

46th ANNUAL REPORT 2002

of the Executive Director

Cambridge Redevelopment Authority

Wellington-Harrington Urban Renewal Area

At the July Authority Board meeting, the Executive Director was authorized to arrange for the issuance of a confirmatory Certificate of Completion to Urban Development and Investment Corporation, for a residential unit, on the parcel identified as Lot 34 –One Lilac Court on Land court Plan Number 12288A. The Authority executed a confirmatory Certificate of Completion and transmitted it to the property owner for recording.

Kendall Square Urban Renewal Area

The Authority hosted a breakfast in February to welcome ten new firms locating in the Kendall Square Area, with Mayor Michael Sullivan as co-host. 36 people from Kendall Square businesses were invited to welcome Boston Private Bank, New Vision Systems, Tolerrx, Inc., CSC/Index, DYAX, Kinkos, Molecularware, Navigator Technologies, Merrill Lynch-MIT Partnership, and The Kendall Hotel.

TABLE of CONTENTS

Wellington Harrington Urban Renewal Area	page 1
Kendall Square Urban Renewal Area	page 1
Kendall Square Urban Renewal Area/ Parcel 1	page 3
Kendall Square Urban Renewal Area/ Parcel 2	page 5
Kendall Square Urban Renewal Area/ Parcel 3	page 6
Kendall Square Urban Renewal Area/ Parcel 4	page 9
Technical Service Projects	page 11
Administrative Actions.....	page 11
Site Operations	page 12
Election of Officers	page 12



*The Kendall Hotel before construction.
See next page for picture of Kendall Hotel
post construction.*



The Kendall Hotel post construction.

Boston Properties provided the Authority a report on the cumulative taxes paid by Cambridge Center buildings dating back to 1981. As of 2002, 2,126,106 square feet have been constructed in Cambridge Center at a total value of \$311,279,70. In addition to creating 5,300 new jobs, Cambridge Center buildings have generated \$71,240,037 in real estate taxes, \$10,858,437 in room taxes, \$3,264,080 in payment in lieu of taxes, and \$1,778,736 in 121A taxes – a total payment in taxes of \$87,141,290.

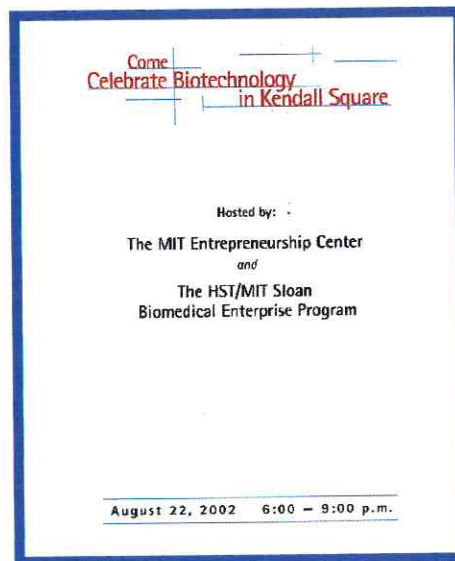
The Authority advised the City Manager that it was no longer able to assume the cost of maintaining the part of the irrigation system along the Binney Street/Western Connector corridor from Third Street to Main Street and Third from Main to Binney, as it had since the system was installed. The Authority asked the City to assume responsibility for maintaining that portion of the system in the same way it presently maintains the irrigation system from Binney Street from Third Street to Commercial Avenue.

At the July Authority meeting, the Executive Director reported on the Eastern Cambridge Planning Study issued by the Cambridge Community Development Department

The City Manager proposed the following changes to the Incentive Zoning Provisions of the Zoning Ordinance: 1) to

increase the fee from the current rate of \$3.28 to \$7.83 over the following two years; and 2) to require developers to pay the fee at the time that the Certificate of Occupancy is issued, as opposed to paying the fee when the building permit is issued. The City Council Committee on Ordinances conducted a public hearing relative to this matter on October 2.

