieu of a subsidized artist space set-aside in the Webb Building, the developer shall provide an annual linkage payment for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood, or other financial payment of a value not less than the value of most expensive Webb or alternative-site set aside provision offered by the developer during CDD negotiations to date. A portion of these funds shall be earmarked

to guarantee the continued operation of the Mudflat Pottery School, including but not limited to an amount earmarked to subsidize the difference between the market rent Mudflat is obliged to pay for functional workspace in a new location, and the current Mudflat rent, or an equivalent amount toward purchase of a comparable space suitable for Mudflat. Also, special consideration will be given to the reimbursement of Mudflat's extensive relocation expenses.

B. Time

In no case shall the Mudflat Pottery School be required to relocate prior to February, 1985.

C. Clarification of relocation assistance

The City shall require the developer to conduct its relocation of Mudflat and to reimburse relocation costs in such a manner as to minimize disruption and loss of income, with no more than 30 days disruption. The City and Developer shall recognize there are individual businesses leasing space at Mudflat, in addition to the Mudflat Pottery School, Inc.

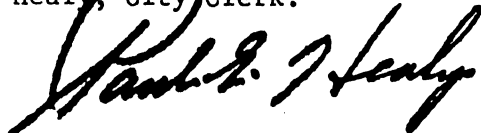
In City Council June 11, 1984.

Adopted by the affirmative vote of 8 members.

Attest: Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



Paul E. Healy, City Clerk.



City of Cambridge

Calendar Item No. 6(C)

COUNCILLOR VELLUCCI

IN CITY COUNCIL

June 11, 1984

A G R E E M E N T

WHEREAS: The City Council approved the City's submission of an application to the U. S. Department of Housing and Urban Development (HUD) for an Urban Development Action Grant (UDAG) for the Lechmere Canal Development project; and

WHEREAS: HUD has approved this grant in the amount of \$4,905,000; and

WHEREAS: Implementation of this grant will accomplish the following goals:

1. Repayment of the UDAG, with interest, to provide expanded Community Development Block Grant programs for low and moderate income citizens of Cambridge;
2. Stimulate over \$50 million in private investment;
3. Create approximately 800 new permanent jobs, including approximately 250 for low and moderate income persons;
4. Provide approximately \$1.4 million annually in taxes;
5. Provide 310 new public parking spaces;
6. Initiate activity around the new Lechmere Canal Park and provide a coordinated approach to this development;

Now, therefore, the City Council hereby Orders:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant (UDAG) in the amount of \$4,905,000 from the U. S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development Project.

And, that the contract between the City and the Developer to carry out this UDAG as it relates to the renovation of the Webb Building include the following:

1. The Massachusetts Relocation Assistance Act, M.G.L. c 79A, is fully applicable;
2. No tenant be required to leave prior to September 8, 1984, and that all tenants have the opportunity to negotiate, on a tenant by tenant basis, a later date;
3. That the Developer be required to provide a minimum of 20,000 square feet of studio space for artists at a rent not to exceed \$5 per sq. ft. (with tax and operating escalation clause) or alternatively the space be owned by the artists, with preference for occupancy given to current tenants of the Webb Building. Every effort shall be made to locate the space in Cambridge; and
4. That the release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be subject to City Council approval of the agreement between the City and the Developer for the Webb Building.

In City Council June 11, 1984.

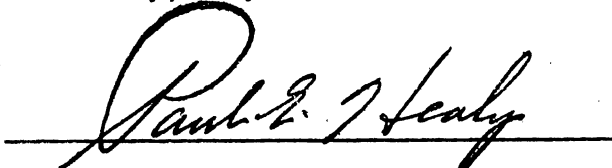
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



City of Cambridge

Calendar Item No. 6(C)

COUNCILLOR VELLUCCI

IN CITY COUNCIL

June 11, 1984

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4. That the release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be subject to City Council approval of the agreement between the City and the Developer for the Webb Building.

In City Council June 11, 1984.

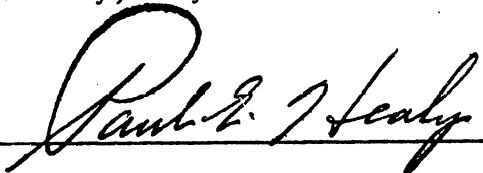
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



City of Cambridge

Calendar Item No. 6(C)

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June 11, 1984

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In City Council June 11, 1984.

