

MEMO

12/14/2018

To: CRA Board

From: Tom Evans, Executive Director

RE: 93/99 Bishop Allen Drive - Memorandum of Understanding (MOU) with the Cambridge Community Foundation (CCF)

Dear Board of Directors,

Cambridge Redevelopment Authority (CRA) staff are in discussions with the Cambridge Community Foundation (CCF) to consider options for the redevelopment and operation of the non-profit office building at 93/99 Bishop Allen Drive. The office building is owned by the non-profit Enroot Inc., who plans to put the building up for sale in 2019.

93/99 Bishop Allen Drive is a brick, 4-story building located on the corner of Bishop Allen Drive and Essex Street, in the Central Square neighborhood. It was built in 1910, and has approximately 19,500 square feet of livable area. In addition to the CCF, the building is home to many Cambridge non-profits, including Cambridge Camping, Next Step, Sustainable Business Network (SBN), Cambridge Local First, Fair Food Network, Furnishing Hope, Julia Shanks Food Consulting, Cambridge Community Gives, Enroot Inc., Boston Area Rape Crisis Center (BARCC), Care Inc., The Algebra Project, Young People's Project (YPP) and Families First, all of whom may need to relocate at some point should Enroot Inc. sell to a private developer.

CCF approached the CRA to cooperatively explore ownership, financing, governance, and management options for the property. The attached Memorandum of Understanding (MOU) establishes guidelines for the CRA and CCF to work together to explore proposal recommendations to Enroot Inc. by March 31st, 2019.

DRAFT

Memorandum of Understanding

Between

The Cambridge Community Foundation,

And

The Cambridge Redevelopment Authority

December __, 2018

This Memorandum of Understanding (this “**MOU**”) sets forth initial concepts for cooperation between the Cambridge Community Foundation (“**CCF**”) and the Cambridge Redevelopment Authority (“**CRA**”) with respect to the 93/99 Bishop Allen Drive Project (as defined below).

- A. PURPOSE.** The purpose of this MOU is to reflect the shared objectives and understandings of CCF and the CRA (together, the “**Parties**”), concerning the redevelopment and operation of that certain property located at 93/99 Bishop Allen Drive, Cambridge, MA (the “**Property**”, Exhibit A).
- B. BACKGROUND.** For more than 50 years, CCF and many other non-profits have called 93/99 Bishop Allen Drive in Central Square their home. This hub of nonprofits serving residents of Cambridge and beyond is now coming up for sale.

While many are prospering from Cambridge’s growth, gentrification is threatening to push out nonprofit organizations that uphold the City’s aspirations to be a diverse, inclusive, culturally vibrant and welcoming home to all residents. Central Square, in particular, 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 nonprofit organizations that provide many essential services that serve those populations. These services include food pantries, social service supports, after school programs, and senior services, to name a few.

Enroot Inc., a Cambridge based non-profit focused on immigrant services, are the owners of the Property (the “**Owner**”). The Owner has hired a real estate broker and has indicated its expectation to receive offers for the Property (see Exhibit B) by March 31st, 2019. The owner has expressed a willingness to cooperate with non-profit tenants to consider a mutually agreeable solution. The CCF is interested in finding a way to remain in the Property. CCF has corresponded with other organizations in the building with the same interest.

- C. CONCEPTUAL PROPOSAL.** The CCF has approached the CRA to explore ownership, financing, on-going governance and management options for the Property. The CRA has explained that the real estate challenge faced by the nonprofit tenants is in alignment with its mission and is willing to cooperate with CCF and other non-profit tenants in testing the feasibility of alternatives and potentially partnering with CCF and others to implement a solution. To better partner and

collaborate with willing non-profit organizations needing technical and resource real estate assistance, the CRA is considering the creation of a *Housing and Community Improvement Program*. The CRA sees this MOU with CCF as a pilot project for this developing program.

- D. AGREEMENT.** The Parties agree to work cooperatively to collect information, research best practices, test financial models and develop transaction and operational alternatives for consideration within the first quarter of 2019.

The Parties further agree to meet regularly, share financial information, facilitate meetings with tenants and the building owner, and develop a recommendation to their respective leadership before March 31st so that the Parties may make a proposal to the Owners. The Parties will draft a workplan by early January to set forth roles and responsibilities toward this goal that shall include, but not be limited to the following; surveying existing tenants, analyzing the Properties operational performance, conducting a building needs assessment, constructing financial models, conducting outreach to the non-profit community, and testing redevelopment scenarios.

IN WITNESS HEREOF, the undersigned have executed this Memorandum of Understanding as of the date first set forth above.

CRA:

The Cambridge Redevelopment Authority

By: _____
Kathleen L. Born, Chair

By: _____
Thomas Evans, Executive Director

Cambridge Community Foundation:

