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;;;BOSTON CITY COUNCIL  
;;;08/02/2018

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I WOULD LIKE TO REMIND FOLKS IS  
A PUBLIC HEARING BEING BROADCAST  
LIVE ON COMCAST, CHANNEL EIGHT,  
OUR CN8 TWO.

AND VERIZON 1964 AS WELL AS  
STREAMED AT

BOSTON.GOV/CITY-COUNCIL-TV, I  
HAVE ASKED FOLKS IN THE CHAMBER  
TO SILENCE ANY ELECTRONIC  
DEVICE, AT THE CONCLUSION OF THE  
PRESENTATION FROM OUR PANELS,  
QUESTIONS FROM MY COLLEAGUES, WE  
WILL TAKE PUBLIC TESTIMONY.

I WOULD ASK FOLKS WHO WISH TO  
TESTIFY PUBLICLY TO SIGN IN,  
PROVIDE YOUR RESIDENCE AS WELL  
AS ANY AFFILIATION AND PLEASE  
MARK THE BOX IF YOU DO WISH TO  
TESTIFY AFTER THE PRESENTATIONS.

I WOULD LIKE TO ALSO EXPLAIN  
SOME OF THE RULES THAT WE HAVE.  
WE ASK THAT THERE BE NO SIGNS OF  
APPROVAL OR DISAPPROVAL AT ANY  
POINT. THIS IS A HEARING TO  
PROVIDE AS MUCH INFORMATION FOR  
THE PEOPLE IN THE CHAMBER, MY  
COLLEAGUES AS WELL AS THE PUBLIC  
AT LARGE VIEWING AND WHO MAY  
VIEW IT IN THE FUTURE.

I WOULD ALSO LIKE TO WELCOME  
MEMBERS OF THE MAYOR'S  
ADMINISTRATION, AS WELL AS  
TYLER, PRESIDENT OF THE BOSTON  
MUNICIPAL RESEARCH COUNCIL AND  
AGAIN BEFORE I TURN IT OVER TO  
MY COLLEAGUES AND THE PANEL I  
HAVE SOME OF MY COLLEAGUES THAT  
CANNOT ATTEND TODAY.

I AM GOING READ THEIR -- THEIR  
STATEMENTS INTO THE RECORD.

DEAR COUNCILOR CIOMMO I AM  
WRITING TO APOLOGIZE FOR NOT  
BEING ABLE TO ATTEND TODAY'S  
WAYS AND MEANS HEARING ON  
DOCKETS 0721 REGARDING PAYMENT  
IN LIEU OF TAXES AGREEMENTS,  
WITH THE CITY OF BOSTON DUE TO A

SCHEDULING CONFLICT.

I WANT TO STATE FOR THE RECORD I BELIEVE IT IS IMPORTANT TO ENGAGE IN THIS DISCUSSION AND SET A DIRECTION FOR FUTURE COMPLIANCE.

I AM LOOKING FORWARD TO REVIEWING THE TAPE AND ANY FURTHER DISCUSSIONS THAT RESULT FROM THIS HEARING, SIGNED, COUNCILOR TIM MCCARTHY FROM DISTRICT 5.

>> FROM COUNCILOR ZAKIM, DUE TO A PRIOR COMMITMENT I AM UNABLE TO ATTEND TODAY'S HEAR ON 721 REGARDING PAYMENT IN LIEU OF TAXES AGREEMENT WITH THE CITY OF BOSTON.

WITH MANY OF OUR BIG CITIES, LARGE NONPROFIT INSTITUTIONS LOCATED IN DISTRICT 8, I HAVE OFTEN RAISED CONCERNS ABOUT PILOT PAYMENTS AND THE LEVEL OF PARTICIPATION AMONG OUR CITY'S MEDICAL, EDUCATION AND CULTURAL INSTITUTIONS WHILE SOME OF OUR INSTITUTIONS HAVE PROVEN TO BE GREAT NEIGHBORS TO THEIR SURROUNDING COMMUNITIES, AND THE CITY THEY CALL HOME, OTHERS HAVE NOT.

JUST THIS WEEK, WE LEARNED THAT FOR THIS FISCAL YEAR, THE CITY ONLY RECEIVED ABOUT THREE QUARTERS OF THE AMOUNT REQUESTED.

WITH NEARLY HALF OF CULTURAL AND EDUCATIONAL INSTITUTIONS GIVING LESS THAN 50 PERCENT OF WHAT WAS ASKED OF THEM.

WE MUST ENSURE THAT ALL OF OUR INSTITUTIONS PAY THEIR FAIR SHARE TOWARDS CITY SERVICES.

I THANK YOU FOR HOLDING THIS IMPORTANT HEARING.

I LOOK FORWARD TO REVIEWING THE VIDEO AND ANY WRITTEN TESTIMONY SUBMITTED TODAY AND WORKING TOGETHER TO CONTINUE INCREASING THE SUCCESS OF THE PILOT PROGRAM.

SIGNED COUNCILOR JOSH SAY KIM, DISTRICT 8.

DEAR CHAIRMAN CIOMMO,

UNFORTUNATELY I WILL BE ABSENT FROM TODAY'S HEARING ON 721 REGARDING PILOT AGREEMENTS AS I AM FEELING UNDER THE WEATHER. THIS IS AN IMPORTANT ISSUE TO BE DISCUSSED AND I SUPPORT THE CITY DOING MORE TO INSURE COLLEGES, UNIVERSITIES AND HOSPITALS AND CERTAIN NONPROFITS IN BOSTON PAY THEIR FAIR SHARE.

I AM GRATEFUL TO THE SPONSORS FOR CALLING THIS HEARING AND HOOK FORWARD TO REVIEWING THE TESTIMONY, KINDLY, READ IN INTO THE RECORD, SINCERELY COUNCILOR MATT O'MALLEY FROM DISTRICT 6. AND WE HAVE RECEIVED NUMEROUS WRITTEN TESTIMONY FROM SEVERAL INSTITUTIONS THROUGHOUT THE CITY OF BOSTON, INCLUDING BOSTON UNIVERSITY, NORTHEASTERN, HARVARD, NEW ENGLAND AQUARIUM, MASSPORT, AND MANY OTHERS. WHICH WILL BE DISTRIBUTED TO MY COLLEAGUES AND TO ANYONE WHO WISHES TO REVIEW THAT WRITTEN TESTIMONY.

I WOULD LIKE TO KICK THIS OFF BY FIRST SAYING THAT, YOU KNOW, HAVING THIS DISCUSSION IS AN IMPORTANT THING TO CONTINUE. WE HAVE HAD A GREAT RELATIONSHIPS WITH MANY OF OUR INSTITUTIONS WHO CONTRIBUTE TO THIS VOLUNTARY PROGRAM. WE NEED TO REEVALUATE IT OCCASIONALLY AND I JUST THINK THAT IT IS TIME TO RECONVENE A DISCUSSION AND A CONVERSATION GOING FORWARD AND LOOK FORWARD TO THOSE DISCUSSIONS IN THE FUTURE.

AT THIS TIME, I AM GOING TO TURN IT OVER TO THE SPONSORS OF TODAY'S HEARING, STARTING WITH COUNCILOR ANISA ESSA BY GEORGE. >> THANK YOU, CHAIRMAN FOR CHAIRING TODAY'S MEETING AND THANKS TO ALL OF THE GUESTS HERE ON THE PANEL, ALWAYS GOOD TO SEE THIS CHAMBER FULL, BECAUSE THESE ARE ISSUES WE TALK ABOUT AT THE COUNCIL, WHETHER IT IS THE PILOT, THIS PILOT HEARING TODAY

OR EDUCATION HEARING, ANY OF OUR HEARINGS, IT IS IMPORTANT WORK, WE ARE, SO I APPRECIATE YOUR PRESENCE AND YOUR ATTENTION TODAY.

THE.

>> BOSTON THE IS YOU NECK IN MANY WAYS, WE ARE WEALTHY IN UNIVERSITIES AND COLLEGES AND HOSPITALS AS WELL AS CULTURAL INSTITUTIONS AND FISCAL YEAR 2019, THAT IS BASICALLY WHAT OUR CITY'S BUDGET IS.

70 PERCENT OF THAT CITY'S BUDGET COMES FROM REAL ESTATE TAXES, COLLECTED WITHIN THE CITY LIMITS.

OVER THE YEARS, IS PROPERTY THAT INSTITUTIONS HOLD HAVE CONTINUED TO INCREASE IN VALUE.

AND THE COST FOR THOSE SERVICES THAT ARE PROVIDED TO MANY OF THOSE INSTITUTIONS FALLS ON THE TAXPAYERS AND THE RESIDENTS OF THE CITY OF BOSTON AND THOSE RESIDENTS, THOSE TAXPAYERS IN BOSTON DON'T HAVE AN OPPORTUNITY TO NOT FULFILL THEIR REQUIREMENT AND PAY PROPERTY TAXES, IN FACT, THEY ARE REGULARLY REEVALUATED AND REASSESSED AND ALWAYS AT A HIGHER, ALMOST ALWAYS AT A HIGHER AMOUNT EACH TIME THEY ARE REASSESSED.

I DO APPRECIATE THE SERVICES THAT OUR COLLEGES AND UNIVERSITIES ARE, OUR HOSPITALS AND OUR OTHER CULTURAL INSTITUTIONS BRING TO THE CITY OF BOSTON, AND EXPECT TO HEAR OVER THE COURSE OF THE AFTERNOON SOME OF THOSE SPECIAL THINGS THAT THEY BRING TO THE CITY OF BOSTON AND HOW THEY ADD VALUE TO THE EXPERIENCE OF THE RESIDENTS AND VISITORS AND GUESTS TO OUR GREAT CITY.

I WOULD LIKE TO THANK EVERYONE FOR BEING HERE, LIKE I SAID EARLIER, JUST BEFORE, I HAVE A SPECIAL -- I WANT TO SHARE A SPECIAL THANK YOU TO SOME OF THE YOUNG PEOPLE THAT ARE IN THE AUDIENCE WATCHING GOVERNMENT AND

CIVICS IN ACTION.

I LOOK FORWARD TO A THOUGHTFUL,  
PRODUCTIVE HEARING TODAY, BOTH  
FROM TESTIMONY FROM OUR  
PANELISTS AND TESTIMONY FROM OUR  
GUESTS AT PUBLIC TESTIMONY AND  
ALSO HOPE THAT TODAY'S HEARING  
AND SUBSEQUENT HEARINGS AND  
WORKING SESSIONS WILL PROVE TO  
BE PRODUCTIVE AND LEAD TO ARE A  
RECOMMITMENT OF PILOT PAYMENT IN  
THE FUTURE.

>> THANK YOU.

>> THANK YOU, COUNCILOR ESSA BY  
GEORGE.

>> THANKS FOR COMING TO TESTIFY  
AND HOW WE CAN BEST .. REASSESS  
THIS PROGRAM.

>> TO ME THIS IS ABOUT A GOOD  
NEIGHBOR POLICY IN MAKING SURE  
ANY INSTITUTION, ESPECIALLY A  
MULTIBILLION DOLLARS  
INSTITUTIONS THAT ARE IN BOSTON  
ARE A PART OF OUR COMMUNITY IN  
MAKING SURE THEY ARE PAYING  
THEIR FAIR SHARE.

GETTING FROM THE CITY IS  
ACCURATE AND UP TO DATE.