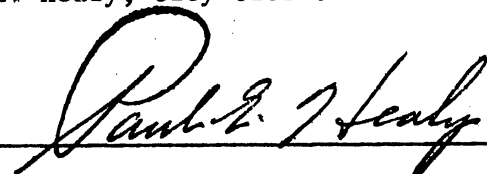
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



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Paul E. Healy, City Clerk.



City of Cambridge

Calendar Item No. 6(C)

COUNCILLOR VELLUCCI

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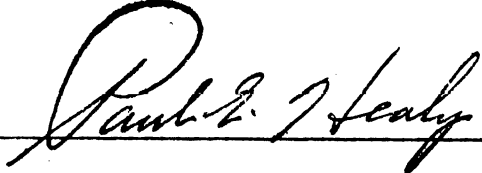
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4. That the release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be subject to City Council approval of the agreement between the City and the Developer for the Webb Building.

In City Council June 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

~~---May 21, 1984---~~
June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1983-84 the following sum is hereby appropriated in the ~~GENERAL~~ fund of the City of Cambridge:
Public Investment

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

BE IT FURTHER ORDERED: That the above appropriations in the ~~GENERAL~~ Fund are to be financed by estimated revenues drawn from the following sources:

In City Council Junr 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

#3



City of Cambridge

21.

COUNCILLOR DAVID SULLIVAN

IN CITY COUNCIL

June 11, 1984

- WHEREAS: The Mudflat Pottery School, Inc., and its sub-tenant community of artists in the Webb Building in East Cambridge, represent an invaluable and irreplaceable cultural, educational, neighborhood and commercial resource to the City of Cambridge; and
- WHEREAS: The threatened loss of this community and other small businesses through displacement, or inadequate relocation provisions, due to the Lechmere Canal Renovation Project (LCP) would seriously harm the cultural and business climate, and lose jobs in East Cambridge and the City as a whole; and
- WHEREAS: The City Council of the City of Cambridge has recognized this danger and proposed a remedy in its resolution of January 18, 1984, providing for relocation benefits and a set-aside of affordable artists space; and has by these same provisions expressed a "linkage policy", for developer subsidies (from its profits) to the neighborhood; both provisions to be conditions for the Council's approval of the City's Urban Action Development Action Grant application for the Lechmere Canal project; and
- WHEREAS: It is necessary and desirable to further define and clarify the City's relocation and linkage policies, for the protection of Mudflat, given its unique needs (greater size, weaker financial resources) and for the purpose of enhancing the City's linkage benefits; and
- WHEREAS: The Mudflat recommendation appears to place a smaller burden on the LCP developer than both (a) the burden it offered to the City Community Development Office, and (b) the developer's burden under the City of Boston's linkage formula for a similar development; now therefore be it
- RESOLVED: That the City Council of the City of Cambridge directs the City of Cambridge, through its Community Development Department, to include as mandatory conditions to its contract with the LCP developer, the following provisions:

A. Linkage payment

In lieu of a subsidized artist space set-aside in the Webb Building, the developer shall provide an annual linkage payment for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood, or other financial payment of a value not less than the value of most expensive Webb or alternative-site set aside provision offered by the developer during CDD negotiations to date. A portion of these funds shall be earmarked

to guarantee the continued operation of the Mudflat Pottery School, including but not limited to an amount earmarked to subsidize the difference between the market rent Mudflat is obliged to pay for functional workspace in a new location, and the current Mudflat rent, or an equivalent amount toward purchase of a comparable space suitable for Mudflat. Also, special consideration will be given to the reimbursement of Mudflat's extensive relocation expenses.

B. Time

In no case shall the Mudflat Pottery School be required to relocate prior to February, 1985.

C. Clarification of relocation assistance

The City shall require the developer to conduct its relocation of Mudflat and to reimburse relocation costs in such a manner as to minimize disruption and loss of income, with no more than 30 days disruption. The City and Developer shall recognize there are individual businesses leasing space at Mudflat, in addition to the Mudflat Pottery School, Inc.

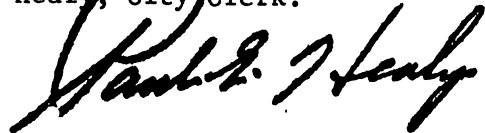
In City Council June 11, 1984.

Adopted by the affirmative vote of 8 members.

Attest: Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



Paul E. Healy, City Clerk.

