Housing complex eyed for Cambridge square

By Jack Hayes
Staff writer

While the owners of two small Central Square businesses wonder about their futures, the city and a Boston developer are moving ahead with plans to build a ten-story housing development on land now occupied by a tiny storefront on Magazine street.

"The general reception of this by the community has been so positive I can't see any impediment to this going through," said Michael Rosenberg, housing director for the city's Community Development Department.

Rosenberg pointed out that numerous meetings on the proposed development at Franklin, Green and Magazine streets have taken place between the the developer and local residents. At a public meeting last Thursday plans for the 85-unit structure were displayed.

"The more we talk to people and show them what's going on, the happier they get about it," said Leslie Watt, project director for Winn Developing Co. which is located in Faneuil Hall and has constructed over 5000 housing units from Vermont to Georgia.

But the owners of Odyssey Travel and Frank the Tailor shop seem less than enthusiastic about the new project.

Both say they have been kept pretty much in the dark about specific plans for the site, and neither has been invited to meetings on the topic.

Suzanne Diamantopoulos of Odyssey Travel said the current owner of the property has mentioned the possibility of her agency moving into space in the new building when it is complete, but says she has received no formal offers from Winn.

"All I've been given is an eviction notice," said Diamantopoulos, whose business has been located at 10 Magazine St. for five years. She added that, like Frank Pagliroulo, the tailor next door, she has been ordered to leave by May 31.

Operating under the assumption that they would have to find new premises for their businesses, both Diamantopoulos and Pagliroulo say they have searched the area for new affordable space.

A hearing on whether to grant Winn developers a "comprehensive" zoning permit necessary for construction of the building will be held on March 21 before the Board of Zoning Appeal.



EATING WELL IS THE BEST REVENGE—In promoting March as Nutrition Month, Mayor Leonard J. Russell presents a proclamation to Shirley Orenberg, Nutritionist at the Cambridge Hospital's Nutrition Clinic, and Vicky Hubbard, Cambridge Hospital's Chief Clinical Dietician for the Nutritional Care of patients. The mayor noted that Nutritionists and Dieticians help to contribute to good health and pleasurable healthier life-styles, and urges folks to make use of the variety of nutritional services at the Cambridge Hospital Nutrition Clinic (498-1087). (Photo by Alan Cherish)

TeenWork seeks summer jobs for local kids

The Cambridge TeenWork program launched its third year of operation at the Royal Sonesta Hotel on Friday, March 1. Over 70 representatives of Cambridge businesses and corporations were on hand to show their support, and to enjoy a fine lunch. The event was hosted by Bolt, Beranek and Newman, Charles Square Associates, Harvard University, MIT, the Polaroid Foundation and the Royal Sonesta Hotel.

TeenWork is an employment program operated by Cambridge Community Services in collaboration with the Cambridge Chamber of Commerce. Through TeenWork, Cambridge businesses hire high school students for the summer and/or contribute funds to sponsor the hiring of students in non-profit organizations.

Numerous businesses and corporations have contributed to TeenWork's success over the past two summers, and many have already pledged to support the 1985 program. Some of these include: the Cambridge Trust Company; the Harvard Coop; the Lotus Development Corporation; Lechmere Sales; Sears, Roebuck and Company; Star Market; and the Stride Rite Corporation, just to name a few.

Acting as master of ceremonies at the luncheon was E. Donald Lewis, president of the Chamber of Commerce and executive vice president of Hastings-Tapley Insurance Agency, Inc. Dr. Robert S. Peterkin, superintendent of Cambridge Schools, spoke about youth unemployment, and how important it is for the business community to provide learning opportunities for Cambridge youth through programs like TeenWork.

W. Easley Hamner, executive vice president of The Stubbins Associates, and president of the board of directors of Cambridge Community Services, discussed the history of the TeenWork program. Edward Murphy, general manager of Sears, Roebuck and Company, emphasized the fact that TeenWork is beneficial not only to student participants, but to businesses seeking effective employees as well.

The TeenWork program's goals is to secure 200 jobs for young people in Cambridge this summer.

For additional information, contact Susan Golden, director, Cambridge TeenWork, at 876-5214.

Polish club sets St. Patrick's party

The Polish American Citizens Association will be the site for a St. Patrick's Day Dance on Saturday, March 16, from 8 pm to 12 midnight.

The event will feature music from the 30s to the 60s, with sing-alongs.

The menu includes corned beef sandwiches, chips and pickles, pastries and coffee. Donation is $4 per person and door prizes will be offered.

Tickets may be purchased at the club, 747 Cambridge St., or call 354-8708.

CitySide

(Continued from page 2)

Landlord loses case

An attempt by a Mass. avenue landlord to evict two tenants allegedly so that he could occupy their apartment was thwarted for a second time last month.

On February 27, District Court Judge Lawrence F. Feloney upheld the Cambridge Rent Control Board's earlier decision to deny an eviction permit to Steven Kapsalis, owner of a multi-unit apartment building at 991 Mass. Ave.

"Whatever is his primary motive," Feloney wrote in his decision, "the court finds that it is not to occupy apartment 14 personally."

Feloney pointed out that the occupants of the apartment in question had made complaints to two city agencies about Kapsalis's management of the building.

"The court finds it more credible that (Kapsalis) wants to dislodge these adversary tenants and create new economic advantages after they vacate..." he added.

Congrats, thanks, etc.

At Monday's city council meeting, the council voted to:

•express its gratitude to **Father John Dever** "for his dedicated service to the parishioners of St. Mary's Church on the occasion of his transfer to St. Clement's Church" in Somerville'

•"commend and congratulate the **Cambridge Rindge and Latin School's Boys Track Team** (and their coaches **Frank McCarthy** and **Bob Maguire**) for their exemplary performance at the Massachusetts state indoor championship meet" where they won second place;

•"commend and congratulate the **Cambridge Rindge and Latin School's Girls Track Team** (and coaches **Joseph Sousa** and **Denise Banks** for winning the Massachusetts state indoor championship"; and

•"recognize the tireless dedication and humanitarian efforts of Ms. **Elsa Stern**" by naming the recently completed new wing of the Michael J. Neville Manor after her.

City of Cambridge

NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Cambridge City Council will hold a public hearing on the submission of an application for funding to be made to the U.S. Department of Housing and Urban Development (HUD).

The hearing will be held in the City Council Chambers, City Hall, 795 Massachusetts Avenue, Cambridge, on Monday March 18, 1985 at 6:00 p.m.

The application will request funds to provide financing assistance to UST Corporation in the construction of a proposed new office building and branch bank to be located on 196 Broadway in the Area Four/Kendall Square area. Funds for the project will be requested from the Urban Development Action Grant Program (UDAG) as authorized by the Housing and Community Development Act of 1974. Applications are due by March 31, 1985.

The public hearing is being held in accordance with HUD regulations to hear comments about the proposed project. Any person or organization wishing to comment and wishing to have input into the planning process will be afforded that opportunity.

By order of the City Council,

Paul E. Healy,
City Clerk.

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Cambridge Public Schools
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Cambridge Rindge and Latin School
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PRODUCE SPECIALS March 7, 8, 9
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Editorial

Lead balloons

There are times when it is prudent to recognize that most lead balloons do not, in fact, fly.

Now is the proper time for the Arthur D. Little Co. — which once created a lighter-than-air lead balloon — to recognize that the best way for the firm to remain the "good neighbor" its officers say it wants to be is to give up its quixotic battle against the city's ban on nerve agent testing in Cambridge.

The nerve agent issue has been a public relations nightmare for the North Cambridge think tank, but, in ways similar to the debate surrounding the Nuclear Free Cambridge referendum in 1983, it has stimulated valuable public discussion of the proper role of local, state and federal government in restricting highly toxic substances within a particular municipality.

From a public relations standpoint, ADL has handled the nerve agent issue with rather surprising stupidity, first attempting to stonewall its residential neighbors and City Hall, then, belatedly, attempting to patch things up with a deceptively reassuring mass mailing (which included, for the record, a reprint of a general focus article on ADL from the "Chronicle". It is not likely the firm will ask for reprint permission on this editorial). Until recently, ADL seemed to underestimate the level of concern and intelligence of its residential neighbors, as well as their dogged determination.

ADL has not come up with any particularly convincing arguments on its own behalf. Above all, company officials have stressed that the facilities where the nerve agents are stored and tested are "state of the art" safe. At times, defenders of the ADL position have claimed that the city's nerve agent ban represents an attempt to restrict research and, by definition, thought in much the same way that opponents said the Nuclear Free Cambridge measure would have done. John Magee, ADL's president, even went so far last week as to point out that there are no similar governmentals restrictions on toxic substances in the home, such as cleaning solutions, which can also kill. One could choke to death on a glazed donut, too, but no one is considering a ban on bakeries.

The one fact which inevitably weakens any defense of ADL's position is that what's at issue here is a substance to which exposure can mean instant death, pure and simple. What is also undeniable is that a populous, urban environment is not the proper setting for the storage and testing of such substances.

The Arthur D. Little Co. has been a good neighbor in Cambridge for many years and the city wants the firm to remain such for many more years to come. But if one of the prime charges of government on any level is to protect the health and safety of its citizens, then, clearly, government must have the proper legislative tools to carry out that charge. The city's ban is not an effort to restrict research and it is not yet another attempt to over-regulate business. Instead, the ban is the proper execution of the city's responsibility to its people. While it may be true, as Judge Robert Hallisey pointed out in his ruling last week upholding the city's ban, that existing state and federal laws are not quite fair to firms like ADL which deal with highly toxic substances, the legal "loopholes" involve issues of proper study and notification prior to the issuing of regulatory bans such as this one. The fact remains that the federal government requires its contractors, like ADL, to adhere to all appropriate local regulations.

But aside from all the legal questions, it would be prudent for ADL, at this point, to recognize its responsibilities as a corporate citizen of Cambridge. As such, a continuing legal battle against the city will end up losing ADL more than it could possibly gain.

Care for COPA

The modern urban society, it seems, cannot function properly without a goodly number of human service organizations. Cambridge, as one of those societies, is blessed with a number of worthy organizations which do much to advance the quality of life in the city, particularly for those who may need a boost now and then.

Some of these agencies and service organizations function better than others, of course, but, for the most part, Cambridge is well-served by organizations such as the Cambridge Organization of Portuguese Americans (COPA) in East Cambridge.

COPA has grown from a storefront organization of volunteers to a respected cultural/human service agency serving the Portuguese population in Cambridge and elsewhere. Theirs is no small task, given that Cambridge is home to more than 15,000 persons of Portuguese descent.

This newspaper is not alone in commending COPA to the Cambridge community. US House Speaker Thomas P. O'Neill Jr., US Rep. Tony Coelho and Mayor Leonard J. Russell all serve as honorary co-chairs of COPA's capital fund drive to raise $200,000 which will be used to build a coial center for elderly residents and to upgrade COPA classrooms for citizenship and English language classes.

Other agency watchers have recognized COPA's merits. Recently, "O'Jornal," the respected Portuguese weekly, presented its coveted community service award to COPA, saying: "COPA is recongized as a focal point for cultural and human services, not only for the Portuguese community in the Cambridge area, but indeed for the entire Southeastern New England community."

COPA deserves a pat on the back from its community, but more than good wishes are in order, considering the worth of the organization's capital fund drive. The best way you can say "thanks" for all COPA has done — for the city's Portuguese community and, of equal importance, for its community in general — is to contribute generously when a COPA volunteer calls.

This newspaper has supported COPA throughout its current campaign and will continue to do so right up to and including their victory dinner in June. And victory it will be, because we can't imagine that such a vital community organization will do anything but succeed in their drive to raise needed funds.

Open forum

Countdown to the MX vote

In a few weeks Congress will vote on whether to build an additional 21 MX missiles. Each warhead on the MX missile has the explosive power of 23 Hiroshima bombs and there are ten warheads on each missile. Our government wants 21 missiles this year, 4,830 potential Hiroshimas, 21 are already in production, and 58 to follow. This is only the first hundred!

The Cambridge Lobby for a Nuclear Weapons Freeze believes it is vital to prevent the funding of these dangerous and destabilizing weapons.

Shelagh Chastain

The pros and cons of building the MX have been debated by Congress for years. Inspite of pressure from the Reagan Administration, the highly questionable wisdom of building this weapon has made Congress unable to reach a consensus. Despite claims by the Administration that the U.S. would never initiate a nuclear war, the MX is perceived by the Soviets as a first-strike weapon. Deployment of the MX in Minuteman silos, which is the current plan, will make them highly vulnerable. The silos are insufficiently hardened to protect even the smaller Minuteman weapons they now house. As Tom Wicker said (New York Times, Op Ed, March 1, 1985) "Soviet strategists certainly will ask themselves, why the U.S. would deploy a missile so easily destroyed at so great a loss? They might well conclude, to launch a surprise attack. Thus, the incentive for the Russians to attack first would be all the greater precisely because the MX's in Minuteman silos are so vulnerable." This is what is meant by a destabilizing situation.

