

HEARING SCHEDULE
CITY COUNCIL MEETINGS BEGINNING FEBRUARY 26, 2001

Monday, February 26, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, February 27, 2001	5:30 P.M. – 7:00 P.M.	The Civic Unity Committee will conduct a follow-up meeting to discuss civic unity issues in the city. (Sullivan Chamber) MEETING CANCELLED
Wednesday, February 28, 2001	4:30 P.M.	The Ordinance Committee will hold a public hearing to consider the amendment of the Zoning Ordinance of Section 11.501 Interim Planning Overlay Special Permit (IPOP) to replace the termination date. (Sullivan Chamber)
	5:00 P.M.	The Ordinance Committee will hold a public hearing to consider the amendments to the Zoning Ordinance to rezone the Alewife area. (Sullivan Chamber)
Thursday, March 1, 2001	4:00 P.M. – 6:00 P.M.	The Economic Development, Training, and Employment and the Neighborhood and Long Term Planning Committees will conduct a joint public meeting to received an update on the status of the Gibbs Report; to receive a briefing on all committees related to Central Square and to plan the joint meeting scheduled for April 28, 2001. (Ackermann Room)

City of Cambridge does not discriminate on the basis of disability. The City Council will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to person with disabilities upon request. Contact the Office of the City Clerk 349-4260, tty/TDD 349-4242.

Monday, March 5, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, March 6, 2001	1:00 P.M.	The Civic Unity Committee will conduct a working group meeting to discuss civic unity issues. (Sullivan Chamber)
Wednesday, March 14, 2001	6:30 P.M. – 8:00 P.M.	The Housing Committee and the Community Development Department Housing staff will conduct a public community meeting on current housing programs and issues. (Location to be announced)
Friday, March 16, 2001	10:00 A.M.	The Public Safety Committee will conduct a round table meeting to discuss public safety issues in coordination with the FY02 budget (Grainger Room – Police Station 5 Western Avenue)
Monday, March 19, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, March 20, 2001	12:30 P.M. – 2:30 P.M.	The Neighborhood and Long Term Planning Committee will conduct a public meeting to discuss the issue of the status of neighborhood planning committees, what has been done, implementation and feed back. (Sullivan Chamber)

Tuesday, March 20, 2001	6:30 P.M. – 8:00 P.M.	The Housing Committee and the Community Development Department Housing staff will conduct a public community meeting on current housing programs and issues. (Location to be announced)
Wednesday, March 21, 2001	6:30 P.M.	The Finance Committee will conduct a round table meeting with the School Committee to discuss the FY02 School Budget. (Sullivan Chamber)
Monday, March 26, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, March 27, 2001	12:30 P.M. – 2:30 P.M.	The Economic Development, Training, and Employment Committee will conduct a public meeting to discuss training programs in the city and services offered to Cambridge residents by Bunker Hill Community College. (Ackermann Room)
	12:30 P.M. – 2:30 P.M.	The Neighborhood and Long Term Planning Committee will conduct a public meeting to discuss issues relating to neighborhood planning. (Sullivan Chamber)

	4:00 P.M.	The Housing Committee will conduct a public meeting to discuss whether re-instating the zoning amendment prohibition of lodging houses in Residence C and C-1 districts is consistent with the City's goal of supporting the creation and continued existence of affordable housing. (Ackermann Room)
Wednesday, March 28, 2001	12:00 P.M. – 2:00 P.M.	The Civic Unity Committee will conduct a public meeting to receive from city agencies dealing with conflict resolution the services offered and the methodology used to resolve the conflicts. (Sullivan Chamber)
Wednesday, March 28, 2001	6:30 P.M – 8:00 P.M.	The Housing Committee and the Community Development Department Housing staff will conduct a public community meeting on current housing programs and issues. (Location to be announced)
Monday, April 2, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, April 9, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, April 17, 2001	12:30 P.M.	The Economic Development, Training, and Employment Committee will conduct a public meeting to discuss the Web Site and long term plan for the Committee. (Ackermann Room)

Tuesday, April 17, 2001	5:30 P.M. – 7:00 P.M.	The Civic Unity Committee will conduct a public meeting to discuss issues of civic unity in the city. (Sullivan Chamber)
Monday, April 23, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, April 24, 2001	12:30 P.M. – 2:30 P.M.	The Neighborhood Long Term Planning Committee will conduct a public meeting to discuss issues relating to neighborhood planning. (Sullivan Chamber)
Saturday, April 28, 2001	10:00 A.M. – 4:00 P.M.	The Neighborhood and Long Term Planning Committee and the Economic Development, Training, and Employment will conduct a joint public meeting to discuss the make-up, mission and function of the Central Square Advisory Committee, the issue of trash pickup, construction, bus stops, bus shelters, obstruction at Carl Barron Plaza and the Green Street Streetscape; follow up of Gibbs Report and any other matters relating to the Central Square area. (Fitzgerald School at St. Mary's, 50 Essex Street)
Monday, April 30, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, May 1, 2001	10:30 A.M. – 5:30 P.M.	The Finance Committee will conduct a public meeting to discuss the FY02 City Budget. (Sullivan Chamber)

Monday, May 7, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, May 8, 2001	10:30 A.M. – 5:30 P.M.	The Finance Committee will conduct a public meeting to discuss the FY02 City Budget. (Sullivan Chamber)
	6:00 P.M.	The Finance Committee will conduct a public meeting to discuss the FY02 School Department Budget. (Sullivan Chamber)
Thursday, May 10, 2001	10:30 A.M. – 5:30 P.M.	The Finance Committee will conduct a public meeting to discuss the FY02 City Budget. (IF NECESSARY) (Sullivan Chamber)

FEBRUARY 26, 2001

1. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of the following persons as members of the Council on Aging for a three year term

Ethel Ampey, 50 York Street, Cambridge
Wing S. Wong, 125 Vassal Lane, Cambridge

2. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of the following persons as members of the Kids' Council:

REAPPOINTMENTS

Francis Collins, 2 Ross Circle, West Peabody
Constance Hilton, 2 Fayette Park, Cambridge
Neal Michaels, 106 Jackson Street, Cambridge
Rick Weissbourd, 486 Huron Avenue, Cambridge

NEW APPOINTMENTS

Thomas Lucey, Chamber of Commerce President
Felton Earls, M.D., 16 Farrar Street, Cambridge
Mona Abo-Zena, 12 Fourth Street Place, Cambridge
Linda Villarreal Zaher, 1 James Way, Cambridge
Maria Arseneault, 8 Clay Street, Cambridge

3. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-134**, regarding a report on the progress of plans for open space at North Point.
4. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of Frederick J. Cabral, 59 Sixth Street, Cambridge, as a member of the Citizens Advisory Committee for the New Charles River Basin.