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

--May 21, 1984--

June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1983-84 the following sum is hereby appropriated in the ~~GENERAL~~ Fund of the City of Cambridge:
Public Investment

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

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In City Council Junr 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

~~---May 21, 1984---~~
June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

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FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00


Public Investment

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In City Council Junr 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

--May 21, 1984--
June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

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Public Investment

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

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

In City Council Junr 11, 1984.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

--May 21, 1984--
June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1983-84 the following sum is hereby appropriated in the ~~General~~ Fund of the City of Cambridge:
Public Investment

FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

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

In City Council Junr 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Urban Development Action Grant

\$4,905,000.00

A. Linkage payment

In lieu of a subsidized artists space set-aside in the Webb Building, the developer shall provide an annual linkage payment ~~of not less than \$127,500~~ for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood. A portion of these funds shall be earmarked to guarantee the continued operation of the Mudflat Pottery School, including but not limited to an amount earmarked to subsidize the difference between the market rent Mudflat is obliged to pay for functional workspace in a new location, and the current Mudflat rent, or an equivalent amount toward purchase of a comparable space suitable for Mudflat. Also, *special consideration will be given to the reimbursement of Mudflat's extreme relocation expenses.*

B. Time

In no case shall the Mudflat Pottery School be required to relocate prior to ~~March~~ ^{February}, 1985.

C. Clarification of relocation assistance

The City shall require the developer to conduct its relocation of Mudflat and to reimburse relocation costs in such a manner as to minimize disruption and loss of income, with no more than 30 days disruption. The City and Developer shall recognize the ~~eligibility of~~ ^{are} individual businesses leasing space at Mudflat ~~for relocation assistance~~, in addition to the Mudflat Pottery School, Inc. ~~Reimbursement to Mudflat for consultant fees and volunteer time spent on relocation activities should also be recognized as expenses eligible for reimbursement.~~

or other financial
~~or a linkage payment~~ ^{payment}, of a value not less than the value of ^{goods}
~~set-aside~~ ^{Webb or alternative site provision} ~~linkage payment proposal~~
~~offered by the developer during CDD negotiations to date.~~

#3



City of Cambridge

21.

COUNCILLOR DAVID SULLIVAN

IN CITY COUNCIL

June 11, 1984

- WHEREAS: The Mudflat Pottery School, Inc., and its sub-tenant community of artists in the Webb Building in East Cambridge, represent an invaluable and irreplaceable cultural, educational, neighborhood and commercial resource to the City of Cambridge; and
- WHEREAS: The threatened loss of this community and other small businesses through displacement, or inadequate relocation provisions, due to the Lechmere Canal Renovation Project (LCP) would seriously harm the cultural and business climate, and lose jobs in East Cambridge and the City as a whole; and
- WHEREAS: The City Council of the City of Cambridge has recognized this danger and proposed a remedy in its resolution of January 18, 1984, providing for relocation benefits and a set-aside of affordable artists space; and has by these same provisions expressed a "linkage policy", for developer subsidies (from its profits) to the neighborhood; both provisions to be conditions for the Council's approval of the City's Urban Action Development Action Grant application for the Lechmere Canal project; and
- WHEREAS: It is necessary and desirable to further define and clarify the City's relocation and linkage policies, for the protection of Mudflat, given its unique needs (greater size, weaker financial resources) and for the purpose of enhancing the City's linkage benefits; and
- WHEREAS: The Mudflat recommendation appears to place a smaller burden on the LCP developer than both (a) the burden it offered to the City Community Development Office, and (b) the developer's burden under the City of Boston's linkage formula for a similar development; now therefore be it
- RESOLVED: That the City Council of the City of Cambridge directs the City of Cambridge, through its Community Development Department, to include as mandatory conditions to its contract with the LCP developer, the following provisions:

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In lieu of a subsidized artist space set-aside in the Webb Building, the developer shall provide an annual linkage payment for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood, or other financial payment of a value not less than the value of most expensive Webb or alternative-site set aside provision offered by the developer during CDD negotiations to date. A portion of these funds shall be earmarked

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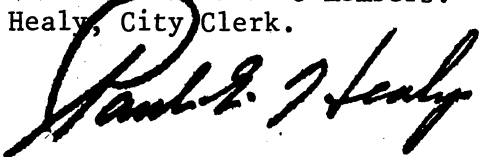
In City Council June 11, 1984.

Adopted by the affirmative vote of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



Paul E. Healy, City Clerk.

