

City of Cambridge

MASSACHUSETTS

Agenda #8 Accepting a gift of \$450,000 for the acquisition of land being the former Riverside Press site. In City Council October 17 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy				✓
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan		✓		
Mayor Vellucci	✓			

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RF
A*

7 1 0 1

City of Cambridge

MASSACHUSETTS

Agenda #8 Order of taking of land of the River-In City Council
side Press site.

October 17 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy				✓
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan		✓		
Mayor Vellucci	✓			

7 1 0 1

CCSR
RF
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City of Cambridge

IN CITY COUNCIL

October 17, 1977

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 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, the Community Development Department has requested and the City Manager and City Council have approved and authorized that the City should under the provisions of the aforesaid Chapters of the General Laws take and hold for recreation open space purposes the parcel of land hereinafter bounded and described, and

WHEREAS, an appropriation sufficient to cover the estimated expense thereof has been duly made by the City Council as required by the aforesaid Sections of Chapters 40 and 43,

NOW, THEREFORE, by virtue and in pursuance of the authority conferred by said Chapters of the General Laws and by every other power and authority it thereto enabling, the City of Cambridge by its City Council does hereby take the land hereinafter described for recreation open space purposes and all easements, privileges and appurtenances thereto belonging as well as all trees and all structures thereon. Intending to take and hereby taking in fee simple all the land included within such description by whomsoever the same may be owned, including the fee to the center of any and all streets, highways and public ways contiguous and adjacent to the said areas, but excluding any and all

easements in Blackstone and River Streets and in Memorial Drive, bounded and described, viz:

A certain vacant parcel of land situated in Cambridge bounded and described as follows:

NORTHERLY: by land now or formerly of Albro Realty Trust
351.45 feet

EASTERLY: along Blackstone Street 299.47 feet

SOUTHEASTERLY: by the northwesterly line forming the junction
of said Blackstone Street and River Street
43.43 feet

SOUTHERLY: along River Street 278.25 feet

WESTERLY: by land now or formerly of Atlantic Richfield
Co. 105.50 feet

SOUTHERLY AGAIN: by land now or formerly of said Atlantic Richfield
Co. 74.45 feet

WESTERLY AGAIN: along Memorial Drive 340.70 feet

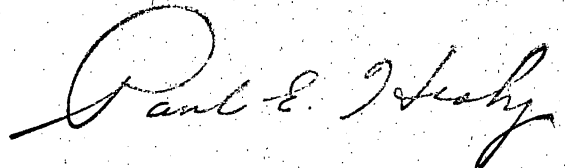
Containing 133,081 square feet, more or less.

The damages amended with respect to said parcel are \$2,100,000
and the supposed owner thereof is Albro Realty Trust.

In City Council October 17, 1977
Adopted by a yea and nay vote:
Yeas 7; Nays 1; Absent 0; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:





City of Cambridge

IN CITY COUNCIL

October 17, 1977

ORDERED:

That the City Manager is hereby authorized to accept a gift of \$450,000 and hereby is authorized to apply such funds to the acquisition of certain land being the former Riverside Press site comprising approximately 133,081 square feet of land on Memorial Drive, River Street, Blackstone Street, numbered 825-849 Memorial Drive.

In City Council October 17, 1977
Adopted by a yea and nay vote:
Yeas 7; Nays 1; Absent 0; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,
ATTEST:

A handwritten signature in cursive script that reads "Paul E. Healy".

City of Cambridge

RESOLUTION OF CAMBRIDGE CITY COUNCIL
AUTHORIZING EXECUTION OF AN
"AGREEMENT FOR PUBLIC BODY APPROVAL OF
SECTION 312 REHABILITATION LOANS," AND
DESIGNATING AN OFFICIAL AUTHORIZED TO APPROVE
SUCH LOANS ON BEHALF OF THE CITY OF CAMBRIDGE

WHEREAS, under Section 312 of the Housing Act of 1964, as amended (herein referred to as Section 312), the Secretary of Housing and Urban Development is authorized, under the conditions and to the extent provided therein, to make loans (Section 312 loans) to owners and tenants of property in certain areas for the rehabilitation of their property and to delegate to or use as agent any local public agency or organization to the extent he determines appropriate and desirable to carry out the objectives of Section 312 in the areas involved; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on basis of race, color, creed or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the City of Cambridge has responsibility and jurisdiction to carry out one or more Urban Renewal Projects, Neighborhood Development Programs, Concentrated Code Enforcement Programs, or Certified Area Programs in an area or areas delineated in the applicable Urban Renewal Plan, Grant Contract for Code Enforcement Program, or Grant Contract for Certified Area Program, in which Section 312 loans are authorized to be made; and

