

City of Cambridge

MASSACHUSETTS

PUBLIC HEARING

The City Council will hold a public hearing at 7:00 p. m. on Monday, October 15, 1984 in the City Council Chamber, City Hall, 795 Massachusetts Avenue to discuss a proposed amendment to the boundaries of the Central Square Commercial Area Revitalization District (CARD). The boundary changes involve reducing the total area of the CARD which currently is generally bounded by Remington and Banks Street on the west; Green and Franklin Streets on the south; Bishop Allen Drive, Main Street and School Street on the north; and Albany Street on the east. The existing plan and boundaries for the Central Square CARD District will be available for review at the hearing.

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By order of the City Council,

Paul E. Healy, City Clerk.

Central Square

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Repeal of the currency

League Square Club

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PROJECT INFORMATION STATEMENT

INDUSTRIAL REVENUE BONDS AND/OR MORTGAGE INSURANCE FINANCING

Purpose: This Project Information Statement is designed to provide a brief description of the proposed project and financing in order to enable MIFA's staff to determine whether the project appears eligible and to offer the applicant assistance in obtaining financing. Please refer to MIFA's Annual Report for an explanation of these programs before completing this Statement.

Instructions: Answer all questions or insert "N/A" where questions do not apply, and submit three copies to MIFA. Pollution control projects should also be described on the Supplemental Form, available upon request.

MIFA's staff is available to answer any questions you may have or to provide assistance in completing this form.

I. APPLICANT - PROPOSED OWNER OF THE PROJECT*

A. Proposed Owner's Name: 871 Massachusetts Avenue Limited Partnership

Mailing Address: 675 Massachusetts Avenue, Cambridge

c/o Emerson Woods Management Corporation Zip Code: 02139

Telephone: Area Code (617) 497-0525

Jacques N. Sultan

*The Applicant should be proposed owner of the project. See I (H) and (I) below for additional information required when one or more occupants will be different from the project owner. Applicants having a long-term leasehold interest in the project site as lessee (as opposed to full ownership in fee simple of the land) may be considered the owner, but should disclose the lease terms in item II (c) below.

BOND COUNSEL: Please indicate your bond counsel's firm name, address, phone number and the individual to contact:	
<u>Gaston Snow and Ely Bartlett</u>	
<u>One Federal Street</u>	
<u>Boston, MA 02110</u>	
Contact: <u>Oliver Woodman Stalter</u>	<u>426-4600</u>

- G. Is the proposed occupant(s) different from the proposed owner of the project? The office building will be leased to unrelated tenants.

If yes, please attach a schedule which answers all the questions in Section I, A through I for each separate occupant, including the square footage each "principal user" (10% or more of project site) will occupy; include the terms of proposed leases. If the project is "speculative" (without identified tenants), please submit "Exhibit A", attached.

- H. Attach a brief company history of the applicant and each "principal user" (10% or more of project site) with 5 copies of the most recent year-end and/or interim financial statements or annual reports for each; also include one copy each of the year-end financial statement and/or annual report for the previous two years.* Also indicate whether applicant or any occupant has ever filed for bankruptcy or protection against creditors. If yes, give dates and explain.

*If applicant and/or principal occupant is a realty trust, partnership or individual, submit one current, signed, Personal Net Worth Statement.

II PROPOSED PROJECT

- A. Location of proposed project including address (with zip code), and size of the site in acres.

871 Massachusetts Avenue, Cambridge, MA 02139

Size of Site: 0.21 acre (9,195)
43,550

- B. Indicate present legal owner of the project site; if presently owned by the applicant, indicate date of purchase, seller, and current use of site.

871 Massachusetts Avenue Realty Trust, Jacques Sultan, Trustee

Purchased, June 21, 1983 from John Wesson

Leased back to seller (John Wesson) as parking/service station.

- C. If project site is not now owned by applicant, is applicant currently leasing the site? N/A or planning to lease? N/A

If yes in either case, indicate terms of lease or proposed lease.

- D. If applicant has recently acquired or proposes to acquire the project site by purchase or lease, indicate any relationship between the applicant or any proposed occupant or any of their principals and the seller or lessor (or any of their principals).

E. At the project site:

1. Is there an existing plant(s)? yes If yes, indicate present use, size of building in square feet, and approximate age. (For CARD projects, please include historical information on the building, if available).

Gas Station formerly owned by Humble Corp. (EXXON), built in mid-1930s, will be demolished.

2. Will the project include construction of a new building? yes If yes, indicate type, size in square feet and general description of building to be constructed on the site (e.g., metal, concrete block, Butler, etc.) and attach rendering of proposed project, if available.

Office building, 8 story, 27,000 sq.ft. plus lower level parking; steel structure, concrete floors, brick facing.

3. Will the project include the construction of an addition or other improvements to an existing plant? no. If yes, describe the addition or other improvements, and attach an artist's or architect's rendering of the proposed project, if available.

4. Will the project consist of the construction or rehabilitation of a building for use by one or more commercial enterprises (for example, hotels, office buildings, retail stores, etc.)?

Yes (office building)

- a. If yes, is the building and/or site designated as part of a Commercial Area Revitalization District (CARD) Plan adopted by the municipality? Yes

- b. If yes, name of CARD plan: Central Square CARD

- c. Name and telephone number of municipal official to contact for confirmation.

Mr. Joseph Kellog, Economic Development Director
Cambridge Community Development Department
617-498-9034

5. With respect to II E (2),(3) and (4) above, give estimated construction/rehabilitation period 12 months. Has construction/rehabilitation commenced? no If so, discuss the extent of such commencement and the approximate date of completion. commencement September/October 1984
completion Summer 1985

- F. Indicate the principal products, uses and activities planned by each of the project's "principal users" (10% or more of the project site).

Commercial Tenants -- such as lawyers, accountants, engineers, software professionals

G. Does the project include the purchase of machinery and equipment? yes

If yes, please attach a list with the approximate description and estimated cost of each item.

2 Elevators	165,000
Boilers	20,000
1 Generator	35,000

H. What is the estimated useful life of the project's buildings? 30 yrs. of any machinery and equipment? 10 years Indicate sources of these estimates.

Generally accepted accounting principles applied on a consistent basis.

I. Indicate briefly the reasons for which the applicant (and any principal occupant) is undertaking the project.

Applicant is in the Development, Real Estate and Syndication business and has determined that the project is economically viable (see Market Evaluation)

J. Describe any additional needs for public facilities created by the project (e.g., access to water and sewer, roadways, police and fire protection, etc.), the ability of the municipality to meet these needs, and the extent to which any action has or will be taken to meet them.

The project is located on a main artery in Cambridge, no zoning change was required. All roadways and utilities are already in the street, serve the site and are adequate to meet the needs of the project.

K. Does the project fall within any of the project criteria attached as "Exhibit B - Environmental Exemptions" to this application? No
If so, which ones? _____

Note: MIFA has been exempted from the filing requirements of the Massachusetts Environmental Policy Act except for projects in certain critical areas or of extremely large size as described in Exhibit B.

L. Is the project site or building listed in the State Register of Historic Places? No Is the project site or building within the boundaries of an historic district listed in the State Register of Historic Places? No

If answer is "yes" to one or both questions please indicate name and telephone number of person you contacted for confirmation.

III. EMPLOYMENT

A. Indicate number of full time employees by wage level as shown below:

	<u>Total # At Project Site Today</u>	<u>Total # At Other Mass. Sites Today</u>	<u>New Employment Attributable To The Project</u>	<u>To Be Transferred To New Site</u>	<u>Total # Outside of Mass.</u>
Above \$5.02/hr.	<u>none</u>	<u> </u>	<u>50</u>	<u>50</u>	<u> </u>
Below \$5.02/hr.	<u>none</u>	<u> </u>	<u>40</u>	<u>40</u>	<u> </u>

B. With respect to the anticipated new employment attributable to this project, please attach a list providing general job descriptions for each of these new employees.

N/A

C. If proposed occupant(s) has present employment within Massachusetts at a site or sites other than the proposed project site, indicate the location of those sites and employment at each, and indicate whether any facility at those sites will be closed or existing employment reduced or transferred as a result of the proposed project.