#3



City of Cambridge

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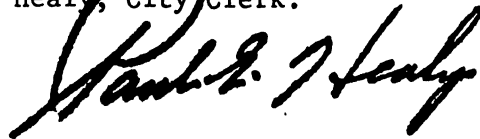
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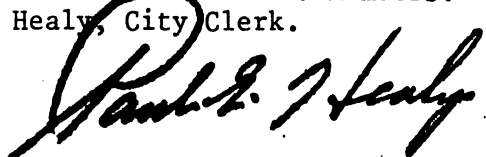
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A true copy;

ATTEST:-



Paul E. Healy, City Clerk.

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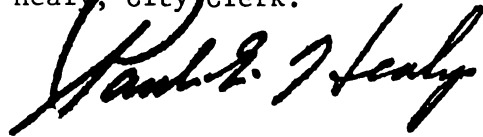
In City Council June 11, 1984.

Adopted by the affirmative vote of 8 members.

Attest: Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



Paul E. Healy, City Clerk.



City of Cambridge

Amended Calendar Item No. 6(A)

IN CITY COUNCIL

June 11, 1984

ORDERED:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant in the amount of \$4,905,000 from the U. S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development project; and be it further

ORDERED:

That said acceptance is subject to the condition that \$680,000 be set aside of the grant of \$4,905,000 from HUD and not released to the Webb Company unless they agree to the conditions as outlined in this agreement.

In City Council June 11, 1984.

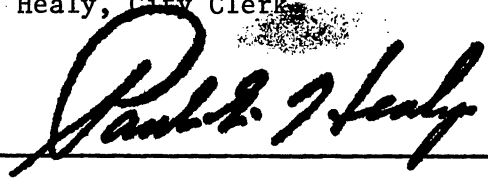
Adopted as amended by a yeas and nays vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

Agenda #132
C. C. 198
May 21, 1984

Enterprise Fund #6 - 6/11/84

City of Cambridge

13A

MASSACHUSETTS

In City Council

6/11/84

1984

141

Re Acceptance of Grant of 4,905,000 from HUD

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓		✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

8 0 1

- Order Adopted - with conditions
As amended

RVS
A.P.
D

#2

~~---AGENDA ITEM NUMBER THIRTEEN (B)---~~
CALENDAR ITEM NO. 6(B) CITY COUNCIL
CITY OF CAMBRIDGE

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

~~---May 21, 1984---~~
June 11, 1984

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1983

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1983-84 the following sum is hereby appropriated in the ~~General~~ Fund of the City of Cambridge:
Public Investment

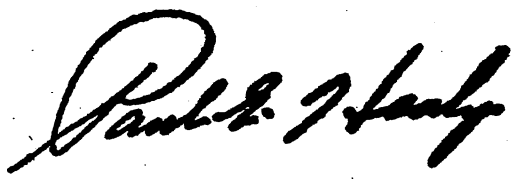
FUNCTION	DEPARTMENT OR PROGRAM	SALARIES & WAGES	TRAINING & TRAVEL	OTHER ORDINARY MAINTENANCE	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance and Development	Community Development				\$4,905,000.00	\$4,905,000.00

Public Investment

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

In City Council Junr 11, 1984.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk...

A true copy;
ATTEST:-



FINANCING PLAN	REVENUE
Urban Development Action Grant	\$4,905,000.00

#138

City of Cambridge

MASSACHUSETTS

6/14/84

In City Council

May 21,

198 4

#2

AGENDA ITEM NUMBER THIRTEEN (B)

RE: APPROPRIATION OF A GRANT OF \$4,905,000. TO THE PUBLIC INVESTMENT FUND EXTRA-ORDINARY EXPENDITURES ACCOUNT

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

Handwritten notes and signatures at the bottom left.

Handwritten marks and scribbles at the bottom center.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

Kelly S

OFFICE OF THE ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

MAY 4 1984

Honorable Robert Healey
Mayor of Cambridge
Cambridge, MA 02139

Dear Mayor Healey:

SUBJECT: UDAG Preliminary Approval

City of Cambridge

Application Number: B-00-AA-25-0147

Project Name: ~~JOM Apartments~~ *Lechmere Canal Development*

It gives me great pleasure to confirm formally some good news which you received recently. Your application has received preliminary approval of an Urban Development Action Grant for \$4,905,000.

I know that you and your staff have worked hard in putting together a successful application. I am pleased to offer you my personal congratulations for your efforts. While your project will serve to strengthen your local economic base, it also contributes to our mutual goal of economic recovery nationally.

You will soon be receiving a Grant Agreement from us which sets forth specific terms and conditions for the approved project. In order to receive final approval for your project and the actual Urban Development Action Grant funds, it will be necessary to submit the documents called for in the Grant Agreement in legally binding form for our approval, and otherwise for all those involved to comply with the terms and conditions set forth in the Grant Agreement.