FEBRUARY 26, 2001

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5. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of \$50,540 from Free Cash in the General Fund Police Other Ordinary Maintenance Account to provide funds to purchase standard reversible raincoats for all patrol officers.
6. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of \$45,600 from Free Cash to the General Fund License Commission Other Ordinary Maintenance Account to provide funds for the Taxicab Transportation Customer Service Study.
7. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of the following person as a Constable Without Power for a term of three years, effective the first day of January, 2001:

Alex Kam, 33 Bloomfield Street, Dorchester, MA 02124

February 26, 2001

To The Honorable, The City Council:

Please be advised that I have appointed the following persons as members of the Council on Aging for a three-year term:

Ethel Ampey, 50 York Street, Cambridge, MA 02141
Wing S. Wong, 125 Vassel Lane, Cambridge, MA 02138

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

February 26, 2001

To The Honorable, The City Council:

Please be advised that I have appointed the following persons as members of the Kids' Council:

REAPPOINTMENTS

TERMS

Francis Collins, 2 Ross Circle, West Peabody, MA	3 years
Constance Hilton, 2 Fayette Park, Cambridge	3 years
Neal Michaels, 106 Jackson Street, Cambridge	1 year
Rick Weissbourd, 486 Huron Avenue, Cambridge	3 years

NEW APPOINTMENTS

TERMS

Thomas Lucey, Cambridge Chamber of Commerce President	3 years
Felton Earls, M.D., 16 Farrar Street, Cambridge	1 year
Mona Abo-Zena, 12 Fourth Street Place, Cambridge	1 year
Linda Villarreal Zaher, 1 James Way, Cambridge	3 years
Maria Arseneault, 8 Clay Street, Cambridge	3 years

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

February 26, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 00-134, regarding a report on the progress of plans for open space at North Point, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

To: Robert W. Healy, City Manager

From: Beth Rubenstein, Assistant City Manager
for Community Development

Date: February 22, 2001

Re: Council Order #12, dated 12/4/00: Report on progress of plans for open space at North Point

In response to the above-referenced order, we report the following:

The Citizens Advisory Committee for the New Charles River Basin was established in 1990 by then Secretary of Environmental Affairs, John DeVillars. The mission of the CAC is to review the design work for the 40 acres of new parklands that are intended as mitigation for the Central Artery project. According to the Secretary's order, members are to be designated by the Executive Office of Environmental Affairs, the City of Boston, and the City of Cambridge. The City of Cambridge has generally tried to balance appointment of residents, businesspeople, and staff. Current Cambridge members are Hugh Russell (resident), Ruby Mintz (resident), Walter Willett (resident), Roger Boothe (staff), Cara Seiderman (staff), and Martha Mullane (businessperson). Since we are allowed up to 7 members, another member could be appointed.

After a decade composed of dozens of meetings, the work of the CAC on major portions of the plan is moving towards completion. The extensive new parkland will include passive recreation areas, new trees and plantings, plazas, walkways, as well as new pedestrian and bicycle paths. Paul Revere Park has been constructed, and much of the remaining work, including the principal North Point Park space, will begin construction next year (see attached plan of North Point Park).

While the principal North Point Park is completely designed and ready to be constructed, the North Point Wilds are not part of the project now going out to bid. The North Point Wilds will undergo planning under MDC direction over the next few years, with continuing advice from the CAC. As planning moves into this next phase, you may wish to appoint an additional representative from East Cambridge to bring more of the concerns and perspectives of that area into the next stage of planning by the MDC, Boston, and Cambridge.

February 26, 2001

To The Honorable, The City Council:

Please be advised that I have appointed Frederick J. Cabral, 59 Sixth Street, #2, Cambridge, as a member of the Citizens Advisory Committee for the New Charles River Basin.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

February 26, 2001

To the Honorable, the City Council:

I am hereby requesting the appropriation of \$50,540 from Free Cash in the General Fund Police Other Ordinary Maintenance Account to provide funds to purchase standard reversible raincoats for all patrol officers in accordance with the agreement between the City and the Cambridge Police Patrol Officers Association (\$41,800) and with the tentative agreement between the City and the Police Superior Officers Association (\$8,740).

Very truly yours,

Robert W. Healy
City Manager

February 26, 2001

To the Honorable, the City Council:

I am hereby requesting the appropriation of \$45,600 from Free Cash to the General Fund License Commission Other Ordinary Maintenance account to provide funds for the Taxicab Transportation Customer Service Study which will look at customer service/transportation issues related to the taxicab industry in Cambridge.

Very truly yours,

Robert W. Healy
City Manager

February 26, 2001

To The Honorable, The City Council:

I am hereby transmitting notification of the appointment of the following person as a Constable for a term of three years, effective the first day of January, 2001:

Alex Kam, 33 Bloomfield Street, Dorchester, MA 02124

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

MASSACHUSETTS

**City Council Calendar No. 6
Monday, February 26, 2001**

At 5:30 P.M.

CHARTER RIGHT

1. Charter Right exercised by Mayor Galluccio on Consent Agenda #1 of February 12, 2001 regarding the City's FY2000 Comprehensive Annual Financial Report.
2. Charter Right exercised by Mayor Galluccio on Consent Agenda #2 of February 12, 2001, relative to Awaiting Report Item Number 01-146, regarding plans to implement an annual mailing of all housing programs and tenant protections available to resident.
3. Charter Right exercised by Mayor Galluccio on Consent Agenda #3 of February 12, 2001, relative to Awaiting Report Item Number 01-149, regarding the progress made since the agreement was signed to preserve affordable housing units at Fresh Pond Apartments.
4. Charter Right exercised by Mayor Galluccio on Consent Agenda #4 of February 12, 2001, relative to Awaiting Report Item Number 00-127, regarding a report on clarifying the supervisory role of the executive director of the Police Review & Advisory Board.
5. Charter Right exercised by Mayor Galluccio on Consent Agenda #5 of February 12, 2001, relative to Awaiting Report Item Number 01-145, regarding a report on the status of negotiations with a second cable provider.

6. Charter Right exercised by Mayor Galluccio on Consent Agenda #6 of February 12, 2001, relative to Awaiting Report Item Number 01-147, regarding a report on clarifying certain rules and operating procedures of the Election Commission.
7. Charter Right exercised by Mayor Galluccio on Consent Agenda #7 of February 12, 2001, relative to Awaiting Report Item Number 00-62, regarding a report on implementing a plan for the establishment of permanent public toilet facilities.
8. Charter Right exercised by Mayor Galluccio on Consent Agenda #8 of February 12, 2001, relative to Awaiting Report Item Numbers 01-143, 01-148, and 01-150, regarding snow and ice issues.
9. Charter Right exercised by Mayor Galluccio on Consent Agenda #9 of February 12, 2001, relative to an order requesting the appropriation of \$2,000,000 from AT&T/MediaOne of Massachusetts for the following:
 - A. \$150,000 to the Public Investment Finance Department/MIS Extraordinary Expenditures Account for equipment necessary to allow video transmission over the municipal fiber network;
 - B. \$850,000 to the Public Investment Executive Department Extraordinary Expenditures Account for a new City Hall Production Facility (\$632,000); reimbursement to CCTV for payment for a fiber reconnection removed from Prospect Street (\$18,000); and to increase access to City services via the City's web page and to increase residents access to the Internet (\$200,000); and

C. \$1,000,0000 to the Public Investment Executive Department Extraordinary Expenditure Account received as part of the new cable license negotiated by the City to be used for: CCTV for capital funding (\$500,000), upgrade of the School Committee Production Facility (\$250,000), and future cable/telecommunications equipment needs (\$250,000).

10. Charter Right exercised by Mayor Galluccio on Consent Agenda #10 of February 12, 2001, relative to the appropriation and authorization to borrow \$8,200,000 for the complete environmental remediation, demolition and reconstruction of the interior of City Hall Annex, 57 Inman Street.
11. Charter Right exercised by Mayor Galluccio on Consent Agenda #11 of February 12, 2001, relative to Policy Order #15, dated February 5, 2001, which requested detailed information of the expenditures of \$500,000 for building renovations to the Fletcher School.

ON THE TABLE

12. Consent Agenda #17, relative to a Preservation Easement for 2 Holyoke Place (Fly Club).
13. Order submitted by Councillor Davis to draft new rezoning proposal for Riverside Neighborhood adjacent to Western Avenue.
14. Landmark Designation Study Report for Shady Hill Square, 1-11 Shady Hill Square and 36 Holden Street.
15. An order introduced by Councillor Reeves regarding an allocation for a planning study for Riverside.
16. Committee Report #2 of February 5, 2001 from the Government Operations, Rules and Claims Committee for the purpose of evaluating the process used by the City Council to evaluate the City Manager.