N/A

D. Has the project, so far as feasible, been located in a low-income area of a municipality so that employment opportunities will become available to residents of such area? Explain.

E. Is MIFA's guaranty being requested by your lender? No
If yes:

1. Indicate any fringe benefits offered to current employees; i.e., paid vacations, health insurance, retirement plan, etc.

2. Indicate any such fringe benefits to be offered with any new jobs to be created as a result of the project.

IV. LENDER/BOND INVESTOR

A. Name and address of principal bank(s) of account including name, phone number and title of loan officer.

o Meetinghouse Co-operative Bank, Milton Village, MA
Mr. Alfred Lord, President, 298-2250

B. Has the applicant obtained a lender/investor willing to make the loan/purchase of the revenue bond? NO If yes:

1. Indicate name of investor, address, phone number and name and title of loan officer to contact.
2. Indicate proposed terms of loan/revenue bond, including interest rate, maturity, amortization schedule, prepayment options or calls, etc. Attach commitment letter.
3. If MIFA's insurance is being requested, would the lender/investor make the loan without insurance? _____ On what terms?

C. If the applicant has yet to obtain a commitment from a lender/investor, indicate:

1. Financing terms being sought by the applicant for the project:
15 year term, \$3,000,000 loan at 10.40% interest rate.
2. Any lenders/investors approached to finance the project and the degree of any interest or refusals received to date:

N/A

D. Indicate the portion of loan/bond proceeds to be used to repay existing debt, if any, incurred after official action, and explain (i.e., to retire existing mortgage, to repay construction advances, etc.).

NONE

E. Have you received information on MIFA's new Guaranteed Loan Programs? yes
If not, would you like to? _____

V. Please note that Massachusetts General Laws, Chapter 79A, the state's relocation law, applies to borrowers using MIFA financing and such obligation accrues at the time of application. The applicant's attorney should be consulted on this issue to determine applicability of state law to the proposed project. After consultation with your attorney, does it appear that your project will involve relocation? no

VI. TOTAL PROJECT COSTS

Indicate below the estimated costs associated with the proposed project. Do not include working capital needs, which are not eligible for revenue bond or guaranty financing.

Please be sure to incorporate all items directly attributable to the cost of each project (construction interest, utilities, HVAC, site improvements, architectural and engineering fees, etc.) and attach a breakdown itemizing these costs.

DESCRIPTION OF COST

1. <u>Real Estate Acquisition</u>		
Land (_____ acres)		
Land and existing building (<u>0.21</u> acres and <u>1,400</u> sq.ft.)		<u>400,000.00</u>
Existing building (_____ sq.ft.)		
2. <u>Renovation/Construction (attach breakdown if necessary)</u>		
Construction of new building:		
Industrial space (_____ sq. ft.)		
Commercial space (<u>27,000</u> sq. ft.)		<u>2,230,000.00</u>
Other costs (explain) <u>Two level parking garage</u>		<u>135,000.00</u>
Rehabilitation of an existing building:		
Industrial space (_____ sq. ft.)		
Commercial space (_____ sq. ft.)		
Other costs (explain) _____		
Construction of an addition to an existing building:		
Industrial space (_____ sq. ft.)		
Commercial space (_____ sq. ft.)		
Other costs (explain) _____		
3. <u>Equipment Acquisition (attach breakdown, if necessary)</u>		
Production/manufacturing: _____		
Office-related: _____		
Pollution control/waste recovery: _____		
Installation: _____		
Other (explain): _____		
4. Fees related to the project (MIFA, bank counsel, bond counsel, underwriter, etc. Attach breakdown):		<u>375,000.00</u>
TOTAL PROJECT COST		<u>\$ 3,160,000.00</u>

VII. FINANCING PROPOSED

A. Industrial revenue bond	<u>\$3,000,000</u>
B. Other (UDAG, CDBG, facade grants, etc). <u>Attach specifics.</u>	<u>_____</u>
C. Conventional	<u>_____</u>
D. Equity	<u>\$ 160,000</u>
E. MIFA's mortgage insurance (if requested by lender)	<u>_____</u>
Real estate:	<u>_____</u>
Equipment:	<u>_____</u>
TOTAL PROJECT FINANCING:	\$ _____

IMPORTANT NOTICE TO APPLICANTS!

Eligibility for financial assistance by MIFA is determined by the information presented in this Statement. Any changes in the status of the proposed project from the facts presented herein must be brought to the attention of MIFA. If you have questions, please contact the MIFA staff.

MIFA requires that it be represented by its attorneys in its review of this project and any financing documents which may be submitted to the Agency, and the applicant hereby agrees to reimburse MIFA for reasonable attorney's fees incurred in this review.

PROCESSING FEES

For all MIFA issues:

- A. A \$500 application fee is due upon submission of the "Official Action" package. This fee will be non-refundable but will be credited toward the issuance fee.
- B. An issuance fee of 1/2 of 1% of the principal amount of the bond is due at closing, minus a \$500 credit for the application fee. This fee may be paid out of bond proceeds.

For ALL issues for charitable (Non-profit institutions) issues:

- A. For MIFA issues only, a \$500 application fee is due upon submission of the "Official Action" package. This fee will be non-refundable but will be credited toward the issuance fee.
- B. An issuance fee of 1/4 of 1% of the principal amount of the bond is due at closing, minus a \$500 credit for the application fee. This fee may be paid out of bond proceeds.

For All IDFA Issues:

The issuance fee of 1/2 of 1% is due to MIFA at closing.

For All Refunding Issues:

Whether MIFA or IDFA issued, only a \$500 fee is due to MIFA at closing.

ATTACHMENTS (For both IDFA and MIFA Bonds)

IDFA projects please note: Bond counsel should forward to MIFA's attention one copy of the applicant's Project Information Statement before the project has received initial approval from the local authority.

Have you enclosed:

- A. Public hearing notice as published (include actual newsclip) and as posted in the municipality. Include the date of publication if not evident on the newsclip itself.
(To be scheduled)
- B. A brief history and description of each principal occupant; if CARD or speculative project, include information on developer's experience.
(See attached information re Mr. Sultan and Winchester Group)
- C. For CARD projects, one complete set of architectural plans/drawings/specs for proposed projects.
(See Market Evaluation)
- D. A product brochure, if available.
Not Available
- E. A breakdown of fees, equipment, etc., if necessary.
(See attached)
- F. Five copies of the most recent year-end and/or interim financial statements or annual reports for each "principal user"; also include one copy each of the year-end financial statement and/or annual report for the previous two years. For realty trust partnerships and individual applicants include five copies of most recent financial statement (form available upon request).
(See attached)
- G. Income and expense statement for all CARD projects and speculative industrial projects (see attached form).
(See attached)
- H. Commitment letter from lender/bond purchaser.

Not available.

CERTIFICATION

The undersigned hereby represents and certifies to the best of his/her knowledge and belief that the information contained in the foregoing Statement and exhibits or attachments hereto is true and complete and accurately describes the proposed project, and agrees to promptly inform MIFA of any changes in the proposed project which may occur.

Signature: _____

Jacques Sultan

DATE: _____

August 22, 1984

Title: _____

PRESIDENT, SULTAN DEVELOPMENT CORPORATION



OFFICE OF
THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

September 27, 1984

To Whom It May Concern:

Enclosed you will find a hearing notice for Monday, October 15, 1984 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the proposed amendment to the boundaries of the Central Square Commercial Area Revitalization District (CARD).

You are requested to attend at this time and be heard.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/d1

Enc. (1)

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Sea Cobras prepare for start of winter season

The workout begins in a room two floors above the Cambridge Family Y swimming pool. Fifty youngsters stretch through a modified Yoga program, supplemented with calisthenics and strength work. The exercises, except the stretching, are fast-paced and tiring. A visitor wonders if this is indeed a swim team.

All doubts vanish after the youngsters descend to the pool. The talented swimmers splash through a seemingly endless series of laps. Complicated stroke drills are followed by endurance sets, followed by sprints, followed by starts and turns.