I WANT TO MAKE SURE WE ARE ALSO  
TALKING ABOUT WAYS IN WHICH THE  
COMMUNITY IS AT THE TABLE WHEN  
WE NEGOTIATE PILOT AGREEMENTS BE  
IT WITH MASSPORT OR ANY OTHER  
EXEMPT INSTITUTION AND ALSO  
MAKING SURE THAT WHEN WE ARE  
GETTING BENEFITS FOR OUR  
COMMUNITIES THAT THE COMMUNITY  
IS ACTUALLY APPLAUDING THEM AND  
MAKING SURE WE ARE NOT JUST  
GIVING SOME CHARITY BUT THEY  
HAVE IMPACTFUL REAL RESULTS IN  
OUR COMMUNITIES. THIS IS HOW WE  
ARE GOING TO BE BOLD AND  
CREATIVE I UNDERSTAND THIS WILL  
BE EMPHASIZED THIS IS A  
VOLUNTARY PROGRAM.

BUT I WANT TO MAKE SURE THAT WE  
ARE -- THE CITY OF BOSTON THAT  
WE TAKE BOLD STEPS AND TALK  
ABOUT HOW WE CAN IMPLEMENT  
CERTAIN PRESSURE POINTS TO MAKE  
SURE WHILE THIS IS VOLUNTARY,  
THAT THEY ARE STILL COMING TO  
THE TABLE AND THAT THEY ARE

PAYING WHAT THEY SHOULD BE  
PAYING.

I JUST WANT TO MAKE SURE BEN  
THIS IS NOT ABOUT WHAT IS NOT  
GOING RIGHT BUT ABOUT THE  
SOLUTIONS WE CAN COME UP WITH  
TOGETHER, THE AMOUNT OF PEOPLE  
HERE ARE HERE ON AUGUST 2ND AT  
2:00 O'CLOCK IN THE AFTERNOON  
DEMONSTRATES, I HOPE, TO  
EVERYONE, ESPECIALLY THE  
ADMINISTRATION HOW IMPORTANT  
THIS ISSUE IS, AND THAT YOUR  
LEADERSHIP IS VITAL IN MAKING  
SURE WE HAVE REAL SOLUTIONS.

>> THANK YOU.

>> COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO  
FOR CONDUCTING THIS HEARING AND  
I WANT TO THANK MY COLLEAGUES,  
COUNCIL LYDIA EDWARDS AND  
ESCONDIDO FOR ESSA BY GEORGE FOR  
YOUR LEADERSHIP ON THIS ISSUE I  
WOULD LIKE TO SAY AT THE OUTSET  
OUR CITY IS SO THANKFUL TO THE  
RICH ORGANIZATIONS, NONPROFITS  
THAT CONTRIBUTE TO OUR CITY,  
MEDICAL, HIGHER EDUCATION,  
CULTURAL ORGANIZATIONS, THEY ACT  
AS MAGNETS FOR OUR CITY  
ATTRACTING BRAIN POWER AND  
TALENT FROM ALL OVER THE WORLD.  
THEY OFFER CONSIDERABLE BENEFITS  
TO OUR CITY IN TERMS OF  
EMPLOYMENT AND SERVICES.  
THEY ARE A KEY PART OF THE  
FABRIC OF OUR CITY AND WHAT  
MAKES OUR CITY GREAT.  
WE GREATLY VALUE OUR PARTNERSHIP  
WITH THEM.

IN ADDITION, BOSTON IS LIMITED  
BY THE REVENUE WE CAN GENERATE  
DUE TO PROPOSITION TWO AND A  
HALF, WHEN IN FACT A GOVERNMENT  
LAND AND NONPROFIT INSTITUTIONS  
OVER 50 PERCENT OF THE LAND IN  
THE CITY IS EXEMPT FROM PROPERTY  
TAXES.

NONPROFIT INSTITUTES BENEFIT  
FROM BEING HERE IN THE CITY OF  
BOSTON.

THEY CONSUME BASIC CITY  
SERVICES, SUCH AS FIRE, EMS, TO  
BRING STRUCTURE AND FAIR TONS

CITY ORGANIZED A PILOT PROGRAM.  
THEY CAME UP WITH A FORMULA TO  
WORK WITH A LARGE NONPROFITS WHO  
HAVE OWNED GREAT CONSIDERABLE  
LAND IN OUR CITY.

THE CITY REQUESTS 25 PERCENT OF  
WHAT THESE LARGE NONPROFITS  
WOULD PAY IF THEY WERE TAXABLE  
ENTITIES.

THIS REPRESENTS THE PART OF THE  
BUDGET TO DEAL WITH ESSENTIAL  
SERVICES.

THIS WAS TO BE 50 PERCENT IN  
CASH AND 50 PERCENT IN COMMUNITY  
BENEFITS, WORK SHOPS, THAT MANY  
OF OUR NEIGHBORHOODS DEPENDS ON  
DESPERATELY.

THE CITY INITIALLY COLLECTED  
19 MILLION IN FY 2012,  
28 PERCENT INCREASE IN OVER  
90 PERCENT OF WHAT THEY HAD  
REQUESTED.

FISCAL YEAR 2017 PILOT  
CONTRIBUTED WAS 32 MILLION OUT  
OF A REQUESTED 49 MILLION.  
THIS ALSO REPRESENTED A  
17 PERCENT MILLION MORE THAN THE  
PREVIOUS YEAR.

ADOPTION TO THE NEW GUIDELINES  
IN AN INCREASE OF 113 PERCENT.  
THESE PROGRAMS IS ALL ABOUT  
FAIRNESS AND STRUCTURE, FAIRNESS  
BETWEEN THE CITY, ITS RESIDENTS  
AND OUR NONPROFITS, FAIRNESS  
BETWEEN OUR NONPROFITS AS WELL,  
AND I AM LOOKING FORWARD TO  
LEARNING MORE ABOUT THIS  
PROGRAM, LEARNING ABOUT HOW  
THESE GREAT INSTITUTIONS THAT  
CONTRIBUTE GREATLY TO OUR CITY  
HELP SO MANY RESIDENTS, FOR  
EXAMPLE, IN MY -- IN MY DISTRICT  
TOO, TUFTS UNIVERSITY IS DOING A  
LOT OF OUTREACH ON PUBLIC  
HEALTH, AND CHINA TOWN AS IT  
RELATES TO SOME OF THE  
CONDITIONS IN THAT NEIGHBORHOOD.  
SO WE ARE THANKFUL TO THOSE  
INSTITUTIONS THAT PROVIDE GREAT  
SERVICES TO OUR CITY AND WHAT I  
WANT TO GET OUT OF THIS MEETING  
IS LEARNING MORE ABOUT IT BUT  
SEEING HOW WE CAN ALL COME UP  
WITH A PLAN THAT WORKS FOR

EVERYBODY.

I DON'T THINK IT IS ABOUT  
BEATING UP ON THESE  
INSTITUTIONS.

IT IS ABOUT WORKING TOGETHER AND  
TRYING TO FIND COMMON GROUND.

THANK YOU, MR. CHAIRMAN.

>> THANK YOU, AND BEFORE I HAND  
IT OVER TO THE PANEL FOR  
INTRODUCTIONS AND PRESENTATIONS,  
OUR PUBLIC SAFETY OFFICIALS DO  
NOT ALLOW PEOPLE TO STAND IN THE  
CHAMBER, SO I WOULD ASK ANYBODY  
STANDING THERE IS AN OVER FLOW  
ROOM IN THE CURLY ROOM SAFE YOU  
WANT OUT AND AROUND TO THE DESK  
THEY WILL ESCORT YOU BACK TO THE  
CURLY ROOM TO VIEW, AND IF YOUR  
NAME IS CALLED FOR PUBLIC  
TESTIMONY, YOU WILL HEAR IT IN  
THAT ROOM AS WELL.

I WOULD ALSO LIKE TO REMIND  
FOLKS THAT, AGAIN, THERE IS  
SUPPOSED TO BE NO SIGNS, NO  
SHOWING OF APPROVAL AND  
DISAPPROVAL.

THIS IS AN INFORMATION HEARING  
SO THAT WE CAN GET AS MUCH  
INFORMATION IN AS POSSIBLE SO  
THAT WE CAN, AS A COLLECTIVE  
BODY, AND AS CITIZENS UNDERSTAND  
THE ISSUE AS WELL AS WE CAN.

SO WITH THAT -- I'M SORRY, KIM.

KIM, COUNCILOR KIM JANEY HAS  
JOINED US, DO YOU HAVE ANY  
OPENING REMARKS?

>> JUST BRIEFLY, THANK YOU, SO  
MUCH, MR. CHAIR, AND KUDOS TO  
THE SPONSORS OF THIS VERY  
IMPORTANT HEARING.

THANK YOU SO MUCH.

>> COUNCILOR EDWARDS AND ESSAIBI  
GEORGE.

ALSO I WANT TO EXTEND MY  
GRATITUDE TO TO ALL OF THE  
MEMBERS OF THE AUDIENCE WHO  
JOINED US FOR THIS VERY  
IMPORTANT CONVERSATION.

I TOO LOOK FORWARD TO A  
PRODUCTIVE CONVERSATION, SOME OF  
MY COLLEAGUES, AS SOME OF MY  
COLLEAGUES ALREADY SAID, BOSTON  
IS A WORLD CLASS CITY.

WE ARE BLESSED TO HAVE THE BEST



UNIVERSITIES, THE BEST HOSPITALS  
AND THE BEST CULTURAL  
INSTITUTIONS IN THE COUNTRY AND  
SOME WOULD ARGUE THE WORLD.  
THEY CERTAINLY OFFER A LOT TO  
THE RESIDENTS OF BOSTON, BUT  
BOSTON IS ALSO A CITY WHERE OUR  
RESIDENTS ARE HURTING.  
WE ARE A CITY WHERE WE SEE LESS  
AND LESS STATE AID, WHERE MORE  
AND MORE BURDEN IS PLACED ON  
PROPERTY TAX, YOU KNOW,  
RESIDENTS, WE KNOW THAT 70  
PARTICIPANT OF THE BUDGET COMES  
THROUGH PROPERTY TAX.  
THIS IS AN IMPORTANT  
CONVERSATION TO MAKE SURE THAT  
WE ARE ALL DOING OUR FAIR SHARE,  
THAT OUR NONPROFIT PARTNERS ARE  
DOING THEIR FAIR SHARE, TO THINK  
CREATIVELY ABOUT HOW WE CAN  
ENSURE THAT THE COMMUNICATED,  
COMUPT, THAT THEIR VOICE IS  
BEING HEARD IN THE PROCESS, SO I  
REALLY LOOK FORWARD TO A VERY  
ROBUST AND THOUGHTFUL  
CONVERSATION WHERE WE CAN COME  
TO SOME SORT OF RESOLUTION  
AROUND RECOMMENDATIONS AND NEXT  
STEPS.  
SO AGAIN, I AM GRATEFUL FOR THE  
OPPORTUNITY TO HAVE A  
CONVERSATION AND THAT WE HAVE SO  
MANY GREAT PANELISTS BEFORE US,  
THIS PANEL AND THE OTHERS THAT  
WILL BE JOINING US AS WELL AS  
PUBLIC TESTIMONY.  
SO THANK YOU.  
>> THANK YOU, COUNCILOR JANEY,  
AND AGAIN I HAVE TO ASK FOLKS  
STANDING, PLEASE FIND A SEAT OR  
PLEASE GO TO THE CURLY ROOM, AT  
THIS TIME, THANK YOU, APPRECIATE  
IT.  
SO NOW I WILL INTRODUCE OUR  
FIRST PANEL.  
WHO WANTS TO START?  
>> CFO, THANK YOU.  
>> THANK YOU, COUNCILOR CIOMMO  
AND MEMBERS OF THE BOSTON CITY  
COUNCIL, MY NAME IS -- HANDY THE  
CHIEF OF ADMINISTRATION OF  
FINANCE AND CFO FOR THE CITY OF  
BOSTON.

I AM JOINED BY GALE WILLIS WHO IS OUR -- OF ASSESSING AND STRATEGIC PARTNERSHIPS FOR THE CITY OF BOSTON.