In anticipation of the arms control talks senior government officials have been asserting that it is only the great buildup of America's military strength that has brought the Russians "back" to the arms negotiation table. Now we are assured that only the completion of the MX missile program could give the Russians the incentive to deal seriously with us at that table. Former ambassador to the Soviet Union George Kennan says, "The first of these assertions is unproved and highly unlikely. The second strikes me as the purest nonsense."

"But there is a possibility (even a probability) that the Administration has declined to recognize," Kennan continues. The Soviet leadership might really have come to the conclusion that the nuclear arms race holds no promising advantages for either side and that it would be in their interest to end it.

In 1984 Congress delayed the decision on additional MX production. Congressional approval of additional funds now can only persuade the Russians that our government is not serious about curtailing the arms race.

The Reagan Administration has said that we need the MX as a "bargaining chip" while at the same time saying that it is essential and non negotiable. Anything that is non negotiable is not a bargaining chip.

Another good reason for canceling the MX is its expense. Full deployment of the MX would cost $27 billion or more. In this time of enormous budget deficits, this country has no business spending money on even one MX missile.

Our representatives need to know that the people in their district are strongly opposed to the MX. The Cambridge Lobby for a Nuclear Weapons Freeze has been urged by members of Speaker O'Neill's staff to reach out to our friends and relatives across the country, ask them to speak out against the MX, and to let their representatives know how they feel. The decision about funding of the MX will be made soon by Congress. Now is the time to voice our concern.

For more information about what you can do call The Cambridge Lobby for a Nuclear Weapons Freeze: 547-2679.

***

Shelagh Chastain is Ward 5 coordinator for the Cambridge Lobby for a Nuclear Weapons Freeze.

Letters to the editor

Elderly needs

Let the coalition of Cambridge and Somerville elderly march on Speaker Tom O'Neill's office, directed by Ed Cyr, send the word out from the district of John F. Kennedy and "Tip" O'Neill, to the Republican administration condemning their threats to undermine the security and the very survival of some of the elderly.

Aided by the excellent direction of Donna Johnson, permitting all who participated to come and go as comfortably and safely as possible, and with the excellent presentations of Mary Mullen, Frances Seigel, Kathy Hatchy, and others, aide Jim Ferguson listened attentively in Speaker O'Neill's office. The cost of ever-rising rents, utilities, clothing and food and the bitter winter problems were presented very firmly.

The elderly of Cambridge and Somerville should be proud of their representatives who spoke out for them and deserve their support.

Social Security is the backbone of a civilized democracy. These meager, limited benefits were hard-earned over the Depression years.

The unconscionable acts by the Administration are an indictment of public apathy. It is the result of the four-second attention span of the average American. It is the result of small, splintered groups fighting the many problems surrounding them.

We need a united council of concerned citizens to deal in strength. Forebearance has passed beyond the point of common sense and good citizenship.

Cut the sinful overkill of the defense budget and you can provide for the indigent and elderly and the unfortunate among us and you can build the roads and bridges and hospitals and schools. This is a country of the people. It is time to stop tearing down what it took so long to create. Tax laws must be re-written now.

What the elderly were looking for was a reassurance from "Tip" O'Neill and the Democratic Party that they would be protected. A petition was submitted to Jim Ferguson calling for keeping Social Security off the budget cutters' table.

Joseph F. Tichanuk
Locke street



CLEAN SWEEP—Members of the Somerville and Cambridge elderly community, banding together to demonstrate in front of US House Speaker Thomas P. "Tip" O'Neill's Boston office urging him to fight efforts to cut Social Security and other benefits for the elderly. Later, a delegation of seniors met with Jim Ferguson of O'Neill's staff. At the left is Frances Seigel of the Cambridge Committee of Elders. At the right is Gerald Bergman of the area Gray Panthers, carrying 21-month-old Artis on his shoulders. (Photos by Michael Galvin)

Crime beat

GEORGE DONNELLY

Break-ins

A Harvard street woman reported to police on Feb. 22 that thieves entered her apartment through her front door and took some jewelry and an undisclosed amount of cash. There was no sign of forced entry.

An employee of Alfred's Hair Salon, 54 J.F.K. St., reported on Feb. 22 that someone broke into that establishment through the rear door and stole $200 and a telephone answering machine valued at $500.

A Chester street man reported on Feb. 24 that between 1:45 pm and 8 pm someone forced open his front door. The victim did not at the time list with police what was stolen.

A Dana street resident told police on Feb. 24 that between 2:30 pm and 3:13 pm thieves stole two oriental rugs of an undisclosed value.

An employee of Shah Construction, 55 First street, reported on Feb. 25 that thieves broke into three of the company's trailers.

A Columbia terrace man reported on Feb. 26 that thieves entered his apartment and stole a TV, a small computer and two pictures of his wife.

A Willow street man reported on Feb. 26 that someone broke through his front door and stole his camera.

A Pearl street man reported his VCR worth $450 missing on Feb. 26 after thieves broke the lock on his front door.

A Henry street woman told police on Feb. 27 that someone forced the rear door of her apartment between 10:30 am and 3:45 pm and took assorted jewelry.

A Saville street man reported on Feb. 28 that thieves smashed in his second floor rear door and ransacked his apartment.

A Lancaster street woman reported to police on Feb. 28 that someone entered her apartment through a side window and took a casette recorder valued at $280 and $50 cash.

A Concord avenue woman reported on Feb. 28 that her front door was forced open and assorted jewelry was taken.

Robberies

A Waltham man was walking along Mass. Ave. near Harvard Square at 2:30 am on Feb. 26 when he was grabbed from behind by a group of five men, he reported to police. One of the gang went through the victim's pockets while another held a knife and later cut free the victim's wallet from a chain that was attached to his belt.

A man carrying a silver handgun pulled up to the gas station at 1201 Mass. Ave. on Feb. 26 at 11:00 pm, police were told. The robber took $300 from the gas station attendant and drove off toward Harvard Square without paying for $3 of gas.

A Charlestown woman reported to police on Feb. 28 that while on her way into the Stop & Shop on Memorial drive, a man in an automobile reached out and grabbed her handbag (with $30 inside) and sped away in what police later learned was a stolen car.

There was a rash of purse thefts in Cambridge eateries last week. While at Burger King, 502 Mass Ave., on Feb. 23, a woman reported her purse and $80 stolen. In two separate incidents, female patrons of Chi Chi's, 1001 Mass. Ave., left that establishment purse-less. At Uncle Bunny's, 962 Mass. Ave., a Southboro woman reported on Feb. 26 that someone took her handbag after she left it hanging from the back of her chair.

Thieves walked into the Tech Computer Store, 199 Alewife parkway, removed a computer from the display case and walked out the door, the manager reported on Feb. 23.

The Porcellian Club, 1324 Mass. Ave., was robbed of an antique bell, valued at $1000, and a silver pig toothpick holder, worth $500, police were told on Feb. 23.

A Cambridge terrace man reported on Feb. 24 that he left his $700 bike on his back porch, and when he returned, it was gone.

A Cambridge woman reported on Feb. 25 that someone entered her School street office and took her wallet, purse and diamond ring valued at $5000.

An employee of the Nautilus on 1798 Mass. Ave. told police on Feb. 25 that two men came in and inquired about the facilities. While showing one around, the other was snooping around the cash register, and the employee later discovered $75 missing.

Hyde Shoe, 531 Windsor street, was the victim of a gang of five teenage shoplifters on Feb. 25, according to an employee there. Before he could shoo the gang out of the store, they had tucked away $350 in merchandise, the employee reported.

Assaults

The manager of Burger King, 502 Mass. Ave., called police at 10:00 pm on Feb. 23 after a person pulled a knife and threatened an employee. The threatening party, a juvenile, was placed under arrest shortly thereafter.

A parking garage employee told police on Feb. 26 that three men leaving the garage in car became disturbed when asked to pay the $3 parking charge. The men left without paying, parked their car outside the garage and returned to assault the employee.

A Newtowne Court man was shot in the thigh on Feb. 24 at 12:10 am after being approached by three men near his home. Police reported the suspect is still at large.

Arson

Cambridge police and firefighters found the remains of a molotov cocktail in front of the Ground Round, 1712 Mass. Ave., after an employee there reported a fire at 3:59 am on Feb. 24.

Arrests

On Feb. 22, Jonathan S. Easley, 74 Franklin street, Allston, for posting bills in violation of city ordinance while at Mass. Ave. and Linden street.

On Feb. 22, William Peltier, 48 Jaques street, Somerville, for possession of a class D substance while at the Windsor Cafe.

On Feb. 23, Steven L. Medeiros, 28 Harris road, Medford, for assault and battery of a police officer after police were called to a disturbance at the Porter Square Dunkin' Donuts.

On Feb. 24, Mark B. Brathwait, 10 Jay street, for assault and battery with a deadly weapon, after a police officer observed him allegedly hitting a man over the head with a club in Central Square.

On Feb. 24, Dolores A. Caline, 19 Mackin street, Brighton, after attempting to pay a bill at the Aku-Aku, Alewife Brook parkway, with a stolen credit card.

On Feb. 25, Gerald O'Rourke, 65 Pennsylvania avenue, Somerville and Steven J. Clifford, 151 Pembington street, for armed robbery after allegedly holding up the White Hen Pantry, 1846 Mass. Ave. The arrests followed a car chase through Somerville involving Cambridge, MDC, and Somerville police.

Feb. 26, Richard A. Wilson, 240 Albany street, for drinking in public at Mass Ave. and Brookline street.

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Housing complex eyed for Cambridge square

By Jack Hayes
Staff writer

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"The general reception of this by the community has been so positive I can't see any impediment to this going through," said Michael Rosenberg, housing director for the city's Community Development Department.

Rosenberg pointed out that numerous meetings on the proposed development at Franklin, Green and Magazine streets have taken place between the the developer and local residents. At a public meeting last Thursday plans for the 85-unit structure were displayed.

"The more we talk to people and show them what's going on, the happier they get about it," said Leslie Watt, project director for Winn Developing Co. which is located in Faneuil Hall and has constructed over 5000 housing units from Vermont to Georgia.

But the owners of Odyssey Travel and Frank the Tailor shop seem less than enthusiastic about the new project.

Both say they have been kept pretty much in the dark about specific plans for the site, and neither has been invited to meetings on the topic.

Suzanne Diamantopoulos of Odyssey Travel said the current owner of the property has mentioned the possibility of her agency moving into space in the new building when it is complete, but says she has received no formal offers from Winn.

"All I've been given is an eviction notice," said Diamantopoulos, whose business has been located at 10 Magazine St. for five years. She added that, like Frank Pagliroulo, the tailor next door, she has been ordered to leave by May 31.

Operating under the assumption that they would have to find new premises for their businesses, both Diamantopoulos and Pagliroulo say they have searched the area for new affordable space.

A hearing on whether to grant Winn developers a "comprehensive" zoning permit necessary for construction of the building will be held on March 21 before the Board of Zoning Appeal.



EATING WELL IS THE BEST REVENGE—In promoting March as Nutrition Month, Mayor Leonard J. Russell presents a proclamation to Shirley Orenberg, Nutritionist at the Cambridge Hospital's Nutrition Clinic, and Vicky Hubbard, Cambridge Hospital's Chief Clinical Dietician for the Nutritional Care of patients. The mayor noted that Nutritionists and Dieticians help to contribute to good health and pleasurable healthier life-styles, and urges folks to make use of the variety of nutritional services at the Cambridge Hospital Nutrition Clinic (498-1087). (Photo by Alan Cherish)

TeenWork seeks summer jobs for local kids

The Cambridge TeenWork program launched its third year of operation at the Royal Sonesta Hotel on Friday, March 1. Over 70 representatives of Cambridge businesses and corporations were on hand to show their support, and to enjoy a fine lunch. The event was hosted by Bolt, Beranek and Newman, Charles Square Associates, Harvard University, MIT, the Polaroid Foundation and the Royal Sonesta Hotel.

TeenWork is an employment program operated by Cambridge Community Services in collaboration with the Cambridge Chamber of Commerce. Through TeenWork, Cambridge businesses hire high school students for the summer and/or contribute funds to sponsor the hiring of students in non-profit organizations.

