



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

May 17, 1984

Russell B. Higley, Esquire
City Solicitor
City Hall
Cambridge, MA

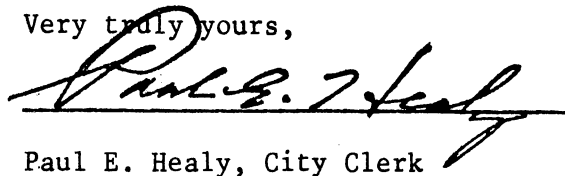
Dear Sir:

Enclosed you will find a loan authorization for the Lechmere Canal Development Project which was adopted at the City Council meeting of May 14, 1984.

Would you kindly review this loan authorization and indicate your approval or disapproval on the bottom of the loan and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,



Paul E. Healy, City Clerk

PEH/dl

Enc. Final Publication No. 2233.

c.c. Councillor David Sullivan, Chairman, Committee on Ordinances.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

ORDERED: That the sum of \$2,663,475 is appropriated for the acquisition of land and construction of the Lechmere Canal Development Project public parking; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$2,663,475 under General Laws, c 74 of the Acts of 1945 as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects. The authority given to the Treasurer to borrow the above amount is conditioned upon final approval of a grant from the U.S. Department of Housing and Urban Development for \$4,225,000, which, in addition to a grant from the Commonwealth of Massachusetts for \$1,300,000, will cover the complete costs of the project.

In City Council May 14, 1984.

Adopted by a yeas and nays vote:- Yeas 7; Nays 0; Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

ORDERED: That the sum of \$2,663,475 is appropriated for the acquisition of land and construction of the Lechmere Canal Development Project public parking; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$2,663,475 under General Laws, c 74 of the Acts of 1945 as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects. The authority given to the Treasurer to borrow the above amount is conditioned upon final approval of a grant from the U.S. Department of Housing and Urban Development for \$4,225,000, which, in addition to a grant from the Commonwealth of Massachusetts for \$1,300,000, will cover the complete costs of the project.

In City Council May 14, 1984.

Adopted by a yea and nay vote:- Yeas 7; Nays 0; Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

#14P

City of Cambridge

MASSACHUSETTS

In City Council

5/14

1984

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

EWK
PE
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7

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2

Both Endors Adopted

City of Cambridge

MASSACHUSETTS

In City Council _____

198

	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				

#1

W. FINNISH

BUSINESS

Good Order

Advised

7-0-2

CRSR
PE
A



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

April 3, 1984

Russell B. Higley, Esquire
City Solicitor
City Hall
Cambridge, MA

Dear Sir:

Enclosed you will find a copy of a loan order in the amount of \$2,663,475 for the Lechmere Canal Development Project public parking which was passed to a second reading at the City Council meeting held on March 26, 1984 and a proposed amendment to the General Ordinances of the City of Cambridge in Chapter Four entitled "Animals" by adding a new Article IV entitled "Animals Constituting a Nuisance" which was passing to a second reading at the City Council meeting held on April 2, 1984.

Also enclosed you will find a copy of a proposed amendment to the General Ordinances of the City of Cambridge in Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", section 2-191 entitled "List of Salaries in General" relative to a department heads salary ordinance which was passed to be ordained at the City Council meeting held on April 2, 1984.

Would you review these amendments and indicate your approval or disapproval on the bottom of the enclosed amendments and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Encs. First Publication No. 2223
First Publication No. 2225
Ordinance No. 1003

c.c. David Sullivan, Chairman, Committee on Ordinances.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

ORDERED: That the sum of \$2,663,475 is appropriated for the acquisition of land and construction of the Lechmere Canal Development Project public parking; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$2,663,475 under General Laws, c 74 of the Acts of 1945 as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects. The authority given to the Treasurer to borrow the above amount is conditioned upon final approval of a grant from the U.S. Department of Housing and Urban Development for \$4,225,000, which, in addition to a grant from the Commonwealth of Massachusetts for \$1,300,000, will cover the complete costs of the project.

Passed to a second reading at the City Council meeting held on March 26, 1984 and on or after April 23, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

That Chapter Four entitled: "Animals" is hereby amended by adding at the end thereof a new Article IV entitled "Animals Constituting a Nuisance", containing sections 4-20 and 4-21 which shall read as follows:

Article IV. Animals Constituting a Nuisance.

Sec. 4-20. American Staffordshire Terrier, a/k/a American Pit Bull Terrier or Bull Terrier.

