



City of Cambridge

10.

IN CITY COUNCIL

COUNCILLOR D. SULLIVAN

May 21, 1984

- WHEREAS: The community of artists in the Webb Building in East Cambridge represents an invaluable and irreplaceable cultural, educational and commercial resource to the City of Cambridge; and
- WHEREAS: The threatened loss of this community and other small businesses through displacement by the Lechmere Canal Development Project would seriously harm the cultural business climate and lose jobs in East Cambridge and the city as a whole; and
- WHEREAS: The City Council of the City of Cambridge has recognized this danger and proposed a remedy in its resolution of January 18, 1984 providing for relocation benefits and a set-aside of affordable artists' space in the renovated Webb Building as a condition of its approval of the City's Urban Action Development Action Grant application for the Lechmere Canal project; and
- WHEREAS: Because the federal and state relocation acts (42 U.S.C. §4621 et. seq. and G.L. ch 79A) appear to apply in this situation, it is necessary and desirable to further define and clarify the City's relocation and set-aside policies both for the mutual protection of all parties concerned; and
- WHEREAS: The City of Cambridge has been notified by HUD that the Lechmere Canal UDAG grant has been approved, and that grant awaits acceptance and appropriation by the City Council; and
- WHEREAS: The City of Cambridge will be negotiating an agreement for the transfer of these funds to the Lechmere Canal developer, The Marcus Organization, Inc.; therefore, be it
- ORDERED: That the City Manager request the Community Development Department, to include as mandatory conditions of its contract with the Marcus Organization, Inc., the following provisions:
1. The developer and the City recognize the applicability of the federal Uniform Relocation Assistance Act (42 U.S.C. S 4621 et seq) and the Massachusetts Relocation Assistance Act (Chapter 79A) to the use of UDAG funds in the proposed Lechmere Canal project and the eligibility of tenants in the Charles Webb building for at least those benefits required by these statutes.

2. The developer specifically agree to incorporate a minimum of 30,000 square feet of space for use as artist studios, including approximately 10,000 square feet for pottery studio space equipped with kilns. Furthermore, that this space shall be preserved as artists' space at no more than 10% above the average rents now paid by artists in the Webb Building. Existing artist-tenants will have the right of first-refusal on the spaces at no more than 10% above their current rent for this space for the duration of the UDAG payback.
3. Rehabilitation of the Webb Building shall be phased so that no artist or business who elects to remain in the building will have to move more than once.
4. For those artists who elect to relocate, the developer agrees to pay for all relocation expenses, including but not limited to the following:
 - a. Labor costs, including reimbursement for staff and volunteer time, consultants associated with relocation planning, site selection, and moving costs;
 - b. License and inspection fees ;
 - c. Relettering and printing
 - d. Storage costs ;
 - e. Utility and service lines and connections ;
 - f. Conversion costs for machinery ;
 - g. Substitute equipment ;
 - h. Physical changes at the new location, including costs associated with relocation or installation of machinery; compliance with OSHA and local health, building and educational institution codes; other changes necessary to the continued operation of the business;
 - i. Actual moving costs ;
 - j. Reimbursement for personal or business losses ;
 - k. Losses of income association with relocation .
5. For those artists and/or businesses who elect to relocate, the developer shall assist tenants in the location of space acceptable to the tenants, preferably in the East Cambridge neighborhood.
6. For those tenants remaining in the Webb Building, the developer shall consider selling or donating the space to the tenant.

REFERRED TO HEARING ON JUNE 11, 1984 AT 6:00 P.M.

(AFTER HEARING ON JUNE 11, 1984, NO ACTION TAKEN - PLACED ON FILE)

Order # 10 S-406

C.D. Sullivan order re: City Manager to request the Community Development Dept. to include as mandatory in its contract with the Marcus Organization, Inc. certain specified conditions.

- 6/11/84-

Motion Taken. Placed
on File.

In City Council,

May 21, 1984

5/21/84

ORDS
Referred to
Hearing
6-11-84 at 6PM