While getting this project put together and funded was hard work, getting the project built and the economic benefits in place is really what this project is all about. During the development process I would appreciate it if you would notify John C. Mongan, HUD's Regional Administrator for Region I - Boston, and me of noteworthy events, such as the groundbreaking or the dedication. We look forward to working with you to complete a successful project.

Again, my congratulations.

Sincerely,

Stephen J. Bollinger

Stephen J. Bollinger
Assistant Secretary

LECHMERE CANAL DEVELOPMENT PROJECT

PARKING PLAN

March 23, 1984

A total of 720 new off-street parking spaces will be provided to support the development proposed in the Lechmere Canal Development UDAG proposal. Of these 720 spaces, 410 will be reserved for use by the tenants of the three private development transactions - Ten Canal Park, One Canal Park and the Webb Building. The remaining 310 spaces will be publicly controlled, with 170 attributed to satisfying the need to replace the spaces taken from Lechmere Sales.

The spaces will be located in a 540-car garage to be constructed and an abutting 180-car surface lot to be built on land located to the south of the Lechmere Canal (as indicated on the attached map).

Below is a chart illustrating the proposed parking.

USER	LOCATION		
	<u>Proposed Garage</u>	<u>Surface Lot</u>	<u>Total</u>
Ten Canal Park	120	0	120
One Canal Park	130	0	130
Webb Building	160	0	160
Public	60	80	140
Public/Lechmere	70	100	170
	<hr/>	<hr/>	<hr/>
TOTAL	540	180	720

The land for the new parking will be acquired by the City by Eminent Domain. The City will then construct and manage the parking garage and surface lot.

The development of the 720 new spaces will be financed as indicated on the attached "Source and Uses" statement. The debt service for the \$2.664M in City bonds used to finance the parking will be paid out of the revenue generated from renting the parking, as shown on the attached ten-year cash flow projection.

LECHMERE CANAL DEVELOPMENT PROJECT

Proposed Parking Budget

March 23, 1984

USES

Land Acquisition	2,241,000
Hard Costs	5,447,475
Soft Costs	500,000
	<hr/>
TOTAL USES	8,188,475

SOURCES

UDAG	4,225,000
State	1,300,000
City Bond	2,663,475
	<hr/>
TOTAL SOURCES	8,188,475