Numerous businesses and corporations have contributed to TeenWork's success over the past two summers, and many have already pledged to support the 1985 program. Some of these include: the Cambridge Trust Company; the Harvard Coop; the Lotus Development Corporation; Lechmere Sales; Sears, Roebuck and Company; Star Market; and the Stride Rite Corporation, just to name a few.

Acting as master of ceremonies at the luncheon was E. Donald Lewis, president of the Chamber of Commerce and executive vice president of Hastings-Tapley Insurance Agency, Inc. Dr. Robert S. Peterkin, superintendent of Cambridge Schools, spoke about youth unemployment, and how important it is for the business community to provide learning opportunities for Cambridge youth through programs like TeenWork.

W. Easley Hamner, executive vice president of The Stubbins Associates, and president of the board of directors of Cambridge Community Services, discussed the history of the TeenWork program. Edward Murphy, general manager of Sears, Roebuck and Company, emphasized the fact that TeenWork is beneficial not only to student participants, but to businesses seeking effective employees as well.

The TeenWork program's goals is to secure 200 jobs for young people in Cambridge this summer.

For additional information, contact Susan Golden, director, Cambridge TeenWork, at 876-5214.

Polish club sets St. Patrick's party

The Polish American Citizens Association will be the site for a St. Patrick's Day Dance on Saturday, March 16, from 8 pm to 12 midnight.

The event will feature music from the 30s to the 60s, with sing-alongs.

The menu includes corned beef sandwiches, chips and pickles, pastries and coffee. Donation is $4 per person and door prizes will be offered.

Tickets may be purchased at the club, 747 Cambridge St., or call 354-8708.

CitySide

(Continued from page 2)

Landlord loses case

An attempt by a Mass. avenue landlord to evict two tenants allegedly so that he could occupy their apartment was thwarted for a second time last month.

On February 27, District Court Judge Lawrence F. Feloney upheld the Cambridge Rent Control Board's earlier decision to deny an eviction permit to Steven Kapsalis, owner of a multi-unit apartment building at 991 Mass. Ave.

"Whatever is his primary motive," Feloney wrote in his decision, "the court finds that it is not to occupy apartment 14 personally."

Feloney pointed out that the occupants of the apartment in question had made complaints to two city agencies about Kapsalis's management of the building.

"The court finds it more credible that (Kapsalis) wants to dislodge these adversary tenants and create new economic advantages after they vacate..." he added.

Congrats, thanks, etc.

At Monday's city council meeting, the council voted to:

•express its gratitude to **Father John Dever** "for his dedicated service to the parishioners of St. Mary's Church on the occasion of his transfer to St. Clement's Church" in Somerville'

•"commend and congratulate the **Cambridge Rindge and Latin School's Boys Track Team** (and their coaches **Frank McCarthy** and **Bob Maguire**) for their exemplary performance at the Massachusetts state indoor championship meet" where they won second place;

•"commend and congratulate the **Cambridge Rindge and Latin School's Girls Track Team** (and coaches **Joseph Sousa** and **Denise Banks** for winning the Massachusetts state indoor championship"; and

•"recognize the tireless dedication and humanitarian efforts of Ms. **Elsa Stern**" by naming the recently completed new wing of the Michael J. Neville Manor after her.

City of Cambridge

NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Cambridge City Council will hold a public hearing on the submission of an application for funding to be made to the U.S. Department of Housing and Urban Development (HUD).

The hearing will be held in the City Council Chambers, City Hall, 795 Massachusetts Avenue, Cambridge, on Monday March 18, 1985 at 6:00 p.m.

The application will request funds to provide financing assistance to UST Corporation in the construction of a proposed new office building and branch bank to be located on 196 Broadway in the Area Four/Kendall Square area. Funds for the project will be requested from the Urban Development Action Grant Program (UDAG) as authorized by the Housing and Community Development Act of 1974. Applications are due by March 31, 1985.

The public hearing is being held in accordance with HUD regulations to hear comments about the proposed project. Any person or organization wishing to comment and wishing to have input into the planning process will be afforded that opportunity.

By order of the City Council,

Paul E. Healy,
City Clerk.

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We will continue to develop this concept as we go along. More to come.

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at
Cambridge Rindge and Latin School
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March 13, 14, 15 and 16 at 7:30 PM
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Tickets may be purchased from cast members, elementary schools parent coordinator/liaison at each school and Music Department Office, 498-9217

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Editorial

Lead balloons

There are times when it is prudent to recognize that most lead balloons do not, in fact, fly.

Now is the proper time for the Arthur D. Little Co. — which once created a lighter-than-air lead balloon — to recognize that the best way for the firm to remain the "good neighbor" its officers say it wants to be is to give up its quixotic battle against the city's ban on nerve agent testing in Cambridge.

The nerve agent issue has been a public relations nightmare for the North Cambridge think tank, but, in ways similar to the debate surrounding the Nuclear Free Cambridge referendum in 1983, it has stimulated valuable public discussion of the proper role of local, state and federal government in restricting highly toxic substances within a particular municipality.

From a public relations standpoint, ADL has handled the nerve agent issue with rather surprising stupidity, first attempting to stonewall its residential neighbors and City Hall, then, belatedly, attempting to patch things up with a deceptively reassuring mass mailing (which included, for the record, a reprint of a general focus article on ADL from the "Chronicle". It is not likely the firm will ask for reprint permission on this editorial). Until recently, ADL seemed to underestimate the level of concern and intelligence of its residential neighbors, as well as their dogged determination.

ADL has not come up with any particularly convincing arguments on its own behalf. Above all, company officials have stressed that the facilities where the nerve agents are stored and tested are "state of the art" safe. At times, defenders of the ADL position have claimed that the city's nerve agent ban represents an attempt to restrict research and, by definition, thought in much the same way that opponents said the Nuclear Free Cambridge measure would have done. John Magee, ADL's president, even went so far last week as to point out that there are no similar governmentals restrictions on toxic substances in the home, such as cleaning solutions, which can also kill. One could choke to death on a glazed donut, too, but no one is considering a ban on bakeries.

The one fact which inevitably weakens any defense of ADL's position is that what's at issue here is a substance to which exposure can mean instant death, pure and simple. What is also undeniable is that a populous, urban environment is not the proper setting for the storage and testing of such substances.

The Arthur D. Little Co. has been a good neighbor in Cambridge for many years and the city wants the firm to remain such for many more years to come. But if one of the prime charges of government on any level is to protect the health and safety of its citizens, then, clearly, government must have the proper legislative tools to carry out that charge. The city's ban is not an effort to restrict research and it is not yet another attempt to overregulate business. Instead, the ban is the proper execution of the city's responsibility to its people. While it may be true, as Judge Robert Hallisey pointed out in his ruling last week upholding the city's ban, that existing state and federal laws are not quite fair to firms like ADL which deal with highly toxic substances, the legal "loopholes" involve issues of proper study and notification prior to the issuing of regulatory bans such as this one. The fact remains that the federal government requires its contractors, like ADL, to adhere to all appropriate local regulations.

But aside from all the legal questions, it would be prudent for ADL, at this point, to recognize its responsibilities as a corporate citizen of Cambridge. As such, a continuing legal battle against the city will end up losing ADL more than it could possibly gain.

Care for COPA

The modern urban society, it seems, cannot function properly without a goodly number of human service organizations. Cambridge, as one of those societies, is blessed with a number of worthy organizations which do much to advance the quality of life in the city, particularly for those who may need a boost now and then.

Some of these agencies and service organizations function better than others, of course, but, for the most part, Cambridge is well-served by organizations such as the Cambridge Organization of Portuguese Americans (COPA) in East Cambridge.

COPA has grown from a storefront organization of volunteers to a respected cultural/human service agency serving the Portuguese population in Cambridge and elsewhere. Theirs is no small task, given that Cambridge is home to more than 15,000 persons of Portuguese descent.

This newspaper is not alone in commending COPA to the Cambridge community. US House Speaker Thomas P. O'Neill Jr., US Rep. Tony Coelho and Mayor Leonard J. Russell all serve as honorary co-chairs of COPA's capital fund drive to raise $200,000 which will be used to build a coial center for elderly residents and to upgrade COPA classrooms for citizenship and English language classes.

Other agency watchers have recognized COPA's merits. Recently, "O'Jornal," the respected Portuguese weekly, presented its coveted community service award to COPA, saying: "COPA is recongized as a focal point for cultural and human services, not only for the Portuguese community in the Cambridge area, but indeed for the entire Southeastern New England community."

COPA deserves a pat on the back from its community, but more than good wishes are in order, considering the worth of the organization's capital fund drive. The best way you can say "thanks" for all COPA has done — for the city's Portuguese community and, of equal importance, for its community in general — is to contribute generously when a COPA volunteer calls.

This newspaper has supported COPA throughout its current campaign and will continue to do so right up to and including their victory dinner in June. And victory it will be, because we can't imagine that such a vital community organization will do anything but succeed in their drive to raise needed funds.

Open forum

Countdown to the MX vote

In a few weeks Congress will vote on whether to build an additional 21 MX missiles. Each warhead on the MX missile has the explosive power of 23 Hiroshima bombs and there are ten warheads on each missile. Our government wants 21 missiles this year, 4,830 potential Hiroshimas, 21 are already in production, and 58 to follow. This is only the first hundred!

The Cambridge Lobby for a Nuclear Weapons Freeze believes it is vital to prevent the funding of these dangerous and destabilizing weapons.

Shelagh Chastain

The pros and cons of building the MX have been debated by Congress for years. Inspite of pressure from the Reagan Administration, the highly questionable wisdom of building this weapon has made Congress unable to reach a consensus. Despite claims by the Administration that the U.S. would never initiate a nuclear war, the MX is perceived by the Soviets as a first-strike weapon. Deployment of the MX in Minuteman silos, which is the current plan, will make them highly vulnerable. The silos are insufficiently hardened to protect even the smaller Minuteman weapons they now house. As Tom Wicker said (New York Times, Op Ed, March 1, 1985) "Soviet strategists certainly will ask themselves, why the U.S. would deploy a missile so easily destroyed at so great a loss? They might well conclude, to launch a surprise attack. Thus, the incentive for the Russians to attack first would be all the greater precisely because the MX's in Minuteman silos are so vulnerable." This is what is meant by a destabilizing situation.

In anticipation of the arms control talks senior government officials have been asserting that it is only the great buildup of America's military strength that has brought the Russians "back" to the arms negotiation table. Now we are assured that only the completion of the MX missile program could give the Russians the incentive to deal seriously with us at that table. Former ambassador to the Soviet Union George Kennan says, "The first of these assertions is unproved and highly unlikely. The second strikes me as the purest nonsense."

"But there is a possibility (even a probability) that the Administration has declined to recognize," Kennan continues. The Soviet leadership might really have come to the conclusion that the nuclear arms race holds no promising advantages for either side and that it would be in their interest to end it.

In 1984 Congress delayed the decision on additional MX production. Congressional approval of additional funds now can only persuade the Russians that our government is not serious about curtailing the arms race.

The Reagan Administration has said that we need the MX as a "bargaining chip" while at the same time saying that it is essential and non negotiable. Anything that is non negotiable is not a bargaining chip.

Another good reason for canceling the MX is its expense. Full deployment of the MX would cost $27 billion or more. In this time of enormous budget deficits, this country has no business spending money on even one MX missile.

Our representatives need to know that the people in their district are strongly opposed to the MX. The Cambridge Lobby for a Nuclear Weapons Freeze has been urged by members of Speaker O'Neill's staff to reach out to our friends and relatives across the country, ask them to speak out against the MX, and to let their representatives know how they feel. The decision about funding of the MX will be made soon by Congress. Now is the time to voice our concern.

For more information about what you can do call The Cambridge Lobby for a Nuclear Weapons Freeze: 547-2679.

***

Shelagh Chastain is Ward 5 coordinator for the Cambridge Lobby for a Nuclear Weapons Freeze.

Letters to the editor

Elderly needs

Let the coalition of Cambridge and Somerville elderly march on Speaker Tom O'Neill's office, directed by Ed Cyr, send the word out from the district of John F. Kennedy and "Tip" O'Neill, to the Republican administration condemning their threats to undermine the security and the very survival of some of the elderly.

Aided by the excellent direction of Donna Johnson, permitting all who participated to come and go as comfortably and safely as possible, and with the excellent presentations of Mary Mullen, Frances Seigel, Kathy Hatchy, and others, aide Jim Ferguson listened attentively in Speaker O'Neill's office. The cost of ever-rising rents, utilities, clothing and food and the bitter winter problems were presented very firmly.

The elderly of Cambridge and Somerville should be proud of their representatives who spoke out for them and deserve their support.

Social Security is the backbone of a civilized democracy. These meager, limited benefits were hard-earned over the Depression years.