Authority staff attended the Celebration of Biotechnology in Kendall Square event sponsored by the MIT Entrepreneurship Center and the HST/MIT Sloan Biomedical Enterprise Program.



The Massachusetts Biotechnology Council assembled seven topic committees to help prepare its 2010 Report, with the goal of crafting a vision for the Massachusetts life sciences cluster and making recommendations to the elected leaders of the state on how to achieve that vision. The Executive Director participated in several of these work sessions.

In August, the Authority's architect consultant advised the Authority of an RFP from the Metropolitan District Commission (MDC) for restoration of the Longfellow Bridge. He advised the Authority to contact the MDC to insure that the portal and other features at the Cambridge end of the bridge were included in the scope of services.

See photo of Longfellow Bridge at top of next column



The Longfellow Bridge

Kendall Square Urban Renewal Area/ Parcel 1

At the January and March Authority meetings, the Executive Director reported on the status of the NSTAR land transfer.



The Authority received a memorandum from Capitol Partners reporting on the progress of Parcel 1 legislation to reconvey property in Kendall Square at the Volpe Center. Capitol Partners reported that Congressman Michael Capuano introduced the bill (HR 3300) to the House in November and that the legislation had been referred to the Transportation Committee because of that committee's affiliation with the Department of Transportation (DOT) and to the Financial Services Committee because of its affiliation with Housing and Urban

Development (HUD). Capitol Partners reported that they were working to have Financial Services Committee jurisdiction waived and that their focus would be primarily on working with DOT as well with the Transportation subcommittee on the Appropriations Committee. Capitol Partners reported that it would also conduct individual briefings with the full Massachusetts Delegation. Senator Kennedy is expected to file the bill in the Senate shortly. The Authority prepared and disseminated a related press release. At the March Authority meeting, the Executive Director reported on the status of Parcel 1 legislation filed in the House and the status of the proposed filing of counterpart legislation in the Senate by Senator Kennedy.



At the March Authority meeting, the formation of an advisory group was approved. This group is to be known as the Parcel 1 Housing and Open Space Coalition and is being formed in order to gain local support for Parcel 1 legislation. The Authority appointed individuals representing the neighborhood, housing and open space advocates, and City and Federal officials. Authority Board member Mark Rogers was appointed Chair, Pro Tempore of the Coalition until the group could elect a Chair. The Authority voted to authorize the Executive Director to provide staff and consultant services in support of the Coalition's deliberations.

On April 19, the Parcel 1 Housing and Open Space Coalition held its first meeting. Twenty people participated in the meeting, thirteen of whom were Coalition members. Within the context of the primary objective, which was to gain

control of the 5.8-acre site as provided for in the Parcel 1 legislation, the following 5 areas requiring attention emerged: 1) public strategies focused on local, state and Federal levels; 2) housing, including low-and moderate-income housing; 3) open space; 4) small business development; and 5) long-range planning and urban design, including the siting and massing of both residential and commercial uses.

The Executive Director reported on press coverage on the potential development of housing on Parcel 1. Related articles appeared in *The Cambridge Chronicle*, *The Boston Herald* and on the website *globest.com*.

Authority staff and Authority consultant Capitol Partners worked to secure congressional support for Parcel 1 legislation. Capitol Partners worked with Congressman Capuano's staff to have the Financial Services Committee waive jurisdiction and focused on garnering the support of staff on both the Transportation Committee and the Transportation Sub-committee of the Appropriations Committee, as well as on staff at Department of Transportation (DOT) and Housing and Urban Development (HUD). Capitol Partners worked out the details of a unified position to be presented to key lawmakers and federal officials. A draft letter, to be sent to Secretary Norman Mineta at DOT, was prepared and forwarded to Congressman Capuano's staff. The letter was intended to formally notify DOT of the filing and to request a meeting with DOT staffers in order to resolve any issues DOT had. Identifying the support of DOT's Research and Special Programs Administration (RSPA) as central to securing Secretary Minetta's support for the legislation, the Authority sent a letter to Congressman Capuano requesting his help in securing a meeting with RSPA. After soliciting the views of The National Association of Government Employees (NAGE) on the proposed reconveyance of part of the Volpe Center property, the Authority forwarded their comments on how the Parcel 1 legislation might be improved to Congressman Capuano for his consideration. Capitol Partners planned to conduct individual briefings with the full

Massachusetts Delegation and with other key lawmakers and staff, particularly House and Senate Appropriations members.

