



Northeastern

June 28, 2018

Gloretta Baynes
339 Allston Street
Cambridge, MA 02139

Dear Gloretta,

I am writing to inform you that because of hazardous conditions, the university will be closing the two floors of the Atherton Street warehouse currently occupied by participants of the AAMARP project. Effective July 13, 2018, the warehouse will no longer be accessible to anyone except Northeastern University's Facilities and Public Safety personnel, who will be conducting a complete inspection and assessment of needed repairs and rehabilitation of the building.

*Office of the Vice President
Facilities Division*

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As you are aware, there have been numerous concerns over the years about AAMARP's housekeeping and use of the space (refer to the attached list for examples). Recent patrols and inspections have revealed increasing safety and security concerns. Northeastern received an engineering report from an outside firm that lists significant structural, electrical, and other hazardous conditions that currently exist within the building; some of these conditions have been created/exacerbated by the occupants. We have considered the implications of this report along with safety and security concerns that members of the university have expressed to you over the past few years. Due to these hazardous conditions and the need for the university to secure the premises, we are advising you that the occupants must vacate the building and take any personal items with them.

We need your assistance in identifying current occupants and how to contact them; since the AAMARP program is run independently of the university, we do not have the ability to identify and reach people who are using the facility, and we want to give them every chance to collect their items by July 13, 2018. In the meantime, beginning July 1, the building will only be accessible during the business hours of 8 AM through 6 PM on weekdays and will require key card access. We will provide a key card to people whom you identify as recognized users of the facility.

We understand that this news may disappoint you and others, but given the deteriorated condition of the building, and the derelict way that some of the users/occupants have abused the space, we have no alternative to the planned approach.



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The current AAMARP program has operated independently of the university for over a decade; separately from the safety issues with the building, the Deans of the Colleges of Social Science and Humanities, and Arts, Media and Design, will evaluate the potential of a new relationship with AAMARP.

Jim Brand and I will be in touch within the next 24 hours. Thank you, in advance, for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "MC", followed by a long horizontal line.

Maria Cimilluca, VP for Facilities

AAMARP Safety & Security Concerns

- Failing to keep current and provide to NU the list of artists and who have keys/access to the building.
- Continuous use of non-NU padlocks to secure many of the spaces on the third and fourth floors despite repeated requests to remove them, removal by NUPD and the warehouse manager, and the warnings that it creates a danger in the event of a fire or other life safety emergency. On Risk and Facilities' last visit in April 2018, several doors were again padlocked. Gloretta Baynes told us that she did not have keys, so we could not inspect those spaces.
- Multiple reports of lights on and movement in the building throughout the overnight hours. AAMARP members have repeatedly been advised that this building is not intended for residential use, that they may not live in the building and that they may not work past midnight.
- Each inspection since 2014 has shown that there are numerous couches along with sectionals configured in sleeping arrangements.
- In 2010, an AAMARP affiliate was involved in a police stand off on the roof of the building in what was thought to be an attempted suicide. The incident ended in a struggle between the affiliate and officers in which a police officer was severely injured with lingering effects to this day. The affiliate's niece was on scene and reported to BPD that her uncle lived on the 4th floor of the warehouse with his father. Follow-up discussions with an AAMARP member revealed that the member had given the key to his son. It is worth noting that at that time, there had been numerous prior restraining orders taken out against the affiliate. Although the member and the affiliate subsequently denied that either lived in the space, the studio contained beds and a makeshift kitchen and according to police reports "...looked as though the area had been lived in..."
- AAMARP has constructed "false walls" of wood and flammable materials. These walls are flammable and create a maze effect on the floors. They obscure egress points and could cause entrapment in the event of smoke or fire in the building.
- AAMARP has been repeatedly reminded about no smoking in the building. Despite this reminder, there is a pervasive strong smell of cigarette and marijuana smoke in the space.
- In 2014, individuals associated with AAMARP had fashioned a make shift apartment that was discovered by NUPD on an overnight patrol. It was located behind a "false wall" between studs. There was a mattress, rigged electrical, and entire wardrobe of clothes. Two half-dressed individuals were noted exiting the "room" upon NUPD's arrival.
- Upon inspection in 2016, it was discovered that AAMARP had rigged plumbing between the third and fourth floors. This creates a building code violation and a fire hazard.
- Door jambs and locks have been damaged so that they cannot be locked.
- Artists continue to block fire egress and they continue to hang items from sprinkler lines despite repeated warnings about life safety issues.
- Hazardous and improper storage of flammable liquids.
- Violating NU Policy on Programs Involving Minors by failing to register programs.
- Continuously subpar housekeeping creating concerns over flammability of materials and surroundings.