



City of Cambridge

7.

IN CITY COUNCIL

December 18, 1989

COUNCILLOR WALTER J. SULLIVAN

ORDERED: That all items currently pending before the City Council with the exception of those items currently listed under "Unfinished Business" and not acted upon by the end of the 1989 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member.

In City Council December 18, 1989.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk.



City of Cambridge

41.

IN CITY COUNCIL

October 16, 1989

VICE MAYOR WOLF

- WHEREAS: Public land is a precious resource in the City of Cambridge; and
- WHEREAS: The sale, lease or rental, relocation, exchange or other transfer of city-owned property is a very important decision for the City Council; and
- WHEREAS: The process for such disposition should have as its prime purpose to benefit the public; and
- WHEREAS: Achieving this goal requires a careful and deliberate process, taking into account community concerns, on the part of the City Manager and the City Council in assessing alternative uses; now therefore be it
- ORDERED: That the attached amendment to the General Ordinance of the City of Cambridge regarding Disposition of City Property is hereby submitted for consideration and adoption by the City Council.

REFERRED TO THE COMMITTEE ON ORDINANCES.



City of Cambridge

41.
IN CITY COUNCIL

VICE MAYOR WOLF

OCTOBER 16, 1989

WHEREAS: Public land is a precious resource in the City of Cambridge;
and

WHEREAS: The sale, lease or rental, relocation, exchange or other
transfer of city-owned property is a very important decision
for the City Council; and

WHEREAS: The process for such disposition should have as its prime
purpose to benefit the public; and

WHEREAS: Achieving this goal requires a careful and deliberate
process, taking into account community concerns, on the
part of the City Manager and the City Council in assessing
alternative uses; now therefore be it

ORDERED: That the attached amendment to the General Ordinance of
the City of Cambridge regarding Disposition of City
Property is hereby submitted for consideration and
adoption by the City Council.

Ref. to Ordinance Committee

Attachments

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance 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, 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 or, to ensure this goal, until the following process has taken place:

- (1) 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;
- (2) 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 describing the proposals under consideration. The report shall include the following information:
 - (2.1) 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;

(2.2) 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;

(2.3) 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;

(2.4) 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;

(2.5) The development potential of the Property.

(2.6) 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;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) 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.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5)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, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

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

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.

Order # 41 0-~~100~~ 0-136

Vice-Mayor Wolf re: proposed ordinance
on Disposition of City Property.

*12/28/89 - Placed on file
without prejudice*

In City Council,

October 16, 1989

REFERRED TO THE ORDINANCE
COMMITTEE.

*Copy sent to Ordinance
Committee 10/18/89 @*