Such is the athletic life chosen by the boys and girls from Cambridge who are members of the Cambridge Family Y Sea Cobra Swim Team. The swimmers have just begun training four days a week in preparation for a winter season which promises to be perhaps the most exciting in the 32-year history of the team.

A busy three months looms for the team before the official start of the YMCA season in December. The team members will compete in several exhibition meets, beginning with the annual intra-squad meet on October 20.

Head Coach Tom Currier says: "The intra-squad meet is a good kickoff to our competitive season, because team spirit generally becomes very high. We just have to remind everyone after the meet that they are on the same team."

Unofficial dual meets and United States Swimming meets, at which Sea Cobra members compete against non-YMCA clubs, comprise the rest of the pre-season.

A special event during the pre-season will be the return of 1980 Olympic Gold Medalist and former World Record Holder Par Arvidsson. The sensational butterflyer from Sweden will attend the Sea Cobra workout on October 11 to demonstrate swimming technique and speak about his Olympic experiences. Team members will also view United States Olympians on Special underwater film this year.

The team will launch its largest annual fundraising effort, the Sea Cobra Swim-A-Thon, with a team dinner in late September. Swimmers will collect pledges

for five weeks, and then swim up to 200 lengths in the Cambridge Family Y pool on November 3. The Sea Cobras hope to surpass last year's Swim-A-Thon total of \$3000, with an official goal of \$3500. Proceeds will be spent on team trophies, swimsuits, and meet entry fees.

The amazing growth of the Sea Cobra girls' team since its inception one year ago bodes well for the coming season. Coach Lucy Zahner will field a team led by a talented and experienced 13-14 age group. The future strength of the team lies in the large group of girls aged 7-12.

Zahner is optimistic as the season approaches.

"This will be an excellent year for us. The increase in team size will improve our depth, which is important in dual meets. I'm happy with our new swimmers, who are determined and have been swimming well in practice," she says.

The boys' team, perennially a powerhouse in the league, seems destined to continue its dominance. It's questionable whether any team will be able to match Cambridge's strength in the 13-14 and 15-18 age groups. The younger age groups are sprinkled with several championship finalists of last year and are expected to swim well.

A high level of commitment characterizes Sea Cobra Swimmers. Beyond the four practices a week, the swimmers are expected to attend every league meet, which fills virtually every weekend for five months. Goal-setting is considered important to improvement, and each swimmer meets privately with the coaching staff early in the season to set personal goals.

The most important goals of the coaching staff cannot be reflected in meet scores.

"Meet scores are quickly forgotten and after a few years trophies are stored away. We prefer to focus on more enduring aspects. We hope the team is fun for the swimmers, and that friendships are developed. We try to present the sport of swimming in a positive way, and hope it becomes a lifetime sport for the team members," Currier says.

North baseball division sets registration

The North Division of the Cambridge Little Baseball League will hold its annual fall registration on Saturday, Sept. 29, from 10 am to 12 noon and 1 to 2 pm. Registration will also be held on Sunday, Sept. 30, from 1 to 2 pm. Registration will be held on Comeau Field on Rindge Avenue.

Girls and boys who wish to participate in the division's major, minor or farm league programs and who will be 6 years old by July 6 and no older than 12 on that date are eligible to register.

For the 1985 season, the minor league, which primarily serves eight and

nine years olds, will change its traditional format. The first third of the season will be structured with one week of play using a batting tee and then two weeks of adults pitching baseballs to the batters. The remainder of the season will be played as usual. These changes are designed to help girls and boys with no prior experience to become more familiar with the game, as well as to add excitement to early season games.

All girls and boys with no baseball experience are particularly encouraged to attend the weekend's registration and, if possible, to bring baseball gloves.

McCarthy's feted on 50th anniversary

A surprise 50th Wedding Anniversary party was held at the Kernwood Restaurant in Lynnfield in honor of Mary and Arthur McCarthy on Sunday evening, September 16.

They were thrilled to be joined by so many family members, friends and neighbors. All had a wonderful time dancing to

the music of Joe DiCarlo and his orchestra. It was great fun hearing Arthur and his golf partner, Walter Lucey, entertain at the microphone.

Although no one wanted the evening to end, everyone wished Mary and Arthur many more happy and healthy years together.

Discount Fuel
.97¢ Per Gal.
SAVE \$16.00
ON EVERY FILL-UP
24 Hour Burner Service
Quality You Can Trust
Prices subject to change without notice.
Port Oil Corp.
926-3500
Over 30 yrs. in business
WE TAKE CALLS
24 HOURS 7 DAYS

HARDWARE HANDYMAN
Ed Ver Planck
Although skylights are usually used in flat-roofed houses and other houses where the ceiling follows the roof line, there is no great difficulty in using them in houses with low attic spaces...All you do is build a light shaft of plywood or hardboard from the bottom of the skylight down through the ceiling in the room to be illuminated...The shaft may have straight sides like a large chimney flue; but for better spread of light — especially in large rooms — the sides should be slanted outward in pyramid fashion...Light shafts can also be used to bring light slantwise from a skylight to a room that is not directly underneath...
Are you planning to do some remodeling? Come to DICKSON BROS., Harvard Sq. Open 8:30-6. Th. 11-8. Sat. 11-5:30. Tel. 876-6760. We can mix over 2000 custom paint colors for interior and exterior use. Shades cut to measure. Gift items. Shop on the three levels of DICKSON BROS. TRUE VALUE HARDWARE, 26 Brattle St., Yes. We Deliver.

YOUTH HOCKEY
for Boys 7-15
INSTRUCTION AND GAMES
SATURDAY MORNINGS
Sat. Dec. 1st to Sat. March 2nd
in Belmont and Cambridge Rinks
Belmont Youth Hockey founded 1956
Call 498-9679 for application.

Speed Queen GAS DRYERS
\$333 Delivered ONLY \$33 DOWN
SAVE 10%
Balance of 10.83 per month over 36-months. Deferred price of \$390. A.P.R. 17.92%.
COM Gas
11 Prospect St., Cambridge Davis Square, Somerville

City of Cambridge MASSACHUSETTS PUBLIC HEARING
The City Council will hold a public hearing at 7:00 p.m. on Monday, October 15, 1984 in the City Council Chamber, City Hall, 795 Massachusetts Avenue to discuss a proposed amendment to the boundaries of the Central Square Commercial Area Revitalization District (CARD). The boundary changes involve reducing the total area of the CARD which currently is generally bounded by Remington and Banks Street on the west; Green and Franklin Streets on the south; Bishop Allen Drive, Main Street and School Street on the north; and Albany Street on the east. The existing plan and boundaries for the Central Square CARD District will be available for review at the hearing. Section 12 of Chapter 40D of the General Laws (as amended by Sections 1 and 10 of St. 1978 Chapter 495) authorizes the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization Plan has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a precondition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.
By order of the City Council, Paul E. Healy, City Clerk

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Davis Square: Mon., Thurs. 8:30 a.m.-6:00 p.m.; Tues., Wed., Fri. 8:30 a.m.-3:00 p.m.; Sat. 8:30 a.m.-12:00 noon.
Teele Square: Mon. 9:00 a.m.-3:00 p.m.; Tues.-Fri. 9:00 a.m.-6:00 p.m.; Sat. 9:00 a.m.-12:00 noon.
Medford Square: Mon., Tues., Wed. 8:30 a.m.-3:00 p.m.; Thurs. 8:30 a.m.-8:00 p.m.; Fri. 8:30 a.m.-6:00 p.m.; Sat. 8:30 a.m.-12:00 noon.

Crime beat

Break-ins

An employee of a business on Fulkerson street reported that the building was entered by an unknown person between 4:30 pm on Sept. 16 and 10:30 am on Sept. 17. Assorted items were taken from rooms inside. An automobile was also stolen.

An Allston street woman reported on Sept. 17 that someone forced the door of her apartment between 8 am and 5 pm. A list of missing items was not available.

A Williams street man reported on the afternoon of Sept. 18 that someone entered his apartment through the front door and took various items, totaling \$80 in value.

On Sept. 18, a Huron avenue man reported that someone forced the rear door of his apartment between 8:45 am and 5 pm, taking a VCR, a camera, and an unknown amount of jewelry. A woman residing on another floor of the house reported at 5:50 pm that her apartment was also broken into. Jewelry valued at \$2,000 and \$103 in cash were missing.

