

Staff Report to the Board: *November 17, 2021*

Administration

The 2020 Audit report has been finalized, sent to the City Department of Finance, and posted on the CRA website. The 2020 Audit will also be sent to the state Department of Housing and Community Development.

On November 3, 2021, the CRA released an RFP for Land for Purchase. The goal of this RFP is to receive proposals from property owners to purchase land for development, in order to meet the CRA's commitment to build 20,000 SF of below-market rate homeownership housing. The CRA will also be looking to Cushman and Wakefield, the CRA's on-call real estate broker to assist in the advertisement and distribution of this RFP. Questions on the proposal are due December 13, 2021 and the submission deadline is 4:00pm on January 7, 2022. [Click here to view the RFP.](#)

CRA Staff will be procuring a new landscape maintenance firm for the 2022 spring maintenance season. The RFP will be available to all interested firms on Monday, November 22nd on the CRA website in the Jobs/Contracting Opportunities tab.

Forward Calendar

- IDCP Amendment
- Cambridge Center Development Agreement
- 2022 Budget
- 2022 Board Meeting Calendar

Project Updates

Forward Fund

The 2021 Forward Fund grant program concluded with an additional two Technical Assistance grants awarded to the Central Square Theater (CST) and the Cambridge Nonprofit Coalition (CNC). The two organizations submitted proposals in October.

CST's project is a pre-construction feasibility study. The study will inform the theater group of how best to proceed with the renovation of their 900 square foot Studio Theater. Major components of the renovation are the addition of a second egress and finding solutions to reduce sound bleed issues. CNC is expanding their staffing and applied for funds for equipment upgrades. CNC was awarded a grant to increase the technology infrastructure.

The CRA also receive two Community Infrastructure Capital Grant applications which are currently under review by the inter-departmental Forward Fund committee.

325 Main Construction



As part of the 325 Main Street project, Main Street itself is taking shape. The pedestrian barricade has been removed to allow for repaving. The concrete sidewalk has been poured, trees have been planted, and crews are installing brick pavers. Entry canopy and soffit work along the facade edge of the building are still underway. BXP intends to reopen a portion of the Main Street sidewalk in the next few weeks.

Inside the building, elevators and bathrooms are under construction. The public lobby's vestibule, framing, and sheathing are underway, along with Google's brick wall art sculpture.

On the second level terrace, the stair stone cladding will soon be installed, and terrace roof handrail glass installation is underway. The roof garden's gate panels were also recently installed.