I WANT TO STATE, NOTING SOMETHING YOU ALL HAVE NOTED WHICH IS THAT WE HAVE A VIBRANT NONPROFIT SECTOR, IT CONTRIBUTES SIGNIFICANTLY TO THE CULTURAL AND SOCIAL, EDUCATIONAL AND FINANCIAL FABRIC OF THE CITY AND OF THE INTIEFER "GREATER BOSTON" REGION.

>> IT IS SOMETHING THAT OUR RATING AGENCIES HAVE RECOGNIZED AS A TRUE STRENGTH OF THE CITY OF BOSTON, MOODY'S HAS STATED THE CONCENTRATION OF TAX-EXEMPT HIGHER EDUCATION AND HEALTHCARE INSTITUTIONS PROVIDE AN ECONOMIC STIMULUS TO BOSTON, THAT BENEFITS THE SECTOR'S STABLE EMPLOYMENT A BASE.

THESE NONPROFIT INSTITUTIONS DO HAVE PRIVATE TAX-EXEMPT PROPERTY THAT MAKES TEN PERCENT OF TOLL 22 PERCENT OF TAX-EXEMPT PLANS.

>> AS YOU ALL HAVE STATED, REAL ESTATE TAXES ARE AN IMPORTANT SOURCE OF REVENUE FOR THE CITY OF BOSTON.

WE TALKED MANY TIMES OVER THE COURSE OF THE FY 19 BUDGET PROCESS ABOUT THE FACT THAT OUR PROPERTY TAX BASE NOW MAKES UP 70 PERCENT OF OUR ANNUAL OPERATING REVENUE.

THIS IS THE REVENUE THAT ENABLES US TO INVEST IN PARKS, SCHOOLS, LIBRARIES, PUBLIC SAFETY AND MORE AND IT IS CRITICAL TO ENSURING THAT THE CITY OF BOSTON CAN DELIVER THE WORLD CLASS SERVICES THAT WE HAVE TO OUR RESIDENTS.

IN ORDER TO CONTINUE TO PROVIDE THOSE SERVICES TO OUR RESIDENTS, THE CITY ADOPTED NEW GUIDELINES IN JANUARY OF 2011 THAT WILL, WERE RECOMMENDED BY THE PILOT TASK FORCE THAT WOULD ENCOURAGE TAX-EXEMPT INSTITUTIONS TO PARTICIPANT IN THE CITY'S PARTICIPATE IN THE CITY'S PILOT

PROGRAM, SERVICES IN LIEU OF TAX PROGRAM IS ONE THAT HAS A MEANINGFUL IMPACT ON THE CITY, IT IS ONE THAT AS WE CONTINUE TO LOOK TOWARDS REVENUE MAXIMIZATION AND HOW .. GET THE DECLINING STATE AID WE CONTINUE TO FACE, THAT WE LOOK TOWARDS WAYS WE CAN COME UP WITH OTHER REVENUE OPTIONS, SOMETHING WE ARE CONTINUALLY DOING IN ALL REGARDS AND CERTAINLY PILOT IS A PART OF THAT.

AND IT ALSO HAS BEEN A KEY PRIORITY OF THE MAYOR AND SOMETHING THAT THAT HE SPECIFICALLY ASKED CASEY TO FOCUS ON AND WE HAVE BEEN SPENDING QUITE A BIT OF TIME PARTICULARLY IN THE LAST YEAR REALLY TRYING TO ALIGN WITH INS TICTIONS AND MAXIMIZE BOTH THE CASH PAYMENTS TO THE CITY OF BOSTON BUT ALSO A LINE ON THE COMMUNITY BENEFIT PORTION OF THE PROGRAM.

>> THIS IS A VERY SUCCESSFUL VOLUNTARY PROGRAM.

IT IS A PROGRAM THAT OTHER CITIES HAVE USED AS A MODEL, AND IT IS OFTEN CITED AS THE MOST SUCCESSFUL IN THE COUNTRY, A RECENT REPORT BY OUR FRIENDS AT THE BOSTON MUNICIPAL RESEARCH BUREAU HIGHLIGHT WED HAD INCREDIBLE SUCCESS WITH THE PROGRAMS AND THE LINCOLN INSTITUTE FOR LAND POLICY SAYS THIS IS ONE OF THE LONGEST STANDING AND MOST REVENUE PRODUCTIVE REVENUE PROGRAMS IN THE UNITED STATES.

IN FY 18, THE CITY RECEIVED \$33.6 MILLION IN VOLUNTARY CASH CONTRIBUTIONS FROM OUR PARTICIPATING INSTITUTION PARTNERS.

WE ARE HAPPY TO REPORT THAT THIS IS \$1.2 MILLION MORE THAN FY 13, THREE PERCENT INCREASE.

SINCE MAYOR WALSH TOOK OFFICE VOLUNTARY CASH CONTRIBUTIONS HAVE INCREASED FROM \$26 MILLION. 37 INSTITUTIONS SUBMITTED

COMMUNITY BENEFIT REPORTS FOR FY 18 WHICH RESULTED IN \$34.5 MILLION OF COMMUNITY BENEFITS SPENDING CREDIT FOR THAT FISCAL YEAR.

>> IN SOME FY 18 THE CITY REQUESTED \$104 MILLION OF PILOT CONTRIBUTIONS AND RECEIVED \$78 MILLION IN COMBINED CASH AND COMMUNITY BENEFIT CONTRIBUTIONS. 74 PERCENT OF OUR FY 18 REQUESTS WERE MET.

>> AS I MENTIONED THIS IS A CRITICAL PROGRAM FOR CITY OF BOSTON, IT IS SOMETHING THAT THE -- ARE HIGHLY DEPENDENT ON THE CASH CONTRIBUTIONS FROM OUR NONPROFIT PARTNERS AND WE ALSO CONTINUE TO EXPERIENCE THE BENEFITS OF THE COMMUNITY BENEFIT PROGRAM AND CONTINUE TO WORK WITH INSTITUTIONS TO ALIGNED WHAT THOSE BENEFITS LOOK LIKE SO THAT WE CAN BEST SERVE THE RESIDENTS OF THE CITY OF BOSTON.

I THINK WE ARE PRIMARY HERE TO SEEK YOUR QUESTIONS TODAY SO I WILL TURN IT OVER TO WHATEVER QUESTIONS YOU MAY HAVE.

>> WELL, WHY DON'T WE LET THE PANEL PRESENT, .

>> SURE.

>> AND THEN WE WILL -- YES. IF NO ONE ELSE HAS TO PRESENT, DID YOU WANT TO DO YOUR PRESENTATION?

>> SURE.

>>

>> AS THE INDEPENDENT, OBJECTIVE BOSTON RESEARCH BUREAU, FOR THE RECORD, I AM SAM TYLER, PRESIDENT OF THE ORGANIZATION, TO SPEAK ON THIS.

AND AS YOU ALL KNOW, THE FISCAL HEALTH OF THE CITY OF BOSTON IS ONE OF OUR HIGHEST PRIORITIES. AND WE BRING CITY WIDE PERSPECTIVE AS WE ADDRESS EACH INDIVIDUAL ISSUE, SO WE HAVE WRITTEN ABOUT THE HEAVY RELIANCE ON THE PROPERTY TAX, WHICH IN FISCAL 2019 AS YOU ALREADY AHEAD REPRESENTS 70 PERCENT, MAYBE

MORE IMPORTANTLY IT REPRESENTS 85 PERCENT OF THE TOTAL INCREASE IN REVENUE WHICH IS SAYING SOMETHING ABOUT THE OTHER REVENUE SOURCES.

SO IT IS NOT ONLY IMPORTANCE BECAUSE OF 70 PERCENT BUT IT IS WHERE THE RIGHTEOUS GROWTH IN REVENUE TAKES PLACE.

WE ADVOCATED FOR MORE DIVERSE REVENUE SOURCES, AND GREATER STATE AID FOR BOSTON AND IT IS WITH THAT BACKGROUND THAT I PRESENT MY REMARKS NOW.

THIS YEAR BOSTON COMPLETED ITS SEVEN YEARS OF IMPLEMENTED THE NEW PAYMENT IN LIEU OF TAX PAYMENT PROGRAMS INVOLVING 47 EXEMPT INSTITUTIONS IT STARTED OUT AT 49 BUT THERE HAVE BEEN TWO CONSOLIDATIONS, MERGERS, SINCE THEN.

THIS PROGRAM, WHICH REALLY THE FIRST YEAR OF THE FISCAL 12 HAS BEEN VERY SUCCESSFUL IN TERMS OF REVENUE GENERATION AS HAS BEEN NOTED IN FISCAL 2018, \$33.6 MILLION HAS BEEN RECEIVED BY THE CITY, AN INCREASE OF 18 AND A HALF MILLION DOLLARS OR 122 PERCENT OVER THE ACTUAL RECEIPTS OF FISCAL 11, THE FIRST -- THE LAST YEAR OF THE FORMER PROGRAM, SO, YOU KNOW, IN TERMS OF REVENUE GENERATION, IT HAS BEEN VERY SUCCESSFUL.

AS EXPECTED, THE TOTAL PILOT PAYMENTS HAVE NOT BEEN -- OR HAVE BEEN BELOW THE CITY'S REQUESTS, BECAUSE THE CITY'S REQUEST WAS AGGRESSIVE OVER THE FIRST FIVE YEARS, AND WE SHOULD REPORT 2013, WHICH WE LEARNED THAT BECAUSE OF THE PROGRAM'S VOLUNTARY REQUIRING NEGOTIATIONS BETWEEN THE CITY AND THE INSTITUTIONS, WE EXPECTED THAT INITIAL PAYMENT WOULD SHOW GOOD FAITH EFFORT AND COME CLOSER TO WHERE THE CITY HAD -- THE CITY'S REQUEST, BUT IT COULD BE TEMPERED IN FUTURE YEARS REFLECTING FURTHER NEGOTIATIONS OR CHANGING ECONOMIC CONDITIONS.

AND THAT IS EXACTLY WHAT HAS HAPPENED.

THE CITY STARTED WITH AN AGGRESSIVE PLAN, AFTER NEGOTIATIONS RECEIPTS AS A PERCENTAGE OF REQUESTS HAVE FALLEN FROM 90.7 PERCENT IN FISCAL 12 TO 56 PERCENT, 56.4 PERCENT IN 2018.

EVEN SO, THE BOSTON'S PILOT PROGRAM IS CONSIDERED A SUCCESS AND IT HAS DASH CHECKING WITH LUCY FOR OUR NOTES, BUT LEADS THE COUNTRY IN TERMS OF INCOME GENERATION. THE WE ISSUED A REPORT OF PILOT PAYMENTS, AND CITIES AROUND THE COUNTRY, AND PILOT BOSTON TOUTED BOSTON IN TERMS OF REVENUE GENERATION. NOW, SINCE THEN, THE CITY HAS ADDED 18 AND A HALF MILLION DOLLARS OF PILOT PAYMENTS SO SOLIDIFYING THE CITY'S STANDING AS SUCCESSFUL, SO AS MUCH AS THERE IS CONCERN THAT NOT ENOUGH IS BEING PAID, WE COMPARE BOSTON WITH ANY OTHER CITY IN THE COUNTRY AND WE STAND OUT IT IS A NUMBER ONE IN TERMS OF THIS PROGRAM.

IN FISCAL 2018, --

>> 78 PERCENT IS GOVERNMENT PUBLICLY OWNED, SO THAT THE PRIVATE INSTITUTIONS SUCH AS THE MEDICAL, EDUCATIONAL RELIGIOUS, CULTURAL REPRESENTS 21.9 PERCENT OF LAND AREA OF THE CITY, AND THE MEDICAL, EDUCATIONAL, CULTURAL INSTITUTIONS MAKE UP ONLY ABOUT 5.7 PERCENT.

