

# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

2016 FEB 28 P 3: 31  
RECORDED  
CITY OF WALTHAM  
CITY CLERK'S OFFICE

February 27, 2018

TO: The City Council

RE: City Council Resolution to Acquire Land Located at 101R Elm Street

Dear Councillors:

Enclosed please find:

1. A copy of the October 17, 2016 Resolution of City Council;
2. City Council Order #33591 dated November 28, 2016 appropriating \$4,200.00 for an appraisal;
3. January 19, 2017 update to City Council;
4. February 16, 2017 appraisal forwarded to City Council;
5. March 20, 2017 City Council Request to Mayor to update City Council;
6. March 21, 2017 Mayor's Communication to the City Council;
7. April 3, 2017 City Council Request for Mayor to sign a standard Purchase and Sale for \$700,000.00;
8. June 26, 2017 City Council Order #33810 authorizing negotiation with owners;
9. July 14, 2017 Purchase Order for a Phase I environmental assessment;
10. September 7, 2017 Mayor's Communication to the City Council;
11. September 18, 2017 Request for Law Dept. and City planner to discuss environmental report;
12. October 2, 2017 City Council meets in Executive Session. (Mayor not invited to appear);
13. October 2, 2017 Title examination completed; and
14. December 1, 2017 Mayor's Request to City Clerk and City Clerk's notice to Mayor on status of this matter. Filed by City Council.

Sincerely,

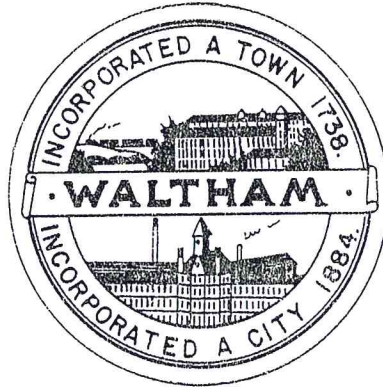
Jeannette A. McCarthy

JAM/ccb

Enclosures

cc: Law Department

# CITY OF WALTHAM



## IN THE CITY COUNCIL IN THE YEAR TWO THOUSAND SIXTEEN

*To Acquire Land Located at 101 R Elm Street, Waltham, MA*

**Whereas...** 101 R Elm Street is vacant land located between the Mill housing complex and the car wash, within walking distance of the Commuter Rail line in downtown Waltham;

**Whereas...** It is in the best interests of the City of Waltham to acquire this important parcel for parking or other vital municipal uses as determined by the City Council and Mayor;


**Now Therefore Be it Resolved...**

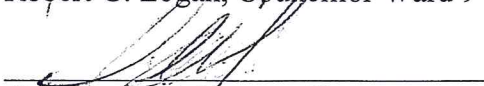
The Waltham City Council take the necessary steps to acquire 101 R Elm Street, Waltham, MA.

Respectfully submitted:

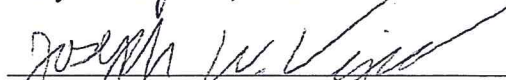
  
Diane P. LeBlanc, Vice President


\_\_\_\_\_  
Patrick J. O'Brien, Councillor at Large

  
Robert G. Logan, Councillor Ward 9

  
Carlos A. Vidal, Councillor At Large

  
Gary J. Marchese, President

  
Joseph W. Vizard, Councillor At Large

  
John J. McLaughlin, Councillor Ward 4

Read and adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
Rosario C. Malone, City Clerk



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham, Massachusetts 02452

Order # 33591

## Ordered:

That the City Council appropriates the amount of \$4,200 from Unreserved Fund Balance to account #001-121-5400-xxxx Mayor-Appraisal 101R Elm Street. These funds will be used for an appraisal of the property located at 101R Elm Street for the purpose of providing parking.

Read & Adopted November 28, 2016

Approved November 28, 2016

Attest

Order # 33591

Ordered: \_\_\_\_\_

\$4200 for 101 Elmr St. appraisal

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In the City Council

Read and Adopted \_\_\_\_\_

City Council President

Approved: \_\_\_\_\_

11/29/16

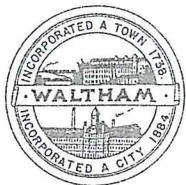
Mayor

RECEIVED

CC: \_\_\_\_\_

NOV 29 2016

MAYOR'S OFFICE



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

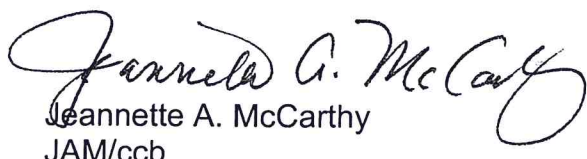
January 19, 2017

TO: The City Council  
RE: 101R Elm Street, Waltham

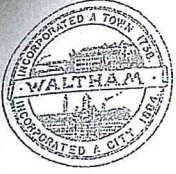
Dear Councillors:

As an update to the above, please be advised that I have engaged the services of a certified appraiser to appraise the above property. When I receive the appraisal, I will forward it to you, and then request an Executive Session.