The unconscionable acts by the Administration are an indictment of public apathy. It is the result of the four-second attention span of the average American. It is the result of small, splintered groups fighting the many problems surrounding them.

We need a united council of concerned citizens to deal in strength. Forebearance has passed beyond the point of common sense and good citizenship.

Cut the sinful overkill of the defense budget and you can provide for the indigent and elderly and the unfortunate among us and you can build the roads and bridges and hospitals and schools. This is a country of the people. It is time to stop tearing down what it took so long to create. Tax laws must be re-written now.

What the elderly were looking for was a reassurance from "Tip" O'Neill and the Democratic Party that they would be protected. A petition was submitted to Jim Ferguson calling for keeping Social Security off the budget cutters' table.

Joseph F. Tichanuk
Locke street





CLEAN SWEEP—Members of the Somerville and Cambridge elderly community, banding together to demonstrate in front of US House Speaker Thomas P. "Tip" O'Neill's Boston office urging him to fight efforts to cut Social Security and other benefits for the elderly. Later, a delegation of seniors met with Jim Ferguson of O'Neill's staff. At the left is Frances Seigel of the Cambridge Committee of Elders. At the right is Gerald Bergman of the area Gray Panthers, carrying 21-month-old Artis on his shoulders. (Photos by Michael Galvin)

GEORGE DONNELLY

Crime beat

Break-ins

A Harvard street woman reported to police on Feb. 22 that thieves entered her apartment through her front door and took some jewelry and an undisclosed amount of cash. There was no sign of forced entry.

An employee of Alfred's Hair Salon, 54 J.F.K. St., reported on Feb. 22 that someone broke into that establishment through the rear door and stole $200 and a telephone answering machine valued at $500.

A Chester street man reported on Feb. 24 that between 1:45 pm and 8 pm someone forced open his front door. The victim did not at the time list with police what was stolen.

A Dana street resident told police on Feb. 24 that between 2:30 pm and 3:13 pm thieves stole two oriental rugs of an undisclosed value.

An employee of Shah Construction, 55 First street, reported on Feb. 25 that thieves broke into three of the company's trailers.

A Columbia terrace man reported on Feb. 26 that thieves entered his apartment and stole a TV, a small computer and two pictures of his wife.

A Willow street man reported on Feb. 26 that someone broke through his front door and stole his camera.

A Pearl street man reported his VCR worth $450 missing on Feb. 26 after thieves broke the lock on his front door.

A Henry street woman told police on Feb. 27 that someone forced the rear door of her apartment between 10:30 am and 3:45 pm and took assorted jewelry.

A Saville street man reported on Feb. 28 that thieves smashed in his second floor rear door and ransacked his apartment.

A Lancaster street woman reported to police on Feb. 28 that someone entered her apartment through a side window and took a casette recorder valued at $280 and $50 cash.

A Concord avenue woman reported on Feb. 28 that her front door was forced open and assorted jewelry was taken.

Robberies

A Waltham man was walking along Mass. Ave. near Harvard Square at 2:30 am on Feb. 26 when he was grabbed from behind by a group of five men, he reported to police. One of the gang went through the victim's pockets while another held a knife and later cut free the victim's wallet from a chain that was attached to his belt.

A man carrying a silver handgun pulled up to the gas station at 1201 Mass. Ave. on Feb. 26 at 11:00 pm, police were told. The robber took $300 from the gas station attendant and drove off toward Harvard Square without paying for $3 of gas.

A Charlestown woman reported to police on Feb. 28 that while on her way into the Stop & Shop on Memorial drive, a man in an automobile reached out and grabbed her handbag (with $30 inside) and sped away in what police later learned was a stolen car.

There was a rash of purse thefts in Cambridge eateries last week. While at Burger King, 502 Mass Ave., on Feb. 23, a woman reported her purse and $80 stolen. In two separate incidents, female patrons of Chi Chi's, 1001 Mass. Ave., left that establishment purse-less. At Uncle Bunny's, 962 Mass. Ave., a Southboro woman reported on Feb. 26 that someone took her handbag after she left it hanging from the back of her chair.

Thieves walked into the Tech Computer Store, 199 Alewife parkway, removed a computer from the display case and walked out the door, the manager reported on Feb. 23.

The Porcellian Club, 1324 Mass. Ave., was robbed of an antique bell, valued at $1000, and a silver pig toothpick holder, worth $500, police were told on Feb. 23.

A Cambridge terrace man reported on Feb. 24 that he left his $700 bike on his back porch, and when he returned, it was gone.

A Cambridge woman reported on Feb. 25 that someone entered her School street office and took her wallet, purse and diamond ring valued at $5000.

An employee of the Nautilus on 1798 Mass. Ave. told police on Feb. 25 that two men came in and inquired about the facilities. While showing one around, the other was snooping around the cash register, and the employee later discovered $75 missing.

Hyde Shoe, 531 Windsor street, was the victim of a gang of five teenage shoplifters on Feb. 25, according to an employee there. Before he could shoo the gang out of the store, they had tucked away $350 in merchandise, the employee reported.

Assaults

The manager of Burger King, 502 Mass. Ave., called police at 10:00 pm on Feb. 23 after a person pulled a knife and threatened an employee. The threatening party, a juvenile, was placed under arrest shortly thereafter.

A parking garage employee told police on Feb. 26 that three men leaving the garage in car became disturbed when asked to pay the $3 parking charge. The men left without paying, parked their car outside the garage and returned to assault the employee.

A Newtowne Court man was shot in the thigh on Feb. 24 at 12:10 am after being approached by three men near his home. Police reported the suspect is still at large.

Arson

Cambridge police and firefighters found the remains of a molotov cocktail in front of the Ground Round, 1712 Mass. Ave., after an employee there reported a fire at 3:59 am on Feb. 24.

Arrests

On Feb. 22, Jonathan S. Easley, 74 Franklin street, Allston, for posting bills in violation of city ordinance while at Mass. Ave. and Linden street.

On Feb. 22, William Peltier, 48 Jaques street, Somerville, for possession of a class D substance while at the Windsor Cafe.

On Feb. 23, Steven L. Medeiros, 28 Harris road, Medford, for assault and battery of a police officer after police were called to a disturbance at the Porter Square Dunkin' Donuts.

On Feb. 24, Mark B. Brathwait, 10 Jay street, for assault and battery with a deadly weapon, after a police officer observed him allegedly hitting a man over the head with a club in Central Square.

On Feb. 24, Dolores A. Caline, 19 Mackin street, Brighton, after attempting to pay a bill at the Aku-Aku, Alewife Brook parkway, with a stolen credit card.

On Feb. 25, Gerald O'Rourke, 65 Pennsylvania avenue, Somerville and Steven J. Clifford, 151 Pembington street, for armed robbery after allegedly holding up the White Hen Pantry, 1846 Mass. Ave. The arrests followed a car chase through Somerville involving Cambridge, MDC, and Somerville police.

Feb. 26, Richard A. Wilson, 240 Albany street, for drinking in public at Mass Ave. and Brookline street.

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Editorial

Lead balloons

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Now is the proper time for the Arthur D. Little Co. — which once created a lighter-than-air lead balloon — to recognize that the best way for the firm to remain the "good neighbor" its officers say it wants to be is to give up its quixotic battle against the city's ban on nerve agent testing in Cambridge.

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From a public relations standpoint, ADL has handled the nerve agent issue with rather surprising stupidity, first attempting to stonewall its residential neighbors and City Hall, then, belatedly, attempting to patch things up with a deceptively reassuring mass mailing (which included, for the record, a reprint of a general focus article on ADL from the "Chronicle". It is not likely the firm will ask for reprint permission on this editorial). Until recently, ADL seemed to underestimate the level of concern and intelligence of its president, even went so far last week as to point out that there are no similar governmentals restrictions on toxic substances in the home, such as cleaning solutions, which can also kill. One could choke to death on a glazed donut, too, but no one is considering a ban on bakeries.

The one fact which inevitably weakens any defense of ADL's position is that what's at issue here is a substance to which exposure can mean instant death, pure and simple. What is also undeniable is that a populous, urban environment is not the proper setting for the storage and testing of such substances.

The Arthur D. Little Co. has been a good neighbor in Cambridge for many years and the city wants the firm to remain such for many more years to come. But if one of the prime charges of government on any level is to protect the health and safety of its citizens, then, clearly, government must have the proper legislative tools to carry out that charge. The city's ban is not an effort to restrict research and it is not yet another attempt to overregulate business. Instead, the ban is the proper execution of the city's responsibility to its people. While it may be true, as Judge Robert Hallisey pointed out in his ruling last week upholding the city's ban, that existing state and federal laws are not quite

Open forum

Countdown to the MX vote

In a few weeks Congress will vote on whether to build an additional 21 MX missiles. Each warhead on the MX missile has the explosive power of 23 Hiroshima bombs and there are ten warheads on each missile. Our government wants 21 missiles this year, 4,830 potential Hiroshimas, 21 are already in production, and 58 to follow. This is only the first hundred!

The Cambridge Lobby for a Nuclear Weapons Freeze believes it is vital to prevent the funding of these dangerous and destabilizing weapons.

Shelagh Chastain

The pros and cons of building the MX have been debated by Congress for years. Inspite of pressure from the Reagan Administration, the highly questionable wisdom of building this weapon has made Congress unable to reach a consensus. Despite claims by the Administration that the U.S. would never initiate a nuclear war, the MX is perceived by the Soviets as a first-strike weapon. Deployment of the MX in Minuteman silos, which is the current plan, will make them highly vulnerable. The silos are insufficiently hardened to protect even the smaller Minuteman weapons they now house. As Tom Wicker said (New York Times, Op Ed, March 1, 1985) "Soviet strategists certainly will ask themselves, why the U.S. would deploy a missile so easily destroyed at so great a loss? They might well conclude, to launch a surprise attack. Thus, the incentive for the Russians to attack first would be all the greater precisely because the MX's in Minuteman silos are so vulnerable." This is what is meant by a destabilizing situation.

In anticipation of the arms control talks senior government officials have been asserting that it is only the great buildup of America's military strength that has brought the Russians "back" to the arms negotiation table. Now we are assured that only the completion of the MX missile program could give the Russians the incentive to deal seriously with us at that table. Former ambassador to the Soviet Union George Kennan says, "The first of these assertions is unproved and highly unlikely. The second strikes me as the purest nonsense."

"But there is a possibility (even a probability) that the Administration has declined to recognize," Kennan continues. The Soviet leadership might really have come to the conclusion that the nuclear arms race holds no promising advantages for either side and that it would be in their interest to end it.

In 1984 Congress delayed the decision on additional MX production. Congressional approval of additional funds now can only persuade the Russians that our government is not serious about curtailing the arms race.

The Reagan Administration has said that we need the MX as a "bargaining chip" while at the same time saying that it is essential and non negotiable. Anything that is non negotiable is not a bargaining chip.

Another good reason for canceling the MX is its expense. Full deployment of the MX would cost $27 billion or more. In this time of enormous budget deficits, this country has no business spending money on even one MX missile.

Our representatives need to know that the people in their district are strongly opposed to the MX. The Cambridge Lobby for a Nuclear Weapons Freeze has been urged by members of Speaker O'Neill's staff to reach out to our friends and relatives across the country, ask them to speak out against the MX, and to let their representatives know how they feel. The decision about funding of the MX will be made soon by Congress. Now is the time to voice our concern.

For more information about what you can do call The Cambridge Lobby for a Nuclear Weapons Freeze: 547-2679.

***

Shelagh Chastain is Ward 5 coordinator for the Cambridge Lobby for a Nuclear Weapons Freeze.

Letters to the editor

Elderly needs

Let the coalition of Cambridge and Somerville elderly march on Speaker Tom O'Neill's office, directed by Ed Cyr, send the word out from the district of John F. Kennedy and "Tip" O'Neill, to the Republican administration condemning their threats to undermine the security and the very survival of some of the elderly.

Aided by the excellent direction of Donna Johnson, permitting all who participated to come and go as comfortably and safely as possible, and with the excellent presentations of Mary Mullen, Frances Seigel, Kathy Hatchy, and others, aide Jim Ferguson listened attentively in

The unconscionable acts by the Administration are an indictment of public apathy. It is the result of the four-second attention span of the average American. It is the result of small, splintered groups fighting the many problems surrounding them.

We need a united council of concerned citizens to deal in strength. Forebearance has passed beyond the point of common sense and good citizenship.

Cut the sinful overkill of the defense budget and you can provide for the indigent and elderly and the unfortunate among us and you can build the roads and bridges and hospitals and schools. This is a country of the people. It is time to stop





Housing complex eyed for Cambridge square

By Jack Hayes
Staff writer

While the owners of two small Central Square businesses wonder about their futures, the city and a Boston developer are moving ahead with plans to build a ten-story housing development on land now occupied by a tiny storefront on Magazine street.