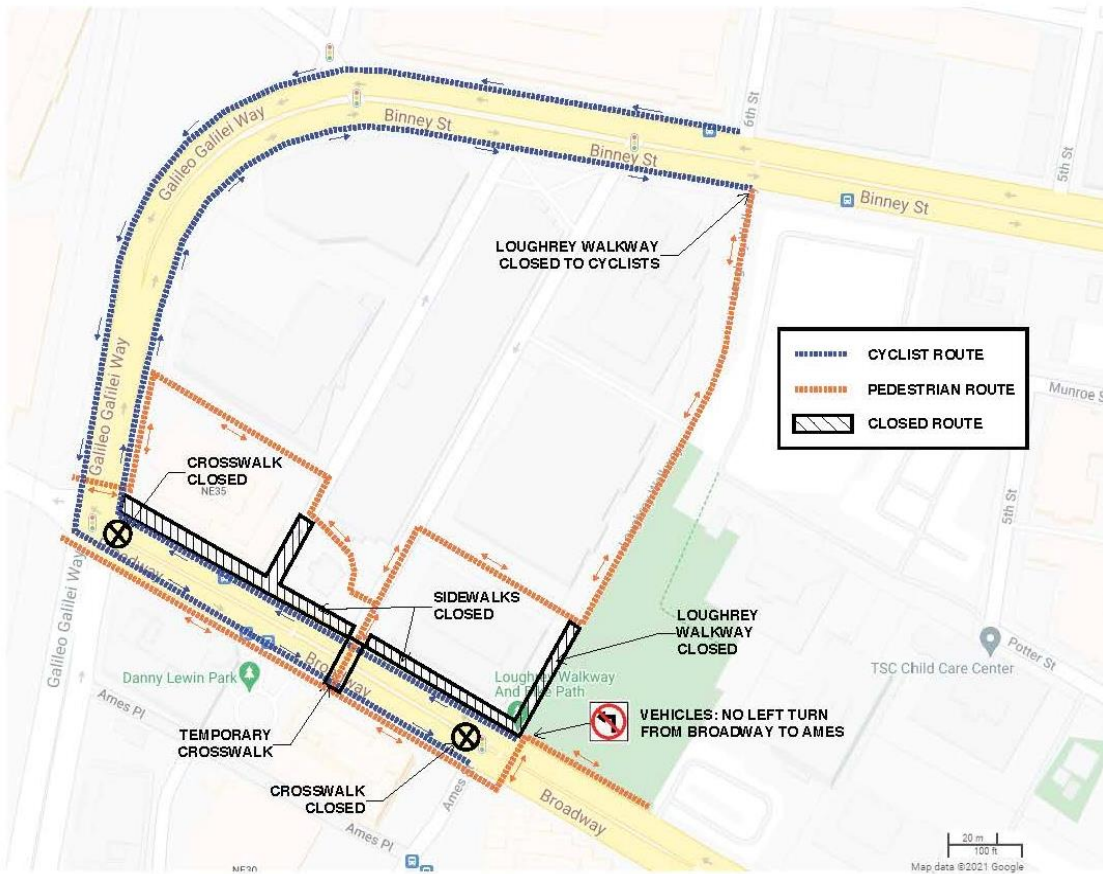
255 Main Street - Adapter

The CRA is looking to extend, for one additional year, the Letter of Credit received from Boston Properties (BxP) for outstanding mitigation for the 145 Broadway Project. The Letter of Credit is for two items: 1) planting four honey locust trees in front of 145 Broadway, once I/I work is complete, and 2) completion of the 255 Main Street Retail space, also known as the Adapter, which sought to occupy and enliven the narrow brick and louver space at the base of the 255 Main Street building. Complications to complete the Adapter build-out have arisen. To date, BxP is awaiting permitting approvals to resolve outstanding safety issues internal to the 255 Main Street space with the MBTA, which were identified in 2019. Since then, BXP has contracted with a design firm to brainstorm alternative solutions to enliven and activate the 255 Main Street space. The CRA intends to collaborate with BxP in 2022 to move forward with alternative design concepts. When those are established, the CRA and BxP will look to present those to the Board.

COVID Small Business Zero Interest Loan

September 30, 2021 was the first amortization for the small business loans that were made in 2020. The total collected was \$172,103. This includes \$43,750 from four borrowers who repaid their loan in full. As stated, their eighth payment will be forgiven for this early repayment. There were 71 borrowers who made payments on time, including the four that repaid their loan. CRA Staff are contacting the 31 delinquent borrowers to assess their individual situations. The City of Cambridge is currently conducting a survey of loan and grant recipients which may provide further insight into the status of participating businesses.

Broadway I&I Related Detours



To complete upgrades to the City's drainage infrastructure, construction will require the closure of the southern portion of the 6th Street Walkway. Pedestrian travel will remain on the walkway, but be diverted onto the east-west connector and the East Service Drive to reconnect to Broadway. Cyclists will be diverted down the newly reopened and completed Galileo Way cycle track. The sidewalk in front of 145 Broadway, Broadway Park, and 105 Broadway will also be closed. Pedestrians can use a temporary mid-block crossing at 105 Broadway to cross the street.

In addition to adjustments on the 6th Street Walkway and Kitty Knox Bike Path, left turns onto Ames Street for westbound travelling vehicles on Broadway will be prohibited. Vehicles looking to access Ames Street will be redirected to Galileo Way and Main Street. The streetscape areas will reopen on May 27, 2022.