WHEREAS, it is desirable and will significantly benefit the rehabilitation objectives of all such projects and programs administered by the City of Cambridge for the City of Cambridge to have direct approval authority with respect to Section 312 loans:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

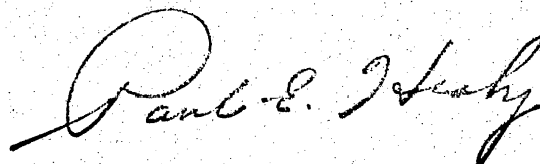
1. That the City Manager is hereby authorized and directed to execute on behalf of the City of Cambridge an "Agreement for Public Body Approval of Section 312 Rehabilitation Loans," and to act as the authorized representative of the City of Cambridge in connection therewith.
2. That it is cognizant that under an "Agreement for Public Body Approval of Section 312 Rehabilitation Loans" Section 312 loans may be approved only in accordance with outstanding policy of the Department of Housing and Urban Development, as it exists from time to time, and subject to availability of funds therefor.
3. That the Assistant City Manager for Community Development is hereby authorized to approve, on behalf of the City of Cambridge, Section 312 loans under the provisions of said Agreement, and such official is hereby directed to approve such loans only in accordance with the policy of the Department of Housing and Urban Development, and subject to availability of funds as determined by that Department.

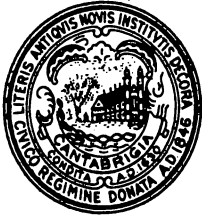
That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the City of Cambridge with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.

In City Council October 17, 1977
Adopted by a yea and nay vote:
Yeas 7; Nays 1; Absent 0; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk".



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-8800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

October 17, 1977

To the Honorable, the City Council:

Over the summer the City tried to close the Riverside Press compromise plan within the 30-day time limit imposed by the Council's land-taking order. Unfortunately, we were not able to consummate the transaction because of unforeseen problems with negotiations between Orion Research and Elbery Trust. Orion's projected growth requirements have necessitated the construction of a larger manufacturing facility than originally planned and thus Orion must require additional land from either Elbery Trust or M.I.T. who own the abutting property.

Negotiations stalled when the Elbery Ford Motor Company elected to buy their site from the Elbery Trust. Elbery Motor indicated a willingness to negotiate with Orion, but not until after their own acquisition was complete. This could not be done within the 30-day limit of the Council's action.

Attention then shifted to M.I.T. owned land, currently leased by Polaroid, that abuts the proposed Orion expansion site. M.I.T. likewise indicated a willingness to sell additional land to Orion subject to Polaroid's approval. Polaroid is now considering purchasing the B&B Chemical Building from M.I.T. and was not able to reach a decision to sell land to Orion prior to the 30-day limit for land-taking.

Orion is actively pursuing both negotiating options. Either option is desirable to the City because solutions to Orion's problems will allow all three companies to confine operations in Cambridge. Orion is now confident that the negotiations are nearing a satisfactory conclusion; consequently, Orion is now willing to sign a binding unconditional Purchase and Sale Agreement with Houghton Mifflin for the 50,000 square feet of the Riverside Press parcel not taken by the City. This means that the City will no longer be involved in accepting the land from Houghton Mifflin as a gift and then selling it to Orion. This obviates the concern expressed at previous public hearings about

To the City Council (cont.)

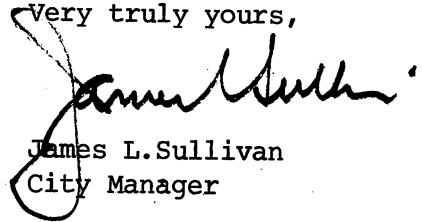
October 17, 1977

transferring City owned land. While the Solicitor feels the simultaneous transaction was legal, the direct Purchase and Sale Agreement will avoid any and all potential conflicts. This agreement will be signed before the scheduled land-taking.

The City Council must now reaffirm the taking by a new vote. The components and cost of the proposal remain the same as outlined in an earlier memorandum to the Council.

Passage of the enclosed orders are recommended.

Very truly yours,

A handwritten signature in black ink, appearing to read "James L. Sullivan". The signature is written in a cursive style with a large initial "J".

James L. Sullivan
City Manager

JLS/b

land-taking of the Riverside Press site.

In City Council,
October 17, 1977

10/17/77

$\frac{12}{10}$ Three Orders
Declaratory
7-1-01

Order to move
Reconsideration which
MOTION FAILED -
10-17-77