"The general reception of this by the community has been so positive I can't see any impediment to this going through," said Michael Rosenberg, housing director for the city's Community Development Department.

Rosenberg pointed out that numerous meetings on the proposed development at Franklin, Green and Magazine streets have taken place between the the developer and local residents. At a public meeting last Thursday plans for the 85-unit structure were displayed.

"The more we talk to people and show them what's going on, the happier they get about it," said Leslie Watt, project director for Winn Developing Co. which is located in Faneuil Hall and has constructed over 5000 housing units from Vermont to Georgia.

But the owners of Odyssey Travel and Frank the Tailor shop seem less than enthusiastic about the new project.

Both say they have been kept pretty much in the dark about specific plans for the site, and neither has been invited to meetings on the topic.

Suzanne Diamantopoulos of Odyssey Travel said the current owner of the property has mentioned the possibility of her agency moving into space in the new building when it is complete, but says she has received no formal offers from Winn.

"All I've been given is an eviction notice," said Diamantopoulos, whose business has been located at 10 Magazine St. for five years. She added that, like Frank Pagliroulo, the tailor next door, she has been ordered to leave by May 31.

Operating under the assumption that they would have to find new premises for their businesses, both Diamantopoulos and Pagliroulo say they have searched the area for new affordable space.

A hearing on whether to grant Winn developers a "comprehensive" zoning permit necessary for construction of the building will be held on March 21 before the Board of Zoning Appeal.



EATING WELL IS THE BEST REVENGE—In promoting March as Nutrition Month, Mayor Leonard J. Russell presents a proclamation to Shirley Orenberg, Nutritionist at the Cambridge Hospital's Nutrition Clinic, and Vicky Hubbard, Cambridge Hospital's Chief Clinical Dietician for the Nutritional Care of patients. The mayor noted that Nutritionists and Dieticians help to contribute to good health and pleasurable healthier life-styles, and urges folks to make use of the variety of nutritional services at the Cambridge Hospital Nutrition Clinic (498-1087). (Photo by Alan Cherish)

CitySide

(Continued from page 2)

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The public hearing is being held in accordance with HUD regulations to hear comments about the proposed project. Any person or organization wishing to comment and wishing to have input into the planning process will be afforded that opportunity.
By order of the City Council,

Paul E. Healy,
City Clerk.

TeenWork seeks summer jobs for local kids

The Cambridge TeenWork program launched its third year of operation at the Royal Sonesta Hotel on Friday, March 1. Over 70 representatives of Cambridge businesses and corporations were on hand to show their support, and to enjoy a fine lunch. The event was hosted by Bolt, Beranek and Newman, Charles Square Associates, Harvard University, MIT, the Polaroid Foundation and the Royal Sonesta Hotel.

TeenWork is an employment program operated by Cambridge Community Services in collaboration with the Cambridge Chamber of Commerce. Through TeenWork, Cambridge businesses hire high school students for the summer and/or contribute funds to sponsor the hiring of students in non-profit organizations.

Numerous businesses and corporations have contributed to TeenWork's success over the past two summers, and many have already pledged to support the 1985 program. Some of these include: the Cambridge Trust Company; the Harvard Coop; the Lotus Development Corporation; Lechmere Sales; Sears, Roebuck and Company; Star Market; and the Stride Rite Corporation, just to name a few.

Acting as master of ceremonies at the luncheon was E. Donald Lewis, president of the Chamber of Commerce and executive vice president of Hastings-Tapley Insurance Agency, Inc. Dr. Robert S. Peterkin, superintendent of Cambridge Schools, spoke about youth unemployment, and how important it is for the business community to provide learning opportunities for Cambridge youth through programs like TeenWork.

W. Easley Hamner, executive vice president of The Stubbins Associates, and president of the board of directors of Cambridge Community Services, discussed the history of the TeenWork program. Edward Murphy, general manager of Sears, Roebuck and Company, emphasized the fact that TeenWork is beneficial not only to student participants, but to businesses seeking effective employees as well.

The TeenWork program's goals is to secure 200 jobs for young people in Cambridge this summer.

For additional information, contact Susan Golden, director, Cambridge TeenWork, at 876-5214.

Polish club sets St. Patrick's party

The Polish American Citizens Association will be the site for a St. Patrick's Day Dance on Saturday, March 16, from 8 pm to 12 midnight.

The event will feature music from the 30s to the 60s, with sing-alongs.

The menu includes corned beef sandwiches, chips and pickles, pastries and coffee. Donation is $4 per person and door prizes will be offered.

Tickets may be purchased at the club, 747 Cambridge St., or call 354-8708.

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RIB EYE ROAST 3-5 lb. Avg. 4.69 lb.

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"Whatever is his primary motive," Feloney wrote in his decision, "the court finds that it is not to occupy apartment 14 personally."

Feloney pointed out that the occupants of the apartment in question had made complaints to two city agencies about Kapsalis's management of the building.

"The court finds it more credible that (Kapsalis) wants to dislodge these adversary tenants and create new economic advantages after they vacate..." he added.

Congrats, thanks, etc.

At Monday's city council meeting, the council voted to:

•express its gratitude to **Father John Dever** "for his dedicated service to the parishioners of St. Mary's Church on the occasion of his transfer to St. Clement's Church" in Somerville'

•"commend and congratulate the **Cambridge Rindge and Latin School's Boys Track Team** (and their coaches **Frank McCarthy** and **Bob Maguire**) for their exemplary performance at the Massachusetts state indoor championship meet" where they won second place;

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We will continue to develop this concept as we go along. More to come.

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Cambridge Rindge and Latin School
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NIPSI-MINT DARK CHOCOLATE MINTS 1.59 6 oz. Pkg.
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Editorial

Lead balloons

There are times when it is prudent to recognize that most lead balloons do not, in fact, fly.

Now is the proper time for the Arthur D. Little Co. — which once created a lighter-than-air lead balloon — to recognize that the best way for the firm to remain the "good neighbor" its officers say it wants to be is to give up its quixotic battle against the city's ban on nerve agent testing in Cambridge.

The nerve agent issue has been a public relations nightmare for the North Cambridge think tank, but, in ways similar to the debate surrounding the Nuclear Free Cambridge referendum in 1983, it has stimulated valuable public discussion of the proper role of local, state and federal government in restricting highly toxic substances within a particular municipality.

From a public relations standpoint, ADL has handled the nerve agent issue with rather surprising stupidity, first attempting to stonewall its residential neighbors and City Hall, then, belatedly, attempting to patch things up with a deceptively reassuring mass mailing (which included, for the record, a reprint of a general focus article on ADL from the "Chronicle". It is not likely the firm will ask for reprint permission on this editorial). Until recently, ADL seemed to underestimate the level of concern and intelligence of its residential neighbors, as well as their dogged determination.

ADL has not come up with any particularly convincing arguments on its own behalf. Above all, company officials have stressed that the facilities where the nerve agents are stored and tested are "state of the art" safe. At times, defenders of the ADL position have claimed that the city's nerve agent ban represents an attempt to restrict research and, by definition, thought in much the same way that opponents said the Nuclear Free Cambridge measure would have done. John Magee, ADL's president, even went so far last week as to point out that there are no similar governmentals restrictions on toxic substances in the home, such as cleaning solutions, which can also kill. One could choke to death on a glazed donut, too, but no one is considering a ban on bakeries.

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But aside from all the legal questions, it would be prudent for ADL, at this point, to recognize its responsibilities as a corporate citizen of Cambridge. As such, a continuing legal battle against the city will end up losing ADL more than it could possibly gain.

Care for COPA

The modern urban society, it seems, cannot function properly without a goodly number of human service organizations. Cambridge, as one of those societies, is blessed with a number of worthy organizations which do much to advance the quality of life in the city, particularly for those who may need a boost now and then.

Some of these agencies and service organizations function better than others, of course, but, for the most part, Cambridge is well-served by organizations such as the Cambridge Organization of Portuguese Americans (COPA) in East Cambridge.

COPA has grown from a storefront organization of volunteers to a respected cultural/human service agency serving the Portuguese population in Cambridge and elsewhere. Theirs is no small task, given that Cambridge is home to more than 15,000 persons of Portuguese descent.

This newspaper is not alone in commending COPA to the Cambridge community. US House Speaker Thomas P. O'Neill Jr., US Rep. Tony Coelho and Mayor Leonard J. Russell all serve as honorary co-chairs of COPA's capital fund drive to raise $200,000 which will be used to build a coial center for elderly residents and to upgrade COPA classrooms for citizenship and English language classes.

Other agency watchers have recognized COPA's merits. Recently, "O'Jornal," the respected Portuguese weekly, presented its coveted community service award to COPA, saying: "COPA is recongized as a focal point for cultural and human services, not only for the Portuguese community in the Cambridge area, but indeed for the entire Southeastern New England community."

COPA deserves a pat on the back from its community, but more than good wishes are in order, considering the worth of the organization's capital fund drive. The best way you can say "thanks" for all COPA has done — for the city's Portuguese community and, of equal importance, for its community in general — is to contribute generously when a COPA volunteer calls.

This newspaper has supported COPA throughout its current campaign and will continue to do so right up to and including their victory dinner in June. And victory it will be, because we can't imagine that such a vital community organization will do anything but succeed in their drive to raise needed funds.

Open forum

Countdown to the MX vote

In a few weeks Congress will vote on whether to build an additional 21 MX missiles. Each warhead on the MX missile has the explosive power of 23 Hiroshima bombs and there are ten warheads on each missile. Our government wants 21 missiles this year, 4,830 potential Hiroshimas, 21 are already in production, and 58 to follow. This is only the first hundred!

The Cambridge Lobby for a Nuclear Weapons Freeze believes it is vital to prevent the funding of these dangerous and destabilizing weapons.

Shelagh Chastain

The pros and cons of building the MX have been debated by Congress for years. Inspite of pressure from the Reagan Administration, the highly questionable wisdom of building this weapon has made Congress unable to reach a consensus. Despite claims by the Administration that the U.S. would never initiate a nuclear war, the MX is perceived by the Soviets as a first-strike weapon. Deployment of the MX in Minuteman silos, which is the current plan, will make them highly vulnerable. The silos are insufficiently hardened to protect even the smaller Minuteman weapons they now house. As Tom Wicker said (New York Times, Op Ed, March 1, 1985) "Soviet strategists certainly will ask themselves, why the U.S. would deploy a missile so easily destroyed at so great a loss? They might well conclude, to launch a surprise attack. Thus, the incentive for the Russians to attack first would be all the greater precisely because the MX's in Minuteman silos are so vulnerable." This is what is meant by a destabilizing situation.

In anticipation of the arms control talks senior government officials have been asserting that it is only the great buildup of America's military strength that has brought the Russians "back" to the arms negotiation table. Now we are assured that only the completion of the MX missile program could give the Russians the incentive to deal seriously with us at that table. Former ambassador to the Soviet Union George Kennan says, "The first of these assertions is unproved and highly unlikely. The second strikes me as the purest nonsense."

"But there is a possibility (even a probability) that the Administration has declined to recognize," Kennan continues. The Soviet leadership might really have come to the conclusion that the nuclear arms race holds no promising advantages for either side and that it would be in their interest to end it.

In 1984 Congress delayed the decision on additional MX production. Congressional approval of additional funds now can only persuade the Russians that our government is not serious about curtailing the arms race.

The Reagan Administration has said that we need the MX as a "bargaining chip" while at the same time saying that it is essential and non negotiable. Anything that is non negotiable is not a bargaining chip.

Another good reason for canceling the MX is its expense. Full deployment of the MX would cost $27 billion or more. In this time of enormous budget deficits, this country has no business spending money on even one MX missile.

Our representatives need to know that the people in their district are strongly opposed to the MX. The Cambridge Lobby for a Nuclear Weapons Freeze has been urged by members of Speaker O'Neill's staff to reach out to our friends and relatives across the country, ask them to speak out against the MX, and to let their representatives know how they feel. The decision about funding of the MX will be made soon by Congress. Now is the time to voice our concern.

For more information about what you can do call The Cambridge Lobby for a Nuclear Weapons Freeze: 547-2679.

***

Shelagh Chastain is Ward 5 coordinator for the Cambridge Lobby for a Nuclear Weapons Freeze.

Letters to the editor

Elderly needs

Let the coalition of Cambridge and Somerville elderly march on Speaker Tom O'Neill's office, directed by Ed Cyr, send the word out from the district of John F. Kennedy and "Tip" O'Neill, to the Republican administration condemning their threats to undermine the security and the very survival of some of the elderly.

