

Resolution regarding the purchase of property at 93-99 Bishop Allen Drive in Cambridge Massachusetts

The Board of Directors of the Cambridge Redevelopment Authority (“CRA”) make this resolution to authorize the Executive Director to proceed in the purchase the property at 93-99 Bishop Allen Drive from Enroot, Inc.

- Whereas, the CRA entered into an MOU with the Cambridge Community Foundation (“CCF”) in December, 2018 in order to explore ownership, financing, on-going governance and management options for the Property at 93-99 Bishop Allen Drive, with a goal of preserving the property as a hub for nonprofit services for Cambridge residents and beyond;
- Whereas, the success of historical redevelopment initiatives and other factors have contributed to continually rising real estate costs that threaten to push out nonprofit organizations that uphold the City’s aspirations to be a diverse, inclusive, culturally vibrant and welcoming home to all residents.
- Whereas, Central Square is a neighborhood experiencing hyper-appreciation of real estate values. At the same time, the Central Square neighborhood is home to some of our most vulnerable populations and an historical hub of social services and community organizations.
- Whereas, the building at 93-99 Bishop Allen Drive is uniquely important as a social service site due to its location in the Central Square district, close to many of the populations who are served by programs offered in the building; its proximity within one block of the red line, which provides access for those who need to use public transit and an important level of anonymity for some clients; and its occupancy by nonprofits for over 50 years, resulting in a level of familiarity and comfort among clients who require the services offered.
- Whereas, the building at 93-99 Bishop Allen Drive provides a location and unique amenities that are vital for provision of community services for a diverse population that include low-income youth and families, youth with chronic or terminal illness, people overcoming domestic violence, and serves as a center for programs that support Cambridge-based nonprofits and small business owners.
- Whereas, the CRA has determined that the combination of unique attributes described above is not available in another property in Cambridge.
- Whereas, the CRA has developed a strategic plan and working policy to guide its work related to housing and social service needs and seeks to invest its resources in areas of the City in which strong growth in Kendall Square has contributed to unaffordability and lack availability of social services for persons of modest means, of which the acquisition of the building at 93-99 Bishop Allen Drive is a part.

- Whereas, the CRA entered into a Purchase and Sale Agreement with Enroot Inc. on _____ subject to due diligence by the CRA.
- Whereas, the CRA has conducted due diligence review of the title, property, and building conditions and is satisfied with the condition of the property.

Therefore, the CRA Board resolves that: the Chair, the Treasurer, the Executive Director and staff to:

- The Chair and Executive Director shall carry-out the purchase the property at 93-99 Bishop Allen Drive from Enroot, for eight million, seven hundred and ninety thousand dollars (\$8,790,000).
- The Treasurer and the Executive Director shall secure a loan for up to seven million dollars (\$7,000,000) to support this purchase from Cambridge Trust, using tax exempt bond financing to be approved by MassDevelopment.
- The Treasurer shall allocate up to two million, two hundred and twenty-five thousand dollars (\$2,225,000) of cash to purchase the property and pay closing costs on the transaction.
- The Executive Director and the CRA staff shall work toward designing and contracting for a capital investment of two million dollars (\$2,000,000) focused on life safety improvements, accessibility upgrades, cooling system modernization, and related building remediation costs as well as other upgrades to maximizing the use of the space to help strengthen local social service provision.
- The Treasurer and Executive Director shall open a new bank account with Cambridge Trust that will be used to manage the finances for the acquisition of the site, and to serve as the operating account for the property.
- The Executive Director and the CRA staff shall negotiate a sole source contract for up to forty thousand dollars (\$40,000) with the firm currently under contract to provide property management for 93-99 Bishop Allen Drive, with a term that will initiate upon CRA acquisition of the property to allow continued smooth operation of the property for existing tenants and to provide the CRA with adequate time to procure asset management services.

Vote:

Date:

Attest:

Thomas Evans, CRA Executive Director and Secretary