

City of Cambridge

MASSACHUSETTS

In City Council 11/22 1993

City Mgr Agenda #6

A. Demonstration of the Disposition Process Pursuant to Sec 2.110.010(g) of the Municipal Code

YEA	NAY	ABSENT	PRESENT	
✓				Mr. Ed Cyr
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
		✓		Mr. Walter J. Sullivan
		✓		Mr. Timothy J. Toomey, Jr.
✓				Mr. William H. Walsh
✓				Ms. Alice K. Wolf
✓				Mayor Kenneth E. Reeves

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City of Cambridge

Consent Agenda Item # 6A

IN CITY COUNCIL

November 22, 1993

ORDERED: In accordance with Chapter 2.110, Section 010, Paragraph G of the Municipal Code of the City of Cambridge that a modified diminution of the process be approved; and to authorize the City Manager to execute a lease agreement with the designated tenant, Kenneth Stevens, for commercial space in the East Cambridge Parking Garage.

In City Council November 22, 1993.

Adopted by a yeas and nays vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "D. Margaret Drury".

D. Margaret Drury
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council

11/22

1993

City Mgt Agenda # 6

B. Adoption of the Authorized Tenant and Authorization To Execute Lease
with Designated Tenant

YEA	NAY	ABSENT	PRESENT	
✓				Mr. Ed Cyr
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
		✓		Mr. Walter J. Sullivan
		✓		Mr. Timothy J. Toomey, Jr.
✓				Mr. William H. Walsh
✓				Ms. Alice K. Wolf
✓				Mayor Kenneth E. Reeves

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City of Cambridge

Agenda Item No. 6B

IN CITY COUNCIL
November 22, 1993

- WHEREAS: The City of Cambridge is the owner of the East Cambridge Parking Garage and thereby responsible for leasing the ground floor commercial space; and
- WHEREAS: A proposal for lease of 1100 square feet of space at 51 First Street to Kenneth Stevens for use as a delicatessen has been recommended by the managing agent; and
- WHEREAS: The City Manager has received and accepted that recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that Kenneth Stevens become a tenant in the East Cambridge Parking Garage; and be it further
- ORDERED: That the City Manager be authorized to execute leases with said establishment.

In City Council November 22, 1993.

Adopted by a yea and nay vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury



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

November 22, 1993

The Honorable, the City Council

Re: Lease of Commercial Space in the East Cambridge
Parking Garage

The commercial space in the East Cambridge Parking Garage, has been leased to the current tenant on a tenant-at-will basis since last November. The City through its management agent has conducted the preliminary search and selection of a suitable tenant and now proposes to City Council for their review and adoption to lease the space to Kenneth Stevens, the current tenant, who proposes to continue use of the space as a delicatessen and restaurant.

The Selection Process:

The preliminary search and selection of a tenant was made by Ryan, Elliott and Company, who are under contract with the City of Cambridge for management and lease of commercial space in the East Cambridge Parking Garage. City departments were notified that the space was available. Letters were sent to business associations and neighborhood groups telling them of the availability of the space. Advertisements were placed in the local papers.

The proposal for lease as a delicatessen is a continuation of the existing use and was reviewed for compliance with the evaluation criteria set forth at that time of the original selection of tenants. This included commercial and social benefit to the community, use compatibility with the neighborhood, financial and economic feasibility of the project, capability and experience of the group or business entity, and financial return to the City.

Evaluation of the proposal:

Kenneth Stevens is the current owner/operator of the Riverfront Deli. He has been operating the deli since early 1992, taking over management of the restaurant from the previous tenant. When the space became available for lease, Mr. Stevens submitted his

proposal to lease the space for continued use as a deli, but with significant tenant improvements and expanded selection of foods.

Recommendation:

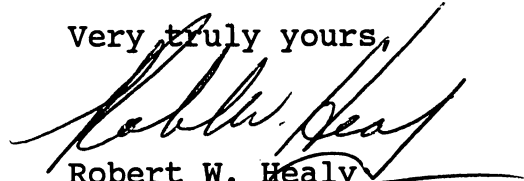
I recommend that the commercial space at 51 First Street be leased to Kenneth Stevens for use as a delicatessen. The lessee has experience, will be paying market rents, and meets established criteria.

The proposed lease agreement is for a five year lease for 1100 square feet of space at \$10.00 per square foot, with an option to renew for another five years at a rent to be determined in accordance with the cost of living index.

In regard to the selection process, the city process for disposition of city property could be followed in its entirety. However, considering the size of space which is only 2800 square feet, the process seems unduly burdensome. In accordance with Paragraph G, Chapter 2.110, Section 010 of the City Ordinances, I request a diminution of the process more appropriate to the scale of the project. The modified process as conducted has involved outreach to public agencies, the community, and to local business associations.

I recommend the adoption of the designated tenant as described above and respectfully request that City Council accept the recommendation. Furthermore, I request that a modification of the selection process be accepted and that City Council authorize me to execute the lease agreement with the designated tenant.

Very truly yours,



Robert W. Healy
City Manager

Consent Agenda #6

F-222

Comm. from R.W. Healy re:

a. Lease of COmmercial space in the
East Cambridge Garage and;

b. Adoption of a designated tenant.

a. Roll call - 70-20

b. Roll Call 70-20

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In City Council November 22, 1993