**APPLICATIONS AND PETITIONS -
CITY COUNCIL MEETING OF MONDAY, FEBRUARY 26, 2001**

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| 1. An application was received from Fawaz Aburubyay, requesting permission for a display of merchandise at the premises numbered 77 Massachusetts Avenue. | 1. |
| 2. An application was received from Advance Tire Company, requesting permission for a sandwich board sign at the premises numbered 185 Broadway. | 2. |
| 3. Constable bond surety was received from Burton Malkofsky. | 3. |
| 4. An application was received from Brad Harkavy, requesting a curb cut at the premises numbered 122 Henry Street; said petition has received approval from Inspectional Services, Historical, Public Works, Traffic, Parking and Transportation and abutters approval. BZA variance granted. Response has been received from two neighborhood associations. | 4. |
| 5. An application was received from Ristorante Marino, requesting permission for a sandwich board sign at the premises numbered 2465 Massachusetts Avenue. | 5. |

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, FEBRUARY 26, 2001**

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| 1. A communication was received from the family of The Honorable Jeremiah J. Sullivan, transmitting deep appreciation for the resolution adopted the City Council. | 1. |
| 2. A communication was received from Alice Harris, transmitting grateful appreciation for the resolution and expression of sympathy adopted by the City Council. | 2. |
| 3. A communication was received from Stephen H. Kaiser, regarding the Citywide Rezoning: Eastern Cambridge "Exclusion." | 3. |
| 4. A communication was received from Aurore Eaton, Executive Director of the Cambridge Historical Society, Hooper-Lee-Nichols House, transmitting thanks to the City Council for the resolution on the Society's 96 th Annual Meeting. | 4. |
| 5. A communication was received from Denise L. Desautels, Hearing Officer, Energy Facilities Siting Board, transmitting notice of a public hearing on Monday, March 5, 2001, beginning at 7:00 p.m. at the Volpe National Transportation Systems Center, 55 Broadway, Cambridge, regarding the petition of Commonwealth Gas Company for approval to construct a new underground natural gas pipeline in Cambridge. | 5. |
| 6. A communication was received from John Cope-Flanagan, NSTAR, transmitting notice of a public hearing on Tuesday, March 6, 2001 at the Department of Telecommunications and Energy, One South Station, Boston, beginning at 10:00 a.m. regarding requesting approval of their Transition Charge Reconciliation filing, together with proposed Transition Charges for Cambridge and Commonwealth. | 6. |

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, FEBRUARY 26, 2001**

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| 7. A communication was received from Carl F. Barron, Central Square Business Association, transmitting concern of unhygienic pigeon presence in Central Square. | 7. |
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**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 1. Declare Saturday, March 31, 2001 as "Douglas Pollander Day" in the City of Cambridge.
Mayor Galluccio | 1. |
| 2. 50 th Wedding Anniversary of Moe and Jean Gentile.
Councillors Toomey and Sullivan | 2. |
| 3. Congratulations to the Church of the Nazarene "Centennial Celebration."
Mayor Galluccio | 3. |
| 4. Congratulations to Michael A. Sullivan on being awarded The Silver Beaver, the Boy Scouts of America's highest honor.
Mayor Galluccio | 4. |
| 5. Congratulations to George E. Langley on being awarded The Silver Beaver, the Boy Scouts of America's highest honor.
Mayor Galluccio | 5. |
| 6. Resolution on the death of George J. Kelly.
Mayor Galluccio and entire membership | 6. |
| 7. Resolution on the death of Catherine O'Malley.
Mayor Galluccio and entire membership | 7. |
| 8. Resolution on the death of Gladys Copeland.
Mayor Galluccio and entire membership | 8. |
| 9. Declaring Wednesday, February 28 th as "Dr. Dorothy Irene Height Day" in the City of Cambridge.
Mayor Galluccio | 9. |
| 10. Best wishes to Just-A-Start as it begins construction on eight affordable apartments at 1167-1179 Cambridge Street.
Councillor Toomey | 10. |
| 11. Best wishes to CASPAR on the occasion of its celebration of "Women Coming Together" on March 7, 2001.
Councillor Toomey | 11. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 12. Support of NoCa's fund-raising efforts for its fourth annual All Arts Open Studio on the weekend of May 5 and 6, 2001.
Councillor Toomey | 12. |
| 13. Best wishes to playwright Michael Bettencourt on the performance of his new play, <i>A Question of Color</i> , on February 27, 2001 at the Central Square Branch Library.
Councillor Toomey and Mayor Galluccio | 13. |
| 14. Resolution on the death of Joseph V. Ronzio.
Mayor Galluccio and entire membership | 14. |
| 15. Best wishes to the CRLS Boys Basketball Team as they compete in the upcoming MIA Division 1 Tournament.
Mayor Galluccio | 15. |
| 16. Best wishes to the North Cambridge Catholic Boys Basketball Team as they compete in the upcoming State Tournament.
Mayor Galluccio | 16. |
| 17. Congratulations to the CRLS Wrestling Team on their successful season and best of luck in the Division 1 State Tournament.
Mayor Galluccio | 17. |
| 18. Best wishes to the CRLS Swim Team who will compete in the Greater Boston League Championship.
Mayor Galluccio | 18. |
| 19. Images of Home Art Auction Dinner to be held on May 31, 2001.
Mayor Galluccio | 19. |
| 20. Congratulations to Evette M. Layne, Director of MIT/Wellesley Upward Bound at MIT, who was recently honored at the Annual Black Achievers Recognition Award Gala.
Mayor Galluccio | 20. |
| 21. Congratulations to Cambridge residents named to the Honor Roll at St. Sebastian's School.
Mayor Galluccio | 21. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 22. Best wishes to Rebecca Upham, the new head of the Buckingham Browne and Nichols School.
Mayor Galluccio | 22. |
| 23. Resolution on the death of Alice J. Dwyer.
Vice Mayor Maher, Councillor Sullivan, Mayor Galluccio and entire membership | 23. |
| 24. Resolution on the death of Nicholas Geraigery.
Vice Mayor Maher, Councillors Sullivan, Toomey, Mayor Galluccio and entire membership | 24. |
| 25. Resolution on the death of Philip A. DiNatale.
Councillor Sullivan, Mayor Galluccio and entire membership | 25. |
| 26. Resolution on the death of Charles E. Gallagher.
Councillor Toomey, Mayor Galluccio and entire membership | 26. |
| 27. Resolution on the death of Maria G. Luis.
Councillor Toomey and entire membership | 27. |
| 28. Resolution on the death of Richard L. "Reggie" Souza.
Councillor Toomey and entire membership | 28. |
| 29. Resolution on the death of Veronica Kochansky.
Councillor Toomey and entire membership | 29. |
| 30. Resolution on the death of Mary Murphy.
Mayor Galluccio and entire membership | 30. |
| 31. Expanded hours of the Recycling Drop Off Center at 147 Hampshire Street.
Councillor Davis | 31. |
| 32. Resolution on the death of James J. Fitzgibbon.
Councillor Toomey, Mayor Galluccio and entire membership | 32. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 33. Thanks to Soo-Jung Kang for her years as Market Master of the Cambridgeport Farmers Market.
Councillor Davis | 33. |
| 34. Resolution on the death of Helen J. Geis-Kille.
Councillor Sullivan and entire membership | 34. |
| 35. Resolution on the death of Doris G. Cacciola.
Mayor Galluccio and entire membership | 35. |
| 36. Best wishes to Gaetano "Guy" Sciandra, Master Barber, on his retirement.
Councillor Sullivan | 36. |
| 37. Resolution on the death of John S. Oley, Jr.
Councillor Sullivan, Mayor Galluccio and entire membership | 37. |
| 38. Resolution on the death of Mary E. Normile.
Mayor Galluccio, Councillor Sullivan and entire membership | 38. |
| 39. Appreciation to Officer Timothy Caulfield for his assistance in securing veterinary care for a sick cat.
Councillor Sullivan | 39. |
| 40. Congratulations to the Cambridge Center for Chinese Culture for their Annual Chinese New Year Celebration.
Councillor Braude | 40. |
| 41. Retirement of Helen M. O'Regan from the Public Works Department.
Mayor Galluccio and entire membership | 41. |
| 42. Congratulations to Sean Cahill on being named as Director of the National Gay & Lesbian Task Force Policy Institute.
Councillor Decker | 42. |
| 43. Exhibition of recent work of photographer Ken Eisenberg at CCTV, 675 Massachusetts Avenue, February 1-March 15, 2001.
Councillor Decker | 43. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 44. Resolution on the death of Sister William Clare Walsh, C.S.J.
Councillor Sullivan and entire membership | 44. |
| 45. Congratulations to Dr. Charlotte Temin as she is honored by the
Center for Guidance, Inc. and thanks for her work on behalf of the
children and families of Cambridge.
Councillor Born | 45. |