A priest from the Blessed Sacrament School on Pearl street reported on Sept. 18 that someone broke into the school between 3:30 and 6:30 pm and ransacked a room.

A West street resident reported on Sept. 19 that an unknown person entered his house by a side window during the previous evening, taking a camera and a tape deck.

A Kennedy street office reported on Sept. 19 that someone walked in through an open rear door and stole several items, including a canvas bag that was later found in a taxi. The taxi driver stated that the bag was left by a man that he picked up at Holyoke Center and dropped off at the Berklee Performance Center in Boston.

A Hancock street man reported on Sept. 19 that someone forced the rear door of his apartment and took a ring valued at \$50.

A Mass Ave. man returned to his apartment and apparently frightened off a burglar, he reported on Sept. 19. Several items were stacked near the door, but nothing was missing.

An Alberta Terrace man reported on Sept. 19 that someone entered by forcing a window of his residence and removed a television.

A Bigelow street man reported on Sept. 19 that someone broke in through a side window of his residence and took a VCR, value not given.

A Chestnut street woman reported that between 11 am and 12:50 pm on Sept. 20, an unknown person entered her home and took \$1,000 worth of jewelry and \$700 in cash.

A Walker street woman reported on Sept. 21 that someone broke into her apartment in an unknown manner between 8:30 and 11:00 on the previous evening. An undetermined amount of jewelry was missing.

Between 8 and 10:50 am on Sept. 21, a Surrey street woman reported, someone found a hidden key and entered her apartment, making off with jewelry.

TT The Bear's Place on Brookline street reported on Sept. 22 that someone broke in at 2:30 am. It was not yet known what was missing, if anything.

Thefts

A Columbia street woman reported that she returned home on the morning of Sept. 23 to find her apartment ransacked, but nothing was missing as far as she could determine.

A resident of Oxford street reported on Sept. 23 that someone entered his apartment by a rear door and stole several pieces of camera equipment.

A Brookline street woman reported on Sept. 23 that an unknown person entered her apartment by breaking a front window and took several assorted items.

The Friendly Family Center in Central Square reported on Sept. 17 that someone entered the store at 6:05 pm and forced several cash drawers. It was not yet known how much money was taken.

A Sept. 17 report states that someone removed 10 bushes, valued at \$485, from the grounds of a building on Concord avenue.

A Broadway man reported on Sept. 17 that his bicycle, valued at \$350, was taken from outside his residence.

A man reported on Sept. 18 that someone entered his office at 181 Concord avenue and took a wallet containing credit cards and personal papers.

A Brookline resident reported on Sept. 18 that his bicycle was taken from the intersection of Mt. Auburn and Kennedy streets. It is valued at \$300.

A Harvard Business School student who lives in Boston reported on Sept. 18 that a man took her wallet at about 8:30 pm while she was standing in the doorway of the Coop in Harvard Square.

A Chauncy street man was sitting in Brattle Square when someone took his wallet, containing \$10 in cash, he reported on Sept. 19.

An employee of an office at 129 Mt. Auburn St. reported on Sept. 19 that an IBM typewriter was missing and presumed stolen.

A Concord resident was shopping at Sage's in Harvard Square on Sept. 19 when she discovered that her wallet, containing \$150, had been taken.

A City Hall employee reported on Sept. 20 that her wallet was taken from her carry bag in her office on the previous day.

An employee of the A.J. Martini construction company reported on Sept. 20 that someone stole an automatic level worth \$500 from a construction site on Mt. Auburn street.

A Huron avenue man reported that between 2 pm on Sept. 19 and 10:30 pm on Sept. 20, two bicycles worth \$1250 were taken from his garage.

An Allston resident was walking at night near 73 River street when unidentified persons took her wallet containing \$20, a checkbook, credit cards, and personal papers, she reported on Sept. 21.

An employee of an office at 265 Third street reported on Sept. 22 that her wallet was stolen from underneath her desk.

A local woman reported the theft of her bicycle from the intersection of Mass Ave. and Trowbridge street on Sept. 22.

A Meadow way woman was at the Radio Shack store on Kennedy street on Sept. 22

when a woman grabbed her wallet from the counter and fled. Credit cards, papers, and \$50 in cash were lost.

A Walker street woman reported on Sept. 22 that her wallet was removed from her purse at 36 Kennedy St.

An Allston woman was eating at a restaurant on Eliot street when someone took her pocketbook, containing \$200 and other valuable items, from under the table, she reported on Sept. 22.

A Somerville woman reported on Sept. 23 that she left her backpack in a locker at 50 Church street at 10:00 am. Before she returned at 4:30 pm, someone broke into the locker and took her checkbook and \$50-60 in cash.

A Watertown resident reported on Sept. 20 that as she was driving near the Fresh Pond rotary at 2:35 pm, she narrowly avoided a collision with another vehicle. The driver of the other car followed her and cut her off. He then left his vehicle, approached her and slapped her face, and fled.

On Sept. 22, between 8:20 and 9:30 pm, fires were set in dumpsters at four locations in the Harvard Square area.

The manager of a variety store on Webster avenue reported on Sept. 22 that two men, one carrying a handgun, entered the store at about 9 pm and demanded money. After receiving an undisclosed amount of cash they fled toward Cambridge St.

A Webster avenue woman was walking on York street at 8:45 pm on Sept. 17 when she was harassed by two men. As she approached one took out a knife and

threatened to stab her. She fell attempting to flee but later refused medical attention.

A Brookline street woman was walking on Magazine street near Central Square at 11 pm when a man approached her and began talking to her, she reported on Sept. 19. He then grabbed her and began to pull her toward a building. She screamed and he released her and ran up Williams street toward River street. The area was searched but the suspect was not found.

An employee of a business at 2226 Mass Ave. was on the premises at 11:14 pm on Sept. 19 when he heard footsteps. He investigated and discovered an intruder, who hit him on the head with a pipe, causing a laceration. The suspect fled with a lamp of unknown value.

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Crime watch

Crime profiles of Neighborhoods 2 and 3

As Chief of Police the ability "to know the future" would enable me to anticipate the level of resources required to combat crime and allocate existing resources efficiently. Two years ago our crime analysis unit embarked on a crime forecasting project. Over the next few weeks we will be publishing the results of that project in this column.

In today's article neighborhoods 2 and 3 will be featured. Next week will be neighborhoods 4 and 5.

NEIGHBORHOOD 2: MIT AREA
POPULATION: 4736
BOUNDARIES: Bounded by Main St., Broadway, the Boston & Albany railroad, and the Charles River.

Neighborhood 2 is encompassed in the patrol boundaries of Car 2 (a two officer car). Also included within its boundaries is car 2 R (a one officer car and one walking route (Kendall 7)). Between 1300 and 1500 calls for service are received from this neighborhood each year. This figure represents 3 percent of the citywide total. Roughly 5 percent of the serious crime in the city each year occurs here.

Over the past five years the major crime problems in Neighborhood Two have been auto theft and larcenies from motor vehicles. While auto theft is running about 25 percent above our projections for this neighborhood, larceny from motor vehicles has declined by 50 percent from 1983.

Auto Theft: average per month-8; predicted average month-6;

Neighborhood Two experienced high auto theft rates in March and April and peaked for the year when 14 were recorded in August. Parking lots on Vassar and Ames streets have been pattern areas on numerous occasions. Toyotas, BMW's, and Audi's have been main targets of car thieves in this area in the past.

Larceny from motor vehicles: average month-3; predicted average month-6

This crime is down 20 percent citywide and that trend is prevalent in this neighborhood as well. While the Vassar and Ames Street lots remain hot for auto theft, larceny from mv's have declined dramatically here. Foreign car stereos remain the favorite target.

Housebreaks: average per month-less than 1; predicted average month-1

There have been only six housebreaks recorded in this neighborhood for the first eight months of 1984. The average year for this area will be 10 to 12 housebreaks and

the majority of these will be in dormitories.