LECHMERE CANAL DEVELOPMENT PROJECT

Parking Development Budget

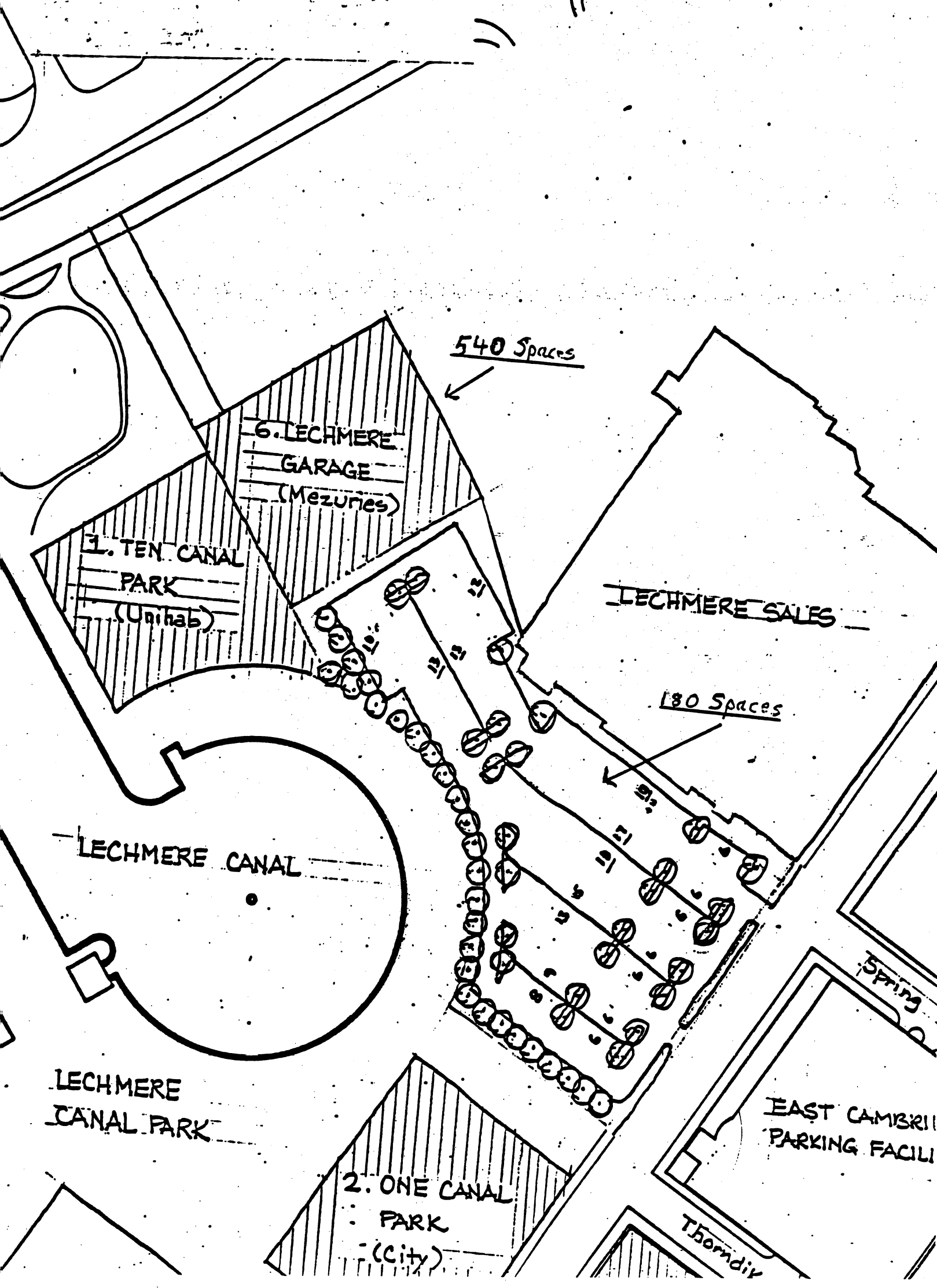
March 23, 1984

<u>Hard Costs</u> (Garage - 540 spaces) (based on per-space estimate of \$9,884; prepared by A.M. Fogarty Associates, profes- sional cost estimators for Vitols-Sturgis, Architects)	5,337,475	
<u>Hard Costs</u> (surface lot - 180 spaces)	<u>100,000</u>	
Total Hard Costs		5,447,475
 <u>Soft Costs</u>		
Appraisals	6,000	
Surveys	14,000	
Resident Engineer	60,000	
Architect and Engineer	<u>420,000</u>	
Total Soft Costs		500,000
 Land Acquisition		
(based on 112,050 square feet at \$20/sq.ft.)		<u>2,241,000</u>
 TOTAL COSTS		 8,188,475

OPERATING STATEMENT/CASH FLOW PROJECTION

	<u>1st Yr</u>	<u>2nd Yr</u>	<u>3rd Yr</u>	<u>4th Yr</u>	<u>5th Yr</u>	<u>6th Yr</u>	<u>7th Yr</u>	<u>8th Yr</u>	<u>9th Yr</u>	<u>10th Yr</u>
Total Income (net of vacancies)										
Private	393,600	413,280	433,944	455,641	478,423	502,344	527,461	553,834	581,526	610,602
Public	<u>241,800</u>	<u>380,835</u>	<u>426,535</u>	<u>447,862</u>	<u>470,255</u>	<u>493,768</u>	<u>518,456</u>	<u>544,379</u>	<u>571,598</u>	<u>600,178</u>
Gross Income	635,400	794,115	860,479	903,503	948,678	996,112	1,045,917	1,097,213	1,153,124	1,210,780
Operations	<u>216,000</u>	<u>226,800</u>	<u>238,140</u>	<u>250,047</u>	<u>262,549</u>	<u>275,677</u>	<u>289,460</u>	<u>303,934</u>	<u>319,130</u>	<u>335,087</u>
Operating Income (available for debt service)	419,400	567,315	622,339	653,456	686,129	720,435	756,457	794,279	833,994	875,693
Debt Service	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>
Cash Flow	(12,154)	135,761	190,785	221,902	254,575	288,881	324,903	362,725	402,440	444,139

NOTES: Rental Income, Private, based on 410 spaces, 100% occupancy, Year 1 rent of \$80/space, 1.05 annual inflator
Rental Income, Public, based on 310 spaces, 50% occupancy in Year 1, 75% occupancy in Year 2, and 80% occupancy thereafter, Year 1 rent of (.5/space per hr. x 10 hrs. x 312 days), 1.05 annual inflator
Operations, based on \$25/space per month, 1.05 annual inflator
Debt Service, based on \$2,663,475 bond for 10 years at 10.5%