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, FEBRUARY 26, 2001**

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| 1. Convene meeting for the purpose of initiating a needs assessment and planning for a second Family Center in Cambridge.
Councillors Davis and Decker | 1. |
| 2. Refer Awaiting Report #0062 on the establishment of public toilet facilities to the Health and Environment Committee.
Councillor Davis | 2. |
| 3. Improve visibility of signage prohibiting left turns for drivers approaching Massachusetts Avenue from Western Avenue and consideration of replacement of traffic light with an all-arrow light.
Councillor Davis | 3. |
| 4. Initiate process for traffic calming on Magee Street.
Councillor Davis | 4. |
| 5. Dedicate the corner of Lakeview and Huron Avenues in honor of Daniel J. Brennan.
Mayor Galluccio | 5. |

O-1.

February 26, 2001

COUNCILLOR DAVIS
COUNCILLOR DECKER

ORDERED: That the City Manager be and hereby is requested to instruct the Department of Human Services to convene a meeting with the appropriate parties including members of the legislative delegation for the purpose of initiating a needs assessment and planning for a second Family Center in Cambridge.

O-2.

February 26, 2001

COUNCILLOR DAVIS

ORDERED: That the City Manager be and hereby is requested to refer Awaiting Report #0062 on the establishment of public toilet facilities to the Health and Environment Committee.

O-3.

February 26, 2001

COUNCILLOR DAVIS

ORDERED: That the City Manager be and hereby is requested to confer with the Director of the Traffic, Parking and Transportation Department to improve the visibility of signage prohibiting left turns for drivers approaching Massachusetts Avenue from Western Avenue; and be it further

ORDERED: That consideration also be given to replacing the existing traffic light with an all-arrow light; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council within a month of the date of this order.

O-4.

February 26, 2001

COUNCILLOR DAVIS

ORDERED: That the City Manager be and hereby is requested to confer with the Executive Director of the Traffic, Parking and Transportation Department and the Assistant City Manager for Community Development to initiate a process for traffic calming on Magee Street.

O-5.

February 26, 2001

MAYOR GALLUCCIO

WHEREAS: Daniel J. Brennan was born in Cambridge, Massachusetts on August 4, 1907; and

WHEREAS: Daniel J. Brennan married his beloved wife of thirty-one years, Mary V. Houlihan also of Cambridge, on September 4, 1936 and from this union came two children; Daniel Brennan and Mary Matthews; and

WHEREAS: From these two children came two grandchildren; Darcy Brennan and Colin Brennan; and

WHEREAS: Daniel J. Brennan was appointed to the position of Reserve Patrol Officer in Cambridge on January 8, 1931; and

WHEREAS: In April of 1933, Daniel J. Brennan was appointed to the position of Permanent Police Officer in Cambridge; and

WHEREAS: Through his hard work and dedication to the Cambridge Police Department, Daniel J. Brennan steadily rose through the ranks of the department, being promoted to Sergeant in 1938, promoted to Lieutenant in 1948, promoted Captain in 1956 and appointed as Chief of Police in 1958; and

WHEREAS: Daniel J. Brennan was a longtime member of the Kiwanis Club and an active participant in the Boy Scouts; and

WHEREAS: Daniel J. Brennan was a Cambridge Police Officer for over three decades, having proudly worn badge number 237 up to the day of his passing on September 9, 1967; now therefore be it

ORDERED: That the City Council go on record dedicating a corner at Lakeview and Huron Avenue in honor of Daniel J. Brennan, a long-time resident of Lakeview Avenue; and be it further

ORDERED: That a suitable dedication be arranged after consultation with the Brennan family.

COMMITTEE REPORTS
FOR THE CITY COUNCIL MEETING OF MONDAY, FEBRUARY 26, 2001

1. A communication was received from Donna P. Lopez, Deputy City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Housing Committee for a meeting held on February 7, 2001 for the purpose of receiving information from the Affordable Housing providers on programs and issues for affordable housing in Cambridge.
2. A communication was received from Donna P. Lopez, Deputy City Clerk, transmitting a report from Councillor Michael A. Sullivan, Chair of the Finance Committee for a meeting held on February 7, 2001 to discuss and commence the hiring process for the position of the City Auditor for the City of Cambridge.
3. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Michael A. Sullivan, Chair of the Finance Committee for a meeting held on February 13, 2001 for the purpose of discussing the in-lieu-of-property tax payments that the City receives from tax exempt institutions, particularly Harvard and M.I.T.
4. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Kathleen L. Born and Vice Mayor David P. Maher, Co-Chairs of the Ordinance Committee for a meeting held on February 14, 2001 for the purpose of considering proposed amendments to the city ordinances governing procurement to comport with recent amendments to M.G.L. Chapter 30B, the Uniform Procurement Act.

HOUSING COMMITTEE MEMBERS

In City Council February 26, 2001

Councillor Jim Braude, Chair

Councillor Kathleen Born

Councillor Henrietta Davis

Councillor Marjorie Decker

Vice Mayor David Maher

The Housing Committee conducted a public meeting on Wednesday, February 7, 2001 at 4:09 p.m. in the Sullivan Chamber.

The purpose of the meeting was to receive information from the Affordable Housing providers on programs and issues for affordable housing in Cambridge.

Present at the meeting were Councillor Braude, Chair of the Committee, Vice Mayor Maher, Councillors Born, Davis, Decker, Toomey and Sullivan; Gordon Gottsche, Executive Director, Just A Start (JAS); Lorna Ferrier, Just A Start; Peter Daly, Executive Director, Homeowners Rehab, Inc. (HRI); Dan Wuenschel, Cambridge Housing Authority (CHA); Barbara Siegel, Community Legal Services and Counseling Center; Susan Keller, Planning and Real Estate, Harvard University; Darcy Jameson, Housing Director, Community Development Department (CDD); Elizabeth Sternberg, Housing Planner, Housing Planner, Community Development Department; Laura Booth, CEOC; Len Thomas, Cambridge Multi-Service Center; Henry Korman, Cambridge-Somerville Legal Services; and Donna P. Lopez, Deputy City Clerk.