Street robbery: average month-less than 1; predicted average month-1

Only three street robberies in Neighborhood 2 so far this year. A hot spot in the past has been the intersection of Main and Vassar between 11pm and 2am on weekend nights.

As projected by the crime analysis unit, commercial robberies and commercial breaks and vandalism have been nearly extinct in this neighborhood during 1984. Special Problems—larcenies of bicycles from racks and meters around MIT, Pickpockets working the bus stop at 77 Mass Ave.

NEIGHBORHOOD THREE: Harrington School Area
POPULATION: 7302
BOUNDARIES: Bounded by the Boston & Albany railroad, Hampshire St., and the Somerville line.

Neighborhood Three is encompassed in the patrol boundaries of CAR (a two-officer car) and car 1R (a one-officer car). Also included within its boundaries are two walking routes (East 1 and Inman 4). Between 3100 to 3300 calls for service are received from this neighborhood each year. This figure represents 6 percent of the citywide total. Four percent of the serious crime in the city each year occurs here.

Vandalism, auto theft, and larcenies from motor vehicles are the consistent crime problems for this neighborhood each year. Both vandalism and auto theft are reflecting increases while larceny from motor vehicles is right on the nose of our projection of six per month.

Vandalism: average month-9; predicted average month-5

Constant problem of malicious destruction around the Harrington School/Donnelly field area hit a four year high in April when 21 incidents were recorded. This problem seems to have abated over the last three months. However, neighborhood's rate of 9 vandalisms per month is one of the highest in the city.

Auto theft: average month-8; predicted average month-6

Auto theft is up slightly from previous years here. Pattern area is around the intersection of Windsor and Webster. Late model american cars stolen then being recovered in Dorchester stripped.

Larceny from motor vehicles: average month-6; predicted average month-6

Consistent trend over the past five years

of six larcenies from motor vehicles per month in this neighborhood. This average in median range for city's neighborhoods. Weekend night pattern between 1100 to 1300 Cambridge St. reemerges occasionally.

Housebreaks: average per month-4; predicted average month-4

The four housebreaks per month that this neighborhood averages is one of the lowest in the City. Most housebreaks reported in one month in this neighborhood was in March of 1982 when eight were recorded. Many months there are no breaks here. Upper Prospect and Tremont

streets are victimized at higher rate than rest of neighborhood.

Street Robbery: average per month-less than 1; predicted average month-1

Only five street robberies in this neighborhood during 1984. Cambridge Street near Inman Square between midnight and 2 am is the most likely scenario if one does occur.

Commercial Breaks, averaging one per month, and commercial robbery, only two recorded this year, have declined in Neighborhood 3. Pattern of establishments being broken into near Inman Square on weekend nights has quieted considerably since summer of 1982.

Nerve gas trial

CHIEF ANTHONY PAOLILLO

(Continued from page 1)
continued the testing throughout the court deliberations.

On Monday, both ADL and the city had witnesses ready to testify, but Hallisey was intent on establishing what the crux of the case would be.

Higley told the judge that banning the testing was necessary because it involved "some of the most dangerous agents known to man."

Nonetheless, Hallisey was irritated that the city had not addressed the supremacy clause more fully in its earlier legal papers.

He mentioned that "derivative sovereign immunity," if applicable in the case, would make ADL's testing immune from state prosecution because it is being done under the federal umbrella.

Both sides did agree on a statement of facts concerning certain details of the

case, and Hallisey said he believed the information submitted in the case was sufficient.

He said he didn't "want to carry this all over the state," in reference to his changing court assignments and the length of time that the litigation in the case has taken.

While talking to reporters, Higley noted that Hallisey could decide to "reserve and report" the case to the Supreme Judicial Court. If the judge did send the case on, it would mean that he asking a higher court to take jurisdiction while cutting out all the steps in between.

Higley also said that he believes the case will eventually be argued before a high appellate court.

It may go even further: at the end of the session, attorneys for both sides could be heard talking about a possible date before the US Supreme Court.

Domingo has special friends here

Cambridge schools' special needs students are the newest members of internationally renowned tenor Placido Domingo's fan club.

Twenty-five students were guests of the Association of Friends of Placido Domingo Tuesday evening at the New England premiere of "Carmen" at the Sack Cheri I Theatre, Boston.

According to Cambridge Schools Assistant Director of the Bureau of Pupil Services Patrick Murphy, who also serves on the "Domingo Friends" Board of Directors, the students participated as part of a benefit to support the Friends and WGBH's "Opera Experiences for Disabled and Needy Youth".

Following the film, dignitaries from Greater Boston's political, religious,

industrial, academic and communications fields met at the Harvard Club of Boston with Mr. and Mrs. Domingo at a reception to benefit the children.

As members of the Friends of Placido Domingo, the Cambridge students joined a fan club of several thousand people across the nation who grew from students at New York University, Cornell Medical College.

According to Murphy, "Domingo, who shys away from involvement with fan clubs, was very supportive of the Friends Association because of its humanitarian purpose."

Murphy added that the opportunity to invite 25 Cambridge children to view the opening of Carmen in Boston and be part of the pomp and glitter that accompanies a movie premiere, was a unique learning experience that is strongly supportive of the students development.

Births

To Florence (Barrett) and Frank Lange of Cambridge, a son, Frank Thomas, born July 2. Grandparents are Theresa Barrett of Cambridge, and Alfred and Theresa Lange also of Cambridge.

YMCA sets harbor cruise

The Cambridge YMCA is running a fundraising harbor cruise on October 20, from 12 noon to 2 p.m. The cruise will sail around Boston Harbor.

Funds from the cruise will benefit the YMCA's ongoing community programs. The cost is \$10 per ticket for all ages. Call 491-6050 for tickets and information.

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THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

Enclosed for your information is a project information statement concerning a request from the developer of 871 Mass. Avenue for \$3,000,000 City Industrial Revenue Bonds for a \$3,160,000 project, under the Central Square Commercial Area Revitalization District.

SEP 10 8 21 AM '84

utters have not been notified of this proposal nor has it been advertised in the papers. Nevertheless an agency of the city's Development Department, The City of Cambridge Industrial Development Financing Authority voted on Sept. 5, 1984, to delegate responsibility to the Massachusetts Industrial Finance Agency. Copies of the delegation and of enclosures to the information statement have not been available to us. The MIFA hearing will be on Sept. 19, 1984, at 10 A.M. The location is 125 Pearl Street, Boston.

This project is a new, eight story, office building. Rising 90 to 100 feet above Mass. Ave. and Lee Street, it will damage essentially residential parts of the city, and it will overwhelm the smaller structures on all abutting streets. An already unacceptable traffic and parking situation will be made much worse.

The Central Square CARD was proposed as a means of upgrading Central Square. It should not be used to damage the residential neighborhoods around the square. This developer's request for government subsidy and the secretive handling of that request are affronts to Cambridgeans who are concerned about our city. They are affronts to people who are concerned about neighborhood integrity and to people who are concerned about the viability of Central Square. The money should go into Central Square not into creating competition in inappropriate locations. Issues of this importance should not be kept behind closed doors.

We call on the City Council to oppose the granting of subsidy Industrial Revenue Bonds to this project. We call on the City Council to amend the Central Square CARD to delete portions of Neighborhood 4, of Mid-Cambridge and of Riverside which have no business in the CARD. The CARD should be restricted to Central Square, which is zoned Business B and Industry B. The abutting neighborhoods, which are zoned for office and less intense business uses, should be deleted. We call on the City Council to require meaningful notice of future applications. We call on the City Council to determine what other projects outside the BB and IB areas have been improperly subsidized and to determine what other applications have been considered without meaningful notification to affected and interested parties.

Robert J. Dimondie	348 Franklin St	491-7181	9/9/84
Jane Ecker	885 Mass. Ave.	661-1014	9/7/84
Minda Stenberg	885 Mass Ave	876-4354	9/11/84
James Chin	21 Lee St.		9/9/84
Philip N. Spiro	21 LEE ST.	864-1028	9/9/84

PROJECT INFORMATION STATEMENT

INDUSTRIAL REVENUE BONDS AND/OR MORTGAGE INSURANCE FINANCING

Purpose: This Project Information Statement is designed to provide a brief description of the proposed project and financing in order to enable MIFA's staff to determine whether the project appears eligible and to offer the applicant assistance in obtaining financing. Please refer to MIFA's Annual Report for an explanation of these programs before completing this Statement.

