



# City of Cambridge

44.

**IN CITY COUNCIL**

April 6, 1998

MAYOR DUEHAY  
VICE MAYOR GALLUCCIO  
COUNCILLOR REEVES  
COUNCILLOR BORN  
COUNCILLOR TOOMEY  
COUNCILLOR RUSSELL  
COUNCILLOR DAVIS  
COUNCILLOR SULLIVAN  
COUNCILLOR TRIANTAFILLOU

WHEREAS: The Bulfinch Complex was slated for demolition by the county to provide a parking lot and the Cambridge Multicultural Arts Center (CMAC) saw an opportunity to save the building and restore the complex; and

WHEREAS: The Cambridge Multicultural Arts Center was placing a tax exempt government building onto the City's tax rolls, CMAC negotiated and received a commitment from the City of Cambridge to receive 75% of the tax revenues from the Bulfinch Square project should it be successfully completed; and

WHEREAS: The Cambridge Multicultural Arts Center has a 99 year lease with the Middlesex County Commissioners; and

WHEREAS: The Cambridge Multicultural Arts Center assigned that lease to Graham Gund and Associates for development of the Bulfinch Square Complex; and

WHEREAS: The Cambridge Multicultural Arts Center was one of the pioneering Developers in the East Cambridge Riverfront development area and this award winning development has been a major financial contributor to the City's strong fiscal position; and

WHEREAS: In exchange for the Cambridge Multicultural Arts Center's pioneering efforts in the East Cambridge Re-Development Project, CMAC received an Urban Development Action Grant which it loaned to Graham Gund and Associates for the re-development of the Bulfinch Square Complex; and

WHEREAS: CMAC has experienced severe financial difficulties due to the reassessment and subsequent lowering of property values over the last six years such that the 1992 property tax assessment of \$250,000 dropped to \$146,000 in 1997; and

WHEREAS: In the same period CMAC's income from rental, fundraising, memberships and events has increased from \$70,000 per year to \$140,000 per year and the portion of the above amount solely from grants and donations has increased from \$24,000 to \$72,000 in the same period; and

WHEREAS: The CMAC is having difficulty implementing its public purpose of providing access to its facility and providing quality programming that fosters cross-cultural understanding, due in part to its rent, utilities and insurance expenses totaling \$150,000; and

WHEREAS: CMAC is engaged in major initiatives such as its upcoming *Arts and the Dialogues on Race* programs, in compliance with the President Clinton's call for community-based dialogues on race, that will bring together members from all Cambridge neighborhoods and use the power and language of the arts to initiate substantive discussions on difficult racial issues at a grass roots level; now therefore be it

ORDERED: That the City Manager be and hereby is requested to review the agreement with the Cambridge Multicultural Arts Center to determine a way by which the lost funding can be restored.

In City Council April 6, 1998.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;



ATTEST:-

D. Margaret Drury  
City Clerk

Duehany

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AG  
KR  
K Born  
TT  
SR  
HD

### Proposed Resolution/Council Order

Whereas the Bullfinch Complex was slated for demolition by the county to provide a parking lot and the **Cambridge Multicultural Arts Center** saw an opportunity to save the building and restore the complex; and

Whereas the **Cambridge Multicultural Arts Center** was placing a tax exempt government building onto the City's tax rolls, **CMAC** negotiated and received a commitment from the City of Cambridge to receive 75% of the tax revenues from the Bulfinch Square project should it be successfully completed; and

Whereas the **Cambridge Multicultural Arts Center** has a 99 year lease with the Middlesex County Commissioners; and

Whereas the **Cambridge Multicultural Arts Center** assigned that lease to Graham Gund and Associates for development of the Bulfinch Square Complex; and

Whereas the **Cambridge Multicultural Arts Center** was one of the pioneering Developers in the East Cambridge Riverfront development area and this award winning development has been a major financial contributor to the City's strong fiscal position; and

Whereas in exchange for the **Cambridge Multicultural Arts Center's** pioneering efforts in the East Cambridge Re-Development Project, **CMAC** received an Urban Development Action Grant which it loaned to Graham Gund and Associates for the re-development of the Bulfinch Square Complex; and

Whereas **CMAC** has experienced severe financial difficulties due to the reassessment and subsequent lowering of property values over the last six years such that the 1992 property tax assessment of \$250,000 dropped to \$146,000 in 1997; and

Whereas in the same period **CMAC's** income from rental, fundraising, memberships and events has increased from \$70,000 per year to \$140,000 per year and the portion of the above amount solely from grants and donations has increased from \$24,000 to \$72,000 in the same period; and

Whereas the **CMAC** is having difficulty implementing its public purpose of providing access to its facility and providing quality programming that fosters cross-cultural understanding, due in part to its rent, utilities and insurance expenses totaling \$150,000; and

WHEREAS: In exchange for the Cambridge Multicultural Arts Center's pioneering efforts in the East Cambridge Re-Development Project, CMAC received an Urban Development Action Grant which it loaned to Graham Gund and Associates for the re-development of the Bulfinch Square Complex; and

WHEREAS: CMAC has experienced severe financial difficulties due to the reassessment and subsequent lowering of property values over the last six years such that the 1992 property tax assessment of \$250,000 dropped to \$146,000 in 1997; and

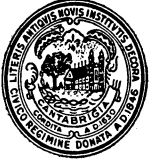
WHEREAS: In the same period CMAC's income from rental, fundraising, memberships and events has increased from \$70,000 per year to \$140,000 per year and the portion of the above amount solely from grants and donations has increased from \$24,000 to \$72,000 in the same period; and

WHEREAS: The CMAC is having difficulty implementing its public purpose of providing access to its facility and providing quality programming that fosters cross-cultural understanding, due in part to its rent, utilities and insurance expenses totaling \$150,000; and

WHEREAS: CMAC is engaged in major initiatives such as its upcoming *Arts and the Dialogues on Race* programs, in compliance with the President Clinton's call for community-based dialogues on race, that will bring together members from all Cambridge neighborhoods and use the power and language of the arts to initiate substantive discussions on difficult racial issues at a grass roots level; now therefore be it

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SECRET



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Consent Order #44

CM 166

Mayor Duehay, Vice Mayor Galluccio, Councillors  
Reeves, Born, Toomey and Russell  
re: review agreement with the Middlesex  
County Commissioners to determin if the  
Isot funding can be restored.

In City Council April 6, 1998

**ORDER ADOPTED**

73