Councillor Braude opened the meeting. He stated that the meeting would be informal. Despite the City's aggressive work on affordable housing, there is a huge amount of work yet to be done on housing, he said. A previous meeting was held which asked residents of the City what they believed needed to be done. The purpose of this meeting is to meet with the housing professionals. There are three issues before the City Council and he welcomed comments on these issues. The issues are:

1. Sixteen or seventeen housing districts proposed in the city-wide rezoning proposal;
2. A hearing is scheduled on February 21, 2001 on the Community Preservation Act and this could appear on the November ballot; and
3. Adjustment to the funding to the Affordable Housing Trust should be considered.

The meeting was opened to public comment. The committee heard from Gordon Gottsche, Just A Start, who stated that funding sources are more difficult to find. Augmentation of funding is needed. Charlesbank Trust is the only trust which puts money into housing. 150 evictions are prevented each year. The tenant/landlord mediation program is level funded. Set aside from SCHC money is being used for education. A line item in the state budget is needed to get funds for housing. He asked for support from the City Council on this matter. He commended the City Council, the City Manager, the Community Development Department and HRI for the number of rental property in the city.

Councillor Born asked what can be done to increase limited equity in the city and what can be done to get more limited equity units for middle income housing. Ms. Barbara Siegel, Community Legal Services and Counseling Center, stated that to aim at this income group you are limiting subsidy funds. It is difficult to achieve middle income equity. Councillor Born stated limited equity is more for low income than for middle income groups. Ms. Darcy Jameson, Housing Director, CDD, stated that there are other avenues for the middle income group.

Mr. Wuenschel, CHA, stated that the housing entities face the Cambridge cost factor. Funding, he said, from state and federal levels is becoming more difficult to receive; the gap is significant.

Henry Korman, Cambridge-Somerville Legal Services, stated that a good job is done on housing with little funding. He stated that low income means middle income to his facility. The term "middle income" needs to be defined, he said.

Councillor Braude asked what should the City Council be doing that it is not doing. Mr. Korman responded all entities are trying to serve the needs of the most needy. The Housing Authority does a good job through the Voucher Program. In the Moving To Work Program, how are units targeted, he asked. Councillor Braude stated that this is useful to know; that the resources are not available. What is affordable and to whom it is available to are the issues. Mr. Korman stated that the issue of creating affordable units is a cost of the affordability.

Mr. Wuenschel cautioned against crossing out any certain group. The last thing Cambridge wants is to be a community of only low or high-income people. Legal Services does a good job with meager resources. It is difficult to place people with vouchers in housing. The Moving To Work designation is a deregulated program. Under deregulation, funding is used where it is most needed, but voucher recipients still have had difficulty finding housing. The plan is to put money where it is affordable and to acquire housing units, such as Lancaster Street. Another issue is Section 8 mobility versus Project-based Section 8. He explained that Section 8 housing choice voucher program is a voucher that is free to go where housing is available. The voucher stays with the person. It is a mobile voucher if the person moves. 15% of mobile vouchers can be used as project-based Section 8. Project-based and mobile-based vouchers can be swapped.

Councillor Braude stated that Mayor Galluccio in his State of the City address asked landlords to be kinder when considering acceptance of Section 8 Vouchers. He asked if there were any suggestions on this issue.

Mr. Wuenschel stated that Mike Johnson, CHA Housing Director, has started a Landlord Group to run the program better. If a letter was sent, similar to the letter from the City manager, soliciting funds for the Affordable Housing Trust, it would be helpful. A tax break would be a good idea to encourage landlords to keep or increase affordable units.

Ms. Jameson stated that the letter has been successful. In the Spring, she said, a letter will be mailed to all households outlining housing opportunity. Councillor Braude stated that the

city's bi-yearly publication "At a Glance" was sent to all residents. The goal is to capture a profile. Councillor Davis stated that this is a good idea but it was not simple to respond. The survey should contain either an envelope or a telephone number. She suggested that a committee should be established to work with the CHA and other housing affiliates. Ms. Jameson stated that the issue of tax breaks is not profitable. A thirty-year commitment is needed from the owner. Even if the commitment were scaled back to twenty years, the tax break is not much, she said.

Vice Mayor Maher asked Ms. Jameson what type of property is being donated to the city. Ms. Jameson responded that calls have been received from people with units on the market for astronomical money. Preliminary inquiries have also been received. The inquiries have been informed that personnel from CDD would be glad to sit down and talk with them. She informed the Committee that she has also received money donations to the Affordable Housing Trust.

Vice Mayor Maher asked what type of development fund-raising effort is there. Ms. Jameson replied that JAS has done fund raising for the Norumbega Street site.

Councillor Braude asked for comments on the Community Preservation Act. He stated his support for the Act. This has great potential to unite constituencies and cause them to work together. It focuses a dialogue on what is and what is not needed.

Mr. Daly, HRI, stated that the Preservation Act could expand affordable units. As costs rise, older partners are not partnering. This comes down to resources. The state has set caps, he said. We need to look for new partners. This issue should be brought to institutions and corporations. The city has wealthy companies who are benefiting from the city housing their workers.

Mr. Wuenschel stated that New Jersey has an employee assisted housing program. Mr. Daly stated that he would prefer contributions to the affordable housing trust. Councillor Braude asked why isn't the City Council receiving more complaints to increase funding to the Affordable Housing Trust. Ms. Lorna Ferrier, JAS, stated that the City Council should take seriously that affordable housing is important to people. She stated that there is no advocacy for affordable housing by the city. JAS gets 1400 calls daily on affordable housing.

Councillor Davis stated that advocacy should be at the zoning level. There is a disconnect from people in the affordable housing field. Mr. Daly stated that there is advocacy for housing - we are for affordable housing. Cambridge, he said, has excessive demand for housing. He stated that he would like to see the city-wide housing districts passed. Councillor Davis asked should Harvard University and M.I.T. be encouraged to provide mortgage programs to their employees. Mr. Daly stated that he would prefer affordable housing.

Vice Mayor Maher stated that there is a delicate balance between housing and zoning. He stated that in the city-wide petition, there are more housing districts and housing is allowed in all districts. Mr. Daly stated that he would like to build more housing than the zoning allows. Vice Mayor Maher stated that there are community activists who do not want affordable housing. The bonus, he said, is density increases if affordable housing is given.

Councillor Born asked about the development of sites with environmental contaminants. The Department of Environmental Protection prevents development on sites with contaminants. Councillor Born asked is there a high standard for building housing. Mr. Daly responded in the affirmative.

Mr. Len Thomas, Multi-Service Center, asked about the consequence of Section 8 vouchers being used outside the city. Mr. Wuenschel responded that Section 8 vouchers can be used in all fifty states. The Section 8 lists are periodically closed. When the lists are again opened, busses come from other communities to obtain a Section 8 voucher, he said. Councillor Braude asked what determines the value of a Section 8 voucher. Mr. Wuenschel responded where the voucher is used. Councillor Born asked if a landlord is liable to take a Section 8 voucher. Mr. Wuenschel stated that landlords are not allowed to discriminate against Section 8 recipients.

Councillor Davis stated that 40% of a landlord's income can be subsidized by tenants. Mr. Wuenschel stated that the percentage is higher than 40% in Cambridge.

Councillor Born asked if the Housing Authority received the letter from the City Manger on the Preservation Act. Mr. Wuenschel responded in the negative. She stated that allegations from tax money is transferred to open space and affordable housing.