In May, Authority staff, Mayor Michael Sullivan and Capitol Partners staff met with legislative and administration staff in Washington to garner support for Parcel 1 legislation. Meetings were held with Congressman Capuano's staff, Senator Kerry's staff, Department of Transportation staff and FAA staff. After a visit to Washington DC to meet with DOT staff in regards to the Parcel 1 legislation, the Authority sent a letter to Melissa Allen, Assistant Director for Administration at DOT, requesting clarification on when the General Services Administration would begin a property utilization survey to evaluate whether the Volpe Center property was in excess to its needs and surplus to the Government. The Authority also asked when the survey would likely be concluded. In her response, Ms. Allen reported that the process for conducting a property utilization survey had begun – that DOT had been in contact with the General Services Administration's Boston Region to work out logistics, funding and other arrangements necessary to initiate the survey.

At the October Authority meeting, the Executive Director reported on a June 28th letter written by Governor Jane Swift to Norman Mineta, Director of DOT, requesting his support of HR3300 and the Authority's effort to reconvey land on the Volpe Center site. The Executive Director also reported on Mineta's response to the Governor on September 4, which indicated that DOT was waiting for the utilization survey to be completed by General Services Administration (GSA) and that they would follow the wishes of Congress, when and if Parcel 1 legislation was passed.

In response to the National Association of Government Employees' suggestion that the Department of Transportation (DOT) ground lease, as opposed to sell, the "Back Parcel" of Parcel 1 to the Authority, the Authority asked Authority counsel, Foley, Hoag & Eliot to

research whether there was any limitation on DOT ground leasing the “Back Parcel” to the Authority for ninety-nine years. Foley, Hoag & Eliot reported that while there was precedent for limitations on the terms of ground leases of the federal government and its agencies, they could not find any authority that universally limited ground leases of property owned by the DOT.



Upon request, in a July 25th letter the Authority provided background information on HR 3300 to the Office of Community Planning and Development (OCPD) at the Department of Housing and Urban Development. The Authority advised OCPD that while nearly five million square feet of commercial space has been added in Cambridge in the last ten years, in the process a great deal of affordable housing has been lost and that Cambridge’s single most important public policy objective is to create more affordable housing and open space. The letter said that in the views of the Cambridge City Council and the Cambridge Redevelopment Authority, one of the very few and best opportunities to create more affordable housing and open space is located in the underutilized portion of the 14.3-acre site presently occupied by the Volpe Center. On the 5.8 underutilized acres of that site, it would be possible to create, together with an abutting property, as many as 750 new housing units, nearly four (4) acres of

open space and at the same time to expand the Volpe Center by as many as 750,000 square feet.

In late spring the Authority approved, with conditions, proposals from the Volpe National Transportation Systems Center to install certain building and grounds improvements related to security. The improvements included steel bollards and landscape screening along the Broadway Street side of the Volpe property, an Ultra Safety and Security Window Film on the windows and a wire mesh cage covering fresh air in-take louvers on Building 1.

In an April 1 letter, the Authority provided background information to Michael Kirkwood, Vice President of Mirant, New England in response to his request for a review of redevelopment activities in the Kendall Square Urban Renewal Area.

At the October 17 Authority Board meeting, the Executive Director reported on the election of David Holoway as President of the 40,000 member National Association of Government Employees.