Instructions: Answer all questions or insert "N/A" where questions do not apply, and submit three copies to MIFA. Pollution control projects should also be described on the Supplemental Form, available upon request.

MIFA's staff is available to answer any questions you may have or to provide assistance in completing this form.

I. APPLICANT - PROPOSED OWNER OF THE PROJECT*

A. Proposed Owner's Name: 871 Massachusetts Avenue Limited Partnersh
Mailing Address: 675 Massachusetts Avenue, Cambridge.
c/o Emerson Woods Management Corporation Zip Code: 02139
Telephone: Area Code (617) 497-0525
Jacques N. Sultan

*The Applicant should be proposed owner of the project. See I (H) and (I) below for additional information required when one or more occupants will be different from the project owner. Applicants having a long-term leasehold interest in the project site as lessee (as opposed to full ownership in fee simple of the land) may be considered the owner, but should disclose the lease terms in item II (c) below.

BOND COUNSEL: Please indicate your bond counsel's firm name, address, phone number and the individual to contact:
Gaston Snow and Ely Bartlett
One Federal Street
Boston, MA 02110
Contact: Oliver Woodman Stalter 426-4600

B. Business Organization: Corporation ____, Partnership X, Sole Proprietorship ____, or Other (describe) ____.
Is the proposed project owner a subsidiary of, or affiliated with, any other organization? ____ If so, indicate relationship and name of related organization: _____

C. Standard Industrial Classification (SIC) Code number: _____

<u>Officers</u>	<u>Name and Address</u>	<u>Other Principal Business Affiliations</u>
President)	871 Massachusetts Avenue Limited Partnership, is to be a newly organized Massachusetts limited partnership, the general partner of which will be 871 Massachusetts Avenue Joint Venture Group ("General Partner"). The joint ventures comprising the General Partner are (i) Sultan Development Corporation, of which Jacques N. Sultan and Linda Sue Sultan are the sole owners and Mr. Sultan is the President and Treasurer and (ii) the Winchester Group, Inc. of which Winchester Savings Bank is the sole owner and Robert B. Nickerson is President, Anthony P. Pettrucci is Executive Vice President and Joseph Cioni is Treasurer.	
)		
)		
)		
Vice President)		
)		
)		
)		
Secretary)		
)		
Treasurer)		
)		

E. Name, business address and phone number of officer to whom all notices and communications concerning the project should be sent by MIFA.

Jacques N. Sultan
c/o Emerson Woods Management Corp.
675 Massachusetts Avenue
Cambridge, MA 02139
Tel: 617-497-0525

F. Equity owners of 10% or more. If publicly held, indicate stock exchange traded on. If partnership, list general and limited partners and interest owned by each. If trust, list beneficiaries and % equity.

<u>Name</u>	<u>% of Equity Interest Owned</u>
-------------	-----------------------------------

It is anticipated prior to closing the General Partner and its affiliates will own all of the equity interest in the limited partnership, but that at the time of closing unrelated limited partners will be admitted which in the aggregate will hold up to 99% of the equity interest in the Partnership.

E. At the project site:

1. Is there an existing plant(s)? yes If yes, indicate present use, size of building in square feet, and approximate age. (For CARD projects, please include historical information on the building, if available).

Gas Station formerly owned by Humble Corp. (EXXON), built in mid-1930s, will be demolished.

2. Will the project include construction of a new building? yes If yes, indicate type, size in square feet and general description of building to be constructed on the site (e.g., metal, concrete block, Butler, etc.) and attach rendering of proposed project, if available.

Office building, 8 story, 27,000 sq.ft. plus lower level parking; steel structure, concrete floors, brick facing.

3. Will the project include the construction of an addition or other improvements to an existing plant? no. If yes, describe the addition or other improvements, and attach an artist's or architect's rendering of the proposed project, if available.

4. Will the project consist of the construction or rehabilitation of a building for use by one or more commercial enterprises (for example, hotels, office buildings, retail stores, etc.)?

Yes (office building)

a. If yes, is the building and/or site designated as part of a Commercial Area Revitalization District (CARD) Plan adopted by the municipality? Yes

b. If yes, name of CARD plan: Central Square CARD

c. Name and telephone number of municipal official to contact for confirmation.

Mr. Joseph Kellog, Economic Development Director
Cambridge Community Development Department
617-498-9034

5. With respect to II E (2),(3) and (4) above, give estimated construction/rehabilitation period 12 months. Has construction/rehabilitation commenced? no If so, discuss the extent of such commencement and the approximate date of completion.

commencement September/October 1984
completion Summer 1985

F. Indicate the principal products, uses and activities planned by each of the project's "principal users" (10% or more of the project site).

Commercial Tenants -- such as lawyers, accountants, engineers, software professionals

G. Does the project include the purchase of machinery and equipment? yes

If yes, please attach a list with the approximate description and estimated cost of each item.

2 Elevators	165,000
Bollers	20,000
1 Generator	35,000

H. What is the estimated useful life of the project's buildings? 30 yrs. of any machinery and equipment? 10 years Indicate sources of these estimates.

Generally accepted accounting principles applied on a consistent basis.

I. Indicate briefly the reasons for which the applicant (and any principal occupant) is undertaking the project.

Applicant is in the Development, Real Estate and Syndication business and has determined that the project is economically viable (see Market Evaluation)

J. Describe any additional needs for public facilities created by the project (e.g., access to water and sewer, roadways, police and fire protection, etc.), the ability of the municipality to meet these needs, and the extent to which any action has or will be taken to meet them.

The project is located on a main artery in Cambridge, no zoning change was required. All roadways and utilities are already in the street, serve the site and are adequate to meet the needs of the project.

K. Does the project fall within any of the project criteria attached as "Exhibit B - Environmental Exemptions" to this application? No
If so, which ones? _____

Note: MIFA has been exempted from the filing requirements of the Massachusetts Environmental Policy Act except for projects in certain critical areas or of extremely large size as described in Exhibit B.

L. Is the project site or building listed in the State Register of Historic Places? No Is the project site or building within the boundaries of an historic district listed in the State Register of Historic Places? No

If answer is "yes" to one or both questions please indicate name and telephone number of person you contacted for confirmation.

EMPLOYMENT

A. Indicate number of full time employees by wage level as shown below:

	<u>Total # At Project Site Today</u>	<u>Total # At Other Mass. Sites Today</u>	<u>New Employment Attributable To The Project</u>	<u>To Be Transferred To New Site</u>	<u>Total # Outside of Mass.</u>
Above \$5.02/hr.	none		50	50	
Below \$5.02/hr.	none		40	40	

B. With respect to the anticipated new employment attributable to this project, please attach a list providing general job descriptions for each of these new employees.

N/A

C. If proposed occupant(s) has present employment within Massachusetts at a site or sites other than the proposed project site, indicate the location of those sites and employment at each, and indicate whether any facility at those sites will be closed or existing employment reduced or transferred as a result of the proposed project.

N/A

D. Has the project, so far as feasible, been located in a low-income area of a municipality so that employment opportunities will become available to residents of such area? _____ Explain.

E. Is MIFA's guaranty being requested by your lender? No
If yes:

1. Indicate any fringe benefits offered to current employees; i.e., paid vacations, health insurance, retirement plan, etc.

2. Indicate any such fringe benefits to be offered with any new jobs to be created as a result of the project.

IV. LENDER/BOND INVESTOR

A. Name and address of principal bank(s) of account including name, phone number and title of loan officer.

o Meetinghouse Co-operative Bank, Milton Village, MA
Mr. Alfred Lord, President, 298-2250

Has the applicant obtained a lender/investor willing to make the loan/purchase of the revenue bond? NO If yes:

1. Indicate name of investor, address, phone number and name and title of loan officer to contact.
2. Indicate proposed terms of loan/revenue bond, including interest rate, maturity, amortization schedule, prepayment options or calls, etc. Attach commitment letter.
3. If MIFA's insurance is being requested, would the lender/investor make the loan without insurance? _____ On what terms?