Sincerely,

  
Jeannette A. McCarthy  
JAM/ccb





# City of Waltham

Jeannette A. McCarthy  
Mayor

CITY OF WALTHAM  
RECEIVED  
FEB 16 10 50 AM  
2017

February 16, 2017

TO: The City Council  
RE: 101R Elm Street Appraisal

Dear Councillors:

Enclosed please find one original appraisal for the above-named property.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure

101 Elm

**Casey-Brenner, Colette**

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**From:** Edward V. Bowler <ebowler@bowlerappraisal.com>  
**Sent:** Tuesday, February 14, 2017 6:00 PM  
**To:** Mayor  
**Subject:** [SPAM] Appraisal - 101R Elm Street  
**Attachments:** City of Waltham - 101R Elm Street (2-14-17).pdf; Waltham - 101R Elm Street (1-17).pdf

Hello Mayor:

Hope all is well.

Electronic copies Elm Street appraisal and invoice attached.

Value opinion \$760,000.

Put two hard copies in Priority Mail late this afternoon.

Thank you for this and other assignments.

Progressing on Moody Street assignment.

Ed

**Edward V. Bowler, MAI, SRA**  
**Mass. Certified General Real Estate Appraiser #337**  
**Bowler Real Estate Appraisal**  
**P.O. Box 691**  
**Acton, MA 01719-0691**

**P. 781-893-1853**

**F. 781-577-2736**

**E. [ebowler@bowlerappraisal.com](mailto:ebowler@bowlerappraisal.com)**

**W. [www.bowlerappraisal.com](http://www.bowlerappraisal.com)**



*City Council Request Form*

Date: 3/20/17

Date Sent:    /    /   

Council request to be forwarded to the MAYOR ~~Committee~~

To: MAYOR McCarthy

Please reply to: \* Clerk Centofanti by    /    /   

Request :

To update COW on status of 101R Elm  
street at her earliest convenience either by  
correspondence or by attendance at COW.

Respectfully submitted by, WARD 5 Councillor MARCHESE.

\* Please send Council Responses to the City Clerk, Russ Malone.

Committee responses go to the Clerk of the appropriate Committee with copy to Assistant City Clerk Tom Curtin.

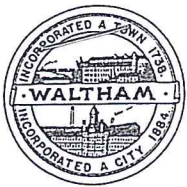
Licenses and Franchises Committee and Ordinance and Rules - Assistant City Clerk Tom Curtin.

Finance and Committee of the Whole - Paul Centofanti.

Long Term Debt - Thomas Magno.

Economic and Community Development Committee and Public Works Committee - Michelle Neville.





# *City of Waltham*

*Jeannette A. McCarthy*  
*Mayor*

March 21, 2017

TO: The City Council  
RE: 101R Elm Street Council Request

Dear Councillors:

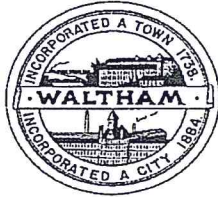
The original appraisal on the above-named property was provided to the City Council on February 16, 2017.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure



Waltham City Council

## REQUEST

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To Mayor Jeannette McCarthy

From Ward 5 City Councillor and Committee of the Whole

RE: 101R Elm Street, Waltham, MA

DATED: April 3, 2017

REQUEST that the Mayor sign a standard Purchase and Sale Agreement with the owners of 101R Elm Street to purchase the property subject for \$700,000.00

with customary contingencies including a title search and phase I environmental report. *and*

By:

*Billboard lease release*

*Gary S. [Signature]*

Councillor Ward 5

Approved:

101R EL



## CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham, Massachusetts 02452

Order # 33810

### Ordered:

That the City Council authorizes the Mayor to negotiate with the owners of 101R Elm Street to acquire the property located at 101R Elm Street.

Read & Adopted June 26, 2017

Approved

Attest

33810

Order #

Ordered: Authorization

for Mause to negotiate

Purchase of 1812 Elm St.

In the City Council

Read and Adopted

6-27-17

City Council President

Approved:

Signature refused

NO ISSUES PROVIDED

ON ENV. or use proposed by City Council.

Mayor

CC:

I PROCEEDED WITH  
COUNCILOR REQUEST RE  
PTS AND CONTINGENCIES.  
THEY REQUESTED NO PRICE  
RECEIVED ON ORDER.