540 Spaces

6. LECHMERE
GARAGE
(Mezuries)

1. TEN CANAL
PARK
(Unhab)

LECHMERE SALES

180 Spaces

LECHMERE CANAL

LECHMERE
CANAL PARK

2. ONE CANAL
PARK
(City)

EAST CAMBRIDGE
PARKING FACILITY

Spring

Thomdix

June 11, 1984

IV

Continued

this paragraph goes in acceptance

1 thru # 5 No Action Taken

6 #1 Agreement order adopted with condition as follows - submitted by C. Volker.

That said acceptance is subject to the condition that \$680,000 be set aside

of the grant of 4,905,000 from HUD

and not released to the News Company

unless they agree to the

conditions set forth in the

Agreement

8-0-1 on the multiple reimbursement one

This part of agreement (2)



City of Cambridge

~~Agenda Item No. 13(A)~~
Original Calendar Item No. 6(A)

IN CITY COUNCIL

~~May 21, 1984~~
June 11, 1984

ORDERED:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant in the amount of \$4,905,000 from the U. S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development project.



City of Cambridge

Calendar Item No. 6(C)

COUNCILLOR VELLUCCI

IN CITY COUNCIL

June 11, 1984

A G R E E M E N T

WHEREAS: The City Council approved the City's submission of an application to the U. S. Department of Housing and Urban Development (HUD) for an Urban Development Action Grant (UDAG) for the Lechmere Canal Development project; and

WHEREAS: HUD has approved this grant in the amount of \$4,905,000; and

WHEREAS: Implementation of this grant will accomplish the following goals:

1. Repayment of the UDAG, with interest, to provide expanded Community Development Block Grant programs for low and moderate income citizens of Cambridge;
2. Stimulate over \$50 million in private investment;
3. Create approximately 800 new permanent jobs, including approximately 250 for low and moderate income persons;
4. Provide approximately \$1.4 million annually in taxes;
5. Provide 310 new public parking spaces;
6. Initiate activity around the new Lechmere Canal Park and provide a coordinated approach to this development;

Now, therefore, the City Council hereby Orders:

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of an Urban Development Action Grant (UDAG) in the amount of \$4,905,000 from the U. S. Department of Housing and Urban Development for the East Cambridge/Lechmere Canal Development Project.

And, that the Contract between the City and the Developer to carry out this UDAG as it relates to the renovation of the Webb Building include the following:

1. The Massachusetts Relocation Assistance Act, M.G.L. c 79A, is fully applicable;
2. No tenant be required to leave prior to September 8, 1984, and that all tenants have the opportunity to negotiate, on a tenant by tenant basis, a later date;
3. That the Developer be required to provide a minimum of 20,000 square feet of studio space for artists at a rent not to exceed \$5 per sq. ft. (with tax and operating escalation clause) or alternatively the space be owned by the artists, with preference for occupancy given to current tenants of the Webb Building. Every effort shall be made to locate the space in Cambridge; and
4. That the release of the UDAG loan to the Developer in the amount of \$680,000 for the renovation of the Webb Building be subject to City Council approval of the agreement between the City and the Developer for the Webb Building.

In City Council June 11, 1984.

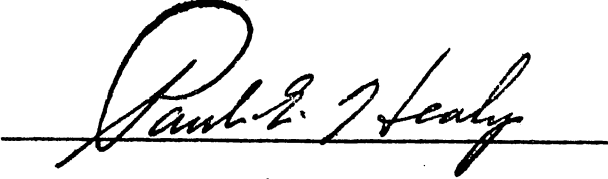
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

~~CPS~~
~~VK~~
~~g~~

~~#3~~

RESOLUTION RE: MUDFLAT'S RECOMMENDATION

WHEREAS, the Mudflat Pottery School, Inc., and its sub-tenant community of artists in the Webb Building in East Cambridge, represent an invaluable and irreplaceable cultural, educational, neighborhood and commercial resource to the City of Cambridge;

WHEREAS, the threatened loss of this community and other small businesses through displacement, or inadequate relocation provisions, due to the Lechmere Canal Renovation Project (LCP) would seriously harm the cultural and business climate, and lose jobs in East Cambridge and the city as a whole;