Kendall Square Urban Renewal Area/ Parcel 2

At the January, March and July Authority meetings, the Executive Director reported on the status of review sessions with Biogen and Boston Properties on proposed development on Parcel 2 by Biogen. Also, the Executive Director reported on existing development in Kendall Square and the remaining development on Parcels 2 and 3. The Executive Director reported that to date, 2,347,169 square feet had been developed in Kendall Square, leaving 425,831 square feet still to be developed. 162,626 square feet would be developed as 7 Cambridge Center, leaving 263,205 square feet available for development on Parcel 2.

At the March and July Authority meetings, the Executive Director reported on the real estate closing for 15 Cambridge Center land transfer from Boston Properties to Biogen.

The Executive Director reported in March on an informal review with the Cambridge Planning Board Chair of modification to the Authority design review standards.

The Authority approved the design, materials, location and installation of an exterior monument sign at Ten Cambridge Center at the March meeting. Also, the Board approved the exterior brick and mortar samples and a landscaping restoration plan required in connection with the previously-approved building modifications at Fourteen Cambridge Center.

At its October meeting, the Authority approved Biogen's proposal to install a satellite dish at the southwest corner of the mechanical penthouse exterior wall at 10 Cambridge Center.

At its October meeting, the Authority approved, conditionally, the Concept Design Plan modifications and Preliminary Design Phase Submission by Boston Properties for 17 Cambridge Center, a biotech laboratory/office facility.

Kendall Square Urban Renewal Area/ Parcel 3

In a December 14, 2001 letter to Boston Properties, the Authority reviewed its preliminary comments on Boston Properties' Parcel 3 Land Price Proposal. In regards to residential payments, the Authority advised Boston Properties that their proposed new residential FAR payment base was not reflective of the Cambridge residential market. In regards to design review, the Authority proposed to the Community Development Department that when the residential component on Parcel 3 proceeds, the Planning Board conduct the review and the

Design Advisory Group chair, Authority staff and the Authority's architect consultant be invited to participate. In regards to phasing and crediting, the Authority advised that that if the residential component on Parcel 3 proceeds first, a deferred applicable land payment could be accommodated, provided that some form of the short-term ground lease or other agreement was executed with a monthly payment to the Authority, based on a reasonable return on what would have been the amount of the land payment. Alternatively, should the office/retail component proceed first, only a land payment would be required. The Authority advised Boston Properties that their two other proposals related to the original 2,773 development cap were not acceptable and were inconsistent with the Development Agreement.

In a December 28, 2001 letter to Boston Properties, the Authority advised Boston Properties of approval for development on Parcel 3 from the Executive Office of Environmental Affairs, the Department of Housing and Community Development, the Cambridge Planning Board and the Cambridge City Council. In preparation for a January 22 meeting, the Authority went on to identify several matters requiring Boston Properties' attention in regards to Development on Parcel 3. The Authority 1) requested a copy of Boston Properties' Parking Transportation Management plan, which accompanied their Special Permit application; 2) agreed to be a co-applicant with Boston Properties, depending upon the outcome of discussions with Community Development Department regarding design review, and asked Boston Properties to arrange a Authority staff and consultant review session in connection with this; 3) advised Boston Properties that it would need to file a water service infrastructure report with its Special Permit application and inquired as to whether a sewer connection report was also necessary; 4) advised BP that, prior to filing a curbcut application, a presentation on development and the location of curbcuts would need to be made to community organizations and

City Councillors; 5) asked Boston Properties about their inquiry into whether the number of parking permits would be increased to cover the needs of the residential add-on; 6) inquired whether inclusionary zoning provisions (15% affordable) and the bonus provision apply to Parcel 3 residential development and expressed its readiness to start appropriate discussions with Just-A-Start Corporation; 7) advised Boston Properties that, because Department of Housing & Community Development had already determined that Amendment No. 5 was a minor plan change and had approved it, and because development was being done under an urban renewal plan and it was exempt from the requirements of Chapter 30B, the only approval process still needed was a disposition appraisal supporting an agreed-upon disposition price and advertisement of its intent to dispose of land; 8) identified amendments to the Development Agreement Boston Properties was considering – namely, provision for a new residential FAR price, changes to the form of the Supplemental Land Disposition Contract, provisions to reflect Boston Properties’ status as a Real Estate Investment Trust (REIT) and modifications to the design review process – and inquired if there were any others; 9) and inquired as to the status of Boston Properties’ research with residential developers regarding a new residential FAR price reflective of the Cambridge market.

