

9/9

KT

Ordered: That the City Manager is hereby requested to direct the Assistant City Manager for Community Development to have Community Development staff set up a meeting^{or meetings} with gas station owners on North Massachusetts Avenue to provide information and technical assistance to facilitate re-use and enhancement of that area ~~in~~ pursuant to the Growth Policies of the City; and be it further

Ordered: That the City Manager is request to confer with the ~~City Manager~~ Assistant City Manager for CD to include the North Cambridge Stabilization Committee in these meetings; and be it further

Resolved: That the CM be and hereby is requested to report back to the CC regarding this matter



City of Cambridge

Consent Agenda #8

IN CITY COUNCIL

September 9, 1996

COUNCILLOR TRIANTAFILLOU

- ORDERED: That the City Manager be and hereby is requested to direct the Assistant City Manager for Community Development to have Community Development staff set up a meeting or meetings with gas station owners on North Massachusetts Avenue to provide information and technical assistance to facilitate reuse and enhancement of that area pursuant to the Growth Policies of the Cit; and be it further
- ORDERED: That the City Manager be requested to confer with the Assistant City Manager for Community Development to include the North Cambridge Stabilization Committee in these meetings; and be it further
- ORDERED: That the City Manager be and hereby is requested to report back to the City Council regarding this matter.

In City Council September 9, 1996
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

ELIZABETH EPSTEIN
Deputy Director for
Community Development

To: Robert W. Healy
City Manager

From: Susan B. Schlesinger ⁵⁰⁵
Assistant City Manager for Community Development

Subject: Council Order #080, dated 7/29/96

Re: Enhancement and re-use of the northern Massachusetts Avenue

Date: August 26, 1996

The reuse of contaminated gas station sites on North Massachusetts Avenue is made economically difficult because of the costs of environmental remediation and the concerns that lenders and purchasers have of inheriting liability for contamination discovered after the time of sale. Some vehicles for addressing the needs of the owners of such sites include:

- **Brownfields Legislation.** Legislation will be filed this fall by the state to facilitate the clean-up of brownfields. The legislation includes a loan guarantee that will provide environmental insurance for banks financing the sale and cleanup of such sites. The legislation also establishes a loan pool to be housed at the Mass Development Finance Agency. It is anticipated that the legislation will be enacted next spring and implemented in July of 1997.
- **Covenant Not to Sue.** This already enacted state program is designed to stop the chain of liability for purchasers of sites which have been cleaned. Parties interested in this program can contact the Mass Office of Business Development at 727-3206.
- **Cambridge Industrial Finance Authority.** Tax exempt industrial revenue bonds may provide a financing vehicle for the purchase of properties meeting the federal guidelines at a slightly lower debt service cost than market. Parties interested in this program can contact Catherine Daly Woodbury at the Community Development Department's Economic Development Division, 349-4617.
- **Economic Opportunity Area Designation.** Projects that will increase the number of jobs on a site may be eligible for approved project status enabling them to receive state tax credits if the City grants a property tax abatement. These measures may reduce the cost of operation, thus off-setting the cost of clean-up. Interested parties can contact Jeanne Strain at the Community Development's Economic Development Division, 349-4616.

The Community Development Department staff will continue to work with property owners, potential buyers, the North Cambridge Stabilization Committee and others to seek implementation of the goals of the North Massachusetts Avenue zoning overlay district and enhance this important area of North Cambridge.

City Hall Annex
57 Inman Street
Cambridge, MA 02139
617 349-4600
Fax: 617 349-4669



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 9, 1996

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 34, regarding enhancement and re-use of northern Massachusetts Avenue, received from Assistant City Manager for Community Development Susan Schlesinger.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #8

CM-402

Regarding enhancement and re-use of
Northern Massachusetts Avenue.

In City Council September 9, 1996

PLACED ON FILE

ORDER ADOPTED

9-0-0