Aided by the excellent direction of Donna Johnson, permitting all who participated to come and go as comfortably and safely as possible, and with the excellent presentations of Mary Mullen, Frances Seigel, Kathy Hatchy, and others, aide Jim Ferguson listened attentively in Speaker O'Neill's office. The cost of ever-rising rents, utilities, clothing and food and the bitter winter problems were presented very firmly.

The elderly of Cambridge and Somerville should be proud of their representatives who spoke out for them and deserve their support.

Social Security is the backbone of a civilized democracy. These meager, limited benefits were hard-earned over the Depression years.

The unconscionable acts by the Administration are an indictment of public apathy. It is the result of the four-second attention span of the average American. It is the result of small, splintered groups fighting the many problems surrounding them.

We need a united council of concerned citizens to deal in strength. Forebearance has passed beyond the point of common sense and good citizenship.

Cut the sinful overkill of the defense budget and you can provide for the indigent and elderly and the unfortunate among us and you can build the roads and bridges and hospitals and schools. This is a country of the people. It is time to stop tearing down what it took so long to create. Tax laws must be re-written now.

What the elderly were looking for was a reassurance from "Tip" O'Neill and the Democratic Party that they would be protected. A petition was submitted to Jim Ferguson calling for keeping Social Security off the budget cutters' table.

Joseph F. Tichanuk
Locke street



CLEAN SWEEP—Members of the Somerville and Cambridge elderly community, banding together to demonstrate in front of US House Speaker Thomas P. "Tip" O'Neill's Boston office urging him to fight efforts to cut Social Security and other benefits for the elderly. Later, a delegation of seniors met with Jim Ferguson of O'Neill's staff. At the left is Frances Seigel of the Cambridge Committee of Elders. At the right is Gerald Bergman of the area Gray Panthers, carrying 21-month-old Artis on his shoulders. (Photos by Michael Galvin)

Crime beat

GEORGE DONNELLY

Break-ins

A Harvard street woman reported to police on Feb. 22 that thieves entered her apartment through her front door and took some jewelry and an undisclosed amount of cash. There was no sign of forced entry.

An employee of Alfred's Hair Salon, 54 J.F.K. St., reported on Feb. 22 that someone broke into that establishment through the rear door and stole $200 and a telephone answering machine valued at $500.

A Chester street man reported on Feb. 24 that between 1:45 pm and 8 pm someone forced open his front door. The victim did not at the time list with police what was stolen.

A Dana street resident told police on Feb. 24 that between 2:30 pm and 3:13 pm thieves stole two oriental rugs of an undisclosed value.

An employee of Shah Construction, 55 First street, reported on Feb. 25 that thieves broke into three of the company's trailers.

A Columbia terrace man reported on Feb. 26 that thieves entered his apartment and stole a TV, a small computer and two pictures of his wife.

A Willow street man reported on Feb. 26 that someone broke through his front door and stole his camera.

A Pearl street man reported his VCR worth $450 missing on Feb. 26 after thieves broke the lock on his front door.

A Henry street woman told police on Feb. 27 that someone forced the rear door of her apartment between 10:30 am and 3:45 pm and took assorted jewelry.

A Saville street man reported on Feb. 28 that thieves smashed in his second floor rear door and ransacked his apartment.

A Lancaster street woman reported to police on Feb. 28 that someone entered her apartment through a side window and took a casette recorder valued at $280 and $50 cash.

A Concord avenue woman reported on Feb. 28 that her front door was forced open and assorted jewelry was taken.

Robberies

A Waltham man was walking along Mass. Ave. near Harvard Square at 2:30 am on Feb. 26 when he was grabbed from behind by a group of five men, he reported to police. One of the gang went through the victim's pockets while another held a knife and later cut free the victim's wallet from a chain that was attached to his belt.

A man carrying a silver handgun pulled up to the gas station at 1201 Mass. Ave. on Feb. 26 at 11:00 pm, police were told. The robber took $300 from the gas station attendant and drove off toward Harvard Square without paying for $3 of gas.

A Charlestown woman reported to police on Feb. 28 that while on her way into the Stop & Shop on Memorial drive, a man in an automobile reached out and grabbed her handbag (with $30 inside) and sped away in what police later learned was a stolen car.

There was a rash of purse thefts in Cambridge eateries last week. While at Burger King, 502 Mass Ave., on Feb. 23, a woman reported her purse and $80 stolen. In two separate incidents, female patrons of Chi Chi's, 1001 Mass. Ave., left that establishment purse-less. At Uncle Bunny's, 962 Mass. Ave., a Southboro woman reported on Feb. 26 that someone took her handbag after she left it hanging from the back of her chair.

Thieves walked into the Tech Computer Store, 199 Alewife parkway, removed a computer from the display case and walked out the door, the manager reported on Feb. 23.

The Porcellian Club, 1324 Mass. Ave., was robbed of an antique bell, valued at $1000, and a silver pig toothpick holder, worth $500, police were told on Feb. 23.

A Cambridge terrace man reported on Feb. 24 that he left his $700 bike on his back porch, and when he returned, it was gone.

A Cambridge woman reported on Feb. 25 that someone entered her School street office and took her wallet, purse and diamond ring valued at $5000.

An employee of the Nautilus on 1798 Mass. Ave. told police on Feb. 25 that two men came in and inquired about the facilities. While showing one around, the other was snooping around the cash register, and the employee later discovered $75 missing.

Hyde Shoe, 531 Windsor street, was the victim of a gang of five teenage shoplifters on Feb. 25, according to an employee there. Before he could shoo the gang out of the store, they had tucked away $350 in merchandise, the employee reported.

Assaults

The manager of Burger King, 502 Mass. Ave., called police at 10:00 pm on Feb. 23 after a person pulled a knife and threatened an employee. The threatening party, a juvenile, was placed under arrest shortly thereafter.

A parking garage employee told police on Feb. 26 that three men leaving the garage in car became disturbed when asked to pay the $3 parking charge. The men left without paying, parked their car outside the garage and returned to assault the employee.

A Newtowne Court man was shot in the thigh on Feb. 24 at 12:10 am after being approached by three men near his home. Police reported the suspect is still at large.

Arson

Cambridge police and firefighters found the remains of a molotov cocktail in front of the Ground Round, 1712 Mass. Ave., after an employee there reported a fire at 3:59 am on Feb. 24.

Arrests

On Feb. 22, Jonathan S. Easley, 74 Franklin street, Allston, for posting bills in violation of city ordinance while at Mass. Ave. and Linden street.

On Feb. 22, William Peltier, 48 Jaques street, Somerville, for possession of a class D substance while at the Windsor Cafe.

On Feb. 23, Steven L. Medeiros, 28 Harris road, Medford, for assault and battery of a police officer after police were called to a disturbance at the Porter Square Dunkin' Donuts.

On Feb. 24, Mark B. Brathwait, 10 Jay street, for assault and battery with a deadly weapon, after a police officer observed him allegedly hitting a man over the head with a club in Central Square.

On Feb. 24, Dolores A. Caline, 19 Mackin street, Brighton, after attempting to pay a bill at the Aku-Aku, Alewife Brook parkway, with a stolen credit card.

On Feb. 25, Gerald O'Rourke, 65 Pennsylvania avenue, Somerville and Steven J. Clifford, 151 Pembington street, for armed robbery after allegedly holding up the White Hen Pantry, 1846 Mass. Ave. The arrests followed a car chase through Somerville involving Cambridge, MDC, and Somerville police.

Feb. 26, Richard A. Wilson, 240 Albany street, for drinking in public at Mass Ave. and Brookline street.

dole publishing

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Merchandise or service advertised in the **Cambridge Chronicle** is expected to be accurately described and readily available at the advertised price. Deceptive or misleading advertising is never knowingly accepted. Complaints regarding advertising should be directed in writing to the advertising manager. Cambridge Sun Publishing Co., 145 Elm Street, Somerville, Massachusetts, 02144.

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CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

SEVERLIN B. SINGLETON, III
BIRGE ALBRIGHT
SUSAN HICKS SPURLOCK
LEGAL COUNSEL

March 12, 1985

Robert W. Healy, City Manager
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: UDAG Application by the City of Cambridge to assist
U. S. Trust Corporation in developing a $15,000,000.00 Building

Dear Mr. Healy:

Mayor Leonard Russell and City Councillor Walter Sullivan are on the Board of Directors of U. S. Trust/Middlesex which is a subsidiary of the UST Corporation.

It is my opinion that both City Councillors, pursuant to Chapter 268A of the General Laws of the Commonwealth of Massachusetts, would have to disclose to the City Council that they are members of the Board of Directors of the U. S. Trust/Middlesex and, as a result, would have to refrain from voting on the Authorization to Submit the Application or any subsidiary votes required for the above project. A written statement of the above would also be filed with the City Clerk of Cambridge.

As a result, only seven (7) members of the Cambridge City Council would be eligible to vote on said Application or any subsidiary issues needed to complete the project. If the remaining seven (7) members of the City Council vote to authorize the City Manager to submit the Application and said Application is funded, it is my opinion, under State Law, the City may receive the grant and expend the funds pursuant to the Application.

Very truly yours,

Russell B. Higley

Russell B. Higley
City Solicitor

RBH/mbf

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CAMBRIDGE, MASS.

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

Walter J. Sullivan
City Councillor

March 14, 1985

To the Honorable, the City Council:

On Monday, March 18, 1985, the Community Development Department and the City Manager's Office are submitting a UDAG application to assist the U.S. Trust Corporation in developing a $15,000,00.00 Office Building.

I am a director of the U.S. Trust/Middlesex which is a subsidiary of the U.S. Trust Corporation. As such it is my intention to refrain from voting on the Authorization to Submit the Application or any subsidiary votes required for the above project.

The City Solicitor of Cambridge, by an opinion dated March 12, 1985, has ruled that it would be a conflict to participate in the above vote or any subsidiary vote required on the above project. It is my intention to abide by the above opinion issued by the City Solicitor.

I am requesting that a copy of this notice be filed with the City Clerk.

Very truly yours,

Walter J. Sullivan

Councillor Walter J. Sullivan

Comm. from Councillor Walter J. Sullivan, stating that pursuant to the City Solicitor's opinion dated March 12, 1985 it is his intention to refrain from voting on the UDAG application to assist U.S. Trust Corp. in developing a $15,000,000. building.

In City Council,

March 18, 1985

3/18/85
Referred to the
Petition
and
Hearing
Set
for 6PM that date

CCM-101

City of Cambridge

Agenda Item No. 7

IN CITY COUNCIL

March 18, 1985

WHEREAS: Section 119 of the Housing and Community Development Act of 1974, as amended, authorizes the Secretary of Housing and Urban Development to make Urban Development Action Grants (UDAG's) to cities and urban counties which are experiencing severe economic distress to help stimulate economic development activity needed to aid in economic recovery, and

WHEREAS: The City of Cambridge is experiencing such economic distress, and

WHEREAS: UST Corporation has proposed the construction of a new office facility at 196 Broadway, which would alleviate said distress through a stabilization and enhancement of the City's tax base and through the provision of jobs for local residents, and

WHEREAS: UST Corporation is in need of financing assistance to construct said facility, and

WHEREAS: Residents of the Area Four neighborhood, the proposed location of said facility, are in need of community development assistance in the areas of housing, employment and neighborhood stabilization, and

WHEREAS: The City of Cambridge is desirous of utilizing UDAG funding to assist UST in the development of its office building and in providing said community development assistance to the residents of Area Four; now, therefore, be it

RESOLVED: By the City Council of the City of Cambridge:

1. That an application be submitted by the City of Cambridge to the U. S. Department of Housing and Urban Development for Urban Development Action Grant assistance to assist UST Corporation in the development of its project located at 196 Broadway.

2. That the City Manager, or in his stead the Assistant City Manager for Community Development, is hereby authorized and directed to file such application with the U. S. Department of Housing and Urban Development, to make any amendments to the application or proposed program as may be necessary, to

provide such additional information, furnish such documents and execute such contracts as may be required, and to act as the authorized correspondent and representative of the applicant in connection with said application.

3. That the U. S. Government and the Secretary of Housing and Urban Development be and hereby are assured of full compliance with all assurances and understandings as may be required.

4. That any and all UDAG loan repayment proceeds (both principal and interest) that may be generated as a result of said project will be expended only in Area Four for eligible community development activities, said area being described as that neighborhood known as Area Four on maps prepared by the Community Development Department for purposes of compiling U. S. Census data.

5. That the City Manager be directed to proceed with the necessary administrative tasks to carry out the project.

In City Council March 18, 1985.
Adopted by a yea and nay vote:-
Yeas 7; Nays 0; Absent 1; Abstaining 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:- Paul E. Healy

Paul E. Healy, City Clerk.