Cambridge Community Foundation

By: _____
Name, Title

By: _____
Name, Title

Exhibit A
Site Location

93/99 Bishop Allen Drive
Map Lot: 90-71

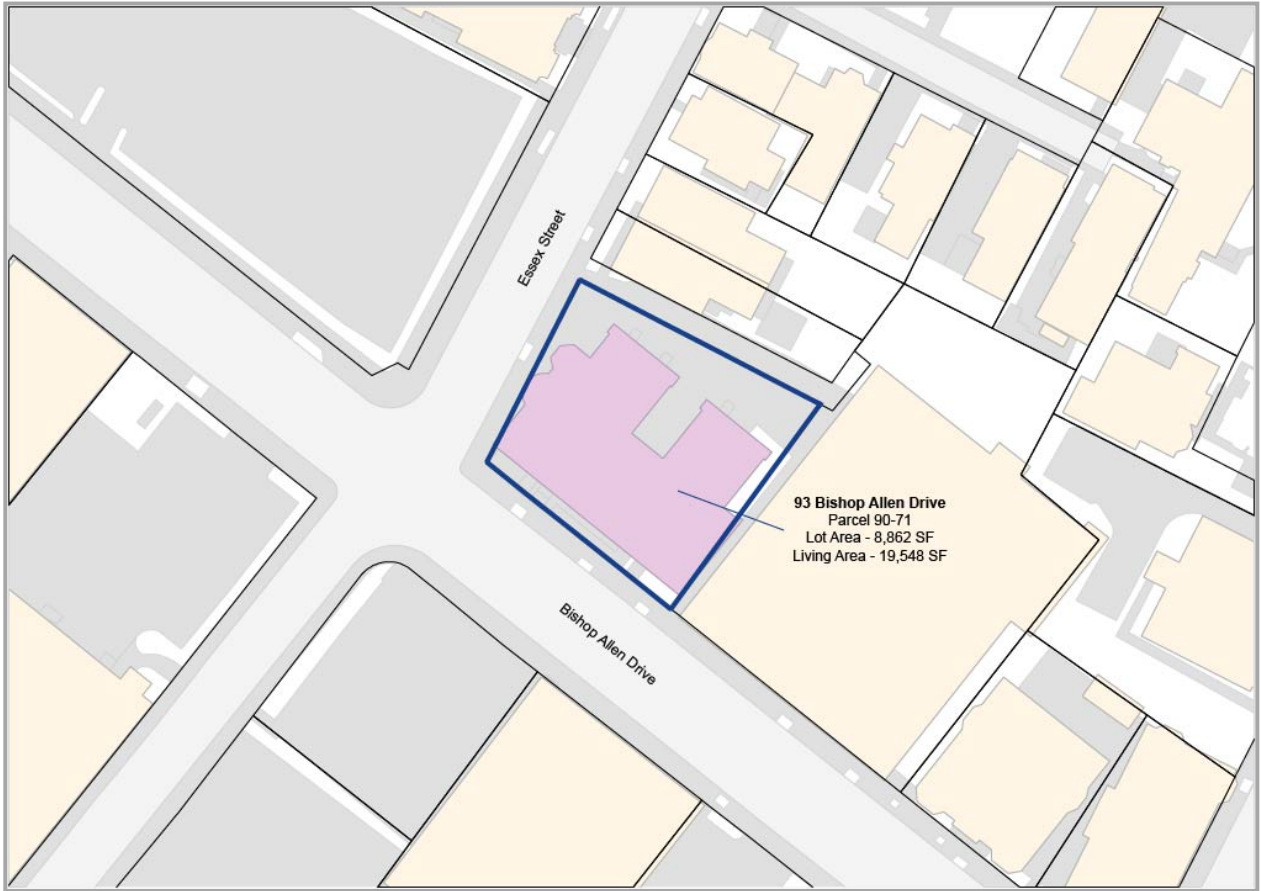


Exhibit B



Board of Directors

October 18, 2018

Allyson Allen, Chair

Jonathan Steiman

Jonathan Paul

Tri Ho

Ellena Friedman

W. Easley Hammer

Kristi Jobson

Deb Downes

Helen Jackson

Joseph Sequeira

Mary Pat Prado

Ben Clark

Dear Enroot Community,

We write to share with you that Enroot's Board of Directors has made the difficult decision to sell the building we own at 99 Bishop Allen Drive in Cambridge. After many months of consultation, discussion and deliberation, we determined this change was essential to enable Enroot to continue delivering on its mission, "*To empower immigrant youth to achieve academic, career, and personal success through inspiring out-of-school time experiences.*" We feel a moral imperative to address the growing need among immigrant youth and their families in our communities, particularly in our current political and economic climate.

Our building is now more than 100 years old, and the increasing costs of maintenance and operation have constrained our organization's ability to focus on our primary mission. Our paramount responsibility is to ensure we can sustainably pursue our mission and to serve more students.

Enroot remains as committed as ever to advancing equity through its support of immigrant students in Cambridge and Somerville, and will continue to grow the number of students we serve in both communities. We're proud that nearly all of our students complete high school and our alumni go on to complete college at nearly triple the rate of comparable students. Over the last 25 years, with broad community support, and in close partnership with the Cambridge Public Schools and City of Cambridge, we've expanded the number of students we serve from 20 to nearly 200 today. Our 10-year vision for the future is to serve 1200 students in the surrounding area. The sale of our building supports our ability to meet the expanding needs of the immigrant community.

As a small non-profit, we deeply value the work of our fellow nonprofits in the building, many of whom have shared this space for years. Their continued success is essential to our community. We recognize the challenge they will face to secure a space that meets their organizational needs, and carefully considered this during our decision-making.

As we initiate the process to explore this sale we will work diligently to ensure the transition minimizes disruption for our students and those who occupy space in the building, as well as the wider community. While many details lie ahead, we are actively engaged in ongoing communications with neighboring nonprofits and do not plan to initiate a sale before 2019.

We are confident that by re-focusing our energies, we will be better equipped to respond to the growing needs of the immigrant student population.

We welcome questions and concerns from the community. Please direct communication to Executive Director Ben Clark, bclark@enrooteducation.org.

With appreciation,

Enroot Board of Directors