C. If the applicant has yet to obtain a commitment from a lender/investor, indicate:

1. Financing terms being sought by the applicant for the project:
15 year term, \$3,000,000 loan at 10.40% interest rate.
2. Any lenders/investors approached to finance the project and the degree of any interest or refusals received to date:

N/A

D. Indicate the portion of loan/bond proceeds to be used to repay existing debt, if any, incurred after official action, and explain (i.e., to retire existing mortgage, to repay construction advances, etc.).

NONE

E. Have you received information on MIFA's new Guaranteed Loan Programs? yes
If not, would you like to? _____

V. Please note that Massachusetts General Laws, Chapter 79A, the state's relocation law, applies to borrowers using MIFA financing and such obligation accrues at the time of application. The applicant's attorney should be consulted on this issue to determine applicability of state law to the proposed project. After consultation with your attorney, does it appear that your project will involve relocation? no

PROJECT COSTS

Indicate below the estimated costs associated with the proposed project. Do not include working capital needs, which are not eligible for revenue bond or guaranty financing.

Please be sure to incorporate all items directly attributable to the cost of each project (construction interest, utilities, HVAC, site improvements, architectural and engineering fees, etc.) and attach a breakdown itemizing these costs.

DESCRIPTION OF COST

1. <u>Real Estate Acquisition</u>		
Land (_____ acres)		
Land and existing building (0.21 acres and 1,400 sq.ft.)		<u>400,000.00</u>
Existing building (_____ sq.ft.)		_____
2. <u>Renovation/Construction (attach breakdown if necessary)</u>		
Construction of new building:		
Industrial space (_____ sq. ft.)		
Commercial space (27,000 sq. ft.)		<u>2,230,000.00</u>
Other costs (explain) <u>Two level parking garage</u>		<u>135,000.00</u>
Rehabilitation of an existing building:		
Industrial space (_____ sq. ft.)		_____
Commercial space (_____ sq. ft.)		_____
Other costs (explain) _____		_____
Construction of an addition to an existing building:		
Industrial space (_____ sq. ft.)		_____
Commercial space (_____ sq. ft.)		_____
Other costs (explain) _____		_____
3. <u>Equipment Acquisition (attach breakdown, if necessary)</u>		
Production/manufacturing: _____		
Office-related: _____		
Pollution control/waste recovery: _____		
Installation: _____		
Other (explain): _____		
4. Fees related to the project (MIFA, bank counsel, bond counsel, underwriter, etc. Attach breakdown):		<u>375,000.00</u>
TOTAL PROJECT COST		\$ 3,160,000.00

VII. FINANCING PROPOSED

A. Industrial revenue bond		<u>\$3,000,000</u>
B. Other (UDAG, CDBG, facade grants, etc). <u>Attach specifics.</u>		_____
C. Conventional		_____
D. Equity		<u>\$ 160,000</u>
E. MIFA's mortgage insurance (if requested by lender)		_____
	Real estate:	_____
	Equipment:	_____
TOTAL PROJECT FINANCING:		\$ _____

IMPORTANT NOTICE TO APPLICANTS!

Eligibility for financial assistance by MIFA is determined by the information presented in this Statement. Any changes in the status of the proposed project from the facts presented herein must be brought to the attention of MIFA. If you have questions, please contact the MIFA staff.

MIFA requires that it be represented by its attorneys in its review of this project and any financing documents which may be submitted to the Agency, and the applicant hereby agrees to reimburse MIFA for reasonable attorney's fees incurred in this review.

PROCESSING FEES

For all MIFA issues:

- A. A \$500 application fee is due upon submission of the "Official Action" package. This fee will be non-refundable but will be credited toward the issuance fee.
- B. An issuance fee of 1/2 of 1% of the principal amount of the bond is due at closing, minus a \$500 credit for the application fee. This fee may be paid out of bond proceeds.

For ALL issues for charitable (Non-profit institutions) issues:

- A. For MIFA issues only, a \$500 application fee is due upon submission of the "Official Action" package. This fee will be non-refundable but will be credited toward the issuance fee.
- B. An issuance fee of 1/4 of 1% of the principal amount of the bond is due at closing, minus a \$500 credit for the application fee. This fee may be paid out of bond proceeds.

For All IDFA Issues:

The issuance fee of 1/2 of 1% is due to MIFA at closing.

For All Refunding Issues:

Whether MIFA or IDFA issued, only a \$500 fee is due to MIFA at closing.

ATTACHMENTS (For both IDFA and MIFA Bonds)

IDFA projects please note: Bond counsel should forward to MIFA's attention one copy of the applicant's Project Information Statement before the project has received initial approval from the local authority.

Have you enclosed:

- A. Public hearing notice as published (include actual newsclip) and as posted in the municipality. Include the date of publication if not evident on the newsclip itself.
(To be scheduled)
- B. A brief history and description of each principal occupant; if CARD or speculative project, include information on developer's experience.
(See attached information re Mr. Sultan and Winchester Group)
- C. For CARD projects, one complete set of architectural plans/drawings/specs for proposed projects.
(See Market Evaluation)
- D. A product brochure, if available.
Not Available
- E. A breakdown of fees, equipment, etc., if necessary.
(See attached)
- F. Five copies of the most recent year-end and/or interim financial statements or annual reports for each "principal user"; also include one copy each of the year-end financial statement and/or annual report for the previous two years. For realty trust partnerships and individual applicants include five copies of most recent financial statement (form available upon request).
(See attached)
- G. Income and expense statement for all CARD projects and speculative industrial projects (see attached form).
(See attached)
- H. Commitment letter from lender/bond purchaser.
Not available.

CERTIFICATION

The undersigned hereby represents and certifies to the best of his/her knowledge and belief that the information contained in the foregoing Statement and exhibits or attachments hereto is true and complete and accurately describes the proposed project, and agrees to promptly inform MIFA of any changes in the proposed project which may occur.

Signature: _____

Jacques Sultan

DATE: _____

August 22, 1984

Title: _____

PRESIDENT, SULTAN DEVELOPMENT CORPORATION

Is the proposed occupant(s) different from the proposed owner of the project? The office building will be leased to unrelated tenants.

If yes, please attach a schedule which answers all the questions in Section I, A through I for each separate occupant, including the square footage each "principal user" (10% or more of project site) will occupy; include the terms of proposed leases. If the project is "speculative" (without identified tenants), please submit "Exhibit A", attached.

- H. Attach a brief company history of the applicant and each "principal user" (10% or more of project site) with 5 copies of the most recent year-end and/or interim financial statements or annual reports for each; also include one copy each of the year-end financial statement and/or annual report for the previous two years.* Also indicate whether applicant or any occupant has ever filed for bankruptcy or protection against creditors. If yes, give dates and explain.

*If applicant and/or principal occupant is a realty trust, partnership or individual, submit one current, signed, Personal Net Worth Statement.

II PROPOSED PROJECT

- A. Location of proposed project including address (with zip code), and size of the site in acres.

871 Massachusetts Avenue, Cambridge, MA 02139

Size of Site: 0.21 acre (9.195)
43,560

- B. Indicate present legal owner of the project site; if presently owned by the applicant, indicate date of purchase, seller, and current use of site.

871 Massachusetts Avenue Realty Trust, Jacques Sultan, Trustee

Purchased, June 21, 1983 from John Wesson

Leased back to seller (John Wesson) as parking/service station.

- C. If project site is not now owned by applicant, is applicant currently leasing the site? N/A or planning to lease? N/A

If yes in either case, indicate terms of lease or proposed lease.

- D. If applicant has recently acquired or proposes to acquire the project site by purchase or lease, indicate any relationship between the applicant or any proposed occupant or any of their principals and the seller or lessor (or any of their principals).

