

FIRST ANNUAL REPORT

of

CAMBRIDGE REDEVELOPMENT AUTHORITY

57 Inman Street

Cambridge, Massachusetts

February 1958

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This is the first annual report of the Cambridge Redevelopment Authority which received its charter from the Secretary of State on November 20, 1956 and which held its organizational meeting on February 20, 1957 at the office of the Authority, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts. This report covers the period from February 20, 1957 through February 19, 1958 and is to be filed with the State Housing Board, the State Auditor, the Mayor, City Council and City Manager of Cambridge in accordance with Section 26U and 26QQ of Chapter 121 of the General Laws of Massachusetts.

Officers elected on February 20, 1957 were: Paul R. Corcoran, Chairman; Raymond S. McLay, Vice Chairman; Thaddeus R. Beal, Treasurer; Charles M. Haar, Assistant Treasurer; and Thomas J. Murphy, Secretary.

BACKGROUND

Prior to this organization meeting of the Authority, the Cambridge City Council, in June 1955, passed an order stating "That there is a need for a Redevelopment Authority in the City of Cambridge." On October 10, 1955 the City Council ordered "That the Cambridge Redevelopment Authority be and hereby is organized and established," an order which was approved by the City Manager on October 27, 1955.

On October 29, 1956 the City Manager appointed the following members to the Cambridge Redevelopment Authority: Paul R. Corcoran, Raymond S. McLay, Charles M. Haar and Thomas J. Murphy with terms to expire on the following dates: Mr. Corcoran, October 29, 1961; Mr. McLay, October 29, 1957; Prof. Haar, October 29, 1958; and Mr. Murphy, October 29, 1960. The appointments were confirmed by the City Council on October 29, 1956.

On November 14, 1956, Daniel Tyler, Jr., Chairman of the State Housing Board, appointed Thaddeus R. Beal to the Authority, with his term to expire on November 14, 1959.

1957 ACTIVITIES

At its organization meeting of February 20, 1957, the Authority adopted its By-Laws, designated the time and place for its regular meetings and set the third Wednesday in February as the date for its annual meetings.

Atty Lewis H. Weinstein was designated as counsel to the Authority on March 6.

On April 3, the Authority voted to study the advisability of reactivating the Riverview Project, first planned by the Cambridge Housing Authority.

Completion of the Novation Agreement between the Housing and Home Finance Agency, the Cambridge Housing Authority and the Cambridge Redevelopment Authority concerning the Rogers Block and Riverview Projects and all redevelopment powers and functions was reported to the Redevelopment Authority on April 3.

On April 16, John E. Connolly was appointed Executive Director of the Authority, to begin his duties on June 18.

A letter dated June 10, addressed to the Authority was received from Mayor Edward J. Sullivan requesting consideration be given to obtaining Federal planning Funds for Neighborhoods 5 and 7, which action was followed by petitions being filed in the City Council by the Neighborhood Associations in Cambridgeport 5 and Riverside (Houghton) 7 seeking urban renewal benefits for their neighborhoods.

On June 10 the City Council authorized the transfer of \$97,842 in City funds to be used for the Rogers Block project.

The Authority signed contracts for land appraisal and acquisition work with the following: Arthur J. Bibby, William F. Morrissey, John F. Murphy and Thomas M. Horan. Report on the contract signings was made at the Authority meeting of June 19.

On June 18 Mr. Connolly, as Executive Director of the Authority, assumed the duties as Secretary of the Authority.

On June 19 Lawrence S. DeCoursey was retained as accountant by the Authority on a fee basis.

Mr. DeCoursey reported to the Authority on July 2 that accounting records of the Authority were set up and in working order.

On July 16, 17 and 18 an Urban Renewal Administration audit was made of the Authority's accounts.

On July 17, the Authority voted to ask the City Manager to have new surveys made by the Health, Building and Planning Departments of the City at the Riverview project to determine whether the area was still eligible for redevelopment.

In July a letter confirming the claim for non-cash credit for municipal improvements in the Cambridgeport area was forwarded to the HHFA.