WHEREAS, the City Council of the City of Cambridge has recognized this danger and proposed a remedy in its resolution of January 18, 1984, providing for relocation benefits and a set-aside of affordable artists space; and has by these same provisions expressed a "linkage" policy, for developer subsidies (from its profits) to the neighborhood; both provisions to be conditions for the Council's approval of the City's Urban Action Development Action Grant application for the Lechmere Canal project;

WHEREAS, it is necessary and desirable to further define and clarify the City's relocation and linkage policies, for the protection of Mudflat, given its unique needs (greater size, weaker financial resources) and for the purpose of enhancing the City's linkage benefits;

AND, WHEREAS, the Mudflat recommendation appears to place a smaller burden on the LCP developer than both (a) the burden it offered to the City Community Development Office, and (b) the developer's burden under the City of Boston's linkage formula for a similar development;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cambridge directs the City of Cambridge, through its Community Development Department, to include as mandatory conditions to its contract with the LCP developer, the following provisions:

A. Linkage payment

In lieu of a subsidized artists space set-aside in the Webb Building, the developer shall provide an annual linkage payment ~~of not less than \$127,500~~ for the duration of the UDAG loan to the Cambridge Community Development Department for arts purposes and the assistance of lower income residents and small businesses in the East Cambridge neighborhood. A portion of these funds shall be earmarked to guarantee the continued operation of the Mudflat Pottery School, including but not limited to an amount earmarked to subsidize the difference between the market rent Mudflat is obliged to pay for functional workspace in a new location, and the current Mudflat rent, or an equivalent amount toward purchase of a comparable space suitable for Mudflat. Also, *special consideration will be given to the reimbursement of Mudflat's extensive relocation expenses.*

B. Time

In no case shall the Mudflat Pottery School be required to relocate prior to ~~March~~, 1985.
February

C. Clarification of relocation assistance

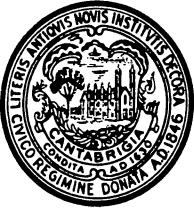
The City shall require the developer to conduct its relocation of Mudflat and to reimburse relocation costs in such a manner as to minimize disruption and loss of income, with no more than 30 days disruption. The City and Developer shall recognize the ~~eligibility of~~ *are* individual businesses leasing space at Mudflat ~~for relocation assistance~~, in addition to the Mudflat Pottery School, Inc. ~~Reimbursement to Mudflat for consultant fees and volunteer time spent on relocation activities should also be recognized as expenses eligible for reimbursement.~~

or a ~~one time~~ ^{financial} payment, of a value not less than the value of most expensive ^{Webb or alternative site} ~~provision~~ set-aside ~~linkage payment proposal~~ offered by the developer during CDD negotiations to date.

C.D. Sullivan re: resolutions directing the Community Development to include as mandatory, certain conditions in its contract with the Lechmere Canal Project developer with regard to the Mudflat Pottery School, Inc. relocation process.

In City Council,

June 11, 1984



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

May 21, 1984

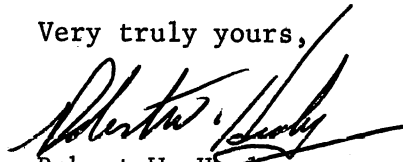
To the Honorable, the City Council:

Enclosed are orders requesting the acceptance and appropriation of a grant from the Department of Housing and Urban Development in the amount of \$4,905,000.00 to the Public Investment Fund Extraordinary Expenditure account to provide funds for a portion of the cost of the construction of a 540-car parking garage and renovations to the Webb Building.

Also enclosed is a copy of the letter from HUD and a copy of the parking plan.

Passage of these orders is recommended.

Very truly yours,



Robert W. Healy
City Manager

RWH/mbf
Encs. 4

Encl #6 - 6/11/84 - F1322

Re: acceptance and appropriation of a grant of \$4,905,000. to the Public Investment Fund Extraordinary Expenditures account.

Hearing 6/11/84

6/11/84

See Orders Adopted

See orders Adopted per Hearing -

Tabled for

1) Acceptance #0-1 as amended E. Vellocci

2) Appropriation #0-7 as submitted

Hearing

3) Agreement order by E. Vellocci #1 amendment to #1

See below -

4) Resolution B 4 E. D. Sullivan

In City Council,

May 21, 1984

5/21/84

directed to the City Manager

E.D. Sullivan moved

Vote Order #1

that hearing be

and #3 above

held June 4, 1984

relate to acceptance

6 PM

#2 Order Appropriation Order

Hold for Hearing

#4 Resolution by E.D. Sullivan

6/11/84 at 6 PM