OF THE CITY'S TOTAL LAND AREA. NOW THERE HAS BEEN SOME COMMENT ABOUT WELL THERE HAS BEEN GROWTH IN LAND AND SO WE DID TAKE A LOOK AT WHAT THE BREAKOUT FOR PUBLIC AND PRIVATE IN THE, AND THE DETAIL WAS OVER THE LAST 30 YEARS, AND THERE IS A LOT OF DETAIL WITH THAT.

BUT ALL IN ALL, IT BASICALLY IS SAYING THAT IN PROPORTION TO THE CITY'S TOTAL LAND, THERE HAS BEEN RELATIVELY LITTLE GROWTH IN THE EXEMPT PROPERTY, AND WHERE

THERE HAS BEEN GROWTH IT HAS BEEN MORE AT THE STATE LEVEL THAN THE PRIVATE, AND SO THE CULTURAL, EDUCATIONAL MEDICAL INSTITUTIONS WHICH REPRESENT 5.7 PERCENT OF TOTAL LAND CA AREA 30 YEARS AGO IT WAS A LITTLE OVER FIVE PERCENT, SO IT IS RELATIVELY STABLE IN THAT RESPECT.

THE CURRENT PILOT PROGRAM IS MORE STANDARDIZED APPROACH THAN ITS PREDECESSOR, IN THAT IT APPLIES EQUALLY TO NOW 47 PRIVATE EXEMPT INSTITUTIONS WITH PROPERTY VALUES AT \$15 MILLION OR MORE.

BEFORE, IT WAS SORT OF A PIECEMEAL APPROACH THAT ONLY APPLIED IF AN INSTITUTION NEEDED A ZONING VARIANCE OR BUILDING PERMITS IN ORDER FOR A NEW BUILDING, SO IF YOU ARE AN INSTITUTION WHO IS BUILDING THEN YOU ARE PAYING MORE PILOT PAYMENTS THAN IF YOU WEREN'T, BUT EVEN IF YOU HAD THE SAME AMOUNT OF VALUE.

SO THEN THE CITY WASN'T VALUING PROPERTY BACK THEN. SO THIS IS MUCH -- A MUCH IMPROVED SYSTEM AND IT HAS PROVEN TO BE SUCCESSFUL, YOU KNOW, AGAIN, IN TERMS OF REVENUE. THE MEDICAL INSTITUTIONS IN AGGREGATE OVER THE SEVEN YEARS INCREASED THEIR PAYMENTS CONSIDERABLY PAID IN FISCAL -- THIS LAST YEAR, THEIR PAYMENTS WERE ABOUT 87 PERCENT OF THE CITY'S REQUESTS, SLIGHT HE DOWN FROM THE 96 PARTICIPANT IN, PERCENT IN FISCAL 12, BUT THOSE PAYMENTS FROM THE MEDICAL INSTITUTIONS REPRESENT ABOUT 72 PARTICIPANT .. OF THE TOTAL [PERCENT] OF THE PILOT PAYMENTS, NOW, MY COMMENTS DO NOT REFLECT THE MASSPORT PILOT, WHICH IS -- ALSO SIGNIFICANT, BUT THIS IS REALLY JUST DEALING WITH THE PRIVATE.

SO EACH YEAR, SINCE FISCAL 12 -- OR LET ME SAY THE EDUCATIONAL INSTITUTIONS HAVE INCREASED

THEIR PAYMENTS, I MEAN, I KNOW THEY ARE BEING RAISED -- AS YOU ARE AWARE MORE COULD BE DONE, BUT OVER THE SEVEN YEARS, THEY HAVE INCREASED THEIR PILOT PAPERS BY OVER \$5 MILLION, OF, A 57 PERCENT INCREASE.

BUT EACH YEAR, WHAT THEY PROVIDE IS LESS, PERCENTAGE WEISS LESS THAN WHAT THE CITY HAS ASKED, GOING FROM ABOUT '88 PERCENT IN FISCAL 12 TO 39 PERCENT IN FISCAL 18 .. '18.

BUT IT IS STILL, YOU KNOW, AGAIN, IT IS BASED ON THE VOLUNTARY NEGOTIATION, VOLUNTARY PAYMENTS AND NEGOTIATIONS. ANY EVALUATION OF THE PILOT PROGRAM AS -- AS HAS BEEN NOTED SHOULD FULLY CONSIDER THE SIGNIFICANT CONTRIBUTIONS OF THE MEDICAL, EDUCATIONAL AND CULTURAL INSTITUTIONS THAT THEY MAKE TO THE CITY, THE REGIONAL ECONOMY AND THE IMPORTANCE OF THE QUALITY OF LIFE IN METROPOLITAN AREA, BY EMPLOYING A LARGE WORKFORCE, ATTRACTING BILLIONS OF RESEARCH GRANTS, FOSTERING STARTUP COMMUNITIES, PROVIDING INSERVICE -- SERVICES DIRECTLY TO RESIDENTS AND ADDING TO BOSTON'S POPULARITY AS A DESTINATION CITY, THESE INSTITUTIONS ARE INTEGRAL COMPONENT OF THE ECONOMIC STRENGTH OF BOSTON.

BUSINESSES ARE ATTRACTED TO LOCATE IN BOSTON BECAUSE OF THE RESOURCES PROVIDED BY THESE INSTITUTIONS AND THE TALENTED WORKFORCE IN THE AREA.

I WON'T REPEAT WHAT OUR CHIEF FINANCIAL OFFICER STATED ABOUT, YOU KNOW, THE -- FEES AND THEIR COMMENTS IN TERMS OF THE IMPORTANCE OF THE EXEMPT INSTITUTIONS TO THE ECONOMY. IN RECENT YEARS, TAX-EXEMPT INSTITUTIONS HAVE CONTINUALLY ADDED JOBS TO THE BOSTON ECONOMY, THE TOP TEN EMPLOYERS IN BOSTON, EIGHT ARE TAX-EXEMPT INSTITUTIONS, SUPPORTING ABOUT



75,000 JOBS WITHIN THAT TOP TEN GROUP.

THE ECONOMY IS GROWING IN THE LIFE SCIENCES AND BY 0 TECHNOLOGY STRIPS, SUPPORTING IN MART TO THE NATIONAL INSTITUTION OF HEALTH, NHA GRANTS LOCATED IN THE CITY.

FOR 23 CONSECUTIVE YEARS BOSTON HAS BEEN AWARDED THE LARGEST AMOUNT OF NIH FUNDING OF ALL CITIES IN THE COUNTRY.

THIS IS ACCORDING TO A 2018 REPORT BY THE BPDA.

AND OF THE \$1.97 BILLION RECEIVED IN 2017, 90 SIN -- OR 97 PERCENT WAS AWARDED TO THE TAX EXEMPT MEDICAL AND EDUCATIONAL INSTITUTIONS IN BOSTON, INDICATING THEIR CRITICAL ROLE OF EXPANDING THE ECONOMY AND CREATING JOBS.

SO I WOULD END BY SAYING THAT BOSTON PILOT PROGRAM IS A SUCCESS .. IT HAS RESULTED IN BOTH SIGNIFICANT INCREASES IN PILOT PAYMENTS AND COMMUNITY SERVICES, IT IS A VOLUNTARY PROGRAM THAT REQUIRES NEGOTIATION BETWEEN THE CITY AND THE EXEMPT INSTITUTIONS AND TO EXPECT FULL PAYMENT TO AN AGGRESSIVE SCHEDULE SET BY THE CITY I THINK IS UNREALISTIC. THIS IS NOT THE PANACEA FOR SOLVING THE CITY'S FISCAL PROBLEMS.

THERE IS AREA FOR GROWTH, NO QUESTION ABOUT IT, BUT, YOU KNOW, YOU FROM NOT GOING TO SEE THIS KIND OF SUCCESS IN ANY OTHER CITY IN THE COUNTRY.

NOW, THERE IS -- IF I MAY HAVE THIS ONE ISSUE, OF ALL OF THESE JOBS, THE STATE BENEFITS FROM THE INCOME TAX, NOT CITY, SO THAT WOULD BE ONE AREA THAT -- NOT THAT CITIES HAVE HAD A LOT OF SUCCESS WITH THE STATE LATELY, BUT THAT WOULD BE, YOU KNOW, A LEGITIMATE AREA TO LOOK AT IN TERMS OF BOSTON SHARING SOME OF THAT REVENUE.

THANK YOU.

>> THANK YOU.

JUST A POINT OF CLARIFICATION.  
I A LOT OF THE UNIVERSITIES,  
COLLEGES, EVEN MEDICAL  
INSTITUTIONS HAVE RETAIL SPACES  
AND COMMERCIAL SPACES, JUST FOR  
CLARIFICATION, COULD SOMEONE  
SPEAK TO THAT KIND OF TAXATION  
THAT IS KIND OF BLENDED IN AND  
HOW IT IS DISTINGUISHED FROM  
TAXABLE VERSUS BEING EXEMPT?

>> SO THEY ARE TAXED UNDER  
REGULAR CHAPTER 59, JUST LIKE  
ANY OTHER PROPERTY OWNER, IF IT  
IS IN A HOSPITAL, IF THEY HAVE  
AN AWE BONN PAN ON THE FIRST  
FLOOR, IT HAS A TAX RATE SIMILAR  
TO OTHER BUSINESSES IN THE  
NEIGHBORHOOD SO THEY ARE PAYING  
FULL COMMERCIAL RATE CHAPTER 59  
TAXES ON THAT.

>> AND WE DON'T HAVE LIKE AN  
IDEA OF HOW THAT IS SEPARATED  
OUT?

I MEAN, LIKE I AM THINKING BU IS  
AN URBAN CAMPUS, CON AVE, LOTS  
OF RETAIL, VERSUS BC, MORE OF A  
LESSER IN CAMPUS, JUST, YOU  
KNOW, CAN WE SEPARATE LIKE HOW  
MUCH THEY PAY BECAUSE THEY ARE  
-- THEY HAVE A NONEXEMPT  
PROPERTY AS WELL?

>> NO, I DON'T THINK THAT WE  
HAVE EVER LOOKED AT IT THAT WAY.  
I MEAN, THEY GET A REGULAR TAX  
BILL LIKE EVERYBODY ELSE SO IT  
COMES IN AS PART OF THE PROPERTY  
TAXES BUT NO I DON'T THINK WE  
HAVE EVER DONE AN ANALYSIS LIKE  
THAT.

>> OKAY.

LET ME GIVE IT TO THE SPONSORS.  
COUNCILOR ESSAIBI GEORGE.

>> THANK YOU, CHAIRMAN, AGAIN,  
AND THANK YOU ALL, AND FOR YOUR  
PRESENTATION, SAM, FOR YOUR  
PRESENTATION AND THE REST OF YOU  
FOR YOUR QUESTIONS AHEAD OF  
TIME.

CAN YOU TELL ME A LITTLE BIT  
ABOUT HOW THE PROPERTY HAS  
CHANGED OR THE LANDMASS, LAND  
USE HAS CHANGED OVER TIME?  
BECAUSE SAM IS SAYING THAT THERE

HASN'T BEEN A LOT OF  
INSTITUTIONAL GROWTH BUT I AM  
CURIOUS OVER A PERIOD OF FIVE  
AND TEN YEARS WHAT HAS CHANGED,  
BECAUSE THERE IS THIS FEELING OF  
CREEP ACROSS MANY OF OUR  
NEIGHBORHOODS IN THE CITY THAT  
INSTITUTIONS ARE GROWING, SO IF  
WE CAN TALK A LITTLE BIT ABOUT  
THE ACTUAL LAND USE CHANGES.

>> SURE.

