

City of Cambridge

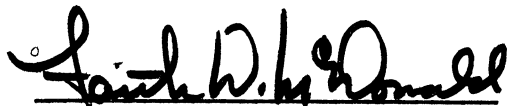
Cambridge March 14, 1978 .

I, Faith D. McDonald, do solemnly swear, that I will bear true faith and allegiance to the Commonwealth of Massachusetts, and will support the constitution thereof.

So help me God.

I, Faith D. McDonald, do solemnly swear and affirm that I will faithfully and impartially discharge and perform all the duties incumbent on me as **Member, Industrial Development Financing Authority** according to the best of my abilities and understanding, agreeably, to the rules and regulations of the Constitution, and the laws of this Commonwealth.

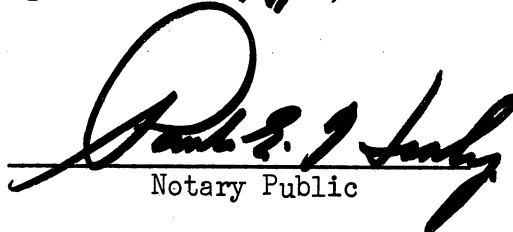
So help me God.



Faith D. McDonald
Cambridge March 14, 1978 .

Middlesex, SS.

Sworn to before me


Notary Public

City of Cambridge

Cambridge March 14, 1978 .

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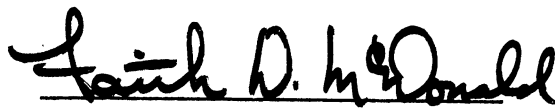
So help me God.

I, Faith D. McDonald, do solemnly swear and affirm that I will faithfully and impartially discharge and perform all the duties incumbent on me as Member, Industrial Development Financing according to the best of my abilities and under-Authority standing, agreeably, to the rules and regulations of the Constitution, and the laws of this Commonwealth.

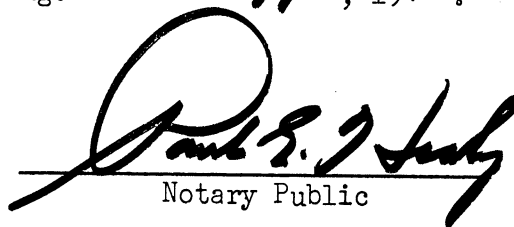
So help me God.

Middlesex, SS.

Sworn to before me



Faith D. McDonald
Cambridge March 14, 1978 .


Notary Public

**Appointment of Faith D. McDonald as Member,
Industrial Development Financing Authority.**

March 14, 1978

RESUME

FAITH D. McDONALD
18 Field Street
Cambridge, Massachusetts 02138
(617) 864-7367

PROFESSIONAL OBJECTIVE: Having successfully accomplished the discipline of real estate tax assessments on the private corporation level, my ambition is to enter into public service to continue my field of concentration in this area. My knowledge of Cambridge and my background in the valuation of industrial and commercial real estate will be advantageous in the difficult time of revaluation process. My knowledge of business property taxation will insure that the City is receiving proper taxation from all.

ASSESSING EXPERIENCE: City of Cambridge

Principal Assessor, 1976 - present
Secretary of Board of Assessors, 1977

Plans a property tax assessment program and supervises its execution. Prescribes procedures to be followed in the valuation of land, buildings and improvements, tangible and intangible personal property, and ascertains that these procedures are carried out in compliance with legal requirements. Supervises clerical operations incidental to tax valuation procedures. Evaluates the formula of taxation for low and medium income housing. Arranges meetings with developers and planners to stimulate building and rehabilitation to improve the city and the tax base.

BUSINESS EXPERIENCE: Star Market Co., Division of Jewel Companies, Inc.,
1970 - 1976

Manager, Real Estate Administration - Star Market Co.
New England Real Estate Tax Manager - Jewel Companies, Inc.
(Star Markets, Osco Drugs, Turn*Styles, and White Hen Pantries)

Responsible for the leadership, direction, and administration of the operations and functions of Lease Administration, Property Management, Tax Evaluation/Analysis and Negotiations covering the jurisdictions of Maine, New Hampshire, Massachusetts and Rhode Island; coordinate the activities of all three functions to establish basic control within which the various activities are carried out and concluded. Combined total gross dollar responsibility for the three functions approximates \$4.5 million annually of which \$2.5+ is attributable to real estate taxes.

REAL ESTATE TAX FUNCTIONS: Handle all tax matters with relationship to realty including assessments, hearings, reduction of bills and negotiations with governmental authorities such as -

- Opposition to Tax Levy - supervised municipal negotiations when a city imposed a per square foot levy 1½ times heavier than any other stores in the chain. Resulted in a 1/3 reduction in tax dollars or a savings over the life of the store of approximately \$500,000). Negotiations and facts based on comparables plus frontage vs. rear land value of parcel.

February, 1978

FAITH D. McDONALD

- . Tax Appeals and Abatements - meet with assessors of various localities to negotiate the valuation to be placed on new buildings to insure equality in taxation for the community as well as the company; prepared facts and figures on the basis of cost, market and/or income approach to determine the fair market value for appraisal purposes on warehousing facility in Norwood, office building in Cambridge, and retail (shopping centers and free standing units) facilities, i.e. fast foods, banks, gas stations, etc. Effected a realized \$50 - \$75,000. annual reduction in tax dollars.
- . Tax Consultant Reassessments - real estate tax responsibility for analyzing/evaluating all assessments of property to include in-house personnel residential properties; aggregate value approximating \$40 million; cut assessments by 25% through meetings with consultants hired by governmental authorities or company.