No owner, or person having the care of, any American Staffordshire Terrier, a/k/a American Pit Bull Terrier or Bull Terrier, shall permit it to be off his own premises, whether leashed or unleashed, unless it is wearing a muzzle.

In this section, the word "muzzle" means a device constructed of strong, soft material or a metal muzzle such as that used commercially with greyhounds. The muzzle must be made in a manner which will not cause injury to the dog or interfere with its vision or respiration, but must prevent it from biting any person or animal.

Any person who violates this section shall be subject to a fine not exceeding three hundred dollars (\$300) for each offense.

Sec. 4-21. Control of Dogs and Cats in Estrus Cycle.

If an animal control officer determines that a dog or cat in her estrus cycle, even when confined to the property of the owner or keeper, is attracting other dogs or cats to the area, which condition causes disturbances on, or damage to neighboring property or public areas, said officer may impound the dog or cat for the duration of the estrus cycle, releasing it thereafter to the owner or keeper, upon payment of pound fees, or the animal control officer may require the owner or keeper to place and keep such dog or cat,

while in such cycle, in a keenel or to remove it from the area so that the nuisance is abated.

Any person who violated this section shall be subject to a fine not exceeding fifty dollars (\$50) for each offense.

Passed to a second reading at the City Council meeting held on April 2, 1984 and on or after April 23, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", section 2-191 entitled "List of Salaries in General: is hereby amended by striking out in said section 2-191 the salaries of the positions listed below and substituting in place thereof the following new schedule of salaries.

Section 2-191. List of Salaries in General.

The offices of the City of Cambridge hereinafter named shall receive the following salaries and will be paid monthly or weekly, unless otherwise stated. The effective date of this amendment shall be July 1, 1983.

	PART ONE	
	Minimum Annual Salary	Maximum Annual Salary
Administrator, Neville Manor	36,020	38,020
Assessors	33,850	34,040
Assistant City Manager for Community Development	42,910	44,910
Assistant City Manager for Fiscal Affairs	42,910	44,910
Assistant City Manager for Human Services	42,910	44,910
Budget Director	33,850	34,040
City Auditor	33,655	35,885
City Clerk	33,655	35,885
City Electrician	33,850	34,040
City Engineer	33,655	35,885
City Manager	66,880	66,880
City Solicitor	33,655	35,885
Civil Defense Director	28,810	28,810
Commissioner of Health and Hospitals	55,330	59,790
Commissioner, Inspectional Services	40,165	42,165
Commissioner of Public Works	44,300	48,755
Deputy City Auditor	29,500	31,965
Deputy City Clerk	29,500	31,965

	Minimum Annual Salary	Maximum Annual Salary
Deputy City Manager	47,985	49,985
Director of Traffic & Parking	40,165	42,165
Director of Veterans' Services	31,810	33,850
Executive Director, Rent Control	32,295	34,660
Fire Chief	45,015	45,015
Hospital Administrator	52,500	52,500
Personnel Director	40,165	42,165
Police Chief	45,015	45,015
Purchasing Agent	33,850	34,040
Sealer of Weights & Measures	28,135	30,365
Veterans' Agent	30,365	30,690
Water Superintendent	36,025	38,025

PART TWO

Effective January 1, 1984, the above rates shall be increased by three percent.

PART THREE

Effective July 1, 1984 the rates effective in Part II shall be increased by three percent.

Persons appointed to these positions after the passage of this ordinance shall receive the minimum salary with an increment each year of their service until the maximum annual salary is reached, unless in the judgment of the City Manager prior experience and qualifications merit appointment at a step higher than minimum.

In City Council April 2, 1984.

Passed to be ordained as amended by a yeas and nays vote: Yeas 8; Nays 0. Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

ORDERED: That the sum of \$2,663,475 is appropriated for the acquisition of land and construction of the Lechmere Canal Development Project public parking; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$2,663,475 under General Laws, c 74 of the Acts of 1945 as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects. The authority given to the Treasurer to borrow the above amount is conditioned upon final approval of a grant from the U.S. Department of Housing and Urban Development for \$4,225,000, which, in addition to a grant from the Commonwealth of Massachusetts for \$1,300,000, will cover the complete costs of the project.