I DON'T THINK WE HAVE THE  
DETAILS OF THIS TODAY BUT WE  
CERTAINLY COULD GET YOU A LOOK,  
YOU KNOW, FIVE, TEN YEARS BACK,  
IF THERE IS ANYTHING OF, ON AN  
ENTIRE LEVEL YOU CAN SAY ABOUT  
THAT?

>> I THINK THE OTHER SAY IS  
INSTITUTIONS SELL AND BUY THINGS  
SO IT IS GOING IN BOTH  
DIRECTIONS.

I THINK THAT CERTAINLY WHEN THEY  
BUY THINGS, THAT IS VERY  
NOTICEABLE FOR PEOPLE BUT IT MAY  
NOT BE AS NOTICEABLE WHEN THEY  
SELL THINGS.

>> COUNCILOR, WE PREPARED A  
TABLE, I CAN SHARE WITH YOU THAT  
SHOWS THE CHANGE BROKEN DOWN BY  
THE DIFFERENT EXEMPT CAUSES OR  
USES FOR EACH OF THE DECADES  
FROM 1988 TOED 2018.

SO IT COVERS A 30-YEAR PERIOD,  
BUT WE HAVE IT BROKEN DOWN BY  
DECADE.

>> I WOULD APPRECIATE THAT,  
THANK YOU.

>> ONE THING ALSO I WOULD ADD,  
THERE ARE EXEMPT PROPERTIES OR  
INSTITUTIONS WHO BUY PROPERTY  
AND KEEP THOSE PROPERTIES ON THE  
TAX ROLL, SO WHEN YOU ARE  
LOOKING AT THE BREAK WITHOUT NOT  
CAPTURING IT ALL, BECAUSE SOME  
ARE STILL TAXABLE.

>> I APPRECIATE THAT, THANK YOU.

>> AND THEN DO WE KNOW WHAT --  
WE TALKED A LITTLE BIT ABOUT OR  
PRESENTED A LITTLE BIT ABOUT THE  
SUCCESS OF BOSTON'S PILOT  
PROGRAM.

HOW DO WE MEASURE SUCCESS?  
AND WHAT IS THE COMPARISON THAT

IS BEING MADE BETWEEN CITIES?  
>> SO I THINK IN THAT REGARD, IN  
TERMS OF VOLUMES OF CASH  
PAYMENTS --

>> BOSTON IS A LOT MORE -- A  
LOT, THERE ARE A LOT MORE  
INSTITUTIONS THAN OTHER CITIES,  
VOLUME AS OPPOSED TO PERCENTAGE?  
>> LIKE I SAID, IN THAT REGARD,  
I AM SPECIFICALLY TALKING  
TALKING ABOUT CASH PAYMENTS IN  
THE DOOR.

I DO WANT TO MAKE CLEAR THAT I  
THINK THE CITY OF BOSTON'S  
POSITION IS THAT THERE IS MORE  
TO DO. WE HAVE BEEN SUCCESSFUL  
BUT CERTAINLY WE ARE SUPPORTIVE  
OF THE GUIDELINES OF 2011 ..  
AGREEMENT, AND SO WHILE WE ARE A  
VERY SUCCESSFUL PROGRAM, WE  
AGREE THAT THERE IS PROGRESS TO  
BE MADE AND WE CERTAINLY  
CONTINUE TO STRESS THE  
IMPORTANCE IN PARTICULAR FOR THE  
CITY OF BOSTON'S BUDGET OF THE  
CASH PAYMENT BUS CERTAINLY OF  
PROVIDING COMMUNITY BENEFITS AS  
PART OF A LARGER PROGRAM AS  
WELL.

>> THANK YOU.  
AND THEN SPEAKING OF PAYMENTS,  
ONE OF THE THINGS THAT IS  
FRUSTRATING TO ME IS WHEN WE ARE  
PAYING INSTITUTIONS TO USE THEIR  
FACILITIES.

>> UH-HUH.  
>> AND ANY OF THEIR  
INSTITUTIONS.

DO WE HAVE AN IDEA OF HOW MUCH  
WE SPEND AS A CITY, WHETHER IT  
IS THE CITY OF BOSTON OR BOSTON  
PUBLIC SCHOOLS, BECAUSE BPS PAYS  
FOR SOME 0 OF THAT SPACE.

DO WE HAVE AN IDEA OF HOW MUCH  
WE SPENT WITH GLIEWFORTS.

>> I DON'T HAVE THAT NUMBER.  
IT IS SOMETHING WE COULD  
CERTAINLY LOOK AT THE DATA TO  
SEE IF IT IS PRESENTABLE.  
WE MAY HAVE TO SORT OF ASK THE  
QUESTION TO OUR --

>> THAT IS A REALLY IMPORTANT  
QUESTION, BECAUSE ANY OF THESE  
INSTITUTIONS THAT ARE NOT --

MOST OF THEM ARE NOT FULFILLING THEIR COMMITMENT TO THE PILOT PROGRAM, BUT THEN WE ARE WRITING THEM A CHECK, WHETHER IT IS FOR A GRADUATION, WHETHER IT IS FOR ANY OF THEIR SPACE FOR ANY PURPOSE, TO ME, THAT -- I HAVE A PROBLEM WITH US WRITING THAT CHECK.

WE SHOULD BE TAKING IT OUT OF, YOU KNOW, SOME SORT OF ACCOUNTING FORMULA, WE ARE TAKING IT OUT OF THEIR DEBIT COLUMN OR --

>> I CERTAINLY -- I CERTAINLY UNDERSTAND THAT POINT, BUT THE NATURE OF THE VOLUNTARY PROGRAM WOULD MEAN THAT WE DON'T -- WE CANNOT COMPEL AN INSTITUTIONS TO GIFT US SOMETHING, RIGHT? AND SO WHILE WE MIGHT WORK WITH THEM AND TRY TO COME UP WITH AN AGREEMENT ALONG THE SAME LINES, WE CAN'T SORT OF THROUGH THE BACK OFFICE CITY FINANCE FUNCTION CREDIT AND DEBIT BASED ON THE VARIOUS EXPENDITURES AND REVENUE THAT ARE COMING FROM THESE PARTICULAR INSTITUTIONS BECAUSE THEY ARE TAX EXEMPT EXEMPT, SO IF IT IS IN LIEU OF TAXINGS IT SORT OF TRIGGERS THIS TAX-EXEMPT ISSUE.

>> I STILL THINK IT IS AN INTERESTING DOLLAR AMOUNT TO SEE AND HOW MUCH WE ARE SPENDING AT THESE DIFFERENT INSTITUTIONS AND WHY.

I KNOW YOU HAVE 37 COMMUNITY BENEFIT REPORTS, SAM MENTIONED THERE ARE 47 THAT ARE EXCEPT.

ARE WE MISSING TEN?

IS THERE A REASON WHY WE DON'T HAVE THOSE TEN REPORTS?

>> BECAUSE IT IS A VOLUNTARY PROGRAM, IT IS AS UP IT IS UP TO THEM.

>> SOME ARE DOING COMMUNITY BENEFITS BUT UNABLE TO TRACK THEM WITHOUT THE REPORT.

>> THANK YOU FOR THAT.

>> IF YOU CAN ACTUALLY SHARE THE LIST OF WHO IS MISSING.

I KNOW, I THINK I HAVE IT IN MY

NOTES BUT TO BE, IF THAT WAS  
MORE CLEAR THAT WOULD BE GREAT.  
>> THANK YOU.

COUNCILOR EDWARDS.

>> I WANT TO START OUT WITH THE  
INFORMATION AND THE NUMBERS AND  
MAKE SURE WE ARE TALKING ABOUT  
ACCURATE UP TO DATE NUMBERS.  
ANY OF THE NUMBERS THAT YOU  
STATED SO FAR IN TERMS OF WHAT  
HAS -- WHAT IS OWED IS BASED OFF  
OF THE 2012 ASSESSMENT OF THE  
PROPERTY, AM I CORRECT OR IS IT  
BASED OFF AN ANNUAL ASSESSMENT  
OF THE PROPERTY VALUES?

>> IT IS NOT BASED OF AN ANNUAL  
ASSESSMENT, IT IS, I BELIEVE  
BASED OFF THE 2011 TASK FORCE  
GUIDELINES.

>> SO WHEN WE ARE TALKING ABOUT  
THE NUMBERS AND THE ASSESSED  
VALUES, WE ARE TALKING ABOUT  
THIS PROPERTY THAT THEY HAVE  
BASED OFF OF 2011 VALUES.

>> UH-HUH.

>> RIGHT?

SO WHEN -- THAT'S WHY I THINK IT  
IS VERY HARD TO JUDGE THE  
SUCCESS OF THIS PROGRAM AND PAT  
OURSELVES ON THE BACK WHEN WE  
ARE NOT TALKING ABOUT 2018  
VALUES OF PROPERTY, WHICH HAVE  
GONE UP EXPONENTIALLY, AT LEAST  
FOR ME AND MY TAX BILL.

SO WHEN WE ARE DOING THIS KIND  
OF ANALYSIS I THINK IT IS REALLY  
IMPORTANT FOR THE CITY TO TAKE  
LEADERSHIP AND TO DO THAT -- CAN  
THE CITY DO THAT AND GIVE US  
ACCURATE DATA ABOUT WHAT IS  
ACTUALLY -- WHAT THESE  
PROPERTIES ARE ASSESSED AT?

>> CERTAINLY --

>> IT IS NOT SOMETHING WE  
PURSUED TO DATE BECAUSE WE HAVE  
BEEN FOCUSED ON GETTING TO  
100 PERCENT IMPLEMENTATION WITH  
THE EXISTING CASH BENEFIT  
PORTION OF THE PROGRAM.  
IT IS OBVIOUSLY FAIRLY  
SIGNIFICANT UNDERTAKING AND  
SOMETHING THAT WE WANT TO BE  
SURE THAT WE HAVE ALIGNED ON THE  
GOAL OF DOING THE REASSESSMENT

AND WHAT WE WILL ULTIMATELY  
RECEIVE BY DOING A REASSESSMENT.  
AND SO THAT IS LIKE FOR US THE  
FIRST STEP HAS BEEN TO FOCUS ON  
100 PERCENT IMPLEMENTATION OF  
THE GUIDELINES. CERTAINLY A  
REASSESSMENT OF SOMETHING THAT  
IS FEASIBLE.

SO I APPRECIATE THAT, NOTING  
THAT IT SEEMS TO BE THE PRIORITY  
OF THE CITY TO WORK ON  
2011 NUMBERS AND AT LEAST  
GETTING THAT TO 100 PERCENT  
VERSUS GETTING THE 2018 VALUES.

SO MY -- I GUESS I AM AWFUL  
CURIOUS IN TERMS OF ACCURATE  
INFORMATION WHY AREN'T ALL OF  
THE TAX-EXEMPT INSTITUTIONS THAT  
OWN PROPERTY IN THE CITY OF  
BOSTON LISTED ON OUR WEBSITE?

>> AND THEIR PILOT PAYMENTS ARE  
NOT LISTED?

>> THIS IS JUST THE NONPROFITS,  
VERSUS THE NONPROFIT --.

>> BUT THAT'S PAID PILOT  
PROGRAMS, IT IS A SEPARATE PILOT  
PROGRAM P.

>> SO THE CITY OF BOSTON -- I AM  
ASKING IF THAT INFORMATION BE  
PUT OUT THERE PUBLICLY FOR THE  
CITY OF BOSTON TO -- IF WE ARE  
GOING TO TALK ABOUT WHERE THE  
MONEY IS COMING FROM, OR WE ARE  
TALKING ABOUT PILOT PAYMENTS AND  
ALL OF THE INFORMATION AND THE  
PILOT PROGRAMS BE MADE  
AVAILABLE, RIGHT?

