

Carvello, Maryellen

From: Gianetti, Lee
Sent: Monday, October 29, 2018 4:01 PM
To: City Council
Cc: DePasquale, Louie; Peterson, Lisa; Carvello, Maryellen; Cooper, Stacey
Subject: Timetable for Proposed First Street Garage Disposition Process

Councillors,

As a follow-up to the email the City Manager forwarded you earlier today regarding the proposed First Street Garage Disposition Process, below is an outline of the projected timetable for this process.

Process for the RFP Under G. L. Chapter 30B

- An RFP was advertised on October 18, 2018 pursuant to the provisions of Chapter 30B.
- Any questions from potential bidders are due by November 8, 2018.
- Bids will be opened on November 19, 2018.
- Under the terms of the RFP, an offeror's proposal will remain in effect:
 - for 120 calendar days from the deadline for submission of proposals (i.e. 120 days from November 19, 2018), or
 - until a proposal is formally withdrawn, or
 - a contract (lease or memorandum of agreement) is executed, or
 - the RFP is cancelled,
 - whichever occurs first.
- After the bid is awarded to the successful offeror, a conditional lease or memorandum will be executed between the City and the successful offeror, which will also be subject to the City's compliance with the provisions of the City's disposition ordinance, Chapter 2.110 of the Municipal Code.

Process Under the City's Disposition Ordinance, Chapter 2.110 of the Cambridge Municipal Code

- Under Chapter 2.110 of the Cambridge Municipal Code, the City Manager must hold a community meeting, which will be held on October 30 at the Cambridge Multicultural Arts Center in East Cambridge.
- The City Manager must issue a detailed report regarding the proposed disposition to the City Council, the Planning Board, and the City Clerk for public dissemination. We anticipate that the report will be completed by early 2019 following the completion of the RFP process pursuant to Chapter 30B outlined above.
- The Planning Board must hold a public hearing no sooner than two weeks or more after receiving the report and must submit recommendation to the City Manager for submission to the City Council.
- Thereafter, the City Council must hold a public hearing before the final disposition is approved by the City Council. The disposition requires a two-thirds vote of the City Council.

Best regards,
Lee Gianetti
Director of Communications

Carvello, Maryellen

From: DePasquale, Louie
Sent: Tuesday, October 30, 2018 3:54 PM
To: Carvello, Maryellen
Subject: FW: ECPT Letter Regarding First St. Garage

From: DePasquale, Louie
Sent: Monday, October 29, 2018 3:34 PM
To: City Council <CityCouncil@CambridgeMA.GOV>
Cc: 'chuckhinds@msn.com' <chuckhinds@msn.com>; 'ecpt-board@googlegroups.com' <ecpt-board@googlegroups.com>
Subject: ECPT Letter Regarding First St. Garage

Councillors,

I write in response to the October 25, 2018 communication received from the East Cambridge Planning Team ("ECPT") regarding the First Street Garage disposition process. I would like to provide a clarification on the process the City is following on the City's proposed disposition of a leasehold interest in the First Street Garage.

Pursuant to M.G.L. Chapter 30B, on October 18, 2018, the City released a Request for Proposals ("RFP") for the disposition of property to solicit proposals for a leasehold interest of 420 parking spaces and 7,000 square feet of ground floor retail space in the First Street Garage. Proposals are due on November 19, 2018.

Neither Massachusetts law nor the Cambridge Municipal Code Chapter 2.110 (the "Disposition Ordinance") prohibit the issuance of the RFP prior to the completion of the process outlined in the Disposition Ordinance. The issuance of the RFP represents one of the steps the City is obligated to follow under Massachusetts law. Concurrent with the requirements set out in Massachusetts law, the Disposition Ordinance has additional requirements. However, the Disposition Ordinance makes clear that "no disposition of property is *completed*" prior to the steps outlined in the Ordinance and so although the RFP is a necessary step under Massachusetts law, the disposition of the First Street Garage is not final until the requirements set forth in the Disposition Ordinance have been satisfied.

The City is adhering to the Disposition Ordinance which requires that the City convene a Community Meeting on the proposed disposition and the preparation of a City Manager Report before the final City Council vote authorizing the City to dispose of the property. **The purpose of the Community Meeting to be held by the City Manager is to gather community input about this proposed disposition that will be included in the report.**

Once the City Manager's Report is complete, I will submit it to the Planning Board for its consideration at a public meeting. The Planning Board's recommendation will then be forwarded to the City Council for it to discuss the City Manager's Report before the disposition is ultimately voted on by the City Council.

The meeting scheduled for Tuesday October 30th at the Multicultural Arts Center (6:00-8:00 pm, located at 41 Thorndike Street) is the Community Meeting required by the Disposition Ordinance. Again, the purpose of the Community Meeting is to receive feedback from residents on proposed uses which in turn will assist the City in preparation of the City Manager's report. A summary of the Community Meeting will be included in the City Manager's Report.

The ECPT communication requests that the City "conduct a comprehensive independent planning and traffic study" before the Community Meeting is held. Although I appreciate the intent of the ECPT's request, I believe that the City's

satisfying the requirements of the Disposition Ordinance address ECPT's concerns as they relate to consideration of the impact this proposed disposition would have on the community. As explained above, the information from the Community Meeting will be used in part to complete the City Manager's Report.

The City Manager's Report, which I anticipate will be completed in early 2019, will be forwarded to the Planning Board and City Council to consider at public hearings where all interested parties will have additional opportunities to provide feedback and input. I look forward to working with the Council, the ECPT and the community to make this disposition as transparent and fair a process to ensure the best use of the First Street Garage is achieved.

Sincerely,

Louis A. DePasquale

Cc: Charles Hinds, ECPT