

CAMBRIDGE SCHOOLS DEPARTMENT
1700 COLUMBIA STREET
CAMBRIDGE, MASSACHUSETTS 02138



June 7, 1974

TO THE HONORABLE, THE CITY COUNCIL:

Re: The taking by eminent domain of the land and building at 454-456 Broadway, standing in the name of the Kolligian Realty Trust

BACKGROUND:

The Bureau of Labor Statistics has revealed that the overwhelming majority of the 60 million job openings expected to become available between 1972 and 1985 will not require a college degree. The State Department of Education, noting this fact, has made Occupational Competence its major goal for 1974. The regional vocational-technical schools have witnessed public recognition of the labor statistics by their overwhelming enrollments. With enrollment capabilities of 15 to 35 hundred pupils, lack of space requires these regional schools to turn away nine out of every ten students.

EDUCATIONAL NEEDS:

Occupational Competence is now a major concern of the Cambridge Schools. Rindge Technical School, however, even in light of labor statistics and rising rates of unemployment, is experiencing a declining student population. That we now fail to offer any programs comparable in quality to those of the regional-vocational schools, may be the major reason for such an enrollment decline. Specifically, the present automotive facilities in Rindge Technical School are, even with extensive and costly renovations, incapable of accomodating the equipment and the variety of programs necessary to provide our students with marketable skills upon graduation.

NEED FOR THE KOLLIGIAN GARAGE:

In light of the above, the Kolligian Garage, then, provides an excellent opportunity for us to develop our first state approved, reimbursable, quality program comparable to those offered in other successful vocational schools.

Received by Henry 5/31/74 by City Clerk

NEED FOR THE KOLLIGIAN GARAGE-CONT'D:

The Kolligian Garage was evaluated on June 9, 1972 by Mr. Alfred Hoyle, an expert in the automotive field, and a Senior Supervisor of the State Division of Occupational Education. Mr. Hoyle found this facility to have excellent potential as an educational center.

The weekly potential instructional load in the Kolligian Garage is projected to be approximately 400 students. This projection includes students who elect a regular vocational program in auto mechanics for their major commitment, as well as any secondary school student, regardless of his or her major, who elects to enroll in any specific unit of automotive training. Such units will provide these students with marketable skills upon completion. An example of such course units would be an engine tune-up course, a small engine repair course or a course in front-end alignment as well as others.

STATE AID FOR ACQUISITION AND IMPROVEMENT:

It is important to note that the City will receive 65% reimbursement for the costs of acquisition and 65% of renovation costs for the garage from the Bureau of School Building Assistance.

STATE AID FOR OPERATIONS:

The City will also be entitled to a yearly 50% reimbursement of the total costs of the programs to be carried out in the garage. Such reimbursement will also include the salaries of administrators, secretaries and participating staff as well as the cost of all utilities and supplies. This reimbursement is not available if the program stays at Rindge.

ADDED SUBSIDIES TO CAMBRIDGE:

Use of the garage facility as an Automotive Skill Center for Manpower Development and Training Programs will entitle the Cambridge Schools to additional funding assistance on a pro-rated basis, depending on the scope of the service provided to Manpower by this facility.

CONCLUSION - WHY THE FACILITY IS NEEDED NOW:

Although plans are being considered for a new high school, historically, evidence indicates a time lapse of between three and seven years from this date to when the new school will open its doors. With the rising rate of juvenile delinquency combined with increasing problems of drop-outs, truancy and absenteeism, we can ill-afford to short change the large number of students who need and will benefit from new and expanded opportunities in the automotive field.

CONCLUSION - CONT'D:

Further, whatever shape the final school plan takes, it will center around the concept of Career Education and definitely include an expanded automotive program. Therefore, if the new school were to be built on the existing site, there would be another definite financial saving for the City in that the total square footage of the automotive facility (approximately 20,000 sq. ft.) would be deducted from the total area of the new school. And, even if the new school were to be built elsewhere, the acquisition of this property for immediate use at the attractive reimbursement rates would provide the City with a relatively inexpensive and useful structure to be used for any of a number of school-related purposes.

In view of the noted reimbursement factors, renting of the Kolligian facility becomes unfeasible. We would not only have to pay the rent for this structure but incur the total cost of renovation. Furthermore, at the expiration of the lease, we would need either to pay a higher rent or return the improved facility to the owner.

I, therefore, respectfully request that you consider taking by eminent domain the land and buildings at 454-456 Broadway, standing in the name of the Kolligian Realty Trust.

Respectfully submitted,

Alflorene Cheatham
Alflorene Cheatham
Superintendent of Schools (JSC)



City of Cambridge

IN CITY COUNCIL

June 10, 1974

WHEREAS:

By section 30 of Chapter 43, Section 14 of Chapter 40 and Chapter 79 of the General Laws, all as amended, it is provided that: the request of any department and with the approval of the City Manager, the City Council may take in fee in the name of the City for any municipal purpose any land within the limits of the City not already appropriated for public use; and

WHEREAS:

It is deemed advisable upon request of the School Department that the City should under the provisions of the aforesaid Chapters of the General Laws take and hold for school purposes the land and buildings at 454-456 Broadway, it is hereby

ORDERED:

The taking of the land and buildings in fee herein described for school purposes is hereby authorized in accordance with General Law, Chapter 79, subject to the approval by the City Manager in accordance with General Laws, Chapter 43, Section 30.