AND THEN ALSO, WHEN WE ARE  
TALKING ABOUT, THERE ARE OTHER  
NON-- THERE IS EXEMPT OTHER  
INSTITUTIONS THAT HAVE  
ALTERNATIVE TAX PAYMENTS THAT  
MAY NOT BE WITHIN THE PILOT  
PROGRAM AND I AM JUST CURIOUS  
WHEN THE CITY IS NEGOTIATING  
THOSE AND WHEN THOSE AGREEMENTS  
ARE UNDER 121 A COULD THE CITY  
BE MAKING THAT INFORMATION  
AVAILABLE AS WELL?

>> IT IS ON THE WEBSITE.  
ALL OF THE CONTRACTS AND THE  
AGREEMENTS ARE --

>> ON THE 121 A AND --

>> THE PAYMENTS AMOUNTS -- THE

CONTRACTS ARE AVAILABLE ON THE  
WEB PAGE, BUT PAYMENTS -- THE  
PAYMENT AMOUNTS WOULD BE  
AVAILABLE GOING THROUGH THE  
COLLECTOR SITE.

>> OKAY.

>> SO WITH THE WARD AND PARCEL  
OR THE ADDRESS YOU WOULD BE ABLE  
TO LOOK UP ANY OF THE PAYMENT  
INFORMATION.

>> AND WE WOULD BE ABLE TO SEE  
HOW MUCH THE PAYMENT PLAN HAS  
BEEN PUT IN AND HOW MUCH WE HAVE  
RECEIVED?

>> I'M SORRY.

CAN YOU SAY THAT AGAIN.

>> WE WOULD BE ABLE TO SEE IF  
THERE IS ANY GAP?

>> THAT'S ALSO SOMETHING THAT  
THE COLLECTOR IS LOOKING AT AND  
REVIEWING AND ASSESSING.

WE ARE LOOKING AT REVIEWING AND  
MAKING SURE THAT THE PAYMENTS  
THAT WERE EXPECTED TO COME IN  
HAVE ACTUALLY COME IN.

>> SO WHEN IT COMES TO THESE  
QUASI GOVERNMENT INSTITUTIONS, I  
AM SPECIFICALLY TALKING ABOUT  
THE BPDA, AND I AM CURIOUS WHY  
THE CITY IS ACTUALLY ENABLED  
UNDER STATE LAW AND 121 B IT  
SAYS YOU MAY NEGOTIATE WITH AN  
AUTHORITY OR AGENCY SUCH AS AS  
THE BPDA OR HOUSING AUTHORITY TO  
ACTUALLY COME UP WITH PAYMENT IN  
LIEU OF TAXES, WHERE THERE ARE  
TAX-EXEMPT INSTITUTION, I AM  
WONDERING WHY OR IF THE CITY  
WOULD EVER CONSIDER NEGOTIATING  
WITH A BPDA FOR THEM ACTUALLY TO  
MAKE SOME PAYMENTS AS WELL.

>> SO I THINK IT WOULD BE, FIRST  
OF ALL, A SEPARATE DISCUSSION  
OBVIOUSLY BECAUSE THEY ARE A  
CITY GOVERNMENT AGENCY, AND NOT

--

>> BUT THEY ARE SEPARATE FROM  
US, RIGHT?

>> YES.

>> THEY DON'T GET OUR TAX  
DOLLARS --

>> BUT IN TERMS OF THE GENERAL  
STRUCTURE, WE HAVE SORT OF A  
NON-- TAX-EXEMPT INSTITUTIONS IN



MASSPORT AND 121 A AND B ARE  
GENERALLY PARCELS THAT WOULD  
OTHERWISE BE TAXABLE, AND SO THE  
BPDA IS REALLY WHILE NOT PART OF  
THE CITY OF BOSTON, IT IS A CITY  
GOVERNMENT FUNCTION.

BPDA PROPERTIES HAVE, FROM MY  
UNDERSTANDING THEY HAVE A  
VARIETY OF TAX AGREEMENTS, SO  
SOME PAY 59 TAXES, SOME HAVE  
THEIR OWN INDIVIDUAL PILOT  
AGREEMENTS.

A FEW DO NOT.

AND THOSE ARE GENERALLY  
PROPERTIES THAT HAVE AN  
AGREEMENT THAT MAY BE A 99 YEAR  
LEASE, SOMEWHERE IN THE YEAR 50  
OR 60 OR 70 WITH SOME VERY LONG  
TERM LEASE FOR A PERIOD OF TIME  
IN ORDER TO GET SOMEBODY IN THAT  
PROPERTY THEY BASICALLY HAD TO  
-- HAVE THE RIGHT -- PROPERTY  
AGREEMENT, TAX AGREEMENT.

SO THERE IS SOME VARIETY IN  
TERMS OF THE TYPES OF PARCELS  
THAT THE BPDA HAS AND WHETHER WE  
ARE COLLECTING TAXES ON THOSE.  
UNDER THIS MAYOR THE BPDA HAS  
GONE THROUGH THE PRO GROSS OF  
UPDATING AS MANY GROUND LEASES  
AS THEY CAN AND ADDING PILOT  
AGREEMENTS AND IN MANY CASES  
CHAPTER 59 AGREEMENTS TO THOSE,  
SO WE ARE MAXIMIZING OUR ABILITY  
TO COLLECT TAXES ON THE PARCELS  
THAT ARE OVER SEEN BY THE BPDA.  
>> RIGHT.

BUT YOU HAVE NOT ENGAGED IN  
ACTUAL PAYMENTS FROM THE BPDA,  
LANDLORD OR PROPERTY OWNER?

>> NO.

BECAUSE WHEN WE DO COLLECT  
TAXES, THEY ARE PAID FOR,  
GENERALLY, BY THE TENANT OF THE  
PARCEL.

>> RIGHT.

>> SO EVEN IN A 121 A AND B,  
THAT TAX IS EVENTUALLY PASSED  
DOWN TO THE PARCEL.

>> I AM A LANDLORD.

MY TENANTS WOULD PAY TAXES AND  
SO ON AND SO FORTH AND THEN I  
ALSO PAY TAXES.

SO AS A LANDLORD AND PROPERTY

OWNER, FOR THE CITY OF BOSTON,  
SO I AM JUST -- WHY WOULDN'T WE  
TREAT THE BPDA LIKE A NORMAL  
BOSTONIAN.

>> I AM JUST CURIOUS, I WANTED  
LEADERSHIP AND SEE SOME  
INNOVATIVE WAYS OF MAKING SURE  
WE ARE BRINGING ALL INSTITUTIONS  
TO THE TABLE TO MAKE, TO BE MORE  
EQUITABLE, SO, YES, WE ARE  
GETTING SOMETHING FROM THE BPDA,  
I AM ASKING WHY WOULDN'T WE ASK  
FOR MORE?

>> BECAUSE, BASICALLY BECAUSE IT  
IS A TAX -- PARCEL, SO CAN IT BE  
TAXED? WE DON'T -- THE PROPERTY  
TAXES ARE ASSESSED TO A PARCEL,  
AND SO THOSE INDIVIDUAL  
AGREEMENTS WITH BPDA TENANTS  
ARE, DETERMINE THE AMOUNT OF  
TAXES PAID.

>> SO.

I AM JUST GOING TO SAY AGAIN AND  
I WILL MOVE ON TO THE NEXT ROUND  
OR SOMETHING, BUT THIS IS IN THE  
STATE STATUTE, SO IF YOU ARE  
CHOOSING NOT TO, THEN I WOULD  
PREFER THE CITY JUST TO SAY WE  
DON'T WANT TO, BUT MAY IS AN  
OPTION AND I THINK THE CITY  
SHOULD CONSIDER IT.

>> BUT I THINK THE OTHER PART OF  
IT IS THE 121 A AND 121 B  
AGREEMENTS THE BPDA IS A PARTY 0  
IT, THE ASSESSING DEPARTMENT IS  
A PARTY 0 IT, THE DEVELOPER A  
PARTY TO IT OR THE TENANT OR  
WHOEVER THE AGREEMENT IS WITH.  
AND SO IT IS NOT, IN THE 121 A  
AND B IT IS NOT NECESSARILY THAT  
THEY ARE THE OWNERSHIP, THAT  
THEY CERTAINLY HAVE AN INTEREST  
IN THE PROPERTY, BUT THE  
PROPERTY IS REALLY STILL OWNED  
BY THE DEVELOPER, ESPECIALLY THE  
-- IN SOUTH BOSTON.

>> FOR EXAMPLE -- PARK AND  
CHARLESTOWN ARE OWNED BY THE  
BPDA AND I BELIEVE THE BPDA  
MAKES \$61 MILLION A YEAR, RIGHT?  
SO IT IS STRAIGHT OUT OWNERSHIP.  
THEY OWN THAT AND THEY MAKE  
MONEY OFF OF IT THE, AND SO SO  
THERE SHAH MAY CLAUSE IN THE

STATE LAW THAT ALLOWS FOR YOU TO  
CONSIDER ASKING FOR, IN LIEU OF  
TAXES SOME FORM OF PAYMENT, SO I  
AM ASKING YOU TO CONSIDER THAT.  
>> THAT KIND OF THOUGHT PROCESS.  
THEY ARE MAKING MONEY OFF  
PROPERTY IN BOSTON.  
SO IF I WERE TO, I PAY MY ACTUAL  
TAXINGS, THAT IS ALL I AM  
BRINGING UP UNDER 121 B.  
>> COUNCILOR, THERE IS NOT A  
FORMAL AGREEMENT YOU ARE TALKING  
ABOUT THERE, BUT THERE IS --  
>> I AM FULLY AWARE --  
>> INFORMAL.  
>> I AM TALKING ABOUT THE  
LANGUAGE SAYS MAY.  
I AM JUST ASKING FOR THE CITY --  
>> I AM SAYING TO YOU THERE ARE  
OTHER WAYS IN WHICH THE BPDA IS  
MAKING CONTRIBUTIONS TO THE CITY  
IN TERMS OF ITS RESOURCES,  
SUPPORTING OTHER CITY FUNCTIONS.  
SO IT IS NOT -- IT IS NOT LIKE  
THEY ARE NOT DOING ANYTHING.  
>> AND I HAVEN'T SAID THAT.  
>> OKAY.  
I AM JUST MAKING SURE THAT --  
>> I AM VERY CLEAR --  
>> THE FULL PICTURE IS OUT  
THERE.  
>> THE FULL PICTURE IS OUT THERE  
FOR MANY PEOPLE, BUT I THINK THE  
QUESTION -- AND I APPRECIATE THE  
DEFENSE OF THE BPDA BUT I WANT  
TO BE CLEAR.  
I AM NOT ATTACKING OR SAYING  
THEY ARE NOT DOING ANYTHING.  
I AM ASKING FOR THE DEPARTMENT  
TO CONSIDER THE -- WHAT IS OUT  
THERE UNDER, THE MAY THAT IS OUT  
THERE UNDER STATE LAW.  
>> I THINK THE MAY ALLOWS US TO  
EXECUTE THE 121 A AND B  
AGREEMENTS WHICH ALLOWS US FOR  
US TO CHARGE 59 TAXINGS OR  
NEGOTIATE A PILOT OR SOMETHING  
LIKE THAT.  
CERTAINLY WE CAN LOOK AT THE  
LANGUAGE YOU ARE RAISING, HAPPY  
TO TALK MORE ABOUT IT, I THINK  
WE HAVE USE THE 121 A A AND 121  
B OPTION TO TRY TO COME UP WITH  
ALIGNING EXAMINE ECONOMIC