Recruiting and selecting real estate appraisers, real estate brokers, and outside attorneys for eminent domain cases, Appellate Tax Board appeals, and proposed sale of company owned land.

Review, interpret and analyze appraisers' reports to determine the fair and equitable real estate taxes and to verify that all material submitted formulates the standard practices to arrive at the fair market value.

- . Proficient in the preparation of commercial and industrial lease agreements and the interpretation of terms and provisions of same.

Cambridge School Department, 1969 - 1970

Instructor - originated and successfully implemented a program to teach students of 4th and 5th grade levels the art of typing while strengthening their ability to read and better understand English and related subjects.

EDUCATION: Associates in Science, Business Administration, with honors - degree from MASSACHUSETTS BAY COMMUNITY COLLEGE - Watertown, Mass. General business courses to include Real Estate agreements and contracts, Business Law, Economics, and Accounting.

Attended: BENTLEY COLLEGE - Waltham, Mass. (Residential Real Estate Appraisal);

UNIVERSITY OF MASSACHUSETTS - Boston, Mass. (Received certificate in Economics of Supermarket Merchandising);

M. I. T. - Cambridge, Mass. - (Fortran Computer Language; Real Estate Management Course);

SALEM STATE COLLEGE - Salem, Mass. (Jr. High School Education Major).

February, 1978

FAITH D. McDONALD

CAMBRIDGE HIGH and LATIN - Cambridge, Mass.: College Entrance Course. Graduated in 1955. Recipient of Sanborn Scholarship, International Spanish Award, Houghton School (now Martin Luther King) Scholarship for academic excellence; president of Spanish Club; active in Glee Clubs, Latin Club, Volley Ball and Drill Teams; coordinator of YWCA Y-Teen Club.

REPORTS/ARTICLES: Developed for in-house and inter-company publication an economic survey for acquisition of a 24,000 square foot parcel contiguous to an existing company location; illustrated the feasibility of such an acquisition by including an intense analysis of street patterns, topographics, and population concentration based on field inspections, check cashing surveys, maps, demographics, and aerial photographs.

Jointly researched approximately ten market surveys for in-house and inter-company publication with contents on regional economics, trends and projections, sector growth, migration, income consumer expenditures, etc., within the Boston Metropolitan area.

SEMINARS/CONFERENCES:

All conferences sponsored by the Association of Massachusetts Assessors since 1976
 All conferences sponsored by the Middlesex County Assessors Association since 1976
 Greater Boston Real Estate Board
 Cambridge Chamber of Commerce
 New England Chapter of Society of Real Estate Appraisers
 International Council of Shopping Centers
 Scott Paper Company Management Seminar

ORGANIZATIONS/ASSOCIATION:

Association of Massachusetts Assessors (1975 to present)
 International Association of Assessing Officers (1975 to present)
 Middlesex County Assessors Association (1976 to present)
 Cambridgeport Savings Bank - Corporator, 1977 to present

APPRAISAL EDUCATION:

21st. and 22nd. Annual School of Mass. Assessors at University of Massachusetts (1976 - 1977) - Certificate in Principles of Assessing; Assessment Administration tax law

IAAO - Appraisal of Income Producing Property Course, Middlesex Court House (1976)

Middlesex County Assessors Association - Multiple Regression Analysis, Suffolk University (1976)

IAAO Programmed Courses -

Income Approach to Value (1977)
 Cost Approach to Value (1977)
 Market Approach to Value (1977)

February, 1978

FAITH D. McDONALD

Bentley College - MRA, Residential Real Estate Appraisal
Techniques (1975)

University of Massachusetts - "Incentives for Community and
Economic Development under Chapter 121A," (1977)

LICENSE: Commonwealth of Massachusetts Real Estate Broker
Notary Public

AWARDS: Boston YMCA 1975 Black Achiever Award for Business & Education
American Airlines Fair Lady Award - 1967

PERSONAL: Married. 3 children

REFERENCES: Personal and/or business references furnished upon request

February, 1978



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

March 13, 1978

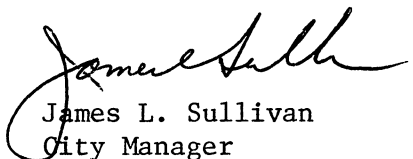
To the Honorable, the City Council:

In accordance with the provisions of Chapter 40D of the Massachusetts General Laws, I submit herewith the name of Faith D. McDonald for your confirmation as an appointment to a Board to be known as the Industrial Development Financing Authority (IDFA).

With respect to appointments, Chapter 40D requires that: "Five directors shall be appointed to the authority by the mayor or the city manager subject to confirmation of the governing body and initially they shall be appointed to serve the terms of one, two, three, four and five years respectively and thereafter for five years. At least one director shall be experienced in financial matters, one in the real estate matters, and one in town or city government".

The government position remains vacant and it is requested that the City Council approve the appointment of Faith D. McDonald to that position for the remainder of a five-year term to expire May 1, 1982. Ms. McDonald is a principal assessor for the City of Cambridge. Prior to her appointment as an assessor, she was manager of real estate administration for Star Market. Ms. McDonald lives at 18 Field Street in Cambridge. Further biographic information on Ms. McDonald is attached.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Enc.

Appointment of Faith D. McDonald to the
Industrial Development Financing Authority.

* *Out of Office*

3/13/78

1995 CONFIRMED

BY

Vote Vote

In City Council,

March 13, 1978