At its July meeting, the Authority voted to approve a proposal from Emmet Logue at Hunneman Appraisal & Consulting Company to provide real estate counseling services relative to the proposed development of 7 Cambridge Center. In his letter, Logue proposed that he would make the focus of his analysis the development rights for an additional 260,000 square feet of building area to be used for multi-family residential purposes. He indicated that he would review the Appraisal Consulting Report prepared by Webster A. Collins for Boston Properties, estimate the value of those development rights, draw conclusions as to the reasonableness of Mr. Collins’ analysis and

conclusions and recommend adjustments where necessary. Logue indicated that his review would 1) focus on the market data and methodology used in the Collins report and 2) include an inspection of the 7 Cambridge Center property and environs as well as a review of existing and proposed developments within the Kendall Square Urban Renewal Plan and other competing areas of Cambridge and nearby communities. Logue indicated that the total fee for his assignment would be based on a \$200 per hour rate, but would not exceed \$10,000.

In May, in response to what the Authority found to be a flawed methodology in the Collins report, the Authority discussed with counsel at Foley, Hoag & Eliot the possibility of using a different strategy and approach to establish a purchase price for the Parcel 3 development rights.

At the October Authority meeting, an increase in the maximum compensation for real estate counseling services provided by Emmet Logue of Hunneman Appraisal and Consulting Company from \$10,000 to \$25,000 to include a review of the estimated building costs prepared by John Moriarty Company was approved.

The Executive Director reported on an April 30 meeting with Community Development Department staff to review the Cambridge Inclusionary Zoning Ordinance and the possible location of some of the “affordable” units on a second site.



After review by Authority Landscape Architect, the Authority approved Boston Properties' proposal to install a tree at Cambridge Center West Park as part of a September 11th commemorative event on behalf of Akamai Technologies, Inc.

Boston Properties submitted proposed building modifications for 8 Cambridge Center to the Authority. In conjunction with these proposals, Boston Properties planned to install a temporary emergency generator, which required an amendment to a lease agreement with MIT because of the generator's placement on land leased by MIT. At its October meeting, the Authority approved these building modifications subject only to the review and approval of a signage proposal.



The Authority provided supportive testimony at a License Commission hearing on October 8 by the Executive Director on the issuance of a Garage and Gasoline License required in connection with improvements to 8 Cambridge Center.

A change in Cambridge Zoning Ordinances made it possible for property owners of certain property to transfer development rights — an effort to encourage owners of commercial and industrial sites located within or bordering residential areas to convert those parcels to residential or open space uses. In September, W. J. Nealon Commercial Realty contacted the Authority on behalf of its client, the owner of a parcel of land north of Binney Street in what the new ordinance called a Cambridge Transfer Donating District. Nealon's client was interested in discussing with the Authority the feasibility of transferring 37,650 square feet of their commercial development rights to the Cambridge Transfer Receiving District, which is property belonging to the Authority. At the October Authority meeting, there was a motion to authorize the Executive Director to explore with Boston Properties and Biogen and with W.J. Nealon Commercial Realty the transfer of up to 37,650 square feet of commercial development rights.

The Authority approved, conditionally, the Alternate Concept Design Plan Boston Properties submitted in response to October 2001 changes to the MXD zoning district allowing for the development of 200,000 square feet of residential use (which would increase the maximum gross floor area to 2,973,000 square feet). The Authority's approval was subject only to Boston Properties' response to the recommendations made by the Design Advisory Group's report and to conditions the Authority iterated in an August 27th letter.