Passed to a second reading at the City Council meeting held on March 26, 1984 and on or after April 23, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

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Passed to a second reading at the City Council meeting held on March 26, 1984 and on or after April 23, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

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ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

March 26, 1984

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Passed to a second reading at the City Council meeting held on March 26, 1984 and on or after April 23, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

Agenda Item No. 12

IN CITY COUNCIL

March 26, 1984

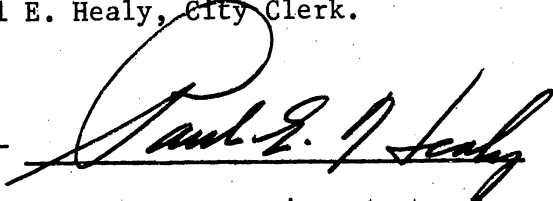
ORDERED:

That the sum of \$2,663,475 is appropriated for the acquisition of land and construction of the Lechmere Canal Development Project public parking; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$2,663,475 under General Laws, c 74 of the Acts of 1945 as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects. The authority given to the Treasurer to borrow the above amount is conditioned upon final approval of a grant from the U. S. Department of Housing and Urban Development for \$4,225,000, which, in addition to a grant from the Commonwealth of Massachusetts for \$1,300,000, will cover the complete costs of the project.

In City Council March 26, 1984.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council March 26, 1984

AGENDA ITEM NUMBER TWELVE
RE: REQUESTING THE APPROPRIATION OF \$2,663,475. THROUGH THE SALE OF GENERAL
OBLIGATION BONDS TO BE USED FOR THE DEVELOPMENT OF THE LECHMERE CANAL DEVELOPMENT
PROJECT PUBLIC PARKING

	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	✓			

9 0 0

LECHMERE CANAL DEVELOPMENT PROJECT

PARKING PLAN

March 23, 1984

A total of 720 new off-street parking spaces will be provided to support the development proposed in the Lechmere Canal Development UDAG proposal. Of these 720 spaces, 410 will be reserved for use by the tenants of the three private development transactions - Ten Canal Park, One Canal Park and the Webb Building. The remaining 310 spaces will be publicly controlled, with 170 attributed to satisfying the need to replace the spaces taken from Lechmere Sales.

The spaces will be located in a 540-car garage to be constructed and an abutting 180-car surface lot to be built on land located to the south of the Lechmere Canal (as indicated on the attached map).

Below is a chart illustrating the proposed parking.

USER	LOCATION		
	<u>Proposed Garage</u>	<u>Surface Lot</u>	<u>Total</u>
Ten Canal Park	120	0	120
One Canal Park	130	0	130
Webb Building	160	0	160
Public	60	80	140
Public/Lechmere	70	100	170
	<u> </u>	<u> </u>	<u> </u>
TOTAL	540	180	720

The land for the new parking will be acquired by the City by Eminent Domain. The City will then construct and manage the parking garage and surface lot.

The development of the 720 new spaces will be financed as indicated on the attached "Source and Uses" statement. The debt service for the \$2.664M in City bonds used to finance the parking will be paid out of the revenue generated from renting the parking, as shown on the attached ten-year cash flow projection.

LECHMERE CANAL DEVELOPMENT PROJECT

Proposed Parking Budget

March 23, 1984

USES

Land Acquisition	2,241,000
Hard Costs	5,447,475
Soft Costs	500,000
	<hr/>
TOTAL USES	8,188,475

SOURCES

UDAG	4,225,000
State	1,300,000
City Bond	2,663,475
	<hr/>
TOTAL SOURCES	8,188,475