JUN 28 2017

MAYOR'S OFFICE

Logan

Moves approval

Waltham City Council  
Roll Call

Item: Authorize Mayor to Negotiate Purchase of 101 R Elm

Date: 6/27/17

Yea

Nay

Abstained

Absent

City Council

Paul J. Brasco

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George A. Darcy III

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William H. Fowler

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Joseph M. Giordano Jr.

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Randall J. LeBlanc

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Gary J. Marchese

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John J. McLaughlin

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Kathleen B. McMenimen

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Patrick J. O'Brien

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Daniel P. Romard

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Stephen F. Rourke

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Carlos A. Vidal

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Robert J. Waddick

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Diane P. LeBlanc

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President



City of Waltham  
City Hall, Purchasing Dept.  
610 Main St.  
Waltham MA 02452



10/ E/2  
PURCHASE ORDER

18193

Issue Date

07/14/2017

## PURCHASE ORDER

MAIL ALL INVOICES TO THE "SHIP TO" ADDRESS

Vendor No.	Requisition No.	Department
26488	194	PLANNING

**ISSUED TO:**

GZA ENVIRONMENTAL  
144 ELM ST  
AMESBURY, MA 01913

**SHIP TO:**

GOVERNMENT CENTER  
PLANNING DEPARTMENT  
119 SCHOOL STREET  
WALTHAM, MA 02451

FOR MORE INFORMATION CONTACT PURCHASING DEPARTMENT

TELEPHONE NO.: 781-314-3240

Item	Quantity	Description	Account No.	Unit Price	Extended Price
1	1.00	ENVIRONMENTAL SITE ASSESSMENT	001-175-5800-6320	\$2,900.00	\$2,900.00

**FOR:**

PHASE 1  
101 R ELM STREET

PER BID DATED MAY 10, 2017

MASS. SALES TAX EXEMPT  
PURCHASER CERTIFICATE NO.  
E046-001-416

**TOTAL OF PURCHASE ORDER \$2,900.00**

THE PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL  
SHIPPING LABELS, PACKING SLIPS, INVOICES AND  
CORRESPONDENCE. ALL SHIPMENTS SHALL BE MADE PREPAID.

RECEIVED

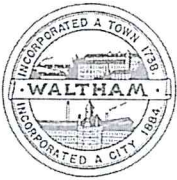
JUL 17 2017

MAYOR'S OFFICE

  
PURCHASING AGENT

  
AUDITOR

  
MAYOR



# City of Waltham

CITY OF WALTHAM  
CITY CLERK'S OFFICE

Jeannette A. McCarthy  
Mayor

2017 SEP -7 A 8:36

RECORDED

September 7, 2017

TO: The City Council  
RE: 101R Elm Street Draft Phase 1 Report

Dear Councillors:

Enclosed please find a letter from Planning Director Catherine Cagle regarding the Draft Phase 1 Report for 101R Elm Street. A pdf of the 283 page report was sent to the City Clerk electronically.

Please advise if you have any comments.

The Planning Director and First Assistant City Solicitor are available to answer any questions you may have.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure


cc: Catherine Cagle  
Patricia Azadi, Esq.

9/18/17

# Request

to invite Representative of Law  
Representative of Report, and  
Dept., and Catherine Cagle to  
Next COW meeting ~~or~~ they  
are available to discuss the  
Environmental Report for 101R  
Blm St.

GARY J. MARCHESI WARD 5

 **Casey-Brenner, Colette**

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101 Elm

**From:** Azadi, Pat  
**Sent:** Monday, October 02, 2017 11:38 AM  
**To:** Mayor  
**Subject:** 101R Elm Street - title exam results  
**Attachments:** SKMBT\_60117100211320.pdf

Hi Mayor,

Attached please find a copy of the title summary received from the City's title examiner and my letter commenting thereon. The original of my letter and a copy of the summary are being sent to you via interoffice mail.

If you have any questions, please call me.

Sincerely,

Pat

## Casey-Brenner, Colette

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**From:** Vizard, Joseph  
**Sent:** Friday, December 01, 2017 8:50 AM  
**To:** Mayor  
**Cc:** Malone, Rosario  
**Subject:** RE: Status of 101R Elm

At the November 11, 2017 meeting of the City Council, the Council voted to place the Resolution regarding 101R Elm on file.

Joseph W. Vizard  
Assistant City Clerk

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**From:** Mayor  
**Sent:** Friday, December 01, 2017 8:40 AM  
**To:** Malone, Rosario <rmalone@city.waltham.ma.us>; Vizard, Joseph <jvizard@city.waltham.ma.us>  
**Subject:** Status of 101R Elm

Russ/Joe:

Please advise as to what is the status of the above with regard to City Council? Is the matter open or closed? It was in Executive Session, so I don't know status.

Thank you.

Sincerely,  
JAM