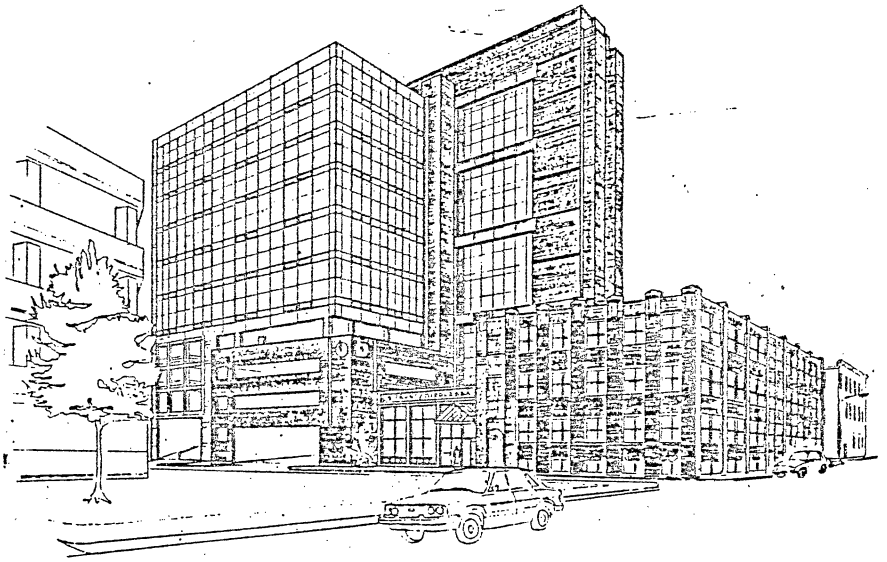
CITY OF CAMBRIDGE, MASSACHUSETTS

Application for an

Urban Development Action Grant

Funding to Assist

The Cambridge Paper Box Building



March 31, 1985

Leonard J. Russell, Mayor
Robert W. Healy, City Manager
Kathy Spiegelman, Asst. City Mgr. for Community Development

II. Architectural Guidelines

B. The New Office Building (con't)

be individual or paired (not strip), separated by brick and intended to be sympathetic with the residential character of the neighborhood. On the portions of these and other brick walls which contain no openings for several floors, the brick shall not be left "plain".

-On the side of the building facing Harvard Street, the brick shall extend at least to the ceiling of the eighth floor (the fourth floor of offices).

-On the sides of the building facing Davis Street and Portland Street, the aggregate percent of brick as a facing material shall be not less than twenty-five, with not less than 20% of the Portland Street facade being brick. (The brick portion of the facade shall be here defined as that portion of the facade within the area outlined by the edge of the brick. It shall include as part of its area the windows within the brick facade.)

(b) Financing by UST for Low-Income/Moderate-Income Purchasers

(i) Meet Low-Income/Moderate-Income criteria established by Community and Federal government standards

(ii) Applicant must have sufficient cash flow to carry unit and mortgage. In the event that a Low-Income/Moderate-Income Applicant is turned down by UST for financing such Applicant may appeal such decision to a designated appeal officer ("Appeal Officer") from UST. The Appeal Officer shall review such decision, and if the Appeal Officer affirms the decision the Appeal Officer will so notify and state the reasons for such decision to the Applicant, and at the Applicant's request will provide the Board with a copy of the report.

(iii) $1,000 down payment

(iv) 8% fixed rate mortgage - 25 year amortization

(c) Financing for Non-Low-Income Purchasers to be considered by UST at then current terms and down payment being offered by UST for comparable financings

5. Miscellaneous

(a) Cambridge Community Development Department to provide written certification that Area 4 Coalition and the Board are appropriate representatives of neighborhood

(b) If UDAG not awarded and received, or IRB not issued, Development shall terminate and UST will give Board first option to purchase the Building for a price of $220,000.00 for a period of one (1) year. In the event that the Board does not elect to purchase the Building, UST will follow the Board's guidelines for renting vacant units in the Building.

(c) If LEC not completed by September 30, 1988, UST may terminate Development if unable to renegotiate new agreement with Board

(d) If development is successful, UST will consider another similar project in Area 4.

USCAM1.06

STEIN
WILLIAMSON
ASSOCIATES

ARCHITECTS

29 Commonwealth Avenue
Boston, Massachusetts 02116
617-437-4455

EXHIBIT "B"

UST Corp Office Building

196 Broadway, Cambridge, Massachusetts

ARCHITECTURAL DESIGN GUIDELINES

Established by the Neighborhood Four
Architectural Review Committee:

Charles Kirby
Ann Stewart
Dante Archangeli

February 26, 1985

1. Architectural Intent

The UST Corp Office Building, located at the corner of Portland Street and Broadway, sits at the edge of the Neighborhood Four residential community, adjacent to the Kendall Square Redevelopment Area. This location is, therefore, a pivotal one. It is the intent of the design of the building to reflect this fact, to act as a transitional building bridging the scales of the two neighborhoods. To that end, the materials and scale elements of the new building intend to be sympathetic to the nearby residential structures, without compromising the integrity or economy of the office function the building is to serve.

II. Architectural Guidelines

A. The Parking Garage

-On the Portland Street facade, the parked cars will be screened from the street as much as possible.

-The Davis Street facade will have as much brick as possible with garage openings as small as possible to allow for proper natural ventilation of the facility.

B. The New Office Building

-The brick on the exterior walls of the office floors of the building and their base will match the brick of the existing box factory as closely as possible. On the portions of these brick walls which contain openings, the windows shall

(C) 7 days written notice to Board for all meetings

(D) Open to public

(E) Written minutes to all members

(ii) Officers

(A) Chair

(B) Vice Chair

(C) Secretary

(D) 4 Year Terms

(E) Removal from office and/or from Board

(I) Resignation

(II) Area 4 nominated member(s) - By Area 4 Neighborhood

(III) UST nominated member(s) - By UST

(iii) Majority Vote

2. Management

(a) Management of the Building during the Interim Phase will be the responsibility of UST.

(b) Management will work with the Board to assist in establishing criteria for Residents and reviewing financial qualifications for Residents.

3. Operation During Interim Phase

(a) Rents at highest allowed under rent control

(b) UST funds all operating deficits

(c) UST will reimburse Board annually 50% of the tax benefit of depreciation to be used for rent subsidy or purchase subsidy

4. Sale of Co-Op Units

(a) $220,000 total, with purchase prices per unit to be determined by the Board in compliance with Cambridge Legal Guidelines

EXHIBIT "A"

---

125 Portland Street
Cambridge, Massachusetts
Development of Limited Equity Co-Op/Condo

Outline

1. The Board

(a) Membership - Establishment of non profit corporation to be governed by a Board (the "Board") containing at least one member nominated by USTrust/Middlesex ("UST") anticipated to be Caren Stern.

(b) Master Lease of 125 Portland Street

(i) Nonrecourse to members of Board

(ii) Pass through to UST of all rents

(iii) Subject to existing leases (if any)

(c) Duties and Authority

(i) During lease phase ("Interim Phase")

(A) Establish criteria for tenants/prospective purchasers ("Residents")

(B) Find Residents

(C) Assist in negotiation of leases and agreements to purchase between Residents and Management.

(ii) Board acts as liaison with Neighborhood

(iii) Facilitates conversion to Limited Equity Co-Op/Condo ("LEC")

(d) Governance during the Interim Phase

(i) Meetings

(A) Regular (or as needed) meetings

(B) In Cambridge - in evening

specific loan officer at the branch to be established at 196 Broadway, Cambridge as the contact person for Area 4 residents to discuss loans and other financial matters.

4. IMPROVEMENTS TO THE NEIGHBORHOOD.

Impact Study. UST will make available to the Steering Committee a copy of the Impact Study being prepared in connection with the UDAG application.

5. ARCHITECTURAL DESIGN GUIDELINES.

UST shall implement the architectural design guidelines for the 196 Broadway Facility as described in the February 26, 1985 letter from Stein Williamson Associates as outlined on Exhibit "B" annexed hereto and incorporated by reference herein.

Very truly yours,

UST CORP.

James V. Sidell, President

A3.17

have three shifts). As noted earlier, to the extent possible, UST, working with ERI, will hire qualified or trainable Area 4 residents into entry level, professional and management level positions based at 196 Portland Street, Cambridge, Massachusetts.

Detailed job descriptions for all new positions and vacancies as they occur will be furnished to ERI. Job applications may be submitted to ERI or to our Director of Human Resources: Robert Kaiser, 40 Court Street, Boston, Massachusetts.

Job Training. UST will establish a job training center at the 196 Broadway, Cambridge facility which it is constructing. In particular, 10 Proof and Transit Machines will be available for training purposes; this training will provide Area 4 residents with a skill for which UST, as well as numerous other financial institutions, have a need. In addition, UST will work closely with ERI regarding all training programs at the 196 Broadway Facility, including management, loan officer and professional advancement programs for the 196 Broadway Facility.

Area 4 Subcontractors. UST will include a provision in the general contract for the project at 196 Broadway to require the general contractor to give preferential treatment first to qualified and competitive subcontractors from Area 4 and second from Cambridge generally. In the event that the Area 4 Coalition does not feel that the general contractor is using best efforts to hire qualified and competitive Area 4 subcontractors, the Area 4 Coalition may meet with the Project Coordinator (presently Caren Stern) who will investigate such complaints and report back to the Area 4 Coalition.

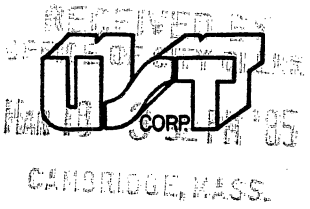
2. HOUSING.

Abutting Apartment Houses. UST has made a deposit towards the purchase of the apartment house at 125 Portland Street which abuts the 196 Broadway, Cambridge site for a purchase price of $220,000.00. The building shall be managed and developed as outlined on Exhibit "A" annexed hereto and incorporated by reference herein.

3. LOANS TO NEIGHBORHOOD RESIDENTS.

Special Loan Program. UST will support adoption of a City Council resolution to establish a guaranteed loan program for Area 4 residents provided by a portion of the proceeds of the repayment by UST of UDAG funds (presently estimated to be $4.3 Million) to Cambridge.

Area 4 Loan Officer. USTrust/Middlesex will designate a



March 13, 1985

Cambridge City Council
Cambridge Community Development
Area 4 Neighborhood Coalition/Margaret
Fuller Neighborhood House, Inc.
c/o City Hall
Cambridge, Massachusetts

Gentlemen and Ladies:

UST Corp. is pleased to advise you of the following steps which it is undertaking in line with its continuing commitment to be a good neighbor in Cambridge's Area 4, and in connection with the construction of its new facility at the site located at 196 Broadway, Cambridge:

1. JOBS.

Follow the Cambridge Plan. UST will be entering into an Agreement to Comply with the Cambridge Employment Plan as is required by city ordinance of all developers in Cambridge.

Jobs For Area 4 Residents. UST has been, and will continue to, work with Employment Resources, Inc. ("ERI") (as provided in the Cambridge Employment Plan) towards the placement of Area 4 neighbors and other Cambridge residents in job positions with UST Corp. and USTrust/Middlesex. UST will support adoption by the Cambridge City Council of a resolution to permit preferential hiring of qualified and/or trainable Area 4 residents.

It is anticipated that 60 new jobs will be available at 196 Broadway shortly after the project begins.

A target of 50% of jobs, as such become available at the 196 Broadway facility for UST related companies, will be established for qualified and/or trainable Area 4 residents. Area 4 residents will be advised through ERI for all positions that become available at the 196 Broadway Facility including those with career advancement and in service training opportunities and professional positions. In addition UST will furnish information and utilize ERI to fill all vacancies in existing positions at the 196 Broadway Facility, or as they become available, for the duration of this agreement.

Among positions which UST anticipates will be available will be ones in UST's telemarketing facilities (which will provide flexible hours) and in proof and transit operations (which will

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CITY OF CAMBRIDGE

MASSACHUSETTS 02139 • 617-498-9090

Leonard J. Russell
Mayor

March 14, 1985

To the Honorable, the City Council:

On Monday, March 18, 1985, the Community Development Department and the City Manager's Office are submitting a UDAG application to assist the U.S. Trust Corporation in developing a $15,000,00.00 Office Building.

I am a director of the U.S. Trust/Middlesex which is a subsidiary of the U.S. Trust Corporation. As such it is my intention to refrain from voting on the Authorization to Submit the Application or any subsidiary votes required for the above project.

The City Solicitor of Cambridge, by an opinion dated March 12, 1985, has ruled that it would be a conflict to participate in the above vote or any subsidiary vote required on the above project. It is my intention to abide by the above opinion issued by the City Solicitor.

