

# City of Cambridge

MASSACHUSETTS

Agenda # 7

In City Council October 20, 198<sup>0</sup>

Exchange of land with the MBTA in the Lechmere Area.

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

9 0 0

MBTA/CITY OF CAMBRIDGE EXCHANGE AGREEMENT

In City Council  
October 20, 1980.

WHEREAS:

The City of Cambridge is engaged in a major redevelopment effort in the Lechmere Triangle area of East Cambridge; and

WHEREAS:

The City finds it necessary to provide public parking and to assist in the improvement of the Mass. Transportation system in East Cambridge; and

WHEREAS:

The exchange of land with the MBTA is necessary for the provision of roadway, parking, parks and private improvements in the Lechmere project area; and

WHEREAS:

The City has negotiated an exchange agreement with the MBTA dated August 29, 1980, for certain parcels of land in the Lechmere area for the public good; and

WHEREAS:

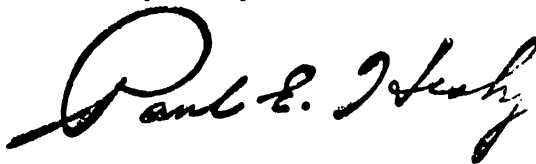
A condition of this exchange agreement calls for approval of same by the Cambridge City Council;

NOW THEREFORE, in consideration of the above the Cambridge City Council herewith approves this exchange agreement and instructs the City Manager to execute all aspects of this agreement.

In City Council October 20, 1980.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





# City of Cambridge

CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

AMENDED ORDER  
IN CITY COUNCIL

COUNCILLOR WYLIE

October 27, 1980

- WHEREAS: The City of Cambridge is engaged in a major development effort in the Lechmere Triangle area and agreements with the Massachusetts Government Land Bank will significantly advance this development effort; therefore be it
- ORDERED: That the City Manager be and is hereby authorized to execute a purchase and repurchase agreement by and between the City of Cambridge and the Massachusetts Government Land Bank for purchase of various parcels of land in the Lechmere development area and as specified in the City of Cambridge-Massachusetts Government Land Bank East Cambridge Lechmere Canal Project Redevelopment Plan dated October 1980; and be it further
- ORDERED: To execute a promissory note in the approximate amount of \$1,863,000 and a purchase money mortgage on said parcels to secure the payment of said note, said documents to be in substantially the form of documents submitted to the City Council on October 20, 1980 entitled, respectively "Purchase and Repurchase Agreement", "Mortgage Note", and "Mortgage"; and be it further
- ORDERED: That the City Manager be and is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the provisions of said agreements, note and mortgage and to execute, accept and deliver amendments thereto which comply with the intent of the documentation, provided that the agreement and the mortgage attached thereto provide either that the Land Bank will subordinate its mortgage to any first mortgage or mortgages of the lenders financing development by those who purchase or lease parcels from the City or that Land Bank will share its first mortgage or mortgage position proportionately to any first mortgage of lenders financing development by those who purchase or lease parcels from the City, or that Land Bank will release from its mortgage approved parcels with respect to which the City prepays a portion of the mortgage note equal to the net sale price of such parcels.

In City Council October 27, 1980.  
Adopted as amended 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 of Cambridge

MASSACHUSETTS

Agenda # 7 Mass. Land Bank  
Purchase and RePurchase Agreement

In City Council October 20

1980

*Adopted*

*AS*

*AMENDED*

*By Councilor Wylie.*

*B/*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

*9 0 0*

*Amendment: Provided that the Agreement and mortgage attached hereto provided that the Land Bank will subordinate its mortgage to any first mortgage or mortgages of Federal Financing Development by those who purchase or lease from the City and release from its mortgage, parcels with respect to which the City prepays the mortgage note*

MBTA/CITY OF CAMBRIDGE EXCHANGE AGREEMENT

In City Council  
October 20, 1980.

WHEREAS:

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WHEREAS:

The City finds it necessary to provide public parking and to assist in the improvement of the Mass. Transportation system in East Cambridge; and

WHEREAS:

The exchange of land with the MBTA is necessary for the provision of roadway, parking, parks and private improvements in the Lechmere project area; and

WHEREAS:

The City has negotiated an exchange agreement with the MBTA dated August 29, 1980, for certain parcels of land in the Lechmere area for the public good; and

WHEREAS:

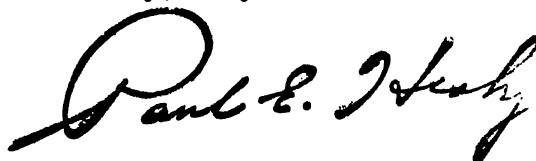
A condition of this exchange agreement calls for approval of same by the Cambridge City Council;

NOW THEREFORE, in consideration of the above the Cambridge City Council herewith approves this exchange agreement and instructs the City Manager to execute all aspects of this agreement.