Councillor Braude stated that the Assistant City Manager for Fiscal Affairs to look into the issue of the city getting a disproportionate share of state funds if the City was to be one of the earliest adopters of the Community Preservation Act. Mr. Korman stated that there are no resources to deal with Section 8 discrimination. The lack of affordable housing can be dealt with as follows:

- Build more affordable housing;
- Take ownership of housing; and
- Make units more manageable.

There is a constituency that cannot be mobile; as follows:

- Homeless;
- Disabled population; and
- Extremely low income.

This is a political question; the political leadership needs to step up to deal with the problem.

Councillor Decker stated that it is important for the City Council to contact people in the field to get the proper input in this matter. Affordable housing, she said, is a large policy issue. She asked if there is a regional group who meets on housing issues. Mr. Wuenschel responded in the affirmative.

Mr. Gottsche stated that HUD put out a poster which contained a shelter. The CHA and JAS have taken initiatives to deal with the homeless. Councillor Braude stated that the Community Preservation Act will bring all persons together. Mr. Wuenschel stated that public housing had enormous clout in the 1950's. Councillor Decker stated that there is a new organization, Association of Cambridge Neighborhoods, which received \$165,000 from Oaktree Development for affordable housing if the Association dropped its law suit. She asked the housing affiliates if the Association has contacted them. The response was negative.

Councillor Braude stated that the limited resources question is in the hands of the City Council. Mr. Wuenschel stated that the Affordable Housing Trust is efficient. Because of costs, the trust money buys less. He requested more funding to the trust.

Ms. Jameson stated that there is no easy solution. It is important to look at every piece to increase the housing stock.

Councillor Braude stated that in March the Housing Committee in conjunction with the Community Development Department will schedule meetings around the City to discuss the issue of access for housing, how to work the system, to get feed-back and to let people know that there is work being done on housing.

Mr. Daly informed the committee that pressure is coming with rising utility costs. Mr. Thomas stated that utility bills represent a huge increase for his population. Councillor Braude asked if there was anything at the state level for increased funding. The response was negative.

Councillor Braude thanked all who attended the meeting. The City Council, he said, is concerned with the big picture and with solutions.

At the conclusion of the meeting, a document entitled "What We Need" CHA/Cambridge Affordable Housing Corporation was distributed. **ATTACHMENT A.**

For the Committee,

Councillor Jim Braude
Chair

FINANCE COMMITTEE MEMBERS

In City Council February 26, 2001

Councillor Michael A. Sullivan, Chair

Councillor Kathleen L. Born

Councillor Jim Braude

Councillor Henrietta Davis,

Councillor Marjorie C. Decker

Vice Mayor David P. Maher

Councillor Kenneth E. Reeves

Councillor Timothy J. Toomey, Jr.

Mayor Anthony D. Galluccio

The Finance Committee conducted a public meeting on Wednesday, February 7, 2001 at 6:35 p.m. in the Ackermann Room, City Hall.

The purpose of the meeting was to discuss and commence the hiring process for the position of the City Auditor for the City of Cambridge.

Present at the meeting were Councillor Sullivan, Chair of the Committee, Councillors Davis, Braude, Decker, Born, Toomey and Vice Mayor Maher; James Maloney, Assistant City Manager for Fiscal Affairs; Sandra Albano, Assistant to the City Council; and Donna P. Lopez, Deputy City Clerk.

Councillor Sullivan opened the meeting. He stated that the Deputy City Clerk has provided copies for the committee of the committee reports of the process that was previously followed, the job description and the state statute.

James Maloney, Assistant City Manager for Fiscal Affairs, provided a job description for the position of City Auditor for the committee. **ATTACHMENT A.**

Councillor Sullivan stated that there were a number of issues listed in the job description that were yet to be provided by the Auditor. The Auditor was responsible to the City Council; but the exit interview was conducted by the Personnel Department. He asked why the exit interview was not conducted with the City Council. Mr. Maloney responded that the procedure followed was standard procedure. Councillor Decker asked if the City Council could get a copy of the Auditor's exit interview. Mr. Maloney would check this matter.

A discussion arose regarding the job expectations of the Auditor. Mr. Maloney stated that the Auditor was not leaving because of monetary issues. Mr. Lindstrom, he said, wanted to be a fiscal director. Councillor Sullivan stated that he wanted to do more than the job entailed.

Councillor Sullivan outlined the process that was followed for the Deputy City Clerk's position.

A discussion regarding the time period for the appointment took place. Councillor Sullivan stated that the City Manager could make an appointment to this position for sixty days and then it was the responsibility of the City Council. Mr. Maloney stated that professional

positions can take 3-6 months to fill. It was agreed that the position of the City Auditor was projected to be filled by May or June, 2001.

Vice Mayor Maher asked how would the process work. Councillor Sullivan responded that the position will be advertised, resumes will be received and copies will be provided to the City Council. The City Council will then review the resumes, candidates for interviews will be selected and interviews will be conducted.

Ms. Albano, Assistant to the City Council, stated that she reviewed the process for the position of the Deputy City Clerk and there were 5-6 letters sent to set up interviews. Councillor Sullivan stated that the City received 1-2 additional employees for other city departments from the interview process for the Deputy City Clerk position.

The issue of salary for the position of Auditor was discussed by the Committee. Mr. Maloney stated that the salary of the City Auditor is commensurate with the position of the City Clerk and the Budget Director. The Auditor received a \$3,000 stipend because the Auditor serves as Ex Officio of the Cambridge Retirement Board.

Vice Mayor Maher asked about the qualifications for the position of City Auditor. Mr. Maloney stated that a financial background is necessary. The Auditor must deal with details; prepare statement of accounts for the city and prepare weekly, monthly and quarterly reports. The Auditor has a relationship with the City Manager and the City Council but it is an operational position. Vice Mayor Maher asked if someone from private industry could fill this position. Mr. Maloney responded that someone with a financial background can fill this position. This position is a detail-oriented position, he said. If this position were in private industry it would be called a comptroller.

Councillor Davis stated that the difficulty of the position of the Auditor is that this position is not aligned with the City Council. She stated that it would be a good idea if the Auditor and the City Council worked together on something. Mr. Maloney stated that an internal audit is important to the city. However, Mr. Lindstrom wanted to do program audits. Councillor Sullivan stated that the Auditor is the only City Council appointed employee where there is no relationship with the City Council.

In response to a question from Councillor Sullivan, Mr. Maloney stated that the City Auditor is responsible for internal city audits. Furthermore, he stated, the Auditor has to have a relationship with the City Treasurer, the City Manager and the City Council. The system has checks and balances. The city has one financial system and the state statute states that there should be separate books.

Councillor Decker stated that she felt that it was important for the Committee to receive feedback from the office staff.

Vice Mayor Maher asked how many employees were employed in the Auditors Department. Mr. Maloney responded that there are three account clerks, one Account Analyst, one Financial Reporting Manager and one Internal Auditor.

Councillor Decker asked how can the committee get participation from the employees in the office on the process. Vice Mayor Maher suggested that a staff member could be on the Screening Team and interview process. Councillor Toomey stated that the Plan E Charter was specific about appointments of the City Council. Councillor Decker stated that she would defend this process of allowing the employees to be involved in the interviewing process. Vice Mayor Maher stated that the employees can give feedback on what the department requires from the department head.

Councillor Sullivan asked for volunteers from the Committee who would meet with the employees in the Auditor's Office to receive feedback. The volunteers are Vice Mayor Maher, Councillor Sullivan and Councillor Decker.

A discussion ensued regarding advertising the position.