LECHMERE CANAL DEVELOPMENT PROJECT

Parking Development Budget

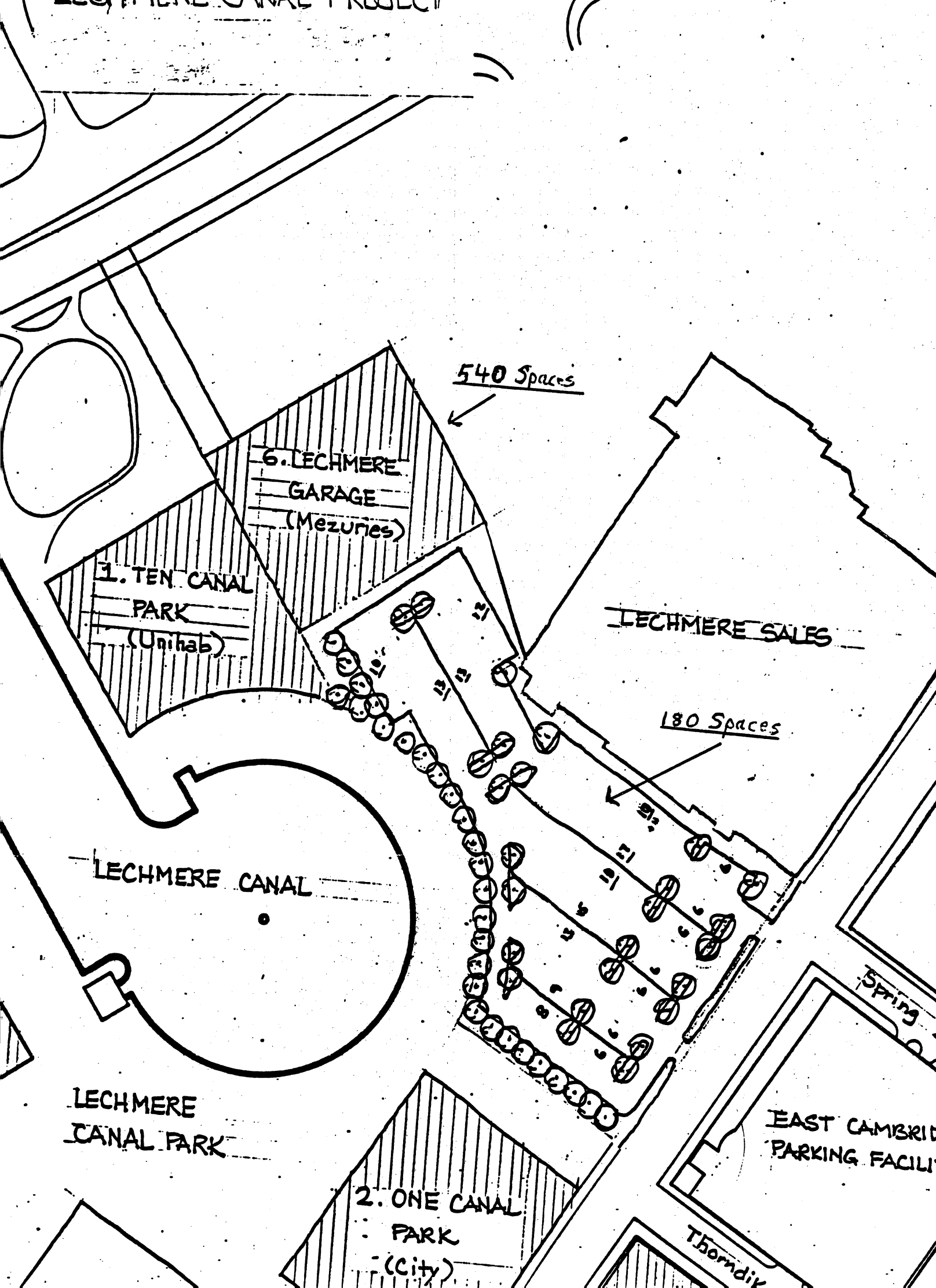
March 23, 1984

<u>Hard Costs</u> (Garage - 540 spaces) (based on per-space estimate of \$9,884; prepared by A.M. Fogarty Associates, profes- sional cost estimators for Vitols-Sturgis, Architects)	5,337,475	
<u>Hard Costs</u> (surface lot - 180 spaces)	<u>100,000</u>	
Total Hard Costs		5,447,475
 <u>Soft Costs</u>		
Appraisals	6,000	
Surveys	14,000	
Resident Engineer	60,000	
Architect and Engineer	<u>420,000</u>	
Total Soft Costs		500,000
 Land Acquisition		
(based on 112,050 square feet at \$20/sq.ft.)		<u>2,241,000</u>
 TOTAL COSTS		 8,188,475