A delegation from the Authority visited New York in August to review Cambridge projects with HHFA and to study plans prepared for a project in New York City.

On August 7, Messrs McLay and Murphy were appointed a sub-committee to review the Riverview project data and to report its findings to the Authority.

On August 21 the Authority voted to accept the report of the sub-committee recommending that the Riverview project be reactivated and that a project eligibility report be forwarded to the Urban Renewal Administration, and that an amendatory budget be prepared for approval of the City Council.

The Authority on August 21 also voted to request the Planning Board to instruct the firm, Planning and Renewal Associates of Cambridge, to prepare project applications for Neighborhoods 5 and 7 for submission to the City Council not later than September 16.

City Manager John J. Curry met with the Redevelopment Authority to discuss the possibility of a project in the Donnelly Field area but agreed to postpone the filing of such an application until after the applications for Cambridgeport and Houghton areas had been filed with HHFA.

On September 4 the Authority took by eminent domain the properties in the Rogers Block Redevelopment project and opened a Relocation office to assist the 57 families then living on site.

Also on September 4, the Authority voted to file application for additional planning funds for the Riverview Project, said application to be sent to the City Council for approval.

On September 13 the Finance Committee of the City Council held a public hearing on the Redevelopment Authority application for additional planning funds for the Riverview project with approximately 350 persons present. The Council Committee voted 8 to 1 in favor of the application.

On September 16 the Authority approved application for planning funds for the Cambridgeport and Houghton areas and these applications were approved unanimously by the City Council also on September 16. Also on this date the full City Council voted 8 to 1 to favor the Riverview application.

On October 15 members of the Authority, the City Manager and members of the Citizens Advisory Committee For Cambridge met with Walter S. Fried and Charles J. Horan of the Regional office of the HHFA in City Hall to discuss Cambridge projects. The HHFA officials said they expected additional funds to be approved for the Riverview project, and that HHFA would at this time look with favor on one additional project. Cambridgeport was selected by the group as the one to be given priority.

Also on October 15, a combination of four Cambridge banks, the Cambridge Trust Company, the County Bank and Trust Co., Harvard Trust Company, and the University Trust Company was the low bidder on \$373,000 Preliminary Loan Notes, Series A, for temporary financing of the Rogers Block Redevelopment Project.

On October 18, the demolition contract for the Rogers Block project area was awarded after competitive bidding, by the Authority, to the D & H Building Wreckers, Inc. of Rhode Island.

On October 21 the City Council approved the reappointment of Mr. McLay as a member of the Authority, his term to expire October 29, 1962.

Demolition at the Rogers Site began November 4.

On November 25, the Authority members participated in the D-Day ceremonies at the Rogers Block Site sponsored by the Citizens Advisory Committee for Cambridge to dramatize the urban renewal program in Cambridge.

On December 3, the Authority was informed by telephone that the Riverview Planning Budget had been approved by HHFA.

On December 4, the Authority voted to engage Howard Gilbert and J. Henry Quinn for a reuse appraisal of the Riverview Project.

On December 4, the Authority voted to engage Planning and Renewal Associates to prepare documentation for Riverview Part 1 Loan and Grant Application to be submitted to HHFA.

On December 4, the Authority approved an HHFA application for the Donnelly Field project area and submitted it to the City Council which approved on December 19 unanimously.

On December 16 members of the Authority met informally with the City Council to explain the progress made on the Riverview project.

1958 ACTIVITIES

On January 8 the Authority authorized the filing of the Part 1 Loan and Grant application for the Riverview Project with the HHFA.

On February 5 all household tenants originally on the Rogers Block site had been relocated, with one commercial tenant still on site.

The Executive Director reported that of the 57 families on site when the Authority took over:

- 5 purchased homes in Cambridge
- 2 built homes outside Cambridge
- 14 relocated in Cambridge public housing
- 29 relocated in Cambridge private housing
- 5 relocated in private housing outside of Cambridge
- 1 family moved without making known its new location
- 1 person living alone died before being relocated.

Respectfully submitted,

John E. Connolly
Secretary

JEC: vb, jgr