In City Council October 20, 1980.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





# City of Cambridge

CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

AMENDED ORDER  
IN CITY COUNCIL

COUNCILLOR WYLIE

October 27, 1980

- WHEREAS: The City of Cambridge is engaged in a major development effort in the Lechmere Triangle area and agreements with the Massachusetts Government Land Bank will significantly advance this development effort; therefore be it
- ORDERED: That the City Manager be and is hereby authorized to execute a purchase and repurchase agreement by and between the City of Cambridge and the Massachusetts Government Land Bank for purchase of various parcels of land in the Lechmere development area and as specified in the City of Cambridge-Massachusetts Government Land Bank East Cambridge Lechmere Canal Project Redevelopment Plan dated October 1980; and be it further
- ORDERED: To execute a promissory note in the approximate amount of \$1,863,000 and a purchase money mortgage on said parcels to secure the payment of said note, said documents to be in substantially the form of documents submitted to the City Council on October 20, 1980 entitled, respectively "Purchase and Repurchase Agreement", "Mortgage Note", and "Mortgage"; and be it further
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In City Council October 27, 1980.  
Adopted as amended 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*

See amended order dated Oct. 27, 1980.

CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

AMENDED ORDER  
In City Council,  
October 20, 1980

WHEREAS:

The City of Cambridge is engaged in a major development effort in the Lechmere Triangle area and agreements with the Massachusetts Government Land Bank will significantly advance this development effort;

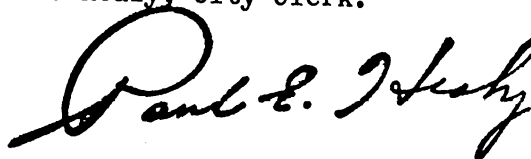
IT IS ORDERED:

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In City Council October 20, 1980.  
Adopted as amended by a yeas and nays vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

AMENDED ORDER  
In City Council,  
October 20, 1980

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In City Council October 20, 1980.

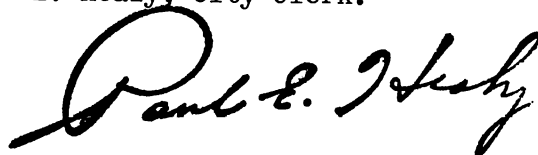
Adopted as amended by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

AMENDED ORDER  
In City Council,  
October 20, 1980

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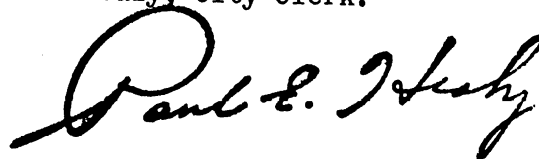
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In City Council October 20, 1980.  
Adopted as amended by a yeas and nays vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



CITY OF CAMBRIDGE/MASS. LAND BANK  
PURCHASE AND REPURCHASE AGREEMENT

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*provided that the City and the  
attorney should provide  
that the bank can  
subordinate its mortgage to the first  
mortgage of <sup>any</sup> lender financing  
debt by those who purchase <sup>or lease</sup> parcels  
from the City, and release from*

# City of Cambridge

MASSACHUSETTS

Agenda # 7 Mass. Bank Redevelopment  
Plan for Lechmere Canal

In City Council October 20, 1980

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

9 0 0

Adopted 9-0-0

CITY OF CAMBRIDGE/MASS. LAND BANK REDEVELOPMENT PLAN  
FOR LECHMERE CANAL

In City Council

WHEREAS:

October 20, 1980

The City of Cambridge is engaged in a major redevelopment effort in the Lechmere Triangle area of East Cambridge; and

WHEREAS:

The City has formulated a redevelopment plan entitled the East Cambridge Riverfront Plan; and

WHEREAS:

A specific part of this redevelopment plan has been prepared for review and as a request for financing by the Massachusetts Government Land Bank and is entitled "Redevelopment Plan - East Cambridge Lechmere Canal Project" dated October 1980; and

WHEREAS:

The City Council has reviewed this plan and finds it conforms to the existing Riverfront Plan and will be a benefit to the City;

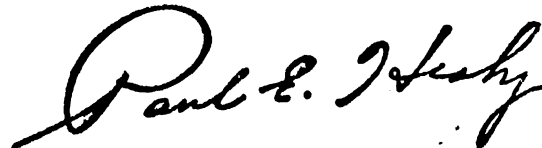
NOW THEREFORE:

The City Council herewith adopts and approves this redevelopment plan and instructs the City Manager to implement the provision in this plan.