Kendall Square Urban Renewal Area/ Parcel 4

The Executive Director reported on the status of lobby renovations at Two Cambridge Center.

In a November 9, 2001 letter to the Commissioner of Inspectional Services, the Authority acknowledged three issues Inspectional Services had raised in reference to a permit application the Authority had filed for renovation of the Marriott Hotel at Two Cambridge Center, which included the construction of a coffee shop. These issues were 1) that there was no exterior signage proposed to be installed identifying the coffee shop; 2) that there was no direct street entrance to the coffee shop and that the coffee shop could only be accessed from within the hotel; and 3) that the coffee shop would be staffed, operated and managed by Marriott employees. The letter went on to say that the Authority had conducted a review of the plans and specifications for the proposed renovation and certified that the plans were consistent with a review and discussions with hotel management and building owner representatives. The Authority stated that Inspectional Services should condition their issuance of the building permit to reflect the three above-mentioned certifications.



In a November 14 letter, the Authority advised Boston Properties that the Cambridge Marriott would file an Application for a Change of Premises Description in order to allow for the operation of the new coffee shop proposed for the lobby of Two Cambridge Center. The letter went on to say that a hearing date was set for December 11 and that the Executive Director would attend and present support for the application.



In May, the Authority approved the Marriott's request to install additional seating on the Plaza – four tables, four umbrellas and sixteen chairs – with the following conditions: 1) that the details, specs and catalogue cut previously reviewed with Marriott personnel be submitted to the Authority and Boston Properties; 2) that Marriott staff provide maintenance of trash and cigarette disposal receptacles, receptacles to be provided by Boston Properties and; 3) that there be frequent daily (“as needed”) trash and debris pickup by Marriott staff.



At its October meeting, the Authority approved the Preliminary Design submission of proposed renovations to Legal Seafoods' facility at 5 Cambridge Center. In the design phase submission process, the Authority had offered to Legal Seafoods its assistance and support in getting any requisite Building or License Commission reviews or approvals. The Authority had encouraged Legal Seafoods to consider outdoor seating/ dining, additional signage, and improved graphics and/or banners as renovations they might include in their renovation project and had asked them to investigate a resolution to the long-term spillage problem along the pedestrian walkway.

The Authority approved Compaq Computer Corporation's proposed modifications to its signage at One Cambridge Center, necessitated by its anticipated merger with Hewlett Packard in April 2003.



The Authority advised Boston Properties of a number of corrective actions that were necessary in the Plaza restoration project. In late September, Boston Properties provided the Authority with a proposed course of action for Plaza improvements, noting that they were proposing this course of action pending finalization of their 2003 portfolio-wide capital program. Proposed improvements included 1) the removal and replacement of damaged granite bands and pavers; 2) a semi-annual pressure washing of the Plaza surface area; 3) drain cleaning before and after the pressure washing; 4) replacement of the missing Plaza wastebasket receptacles; 5) sampling of the Plaza's linden trees to diagnose pest infestation or disease and; 6) a review of a possible 2003 capital project to remove and replace the existing tree under-lighting system in place at the Plaza. The Authority approved this course of action, but identified improvements Boston Properties had deferred to its 2003 capital program as necessary immediately.

Technical Services

The Authority advised the Community Development Department (CDD) that it was making a request for release of funds from HUD through its EDU-Special Project Grant and asked the CDD to advertise this in *The Cambridge Chronicle*. The Executive Director reported on the status of the release of funds for HUD-EDI Special Project grants and local approvals for Parcel 7 work.

The Authority signed a contract with the Arlington Redevelopment Board to provide technical services in the redevelopment of the Symmes Property in Arlington. In April, the Department of Housing and Community Development approved the Urban Renewal Plan for the redevelopment of the Symmes Hospital site.