I am requesting that a copy of this notice be filed with the City Clerk.

Very truly yours,

Mayor Leonard J. Russell

Comm. from Mayor Leonard J. Russell stating that pursuant to the City Solicitor's opinion dated March 12, 1985 it is his intention to refrain from voting on the UDAG application to assist U.S. Trust Corp. in developing a $15,000,000. building.

In City Council,

March 18, 1985

3/18/85

Regarding the Petition and Hearing set for April

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

March 18, 1985

To the Honorable, the City Council:

Enclosed please find copy of the opinion of the City Solicitor Russell B. Higley, disqualifying two of the City Council members from voting on the issue of the UDAG Application by the City of Cambridge to assist U. S. Trust Corporation in developing a $15,000,000 Building.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 2

Re: copy of the opinion of the City Solicitor disqualifying two of the City Council members from voting on the issue of the UDAG application by the City of Cambridge to assist U.S. Trust Corp. in developing a $15,000,000. building.

In City Council,

March 18, 1985

Referred to the Hearing at 6 PM Petition- File with File Copy also with File and other documents-

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

RECEIVED BY
OFFICE OF CITY CLERK
MAR 12 2 44 PM '85
CAMBRIDGE, MASS.

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

SEVERLIN B. SINGLETON, III
BIRGE ALBRIGHT
SUSAN HICKS SPURLOCK
LEGAL COUNSEL

March 12, 1985

Robert W. Healy
City Manager
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Re: UDAG APPLICATION BY THE
CITY OF CAMBRIDGE TO ASSIST
U.S. TRUST CORPORATION IN
DEVELOPING A $15,000,000.00
OFFICE BUILDING

Dear Mr. Healy:

Two City Councillors, Walter Sullivan and Leonard Russell are on the Board of Directors of U.S. Trust/Middlesex which is a subsidiary of the UST Corporation.

It is my opinion that both City Councillors, pursuant to 268A of the General Laws of the Commonwealth of Massachusetts, would have to disclose to the City Council that they are members of the Board of Directors of the U.S. Trust/Middlesex and as a result, would have to refrain from voting on the Authorization to Submit the Application or any subsidiary votes required for the above project. A written statement of the above would also be filed with the City Clerk of Cambridge.

As a result, only seven (7) members of the Cambridge City Council would be eligible to vote on said Application or any subsidiary issues needed to

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

498-9034

February 21, 1985

MEMORANDUM

TO: Robert W. Healy
City Manager

FROM: Kathy A. Spiegelman
Assistant City Manager
for Community Development

RE: UST Corporation UDAG
Public Hearing

I am writing to request that a public hearing on the above referenced project be scheduled for the City Council meeting to be held on March 18, 1985.

As you know, we have been working with UST Corporation over the past two months in developing an application for Urban Development Action Grant (UDAG) funding from the U.S. Department of Housing and Urban Development (HUD). The UDAG is needed to assist UST in the construction of a proposed new office building and branch bank to be located on 196 Broadway in the Area Four/Kendall Square area.

To comply with HUD regulations, a public hearing that is properly advertised and noticed needs to be held prior to submission of the application.

In connection with this public hearing, we expect to submit for the same meeting a resolution for consideration by City Council authorizing submission of the application. This resolution, along with a completed application will be transmitted to you in the next two weeks.

KAS/jk

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

February 25, 1985

To the Honorable, the City Council:

Enclosed please find copy of a communication from Kathy A. Spiegelman, Assistant City Manager for Community Development, relative to scheduling a public hearing for the City Council meeting of March 18, 1985 concerning an application for UDAG funding from HUD to assist UST Corporation in the construction of a proposed new office building and branch bank to be located on 196 Broadway in the Kendall Square area.

I respectfully request that this meeting be scheduled.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 6

Re: scheduling a public hearing for the Council meeting of March 18, 1985 concerning an application for UDAG funding from HUD to assist UST Corp. in construction of a proposed new office building & branch bank at 196 Broadway.

---

letter sent to the City Manager requesting all pertinent documents in time for hearing. (copy within) 2/27/85 mh

In City Council,

February 25, 1985

2/25/85

Set Hearing for

March 18th at 6PM

[illegible] - [illegible]

[illegible]

C. C. 106

City of Cambridge

NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Cambridge City Council will hold a public hearing on the submission of an application for funding to be made to the U.S. Department of Housing and Urban Development (HUD).

The hearing will be held in the City Council Chambers, City Hall, 795 Massachusetts Avenue, Cambridge, on Monday March 18, 1985 at 6:00 p. m.

The application will request funds to provide financing assistance to UST Corporation in the construction of a proposed new office building and branch bank to be located on 196 Broadway in the Area Four/kendall Square area. Funds for the project will be requested from the Urban Development Action Grant Program (UDAG) as authorized by the Housing and Community Development Act of 1974. Applications are due by March 31, 1985.

The public hearing is being held in accordance with HUD regulations to hear comments about the proposed project. Any person or organization wishing to comment and wishing to have input into the planning process will be afforded that opportunity.

By order of the City Council,

Paul E. Healy,
City Clerk.

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager **Date** February 27, 1985

From Paul E. Healy, City Clerk **Reference**

Subject Agenda Items 6,7 & 14 of 2/25/85

Pursuant to the above referenced agenda items, please be advised that the City Council has scheduled a public hearing on the request of Spaulding & Slye for a license for a pedestrian bridge over CambridgePark Drive to be held on Monday, March 11, 1985 at 7:00 p.m. The Council has also scheduled a public hearing for Monday, March 18, 1985 at 6:00 p.m. concerning the application for UDAG funding from HUD to assist UST Corporation in the construction of a new office building, and at 7:00 p.m. on March 18th has scheduled a public hearing on the petition for a hearing before the County Commissioners regarding the construction of a crossing over the Conrail Grand Junction secondary tracks of Fort Washington.

In connection with the above, Councillor Graham at the meeting of February 25th moved that the City Manager be requested to provide all pertinent documents and materials prior to these scheduled hearings.

Your very kind attention in this matter will be greatly appreciated by the City Council.

PEH/mh

complete the project. If the remaining seven (7) members of the City Council vote to authorize the City Manager to submit the Application and said Application is funded, it is my opinion, under State Law, the City may receive the grant and expend the funds pursuant to the Application.

Very truly yours,

Russell B. Higley

Russell B. Higley
City Solicitor

RBH/b

Comm. from Russell B. Higley, City Solicitor transmitting an opion pursuant to Chapter 268A of the General Laws, dated March 12, 1985
Re: voting by Mayor Russell & Councillor Walter Sullivan on the UDAG application by the City to assist US Trust Corp in developing a $15,000,000. office building.

In City Council,

March 18, 1985

3/18/85

Referred to the Petition-
Bill
Hearing set
for
6PM

CCM-101

City of Cambridge

Agenda Item No. 7

IN CITY COUNCIL

March 18, 1985

WHEREAS: Section 119 of the Housing and Community Development Act of 1974, as amended, authorizes the Secretary of Housing and Urban Development to make Urban Development Action Grants (UDAG's) to cities and urban counties which are experiencing severe economic distress to help stimulate economic development activity needed to aid in economic recovery, and

WHEREAS: The City of Cambridge is experiencing such economic distress, and

WHEREAS: UST Corporation has proposed the construction of a new office facility at 196 Broadway, which would alleviate said distress through a stabilization and enhancement of the City's tax base and through the provision of jobs for local residents, and

WHEREAS: UST Corporation is in need of financing assistance to construct said facility, and

WHEREAS: Residents of the Area Four neighborhood, the proposed location of said facility, are in need of community development assistance in the areas of housing, employment and neighborhood stabilization, and

WHEREAS: The City of Cambridge is desirous of utilizing UDAG funding to assist UST in the development of its office building and in providing said community development assistance to the residents of Area Four; now, therefore, be it

RESOLVED: By the City Council of the City of Cambridge:

1. That an application be submitted by the City of Cambridge to the U. S. Department of Housing and Urban Development for Urban Development Action Grant assistance to assist UST Corporation in the development of its project located at 196 Broadway.

2. That the City Manager, or in his stead the Assistant City Manager for Community Development, is hereby authorized and directed to file such application with the U. S. Department of Housing and Urban Development, to make any amendments to the application or proposed program as may be necessary, to

provide such additional information, furnish such documents and execute such contracts as may be required, and to act as the authorized correspondent and representative of the applicant in connection with said application.

3. That the U. S. Government and the Secretary of Housing and Urban Development be and hereby are assured of full compliance with all assurances and understandings as may be required.

4. That any and all UDAG loan repayment proceeds (both principal and interest) that may be generated as a result of said project will be expended only in Area Four for eligible community development activities, said area being described as that neighborhood known as Area Four on maps prepared by the Community Development Department for purposes of compiling U. S. Census data.

5. That the City Manager be directed to proceed with the necessary administrative tasks to carry out the project.

In City Council March 18, 1985.
Adopted by a yea and nay vote:-
Yeas 7; Nays 0; Absent 1; Abstaining 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:- Paul E. Healy

Paul E. Healy, City Clerk.

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council March 18, 1985

AGENDA ITEM NO. 7

RE: PROPOSED APPLICATION OF THE APPLICATION ~~FRO~~ FOR UDAG FUNDING FOR UST CORPORATION TO BE SUBMITTED TO THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT BY MARCH 31, 1985

	YEA	NAY	ABSENT	PRESENT (NOT VOTING)
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan				* ✓
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell			* ✓	
	7	0	1	1

* Councillor Walter J. Sullivan and Mayor Russell notified the City Clerk that they would refrain from voting on behalf of City

C. C. 108

I Hearings

City of Cambridge

MASSACHUSETTS

In City Council March 18 1985

USG/UDAG Funding Application

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell			✓	
	7		2	

C Davis
MS
AF

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

498-9034

March 14, 1985

MEMORANDUM

TO: Robert W. Healy
City Manager

FROM: Kathy A. Spiegelman
Assistant City Manager
for Community Development

RE: UST Corporation
UDAG Application

Pursuant both to my memorandum of February 21, 1985 and to the public hearing to be held on March 18, 1985, regarding the above referenced subject, I am herewith transmitting, for Council consideration, an application for UDAG funding to be submitted to the U.S. Department of Housing and Urban Development by March 31, 1985.

As noted in my February 21 memo, we have been working closely with UST Corporation over the past two months on this project which involves the construction of a new 10 story, $15 million office building at 196 Broadway in Area Four. UST has met several times with residents of Area Four in an effort to develop local support and to assure a minimum impact on the neighborhood. As a result of these meetings, UST has made several committments involving jobs, employment training, design changes and housing which were requested by residents.

Briefly, the project involves the partial demolition of an existing structure located at 196 Broadway; rehabilitation of the remaining 42,000 square feet of office space; construction of a new 92,000 square foot building; and construction of a new 128 car parking garage. UST will consolidate all of their data processing operations at this location and occupy approximately 60% of the total space. Additionally, the existing U.S. Trust/Middlesex branch bank, presently located in Kendall Square will be relocated into this building in a new drive-up facility.

It is expected that this project will involve the creation and/or retention of 731 jobs. Of this figure, it is estimated that approximately 531 will be new employment opportunities.

As noted earlier, total project cost is $15 million, of which $4.2 million is proposed to be in the form of a UDAG loan from the City to the developer. Although HUD will set the actual terms for the loan payback, we are proposing that the UDAG funds be loaned to UST at an annual interest rate of 6% for a term of 15 years. Further, as a result of negotiations with the neighborhood, we are also proposing that all loan repayment proceeds, (principal and interest) be expended exclusively in Area Four for eligible community development activities in an arrangement similar to that employed by the North Cambridge and East Cambridge Stabilization Committees.

Please find enclosed a proposed Council resolution which would authorize you to submit the application and to make certain assurances to HUD in connection with said application as required by Federal regulations.

KAS/jk

Attachments

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

March 18, 1985

To the Honorable, the City Council:

Enclosed please copy of a communication from Kathy A. Spiegelman, Assistant City Manager for Community Development, enclosing for Council consideration a copy of the application for UDAG funding for UST Corporation to be submitted to the U. S. Department of Housing and Urban Development by March 31, 1985.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 7 F-106

Re: enclosing for Council consideration a copy of the application for UDAG funding for UST Corp. to be submitted to the U.S. Dept. of Housing & Urban Development by March 31, 1985.

3/18/1985

Order Adopted

After Hearing

7-0-1-1

C/DS/JR/RF/A

In City Council,

March 18, 1985

- 3/18/85 -

Referred to

Hearing at 6 PM

- 6 PM Hearing