DEVELOPMENT GOALS REQUEST  
MAXIMIZING TAX QUESTIONS  
REGARDLESS OF WHO IS ULTIMATELY  
PAYING THOSE TAXINGS.  
>> ALL RIGHT.  
AND -- I WILL WAIT FOR THE NEXT  
ROUND.  
>> I JUST HAVE A QUICK AGAIN,  
CHAIRING, SO UMASS BOSTON HAS A  
LOT OF LAND IN THE DORCHESTER  
HARBOR, DO WE HAVE A MAY CLAUSE  
WITH THEM TO PAY ANY PROPERTY  
TAXES FOR THAT ACREAGE THAT THEY  
HAVE?  
>> THERE IS A STATE PROGRAM, A  
STATE PILOT PROGRAM THAT IS  
REALLY SET BY THE APPROPRIATIONS  
THAT THE STATE GIVES TO IT EVERY  
YEAR, SO BASICALLY WHATEVER THE  
ULTIMATE DOLLAR IS THAT THEY  
DETERMINE AS PART OF THE BUDGET  
PROCESS, THAT SORT OF FILTERS  
OUT ACROSS THE STATE IN TERMS OF  
HOW MUCH REIMBURSEMENT IS GOING  
TO BE MADE.  
>> SO DO WE GET A PORTION OF  
THAT?  
SO THE WHOLE STATE GETS  
SOMETHING OUT OF UMASS BOSTON,  
WE DON'T GET ANYTHING --  
>> I'M SORRY THAT LINE ITEM  
ITSELF IS REALLY NOT WITHIN THE  
UMASS BOSTON.  
I'M SORRY, IT IS FOR STATE LAND  
IN GENERAL.  
>> STATE LAND IN GENERAL.  
>> SO WE GET ABORTION FOR THE  
JFK AND ASH BURGH AND SO ON AND  
SO FORTH?  
>> NOT ALL OF THE PARCELS, BUT  
SOME OF THE PARCELS, UMASS BEING  
ONE OF THEM, WE DO GET  
REIMBURSED ON STATE OWNED LAND.  
THERE IS SOME JUVENILE  
FACILITIES IN HYDE PARK WE GET  
REIMBURSED ON, SOME PROPERTIES  
IN FENWAY, IT IS NOT EVERY  
STATE.  
>> AND IS IT AT THE SAME RATE OR  
IS IT A REDUCED RATE I WOULD  
IMAGINE?  
>> I DO NOT BELIEVE IT IS AT THE  
SAME RATE AS THE GENERAL  
POPULATION.

>> SO WELL, IT IS AT THEIR WILL?  
>> RIGHT.  
>> CORRECT.

OKAY.

AND I AM SURE IT IS NOT --

>> AS THEY OFTEN ARE, YES.

>> PROBABLY DECLINING LIKE STATE  
AID.

OKAY.

>> COUNCILOR FLYNN.

>> THANK YOU.

>> THANK YOU, COUNCILOR CIOMMO.

>> THANK YOU, COUNCILOR CIOMMO.

AND THANK YOU TO THE PANELISTS  
FOR BEING HERE.

IN THE INTEREST OF FAIRNESS, I  
KNOW SOME NONPROFITS ARE PAYING  
THEIR SHARE AND SOME ARE NOT  
MAKING THAT COMMITMENT.

MY QUESTION WOULD BE, WHAT STEPS  
COULD BE TAKEN TO ENCOURAGE  
THOSE NONPROFITS THAT ARE NOT  
PAYING THEIR SHARE TO PAY THEIR  
FAIR SHARE TO CONTRIBUTE TO BE  
MORE ENGAGED IN THE CITY?

>>

>> I THINK WE ARE FOCUSED ON  
BUILDING POSITIVE WORKING  
RELATIONSHIPS WITH EACH OF THE  
INSTITUTIONS, YOU KNOW, SEVEN  
YEARS INTO THE PROGRAM,  
EDUCATING EVERYBODY ON WHAT THE  
PILOT PROGRAM IS AND TRYING TO  
IMPROVE PAYMENTS AS WELL AS  
COLLECTING MORE INFORMATION ON  
COMMUNITY BENEFITS AND LIKE EMMA  
SAID OUR GOAL IS REALLY TO REACH  
100 PERCENT PARTICIPATION OF THE  
CURRENT PROGRAM.

>> IS THERE ANY TYPE OF OUTREACH  
WHERE SOME ORGANIZATIONS  
THROUGHOUT THE CITY CAN MEET  
SOME OF THESE NONPROFITS AND  
SOME OF THESE GREAT COLLEGES,  
UNIVERSITIES, HOSPITALS AND LET  
THEM TELL THEIR STORY ABOUT WHY  
THESE SERVICES OR WHY FUNDING IS  
CRITICALLY NEEDED TO SUPPORT OUR  
NEIGHBORHOODS IN BOSTON BUT IS  
THERE A CONNECTION BETWEEN THE  
NONPROFITS THAT CONTRIBUTE AND  
THE PEOPLE OF BOSTON THAT REALLY  
IMMEDIATE THESE SERVICES AND  
DEPEND ON THE NONPROFITS IN THE

CITY AS WELL?

>> SO I THINK THAT IS A GREAT IDEA. YOU KNOW, MANY OF THESE IDEA.

>> THE ONLY THING I WOULD ADD IS, YOU KNOW, WE ARE STILL WORKING ON PROCESSING THE 37 COMMUNITY BENEFIT REPORTS FROM THIS YEAR, BUT -- AND WE WILL BE POSTING THEM ON THE WEBSITE LATER THIS YEAR ON THE WEBSITE LATER THIS YEAR.

WHAT YOU'LL SEE AS YOU LOOK THROUGH THEM IS A VARIETY OF PROGRAMS THAT HAVE BEEN DEVELOPED OVER THE COURSE OF TIME ORGANICALLY IN CONJUNCTION WITH RESIDENTS, PROFESSORS, STUDENTS, THINGS HAVE JUMP START THE COMMUNITY PROGRAMS THAT ARE REPORTED TO DATE.

>> ARE WE COMMUNICATING WITH THE YOU NONPROFITS MAYBE HOSPITALS AND MEDICAL INSTITUTIONS, IDENTIFYING CRITICAL ISSUES IMPACTING THE CITY OR SUBSTANCE ABUSE PUBLIC HEALTH IN TARGETING THE COMMUNITY BENEFITS TO CERTAIN ISSUES THAT IMPACT THAT NEIGHBORHOOD OR THE CITY?

>> I'LL HAVE CASEY TALK ABOUT THIS MORE BECAUSE THIS IS WHAT SHE'S BEEN FOCUSSED ON. THE COMMUNITY DRIVEN PROCESSES THE CITY HAS TAKEN IMAGINE BOSTON 2030 AND GO BOSTON HAVE CLEARLY DEFINED WHAT THE COMMUNITY PRIORITY ARE AND SO THE CITY HAS REALLY EMPHASIZED ALIGNING WITH THOSE PRIORITY AND THE FOCUS THE CITY TRIES TO ALIGN WITH AND THEN IN PARTNERSHIP WITH OUR INSTITUTIONS.

IT'S CERTAINLY SOMETHING WE CONTINUE TO TRY TO GET BETTER ALIGNMENT WITH INSTITUTIONS ON. THE BENEFITS THEMSELVES ARE ALSO PART OF A VOLUNTARY PROGRAM. WE WORK CLOSELY WITH INSTITUTION TO IDENTIFY NEW OPPORTUNITIES AND WORK WITH THEM TO CONTINUE TO ALIGN PARTICULARLY IN THE FUTURE ON WHAT THOSE MIGHT BE. BUT IT IS DIFFICULT FOR US TO

SORT OF DIRECTLY LINK THE TWO  
BECAUSE OF THE NATURE OF THE  
PROGRAM.

>> I'LL ADD TWO COMMENTS.

THE FIRST BEING WE WORK WITH  
MANY INSTITUTIONS OUTSIDE THE  
PILOT PROGRAM WHETHER IT'S  
SUBSTANCE ABUSE OR OTHER ISSUES.  
SOMETIMES THE BENEFITS AREN'T  
QUANTIFIABLE SO THEY'RE NOT  
INCLUDE IN COMMUNITY BENEFITS  
REPORTS BUT WE KNOW WE'RE WORK  
WITH THEM IN A VARIETY OF  
MANNERS EVEN IF THEY'RE NOT  
QUANTIFIABLE.

THE SECOND THING I'D ADD IS  
THROUGH THE HOME SPECIFICLEY  
SPECIFICALLY HAVE A PROCESS  
INCLUDING MEMBERS OF BCHC AND  
THE PUBLIC HEALTH COMMUNITY AS A  
PART OF THAT.

>> THANK YOU.

I HAVE ONE QUESTION FOR SAM.

SAM, DO YOU HAVE ANY  
RECOMMENDATIONS ON HOW WE CAN  
WORK CLOSER WITH THE NONPROFITS  
IN THE CITY ENCOURAGING THEM TO  
PAY THEIR FAIR SHARE OR PROVIDE  
MORE COMMUNITY BENEFITS.

WHAT'S THE ATTITUDE OF SOME OF  
THE NONPROFITS IN THE CITY?

>> I THINK BASICALLY THE WAY THE  
ADMINISTRATION IS WORKING IN

WORKING WITH THE INSTITUTIONS  
BUT IT IS VOLUNTARY AND IT'S  
BASED ON THEIR SITUATION AS TO  
HOW MUCH THEY CAN PAY.

THIS KIND OF HEARING BRINGS THAT  
ISSUE OPEN MORE.

THERE'S NO WAY TO COMPEL THE  
INSTITUTIONS TO MAKE THE  
PAYMENTS.

IT'S MORE OF THE RELATIONSHIP  
BUILDING THAN ANYTHING ELSE.  
I DON'T THINK EMBARRASSING OR  
BULLYING IS GOING TO BE  
PRODUCTIVE AT ALL SO IT'S REALLY  
A RELATIONSHIP ISSUE UNDER  
CURRENT MASSACHUSETTS LAW.

>> I JUST WANT TO SAY THANK YOU  
FOT PANELISTS FOR BEING HERE AND  
TAKE MIG QUESTION.

>> THANK YOU.

COUNCILOR JANEY.

>> AS AN OPENED UP I TALKED ABOUT THE CONTRIBUTIONS OF OUR CULTURAL AND INSTITUTIONAL HOSPITALS IN BOSTON BUT NOT ALL BOSTON RESIDENTS ACCESS THOSE EQUALLY OR UTILIZE THEM EQUALLY. SO WHILE I APPRECIATE YOUR EARLIER COMMENTS ABOUT THE JOBS, SAM, I THINK YOU SAID THAT OF THE TOP 10 EMPLOYERS, EIGHT OF THE NONPROFIT EMPLOYERS. HOW MANY JOBS ARE YOU ACTUALLY TALKING ABOUT?

>> I THINK ABOUT 75,000 JOBS.

>> 75,000 JOBS?

HOW MANY OF THOSE JOBS ARE FOR BOSTON RESIDENTS VERSUS RESIDENTS THAT LIVE NEWTON, BROOKLINE, STOUGHTON, CAMBRIDGE?

>> I DON'T KNOW.

I DON'T HAVE A BREAK DOWN OF THAT.

>> DO YOU HAVE A BREAKDOWN WHETHER THE JOBS ARE HIGH PAY OR LOW PAYING JOBS?

>> THERE'S NO DETAIL IN THE INFORMATION THAT'S AVAILABLE BUT I THINK IT'S A MIX THROUGHOUT BUT NO SPECIFIC SPREAD SHEET OR INFORMATION THAT BRINGS OUT THAT DETAIL.

>> AND I ASK BECAUSE AS YOU HIGHLIGHT HERE THESE INSTITUTIONS ARE ECONOMIC ENGINES FOR THE CITY OF BOSTON BUT THE QUESTION REALLY IS WHO'S BENEFIT FROM THAT ECONOMIC SPUR IN THE CITY OF BOSTON.

SO I CARE VERY MUCH ABOUT MAKING SURE THAT THE RESIDENTS IN BOSTON CAN PARTAKE IN THESE GREAT INSTITUTIONS.