Mr. Maloney stated that he would advertise the position. Councillor Sullivan stated that he felt that the job should be advertised as soon as possible. Vice Mayor Maher made the comment that most advertisements for jobs do not contain the compensation paid. Mr. Maloney stated that inclusion of this information can prolong the hiring process. Mr. Maloney stated that the first advertisement would appear on February 8, 2001. The advertisement would appear in the following newspapers: The Boston Globe, El Mundo, Bay State Banner, Panson, Beacon, GFO, MMA (Website) and the City of Cambridge's web site.

Mr. Maloney stated that 99% of job applicants hired come from advertisements place in the Boston Globe, professional journals and by word of mouth. Councillor Davis inquired about the National League of Cities (NLC). Mr. Maloney stated that the NLC is more for elected officials.

Councillor Sullivan stated that the resumes will go to the City Council Office.

Councillor Born asked if the job description was new or was it the same as what was used in 1993. Mr. Maloney stated that it is the same job description used in 1993. Councillor Born stated that no graduate degree was required. Councillor Sullivan responded in the affirmative.

On the motion of Councillor Born, the meeting was adjourned at seven o'clock and twelve minutes p.m.

For the Committee,

Councillor Michael A. Sullivan
Chair

FINANCE COMMITTEE MEMBERS

In City Council February 26, 2001

Councillor Michael A. Sullivan, Chair
Councillor Kathleen L. Born
Councillor Jim Braude
Councillor Henrietta Davis,
Councillor Marjorie C. Decker
Vice Mayor David P. Maher
Councillor Kenneth E. Reeves
Councillor Timothy J. Toomey, Jr.
Mayor Anthony D. Galluccio

The Finance Committee held a public meeting on February 13, 2001 beginning at 6:24 p.m. in the Sullivan Chamber for the purpose of discussing the in-lieu-of-property tax payments that the City receives from tax exempt institutions, particularly Harvard and M.I.T.

Present at the meeting were Councillor Michael A. Sullivan, Chair of the Committee, Vice Mayor David P. Maher, Councillor Kathleen L. Born, Councillor Jim Braude, Councillor Henrietta Davis, Councillor Marjorie Decker, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr. and City Clerk D. Margaret Drury.

Also present were Robert W. Healy, City Manager; James P. Maloney, Assistant City Manager for Finance; Sally Powers, Executive Director of Assessing; John Curry, MIT Executive Vice President; Steve Marsh, MIT Real Estate Managing Director; Catherine Donaher, MIT; Sarah Gallop and Paul Parravano, Co-Directors of Government and Community Affairs, MIT; David Cohen, MIT; Kathy Spiegelman, Associate Vice President for Planning and Real Estate, Harvard University; Paul Grogan, Vice President of Community and Public Affairs, Harvard University; Mary Powers, Senior Director of Community and Public Affairs, Harvard University; and Jane Corlette, Associate Vice President for Government and Community Affairs, Harvard University.

Councillor Sullivan convened the hearing and explained the purpose. He requested that all present introduce themselves.

Councillor Sullivan then explained the genesis of this meeting in a Finance Committee meeting held for the purpose of preliminary budget discussions. He invited Robert W. Healy to begin the discussion.

Mr. Healy distributed a memorandum on the Cambridge In Lieu of Tax Program (Attachment A) and outlined the current agreement.

He noted that the memo lists other smaller in-lieu-of-tax payments made by other nonprofit entities, for example, Whitehead Institute pays \$362,213. Mr. Healy also mentioned that the memo includes information about taxes paid by tax exempt entities in other jurisdictions. Most are significantly less than the amount Cambridge received from M.I.T. or Harvard University.

Councillor Sullivan asked if there would be a written agreement with M.I.T. John Curry answered in the affirmative. A letter from President Charles Vest to that effect is attached to this report. (Attachment B)

Councillor Sullivan asked about the yearly increases in the payments Harvard makes. Ms. Powers said that it has approximated the percentage amount of the levy increases.

Councillor Sullivan requested that the universities verbalize their perception of their role with respect to the city. He noted that New Haven receives \$19 million per year to account for Yale's tax exempt status. Mr. Curry responded that the payment comes from the State of Connecticut.

Mr. Grogan noted a study done by a student for Frank Duehay several years ago that concluded that the assessed value of all of the real property in Cambridge is two times what one would expect if the universities were not here. He said that payment in-lieu-of-taxes (pilot) payments from Harvard relate to two items and related agreements: affiliate housing and some kind of "balance" or tipping payment with regards to use. The horizontal expansion of Harvard in Cambridge has been virtually nil in the last thirty years. The trigger for Harvard to consider increasing the pilot would be whether Harvard was eroding the city's tax base or increasing affiliate housing. Since neither of these are occurring, Harvard sees no basis for change.

Mr. Grogan said that if Harvard were going to look at increases, it would be more interested in doing so in a targeted way, such as the \$10 million in affordable housing funds that Harvard made available to Cambridge, or in the area of education, which Harvard is interested in working with the City on.

Councillor Sullivan said that Mr. Grogan's predecessor made the same statements with regard to an education partnership six years ago and it still has not happened.

Mr. Grogan stated that he was "unmoved by that statement."

Councillor Braude asked for more information about the history of in-lieu-of-tax payments. He noted that the problem with the targeted programs is that the university ultimately makes the decision about how the money is spent, instead of the body elected by the citizens to make policy decisions. That is a major difference with regard to the City Council's responsibility.

Councillor Decker said that Harvard and M.I.T. should contribute more. Residents and businesses have to increase their payments. All have to pay their fair share. Harvard's endowment is approximately \$18.3 billion. M.I.T.'s endowment is \$6.6 billion. Harvard's pilot represents 1/1000th of one percent of its endowment. She also noted M.I.T.'s recent purchase of Tech Square. She cautioned that threats are futile; they only increase tension.

Councillor Decker noted that only six million dollars of housing funds went directly to Cambridge. Mr. Grogan said that the other four million dollars will be made up by the

intermediaries on Cambridge projects. Also the imputed value of the twenty-year loan at 2% is very significant. Mr. Grogan stated that the housing loan represents a spirit of consultation and cooperation between the city and the university.

Councillor Decker said that while the housing program is a commendable contribution by Harvard, it is not the equal of a pilot payment.

Councillor Decker then asked why M.I.T. doesn't have a written pilot agreement. Mr. Curry stated that he does not know the history. He has only been here for 2 1/2 years. However, going forward, MIT has agreed to have a written agreement.

Mr. Marsh said that M.I.T. takes a somewhat different approach when deciding on its investments. To M.I.T., it makes sense to invest in Cambridge.

Mr. Curry said that for the human genomes project, there are two centers, one is commercial; one is M.I.T. Eric Lander of the Whitehead Institute, who is central to the entire undertaking, is a member of the M.I.T. faculty. All the Whitehead principles are M.I.T. faculty. Thus, M.I.T. sees the Cambridge investment expenditures as one of their best investments.

Mr. Curry said that the model of the research university was developed after the war as a federally supported institution. Over the years, the federal funds have declined and the research is private. The capital to build research capabilities came from the federal government. Now it comes through gifts and/or debt. M.I.T. is using its present strength for debt financing. This is a dramatic change in financial structure.

Councillor Decker said that for her, it is an issue of fairness. An increased payment says to the community that the universities understand that costs are rising and are willing to do their fair share.

Councillor Sullivan said that he is less concerned about universities owning property for investments. He sees the advantages of local investors, with local maintenance of property. In the short term, Tech Square will increase in value while still on the tax rolls. But the flip side is the question of when enough is too much and the city can no longer afford additional non-tax paying properties in the city.

Councillor Sullivan asked whether M.I.T. has taken property off the tax rolls recently. Mr. Marsh said yes, but it has been more in the line of under-improved property.