OPERATING STATEMENT/CASH FLOW PROJECTION

	<u>1st Yr</u>	<u>2nd Yr</u>	<u>3rd Yr</u>	<u>4th Yr</u>	<u>5th Yr</u>	<u>6th Yr</u>	<u>7th Yr</u>	<u>8th Yr</u>	<u>9th Yr</u>	<u>10th Yr</u>
Rental Income (net of vacancies)										
Private	393,600	413,280	433,944	455,641	478,423	502,344	527,461	553,834	581,526	610,602
Public	<u>241,800</u>	<u>380,835</u>	<u>426,535</u>	<u>447,862</u>	<u>470,255</u>	<u>493,768</u>	<u>518,456</u>	<u>544,379</u>	<u>571,598</u>	<u>600,178</u>
Gross Income	635,400	794,115	860,479	903,503	948,678	996,112	1,045,917	1,097,213	1,153,124	1,210,780
Operations	<u>216,000</u>	<u>226,800</u>	<u>238,140</u>	<u>250,047</u>	<u>262,549</u>	<u>275,677</u>	<u>289,460</u>	<u>303,934</u>	<u>319,130</u>	<u>335,087</u>
Net Operating Income (available for debt service)	419,400	567,315	622,339	653,456	686,129	720,435	756,457	794,279	833,994	875,693
Debt Service	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>	<u>431,554</u>
Net Cash Flow	(12,154)	135,761	190,785	221,902	254,575	288,881	324,903	362,725	402,440	444,139

NOTES: Rental Income, Private, based on 410 spaces, 100% occupancy, Year 1 rent of \$80/space, 1.05 annual inflator
Rental Income, Public, based on 310 spaces, 50% occupancy in Year 1, 75% occupancy in Year 2, and 80% occupancy thereafter, Year 1 rent of (.5/space per hr. x 10 hrs. x 312 days), 1.05 annual inflator
Operations, based on \$25/space per month, 1.05 annual inflator
Debt Service, based on \$2,663,475 bond for 10 years at 10.5%



540 Spaces

6. LECHMERE GARAGE (Mezures)

1. TEN CANAL PARK (Unihab)

LECHMERE SALES

180 Spaces

LECHMERE CANAL

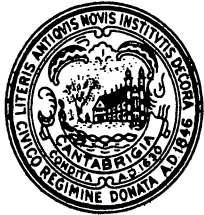
LECHMERE CANAL PARK

2. ONE CANAL PARK (City)

EAST CAMBRIDGE PARKING FACILITY

Spring

Thorndik



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

March 26, 1984

To the Honorable, the City Council:

Attached is an order requesting the sum of \$2,663,475 to be appropriated for the development of the Lechmere Canal Development Project public parking. The funds will be raised through general obligation bonds. The parking will generate revenue far exceeding the amount necessary to pay off the bonds.

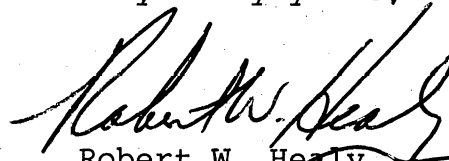
This project is being undertaken in cooperation with the Commonwealth of Massachusetts and the U.S. Department of Housing and Urban Development (HUD). The Commonwealth has awarded the City a grant of \$1.3 million for this parking, and HUD has preliminarily approved a UDAG grant of \$4.225 million for the parking. The HUD UDAG grant is contingent upon the City being able to demonstrate sufficient resources to complete the proposed parking. The total cost of the parking will be \$8,188,475, therefore requiring the City to provide \$2,663,475.

Originally we applied for \$2.7 million from the State and \$6.5 million from HUD for the parking. Because of extremely intense competition - both statewide and nationally - for the grant funds, the state cut our request by \$1.4 million and HUD cut our request by \$2.275 million, for a total reduction of \$3.675 million. To make up this reduction we were able to reduce our project budget by \$1,012,525, leaving a contribution of \$2,663,475 required from the City.

As you know, this parking will directly leverage over \$50 million in private investment around the Lechmere Canal. That investment will generate 1,600 new permanent jobs, 1,000 construction jobs, substantial new tax revenue at full valuation, and will help ensure that the City's major investment in the Lechmere Canal Park is a success. In addition, this public parking will further reduce the demand for parking on neighborhood streets.

Passage of the attached Order is highly recommended.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Robert W. Healy". The signature is written in dark ink and is positioned above the printed name.

Robert W. Healy
City Manager

RWH/cp

F-767

Re: an order requesting the appropriation of \$2,663,475. through the sale of general obligation bonds to be used for the development of the Lechmere Canal Development Project public parking.

Loan Order -
Pearl Channel

Plns to 2nd Reading
3/26/84

1st Pub April 5, 1984

Adopted April 23, 1984

5/14/84 Loan order
adopted 7-0-2

In City Council,

March 26, 1984

3/26/1984

MP

Order

Adopted

- 9 -