E. At the project site:

1. Is there an existing plant(s)? yes If yes, indicate present use, size of building in square feet, and approximate age. (For CARD projects, please include historical information on the building, if available).
Gas Station formerly owned by Humble Corp. (EXXON), built in mid-1930s, will be demolished.
2. Will the project include construction of a new building? yes
If yes, indicate type, size in square feet and general description of building to be constructed on the site (e.g., metal, concrete block, Butler, etc.) and attach rendering of proposed project, if available.
Office building, 8 story, 27,000 sq.ft. plus lower level parking; steel structure, concrete floors, brick facing.
3. Will the project include the construction of an addition or other improvements to an existing plant? no. If yes, describe the addition or other improvements, and attach an artist's or architect's rendering of the proposed project, if available.
4. Will the project consist of the construction or rehabilitation of a building for use by one or more commercial enterprises (for example, hotels, office buildings, retail stores, etc.)?
Yes (office building)
 - a. If yes, is the building and/or site designated as part of a Commercial Area Revitalization District (CARD) Plan adopted by the municipality? Yes
 - b. If yes, name of CARD plan: Central Square CARD
 - c. Name and telephone number of municipal official to contact for confirmation.
Mr. Joseph Kellog, Economic Development Director
Cambridge Community Development Department
617-498-9034
5. With respect to II E (2),(3) and (4) above, give estimated construction/rehabilitation period 12 months. Has construction/rehabilitation commenced? no If so, discuss the extent of such commencement and the approximate date of completion. commencement September/October 1984
completion Summer 1985
- F. Indicate the principal products, uses and activities planned by each of the project's "principal users" (10% or more of the project site).
Commercial Tenants -- such as lawyers, accountants, engineers, software professionals

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completion Summer 1985

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Commercial Tenants -- such as lawyers, accountants, engineers, software professionals

Mr. Robert Healy
City Manager
Cambridge City Hall
Cambridge, Ma. 02139

Lydia Vickers
45 Cherry St.
Cambridge
Ma. 02139

September 11, 1984

Dear Mr. Healy,

Residents of Area 4 have been concerned for several years about increasing pressure from large commercial development upon our community. We are pressed on one side by M.I.T. and development in Kendall Sq., and on the other by large businesses like Bioran, and the coming Central Sq. development. In response to this we have recently fought to include a high percentage of low and moderate income units in new and renovated housing in the neighborhood, and in the past we have fought to prevent already existing housing from being torn down to make room for parking lots.

This petition represents another step in the direction of neighborhood stabilization and preservation of much needed housing. While we feel that the C.A.R.D. program in itself is an excellent idea, we are concerned that the attractive interest rates to encourage business expansion could be used by already large and powerful businesses to intrude upon the existing residential area. We hope very much that you will give this petition your full support,

Sincerely,

Lydia Vickers

PETITION

We, residents of Area 4, respectfully petition the City Council of Cambridge to remove the 'Commercial Area Revitalization District' designation from the south side of School St., and to move the C.A.R.D. boundary so that it runs down Bishop Allen Dr. to Main St., then down Main St. to Windsor St. (See attached Map)

1) We wish to preserve the residential character of the neighborhood, and to protect the existing homes on School St. from business expansion.

2) The small businesses combined with churches and residential buildings located in the area serve as a buffer zone between the commercial area of Main St. and the residential area north of School St. We feel it is important to preserve this buffer zone since it protects the neighborhood against direct pressure from encroaching business development.

3) By removing the C.A.R.D. designation from the area in question, we can reduce the threat to existing houses and churches without harming the small businesses already established that serve and are a part of the neighborhood.

Indra Vickers 45 Cherry St. Camb. 02139
Mark A. White 45 Cherry St. Camb. 02139
Janet Rose 16 Pine St Camb 02139
Virginia Demers 86 School St Camb. 02139
Angie Malysa 15 1/2 Bishop Allen Drive Cambridge 02139
John H. McDermott 88 School St Cambridge 02139
Paul M. Lewis 8 Park St. Camb. MA 02139
Gleen Inniss 8 Pine St Camb Mass 02139
Cynthia Pacheco 15 Bishop Allen Camb. MA 02139
Ricardo Pacheco 15 Bishop Allen Camb. MA 02139
John M. C. Carthy 99 School St
Robert Moses 73 School St Camb. 02139
Paul Rose 73 School St. Camb. 02139

PETITION

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Mrs Margaret Luman 9 Pine St
Theodore Luman 1 Pine St
George Sommaripa 17 Bishop Allen Dr
Mary A Kelley - 103 School St Camb -

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Ruddy Chung 49 Cherry St. Camb. 02139

Stephen M. G. " " "

John Schneider 15 1/2 Bishop Allen Dr. Camb. 02139

Elbe Santiago 32 Pine St Cambridge 02139

Stephanie Morris 6 Eaton St Camb 02139

William Johnson Trustee Charming Rush Memorial Church
82 School St Camb. 02139

Alan B. Santiago Rush Mem. S.M.E. Church 82 School St Cambridge 02139

Sam Maffei 19 Bishop Allen Dr Camb

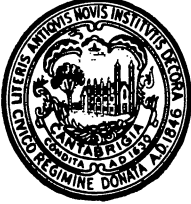
Shirley Thomas 8 Pine Street Cambridge Ma

Bill Seaman 17 Bishop Allen Dr Camb

Walter Hwang 25 Essex St. Camb 02139

Clifford A. Trudell 29 Essex St Camb 02139

AMANDA 21 ESSEX ST



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

September 14, 1984

MEMORANDUM

TO: Robert W. Healy
City Manager

FROM: *[Signature]* Kathy A. Spiegelman
Assistant City Manager
for Community Development

RE: Central Square C.A.R.D.
Proposed Amendment

I am writing in response to your request for information regarding the petition submitted by Neighborhood Four residents requesting amendment of the boundaries of the Central Square CARD.

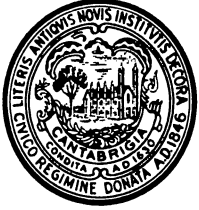
According to the Massachusetts Executive Office of Communities and Development (EOCD), the agency responsible for administration of the CARD program, the procedure for amending the CARD is as follows:

1. Letter from the City requesting amendment is sent to EOCD.
2. EOCD notifies City whether amendment is considered to be a major change or a minor change. (In the case of boundary changes, the amendment is automatically considered a major change)
3. If the amendment is major, then a public hearing with ten (10) days advance published notice needs to be held.
4. After the public hearing, City Council needs to approve a specific resolution which requests that the CARD plan be amended.
5. EOCD, upon receipt of amendment and Council resolution makes the decision. If the amendment is approved, the boundaries are immediately changed.

Robert W. Healy
September 14, 1984
Page 2

We suggest that if the City Council wants to amend the boundaries of the Central Square CARD, they schedule a public hearing for a future Council meeting. In the meantime at your direction, we will study the request for the amendment and submit additional information prior to the public hearing for consideration by Council.

KAS/jk



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

September 17, 1984

To the Honorable, the City Council:

I enclose herewith a copy of a communication from Lydia Vickers, 45 Cherry Street, Cambridge, with a petition from several residents of Area 4 requesting that a portion of Area 4 be removed from the Central Square CARD district.

Also enclosed is a report from Kathy Spiegelman, Assistant City Manager for Community Development.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Encs. 2

Re: enclosed comm. from Lydia Vickers with a petition from several residents of Area 4 requesting that a portion of Area 4 be removed from the Central Square CARD district & a report from the Community Development Dept.

petitioners notified of hearing 9/27/84 (de)

In City Council,

September 17, 1984

*9/17/84
Hearing set for
10/15/84 at 11 PM*

F-1984 #364



City of Cambridge

23.

IN CITY COUNCIL

October 22, 1984

COUNCILLOR WALTER SULLIVAN

ORDERED: That this City Council go on record approving the renewal of the existing Central Square CARD District; and be it further

ORDERED: That the City Manager be and hereby is requested to direct the Assistant City Manager for Community Development to take the necessary administrative action to renew the existing Central Square CARD District.

CHARTER RIGHTED BY COUNCILLOR DAVID SULLIVAN

Order # 23 *fr 364*

C.W. Sullivan order re: City Council go on record approving the renewal of the existing Central Square CARD District.

Calendar # 14

10/29/84

- No ACTION TAKEN -

Rule #19 Placed on

File -

In City Council,

October 22, 1984

10/22/84

Chancellor

Right

Executed

BY

COOPER

David

Sullivan