



City of Cambridge

CALENDAR ITEM NO. 4

IN CITY COUNCIL

February 12, 1979

ORDERED:

That the Cambridge City Council herewith approves the sale of real property, with all rights, title, and interests therein, located at 386 Portland Street, Cambridge, as detailed in communication from the Cambridge Redevelopment Authority dated January 31, 1979, for the sum of Fifty Thousand Dollars (\$50,000.), to the Cambridge Redevelopment Authority.

In City Council February 26, 1979
Adopted by a ye and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy".

Calendar #4

City of Cambridge

MASSACHUSETTS

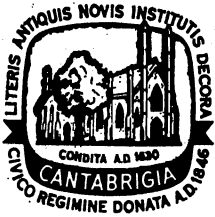
In City Council 2/26 1979

Calendar #4 - Order Adopted - Motion of C. Sullivan

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Dushay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danahy	✓			

9 0 0

ESSIN
RF
A



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

JAN 31 1979

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Maximum Price Offer for Real Property
and Transmittal of Real Estate Option of Purchase
Property Located at 386 Portland Street

Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Parcel Number 52-7

Dear Mr. Sullivan:

This letter will reiterate the Authority's intention to acquire City property located at the above-stated address and confirm a number of matters resulting from conferences between you and representatives of this Authority.

In accordance with the provisions of the approved Urban Renewal Plan for the area in which the property is located, the Authority is prepared at this time to acquire all real estate, together with all rights, title, and interests therein, described in the enclosed "Option of Purchase," for the amount and upon the terms and subject to the conditions set forth in the Option.

Items attached to the real property are deemed to be fixtures, part of the real property to be acquired, and covered by the stated amount of the price offer.

The amount of the Authority's price offer for the real property and all rights, title, and interests therein, which is to be acquired as set forth in the enclosed Option is: Fifty Thousand Dollars (\$50,000.00).

This amount is the full amount believed by the Authority to be just compensation for the property. The Authority's determination is based on its inspection of the property and its consideration of two appraisals of the property made independently by competent professional appraisers and is not less than its approved appraisal of the fair market value of the property. It also is based on a determination of the extent of fire damage as reflected in the opinion of a competent fire adjuster. In making their determinations

of the fair market value of the property, the Authority and its appraisers have disregarded any increase or decrease in value prior to the date of valuation caused by the urban renewal project for which the property is to be acquired or by the likelihood that the property would be acquired for such project, other than that due to physical deterioration within the owner's reasonable control.

This amount represents the Authority's maximum acquisition price offering for the property. This maximum acquisition price offering is a firm offer, not subject to negotiation unless evidence that the price is not sound is furnished by you or otherwise brought to the attention of the Authority.

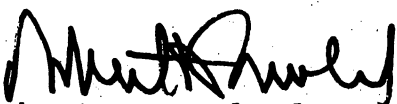
The Authority's "Summary Statement of Basis for Just Compensation" is attached.

If this offer is acceptable to you, and you are willing to proceed on the terms set forth in the Option, please sign two (2) copies of the Option form on the line indicated by the red X mark, have your signature witnessed on the line indicated by the blue X mark, and return the two (2) signed forms together with attachments thereto, to the Cambridge Redevelopment Authority, 336 Main Street, Cambridge, Massachusetts 02142, on or before the end of the business day, March 26, 1979.

If the enclosed "Option of Purchase" is signed by you, and returned to the Authority within the specified period, the Authority is prepared immediately to exercise the Option for the full amount of the price offering, and, at your convenience, to set an early closing date for conveyance of title to the property from you to the Authority.

If you have any questions about the Authority's offer, or about any matter of substance or procedure relating thereto, the Authority invites you to discuss such questions with its staff. Such questions may be directed to Mr. Robert L. Whidden at 492-6800.

Sincerely yours,



Robert F. Rowland
Executive Director

RFR:aah

Enclosure



OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 20, 1979

Mr. Paul E. Healy, City Clerk
City Hall
Cambridge, Massachusetts 02139

Dear Mr. Healy:

As its February 27th meeting, the Planning Board discussed the disposition of the Portland Street fire station site to the Cambridge Redevelopment Authority. This Board has no objection to such action taking place.

Respectfully submitted

For the Planning Board

Arthur C. Parris
Chairman

ACP:mg



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

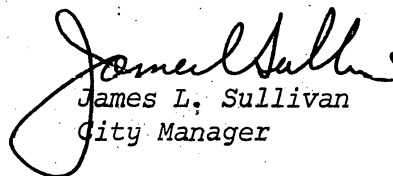
February 12, 1979

To the Honorable, the City Council:

I transmit herewith a copy of a communication received from Robert F. Rowland, Executive Director of the Cambridge Redevelopment Authority, with an offer to purchase property located at 386 Portland Street, Cambridge, for the sum of \$50,000.00. This particular piece of property, formerly the Portland Street Fire Station, is in the Urban Renewal Area which has been approved and accepted by the Planning Board and the City Council. The Board of Assessors have reviewed this offer and concur with the figure of \$50,000.00.

It is recommended that the City Council approve the sale of this property to the Cambridge Redevelopment Authority.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

~~- Calendar #4 -~~

F-97A

RE: offer by the Cambridge Redevelopment Authority to purchase the property located at 386 Portland St. for the sum of \$50,000.

2/26/79

Order Reversed

9-0-0

Order Planning
Scheduled For Review

In City Council,

February 12, 1979

2/12/1979

Traded on ACTION
OF COUNCILLOR LEONE
Pending Report from
Planning Board.
to comply with Ordinance
1733