During the period March 10 through June 1, the Authority provided the following technical services in the Worcester Trial Court project: 1) maintenance of the system for rent collection, and recording and submittal of use and occupancy charges to DCAM; 2) report preparation; 3) review and submission of monthly reports; 4) standard property management services including twenty-four (24) site inspections of the Main Street properties; 5) support to businesses owners in connection with their relocation, and liaison services between business owners, state officials, DCAM, the City of Worcester, real estate brokers, contractors and DHCD; 6) review of data required to document existing conditions and; 7) site inspections and requested copies of the real estate acquisition appraisals.

At its July meeting, the Authority Board voted to respond to the Request for Proposals issued by the Division of Capital Asset Management (DCAM) for relocation assistance/property management services for the Fall River Courthouse project in an amount not to exceed \$250,000.

Administrative Actions

In January, the Authority closed a line of credit it had with the Cambridge Savings Bank. In response to a request from Cambridge Savings Bank in May, the Authority submitted financial statements in accordance with the terms and conditions of the Authority's loan relationship with the bank, including: 2001 balance sheet; 2001 Profit and Loss; and 2001 Trial Balance.

Authority staff consulted with Legal Counsel about the proposed plan to cancel the Authority's contract with Winstar due to Winstar's high monthly costs as compared with competitors and the fact that Winstar recently sold its telephony and data business assets to IDT Corporation. The Authority felt it would be advantageous to transfer telephone service back to Verizon/A T & T.

At its July meeting, the Authority voted to approve Amendment No. 3 to the Contract for Professional Services with Capitol Partners, Inc., which increased the maximum compensation by \$30,000 to a total not to exceed \$175,000. Also, the Authority approved contract amendments with the following consultants: Bernstein, Cushner & Kimmel, Bluestone Planning Group, Roger Cenac, Daniel Dennis & Company, Fay, Spofford & Thorndike, Foley, Hoag & Eliot, Greenscape Land Design, Haley & Aldrich, and John Tingley.

The Executive Director gave a report on Massachusetts legislation H 5007-Chapter 116 of the MGL, known as the "Early Incentive Program." At the July Authority meeting, a motion to accept the legislation providing for the "Early Retirement Incentive," which would "equal the number of years to be used (to be determined by the City of Cambridge), but in no event should exceed five (5) years" was approved.

Site Operations

In June, the Authority drew down \$75,563.81 in funds from EDI Special Project Grant B-01-SP-MA-0736 for the following expenses during the period September 27, 2000 through April 8, 2002: Travel to Washington DC to meet with HUD and DOT officials in connection with Parcel 1 legislation; partial Authority employee salaries; and partial invoice for Authority landscape consultant. The Authority reported to HUD on its drawdown of \$75,563.81 in funds from EDI Special Project Grant B-01-SP-MA-0736 in the current reporting period.

The Authority was awarded the Fall River/Bristol County Courthouse Law Library Project to provide relocation assistance and property management services to the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM). In late September, in association with the Authority's contract with DCAM, Peter W. Sleeper Associates submitted an invoice for \$12,081.33 for the following services rendered: 1) relocation interviews with ten (10) tenants affected by project activities; 2) work on the relocation plan to be submitted to DCAM; 3) set up of a field office at 186 South Main Street; 4) transference of utility accounts into DCAM/Peter W. Sleeper account; and 5) eight (8) trips to project site office in Fall River.

At its October meeting, the Authority approved Amendment No. 3 to the Lease Agreement for Temporary Parking with MIT to allow Akamai to use a portion of the licensed premises for the placement of a stand-by emergency generator from August 19 through October 31.

In response to MIT's request to utilize certain Authority land for the construction of steam lines and a replacement vault to service nearby properties operated by MIT, at its October

meeting, the Authority Board approved a temporary License Agreement and a perpetual easement for these purposes. The consideration for the temporary license was estimated to be at \$25,000 and at \$25,000 for the perpetual easement.

Election of Officers

At its July meeting, the Authority elected the following as Board officers for 2002: Jacqueline Sullivan to serve as Chair; Alan Bell to serve as Vice Chair; and Mark