In City Council October 20, 1980.  
Adopted by a ye and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



CITY OF CAMBRIDGE/MASS. LAND BANK REDEVELOPMENT PLAN  
FOR LECHMERE CANAL

In City Council

WHEREAS:

October 20, 1980

The City of Cambridge is engaged in a major redevelopment effort in the Lechmere Triangle area of East Cambridge; and

WHEREAS:

The City has formulated a redevelopment plan entitled the East Cambridge Riverfront Plan; and

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A specific part of this redevelopment plan has been prepared for review and as a request for financing by the Massachusetts Government Land Bank and is entitled "Redevelopment Plan - East Cambridge Lechmere Canal Project" dated October 1980; and

WHEREAS:

The City Council has reviewed this plan and finds it conforms to the existing Riverfront Plan and will be a benefit to the City;

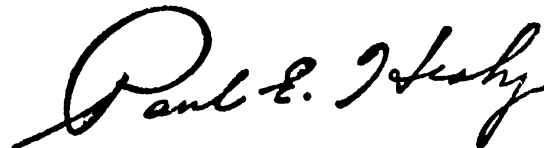
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Adopted by a ye and nay vote:-  
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A true copy;

ATTEST:-



CITY OF CAMBRIDGE/MASS. LAND BANK REDEVELOPMENT PLAN  
FOR LECHMERE CANAL

In City Council

October 20, 1980

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The City Council has reviewed this plan and finds it conforms to the existing Riverfront Plan and will be a benefit to the City;

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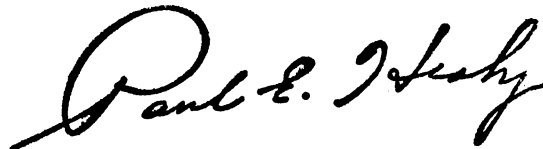
Adopted by a yea and nay vote:-

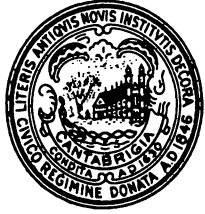
Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

October 17, 1980

To the Honorable the City Council:

SUBJECT: Council Actions on the Lechmere Development Project

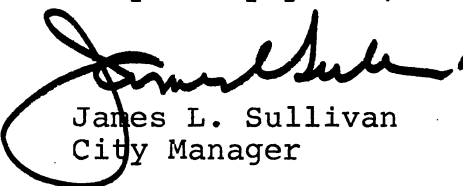
I have attached summaries of various agreements and plans relating to the Lechmere development project. These agreements include the Massachusetts Land Bank Redevelopment Plan for the Lechmere Canal project, the Purchase and Repurchase agreement, promissory note and mortgage between the City and the Massachusetts Land Bank and the Exchange Agreement between the City and the MBTA. In addition to the summaries, I have attached complete copies of each of these documents for your information.

I respectfully request that the City Council:

- a. review the attached "Redevelopment Plan - East Cambridge Lechmere Canal Project and approve this plan as submitted;
- b. review the attached Purchase and Repurchase Agreement, the Mortgage Note and the Mortgage Agreement between the City and the Massachusetts Land Bank and authorize me to execute these agreements for the approximate amounts so stated in these agreements;
- c. review the attached MBTA City of Cambridge Exchange Agreement and approve this agreement as required in the conditions of this agreement; and
- d. advertise a hearing to be held on November 10, 1980 for the taking of various parcels of land in the Lechmere project area necessary to implement the aforementioned City of Cambridge/Massachusetts Land Bank Redevelopment Plan, the MBTA-City of Cambridge Exchange Agreement and other takings related to park development of the Lechmere Canal and provision of public parking on the Cambridge Parkway. These parcels are listed in attachment 1.

I have attached suggested Council orders on the above activities for the City Council's convenience.

Very truly yours,

  
James L. Sullivan  
City Manager

JLS:jp

Attachments

F-368

Various agreements and plans relating to the Lechmere development project, along with proposed Council orders for same.

Three Orders  
Adopted -  
2nd Order Amended  
Plan amended by  
two amendments

In City Council,

October 20, 1980

10/20/80

Three Orders  
Adopted 9-0-0

HEARING SET FOR

NOVEMBER 10<sup>th</sup> AT 6:30/PM

Copy of orders sent to  
Comm. Dev. Dept. 10/21/80 (dl)  
copy of amended orders of Oct. 27, 1980  
sent to Comm. Dev. Dept. 10/28/80 (dl)