Councillor Sullivan said the major properties MIT most recently purchased have been 1 Broadway, the TKT building (28 Osborn Street) and Tech Square. John Curry noted the benefits of M.I.T.'s investment and asked what is happening to the rest of the tax levy. Mr. Maloney said that they are going up at this time and the city is benefiting from M.I.T.'s investment but his most important question is what this will mean twenty years in the future. The city must continue to look at the long-term effects.

Mr. Healy noted M.I.T. and Harvard payments for sewer separation projects. He said that the Cambridgeport roadway project includes a two million-dollar investment by M.I.T. He also noted the Nora Theater project. Mr. Healy said that it is important to keep in mind that there are cash payments made by both institutions in addition to the in-lieu-of-tax payments.

Councillor Born said that these discussions reoccur every couple of years. The City Council is always trying to get more. The universities always claim that the Council does not appreciate how much the universities are contributing. Neither the City Council nor the City Manager gets to a particular figure or requested increase. The discussions are defensive and not very focused.

Mr. Healy said that the important part of the 1990 agreement with Harvard is the future protection. Now that the city has a defined course with M.I.T. and with Harvard, we are looking at partnerships in areas of City Council priority.

Mr. Grogan said that there is a focus to Harvard's part of the discussion with the City Council. That focus is affiliate housing and taking property off the tax rolls. Harvard does not see another basis for calculation of the pilot. Harvard is much more interested in partnership in particular projects. Harvard restraint in not expanding in thirty years and the red line agreement is implicit recognition of the basis of the pilot. No university in the country has made the kind of commitment to affordable housing that Harvard has made.

Councillor Born stated that the city should be trying to define a goal instead of having these conversations. She then added that with M.I.T., the question is somewhat different - is M.I.T.'s appetite for real estate insatiable? How much does M.I.T. plan to buy. All of East Cambridge?

Mr. Curry stated that there is a new emphasis on the quality of campus life for undergraduates, and M.I.T. has an interest in making these areas, such as along Massachusetts Avenue, more appealing.

Councillor Born asked whether M.I.T. believes it has to buy that area to accomplish this goal.

Councillor Born then asked Mr. Maloney how much the Lesley Ellis Preschool, Buckingham Browne and Nichols and Shady Hill pay the City in-lieu-of-taxes. Mr. Maloney said that they pay nothing.

Councillor Sullivan said he believes there is a need to reach an optimum number.

Councillor Braude said that it is important to pursue a fair payment from all of the tax-exempt institutions. He said that he believes the City Council should continue to explore increases in pilot payments both internally and with the universities. He suggested that the universities look at what the City Council has established as its priorities and talk to the City Council about whether and how they feel they can make some contribution.

Vice Mayor Maher said that if the tone of the conversation is going to change, all involved have to look forward, not back to history. He added that while Mr. Grogan mentioned that Harvard would prefer to invest in other ways, we are not really hearing what these other ways are.

Vice Mayor Maher noted the participation of the companies like Stride Rite, Lotus and Polaroid. They used to play a very significant role of not only generous support but also a role of modeling good corporate behavior. The city does not have that relationship with new companies. M.I.T. can help with this. Help bring other people to the table. Additionally, there is a need to educate communities about these new companies. He pointed to public toilets as

another point for contribution. Also, the Office for Tourism and athletic facilities for Cambridge youth.

Councillor Decker asked how to get beyond egos and posturing to focus on substance. The onus is on both universities and the city government to commit to finding and focusing on the goals.

Councillor Toomey said these meeting each year are a waste of everyone's time. The pilot money is woefully inadequate. One day's interest on the endowment would be a fair and equitable agreement. If the universities agree to that, the parties won't have to see each other again.

Councillor Sullivan then invited public comment.

Elie Yarden, 143 Pleasant Street, said that the presence of Harvard and M.I.T. in this city is very important to him. This is not simply a town-gown conflict. The population of Cambridge is changing. Universities are talking in terms of very limited self-interest. Harvard has distanced itself from the city. The universities need to understand the causes of neighbor's frustration, for example, limited public access to our river. Also, the presence of Harvard and M.I.T. makes it difficult for the city to be a beneficiary of philanthropy. The universities are direct competition. He suggested the universities move to a broader definition of self-interest.

John Pitkin, Fayette Street, expressed disappointment in the universities focusing on their own self-interest instead of providing community leaders. Harvard and M.I.T. set the tone and their actions are key to getting other corporate citizens to act responsibly.

Councillor Sullivan said that the meetings are not a waste of time, but they always raise the question of whether it is worth the effort. The biggest issue is the future economic security of the city.

Councillor Sullivan invited closing comments from the universities. John Curry said that he looks forward to working with the city government.

Councillor Sullivan then thanked all those present for their attendance.

The meeting was adjourned at 8:25 p.m.

For the Committee,

Councillor Michael A. Sullivan
Chair

ORDINANCE COMMITTEE MEMBERS

In City Council February 26, 2001

Councillor Kathleen L. Born, Co-Chair
Vice Mayor David P. Maher, Co-Chair
Councillor Jim Braude
Councillor Henrietta Davis
Councillor Marjorie C. Decker
Councillor Kenneth E. Reeves
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.
Mayor Anthony D. Galluccio

The Ordinance Committee held a public hearing on February 14, 2001 beginning at 5:05 p.m. in the Sullivan Chamber for the purpose of considering proposed amendments to the city ordinances governing procurement to comport with recent amendments to M.G.L. Ch. 30B, the Uniform Procurement Act.

Present at the meeting were Councillor Kathleen L. Born and Vice Mayor David P. Maher, Co-Chairs of the Committee, Councillor Marjorie Decker and City Clerk D. Margaret Drury. Also present were Richard Rossi, Deputy City Manager, Andrea Spears, Purchasing Agent, Arthur Goldberg, Legal Counsel, City Solicitor's Office, Cynthia Griffin, and Ellen Katz, Department of Public Works.

Councillor Born convened the hearing and explained the purpose. She invited a presentation on the proposal.

Mr. Rossi stated that this is a recommendation from the City Manager and the Purchasing Agent and introduced Andrea Spears to explain the proposal.

Ms. Spears explained that the state statute was amended to raise the level from \$1,000 dollars to \$5,000 dollars for purchases in which the use of sound business principles is allowed. The new statute also increase the cost limits from \$5,000 to \$25,000 for purchases that can be made by obtaining three quotes rather than by a formal bid process. These amendments mean more efficiency, less paperwork and more flexibility for the city. It also allows use of local businesses because the only way to avoid the lengthy bid process for amounts now over the limit is to use the state contract, which eliminates smaller, local vendors.

Vice Mayor Maher asked if the city ordinance has historically been changed as the state law limits have increased.

Mr. Rossi said not always, but at this time, given the management checks and balances in place, he believes it makes sense.

Ellen Katz stated that right now the use of state contracts means that the city ends up having to deal with chain stores, when local vendors could be less expensive and more beneficial to city goals of supporting small businesses.

Vice Mayor Maher moved referral to the full City Council with a favorable recommendation.

The meeting adjourned at 5:15 p.m.

For the Committee,

Councillor Kathleen L. Born
Co-Chair

Vice Mayor David P. Maher
Co-Chair

**COMMUNICATIONS AND REPORTS FROM CITY OFFICERS -
FOR THE CITY COUNCIL MEETING OF MONDAY, FEBRUARY 26, 2001**

1. A communication was received from Mayor Anthony Galluccio, transmitting a communication from Tomas Guillermo, President, Friends of the Community Learning Center regarding the urgent space needs of the Community Learning Center.