Said land is described as follows:

Acertain parcel of land, with the buildings thereon, situated in Cambridge, being numbered at present 454-456 on Broadway and bounded and described as follows:

NORTHERLY by said Broadway, one hundred thirty-three (133) feet, more or less;
EASTERLY by land now or late of Moore, one hundred sixty (160) feet, more or less;
SOUTHERLY by land now or late of French, thirty-three (33) feet, more or less;
WESTERLY by land now or late of Bancroft, eighteen (18) feet, more or less;
SOUTHERLY by (again) land now or late of Bancroft, eighty-nine (89) feet four (4) inches, more or less; and
WESTERLY (again) by land now or late of Hayward, one hundred fifty-one and 15/100 (151.21) feet more or less.
 Containing 16,713 square feet, more or less.

Standing in the name of Eeres Holligan and Gregory Holligan, successors trustees of the Holligan Realty Trust under a Declaration of Trust dated February 23, 1944, recorded with Middlesex South District Deeds, Book 6747, Page 279 as amended.

In City Council, June 10, 1974
 Adopted by a yeas and nays vote
 Yeas-0; Nays-0; Absent-0; Present-1

Attest: Paul E. Healy, City Clerk

A True Copy
 Attest: *Paul E. Healy*
 CITY CLERK

City of Cambridge in City Council

1974

WHEREAS by Section 30 of Chapter 43, Section 14 of Chapter 40 and Chapter 79 of the General Laws, all as amended, it is provided that at the request of any Department and with the approval of the City Manager, the City Council may take in fee in the name of the City for any municipal purpose any land within the limits of the City not already appropriated for public use; and

WHEREAS it is deemed advisable upon request of the School Department that the City should under the provisions of the aforesaid Chapters of the General Laws take and hold for school purposes the land and buildings at 454-456 Broadway, it is hereby

ORDERED: -

The taking of the land and buildings in fee herein described for school purposes is hereby authorized in accordance with General Laws, Chapter 79, subject to approval by the City Manager in accordance with General Laws, Chapter 43, Section 30.

Said land is described as follows:

A certain parcel of land, with the buildings thereon, situated in Cambridge, being numbered at present 454-456 on Broadway and bounded and described as follows:

NORTHERLY by said Broadway, one hundred thirty-three (133) feet, more or less;
EASTERLY by land now or late of Moore, one hundred sixty (160) feet, more or less;
SOUTHERLY by land now or late of French, thirty-three (33) feet, more or less;
WESTERLY by land now or late of Bancroft, eighteen (18) feet, more or less;
SOUTHERLY (again) by land now or late of Bancroft, eighty-nine (89) feet four (4) inches, more or less; and
WESTERLY (again) by land now or late of Hayward, one hundred fifty-one and 12/100 (151.12) feet, more or less.

Containing 18,715 square feet, more or less.

Standing in the name of Koren Kolligian and Gregory Kolligian, successor trustees of the Kolligian Realty Trust under a Declaration of Trust dated February 23, 1944, recorded with Middlesex South District Deeds, Book 6747, Page 279, as amended.

In City Council 1974
Adopted by a yea and nay vote
Yeas , Nays , Absent
Attest: Paul E. Healy, City Clerk

A true copy.

Attest:

City Clerk

City of Cambridge

MASSACHUSETTS

In City Council June 10, 1974

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy				✓
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	8	0	0	1

$$\begin{array}{r} 0582 \\ \hline 25 \\ \hline 11 \end{array}$$

Appropriation Order 240,000.00 454-456 Broadway -

City of Cambridge

MASSACHUSETTS

In City Council

June 4

1974

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy				✓
Mr. Dusehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	8	0	0	1

CRSA
~~*RP*~~
~~*11*~~

Eminent Domain Order 454-456 Priority

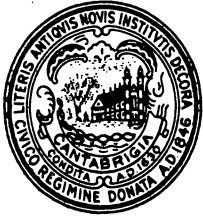
City of Cambridge

MASSACHUSETTS

In City Council JUNE 3 1924

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			1
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan				
	8	0	1	

*Motion to Refer to Finance Committee
by E. Vellucci - Carried -*



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

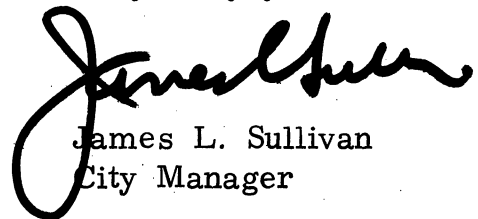
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 3, 1974

To the Honorable, the City Council:

I transmit herewith self-explanatory communication from Edward D. McCarthy, City Solicitor, dated June 3, 1974, relative to the taking by eminent domain of the land and buildings at 454-456 Broadway, standing in the name of the Kolligian Realty Trust, with enclosed orders.

Very truly yours,



James L. Sullivan
City Manager

JLS/b

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Communication from City Solicitor
 re taking by eminent domain of
 property and land at 454-456 Broadway
 Kolligian Realty Trust, with orders
 \$ 340,000 to Exec F-43 from Sale of
 Real Estate

6/3/74

Melucci Motion to

Repeal for Hearing

Before Finance

Committee on

Monday June 10th at

8:30 PM

Adopted by vote
 of Finance

6/10/74

Order Advisory

8-0-0-1