AS THE GREAT INSTITUTIONS. THEY CONTRIBUTE TO THE FABRIC OF BOSTON AND ABOUT WHAT MAKES BOSTON A GREAT WORLD CLASS CITY BUT IF SO MANY RESIDENTS ARE STILL BEING LEFT OUT THROUGH USAGE WHETHER IT'S THROUGH WHO GOES TO WHAT HOSPITALS AND WHO'S ABLE TO GET INTO OUR UNIVERSITIES, IN ADDITION TO WHO ACTUALLY HOLDS A JOB THEN I



WORRY.

I APPRECIATE THE CITY TAKING A STANCE THAT CERTAINLY MORE COULD BE DONE AND AS YOU WORK TO GET TO 100%, I'M HOPING THAT YOU CAN SPEAK MORE OF -- TO WHAT THAT LOOKS LIKE.

>> CAN YOU SAY MORE ABOUT WHAT YOU MEAN?

>> YOU SAID EARLIER I THINK IN RESPONSE TO AN EARLIER QUESTION THAT THE GOAL HAS REALLY BEEN TO GET TO 100% VERSUS THE VALUE FOR 2018 SO LET ME BE CLEAR IN SAYING THAT.

I THINK WE SHOULD BE LOOKING AT THE ASSESSED VALUES OF WHAT PROPERTY IS WORTH TODAY BECAUSE AS EVERYONE KNOWS IN THIS ROOM WE'VE SEEN THEM SKYROCKET.

ON THE ONE HAND WE HAVE NON-PROFIT PARTNERS WHO CONTRIBUTE A LOT TO THE CITY OF BOSTON ARE NOT DOING -- 75% IS GREAT BUT THERE'S 20% OUT THERE WE'RE NOT GETTING AND CERTAINLY WANT TO GET TO 100% BUT WE'RE NOT DOING ASSESSED VALUES WE SHOULD BE DOING.

WHEN YOU SAY WE'RE TRYING TO WORK TOWARDS 100% WHAT'S THAT LOOK LIKE?

>> SURE.

ON THE CASH SIDE, WHICH IS THE SIDE WITH THE MOST DISCRETION FOR THE CITY OF BOSTON BECAUSE IT BECOMES REVENUE TO THE CITY WE CAN THEN PRIORITIZE WITHIN THE ANNUAL PROCESS, I MEAN 100% OF THE CASH PAYMENTS AS SET OUT BY THE 2011 TAX SOURCE AND THERE IS ALSO ROOM FOR IMPROVEMENT ON THE COMMUNITY BENEFITS SIDE.

WE CANNOT ACKNOWLEDGE THE COMMUNITY BENEFITS HAVE HAPPENED.

WE STILL NEED MORE INFORMATION FROM NONPROFIT PARTNERS ABOUT WHAT THOSE COMMUNITY BENEFITS ARE SO 100% PARTICIPATION AND COMMUNITY BENEFITS REPORTING AND 100% PARTICIPATION AND 100% OF THAT CASH AS PART OF THAT CASH PROGRAM.

>> SO WHEN YOU TALK ABOUT --  
LET'S TALK ABOUT COMMUNITY  
BENEFIT PROGRAMS AND WE DON'T  
HAVE ALL THE REPORTS IN.  
WHO DETERMINES WHAT THAT  
COMMUNITY BENEFIT WILL LOOK LIKE  
AND WHETHER OR NOT THAT  
COMMUNITY BENEFIT IS TRULY  
BENEFITING BOSTON AND THEN AGAIN  
FOR THOSE WHO HAVE BEEN LEFT OUT  
AND WHETHER THEY'RE GETTING  
75,000 JOBS JOB MENTIONED AND  
WHETHER THEY'RE ABLE TO ATTEND  
ONE OF THESE UNIVERSITIES OR  
HAVE ONE OF THEIR KIDS ATTEND  
THE UNIVERSITY.

WHETHER THEY'RE GETTING THEIR  
CARE AT ONE OF THESE WONDERFUL  
WORLD CLASS HOSPITALS, WHO GETS  
TO DETERMINE WHAT THAT BENEFIT  
LOOKS LIKE AND WHETHER OR NOT IT  
IS TRULY A BENEFIT TO THE  
COMMUNITY PARTICULARLY THOSE  
BEING LEFT OUT?

>> THE INSTITUTIONS ARE DECIDING  
AND WHAT WE DO WHEN THE REPORTS  
ARE SUBMITTED TO THE CITY OF  
BOSTON IS CONFIRM THE  
INSTITUTION'S REPORTED VALUE OF  
THOSE BENEFITS AS WELLS WHAT A  
50% DISCOUNT WOULD BE ELIGIBLE  
AND UNDER THE 2011 GUIDELINES.  
SO WE ARE NOT DOING AN  
INDIVIDUALIZED REVIEW, COMMUNITY  
BY COMMUNITY, INSTITUTION BY  
INSTITUTION OF THE RELATIVE  
VALUE FOR THAT COMMUNITY OR  
INSTITUTION OR WHATEVER IT MAY  
BE BECAUSE THESE ARE ULTIMATELY  
SELECT THE INSTITUTION AS THEY  
ARE COMMUNITY BENEFITS AND  
BECAUSE IT IS PART OF THIS  
OVERALL PROGRAM THAT IS BY  
DEFINITION EXEMPT BECAUSE OF --  
BECAUSE OF THE TAX-EXEMPT  
STATUS.

THAT'S THE FRAMEWORK WE'RE  
WORKING UNDER.

>> IT'S IMPORTANT TO GO TO THE  
TAX SOURCE DOCUMENTS FROM 2011.  
THEY DEFINE THOSE BENEFITS AS  
DIRECTLY BENEFITING BOSTON  
RESIDENTS AND WE WORKED TO MAKE  
SURE IT'S AT LEAST AN ESTIMATE

FOR SOME PUBLIC EVENTS OF HOW MANY OF THE ATTENDEES ARE FROM THE CITY OF BOSTON, FOR EXAMPLE. AND SOMETIMES THEY'RE INVESTING AREAS THAT ARE THEIR SPECIALTY AND GIVING BACK IN THAT WAY TO THE COMMUNITY. THE OTHER PIECE IS THAT THE SERVICES ARE ABOVE AND BEYOND THE TAX-EXEMPT ORGANIZATION'S BENEFIT AND THERE'S CITY INITIATIVES, PROVISION OF PUBLIC SERVICES, POLICY COLLABORATION AND MEDICAL CARE AND SO ON. >> SO I CAN GO IN TO MORE DEPTH WITH THE NEXT PANEL ON COMMUNITY BENEFITS.

I ASKED MY QUESTION BECAUSE I WAS CURIOUS TO SEE WHETHER OR NOT THE CITY PLAYED A ROLE IN SHAPING WHAT THAT LOOKS LIKE. AND I'M ALSO INTERESTED IN MAKING SURE THE COMMUNITY HAS A SAY IN IT AND I ASK THIS BECAUSE COMING FROM EDUCATION ADVOCACY WE SEE IN SCHOOLS HAVE PARTNERS AND THE QUESTION BECOMES HOW ARE THEY SERVING THE INDIVIDUAL NEEDS OF THE CHILDREN AT THAT SCHOOL AND I THINK WHAT OUR SCHOOL DEPARTMENT HAS FOUND AND WHAT THEY'RE TRYING TO RECTIFY IS THAT SOMETIMES THERE IS A MISMATCH.

I THINK THERE'S MORE THAT CAN BE DONE BUT I CAN SAVE THAT FOR THE NEXT PANEL.

>> I WANT TO ADD TO THAT BECAUSE I PARTICIPATED IN NUMEROUS MASTER PLANS OVER THE YEARS SO EVERY INSTITUTION, COLLEGE, MEDICAL, HAS TO PROVIDE THE CITY WITH A 10-YEAR MASTER PLAN. THERE ARE TASK FORCES APPOINTED THROUGH NOMINATIONS AND THE MAYOR AND THE BPDA CONDUCTS THOSE MEETINGS WITH THE COMMUNITY.

AND USUALLY COMMUNITY BENEFITS ARE NEGOTIATED THROUGH THE PUBLIC PROCESS OF THE MASTER PLANNING OF THEIR GOALS AND DEARS FOR A 10-YEAR STRETCH. WHEN YOU SAY THE CITY GIVES US

WHAT THEY WANT BUT THERE IS A PROCESS WITHIN EACH COMMUNITY, FOR EXAMPLE, BOSTON COLLEGE, HARVARD AND BU HAVE TO PRESENT THEIR PLANS TO THE NEIGHBORHOOD OVER A SERIES OF MEETINGS AND AT THE END WHEN THERE IS SOME COMMON GROUND ON THOSE PROJECTS THEN COMMUNITY BENEFITS ARE NEGOTIATED, PUT IN A COOPERATION AGREEMENT AND DURING THE EXTEND OF THAT 10-YEAR MASTER PLAN, COMMUNITY BENEFITS ARE SUPPOSED TO BE COMING FORTH FOR THE COMMUNITY.

>> I APPRECIATE THAT.

I WOULD STILL STRONGLY SUGGEST THERE'S INPUT IN THE COMMUNITY PROCESS.

OFTEN TIME WHETHER WE TALK ABOUT REALITY OR COMMUNITY BENEFITS WITH HIGHER ED INSTITUTION WHATEVER IS BEING INVITED TO THE TABLE ARE NOT NECESSARILY THE PEOPLE WHO CAN BENEFIT THE MOST FROM A COMMUNITY BENEFIT PARTICULARLY IF WE'RE TALKING ABOUT BEING INTENTIONAL IN CLOSING THE GAP.

I TALKED ABOUT BOSTON BEING A WORLD CLASS CITY BUT THE QUESTION REMAINS FOR WHOM, WHO IS BEING LEFT OUT AND THAT'S WHY I ASK THAT.

IF I COULD IN MY REMAINING MINUTES JUST COME THROUGH SOME OF THE NUMBERS.

SO 75%.

WE HAVE ROOM FOR IMPROVEMENT AND WE HAVE TO GET TO 100%.

I'M NOT SURE I'M CLEAR ON THE STRATEGIES OR STEPS YOU'RE USING TO GET US THERE BUT THEN I ASK AND A WANT TO JUST GO THROUGH.

IF I'M LOOKING AT EDUCATIONAL NON-PROFIT THERE'S 21 ACCORDING TO MY QUICK READ.

I'VE GOT NINE OF THE 21 SO LESS THAN HALF HAVE GIVEN 75% OR MORE.

ONLY SIX, SO 75% OR MORE BEING A C OR C-PLUS.

VIX -- SIX HAVE GIVEN 80% AND ONE HAS ONLY GIVEN 10% AND THE

ASK FOR THAT WAS ONLY \$3.5  
MILLION.

I DON'T WANT TO PICK ON FOLKS  
BUT BECAUSE WE KNOW THE BENEFIT,  
\$3 MILLION IN THE BIG SCHEME  
DOESN'T SOUND LIKE A LOT OF  
MONEY WHEN YOU LOOK AT WHAT THE  
INSTITUTIONS HAVE IN TERMS OF  
THEIR OWN OPERATING BUDGET.  
WHEN I LOOK AT THE MEDICAL, 16  
TOTAL -- NOW, THEY'RE DOING THE  
BEST OVERALL.

I DON'T KNOW IF YOU CAN  
HIGHLIGHT THEM AS EXAMPLES.  
I DON'T KNOW WHAT STRATEGIES ARE  
WORKING AND ARE WE ABLE TO  
THEN -- DO YOU HAVE A SENSE OF  
WHY THIS IS?

LET'S START THERE.

>> THE COLLECTION OF PILOT CASH  
HAS LONG BEEN A PRIORITY FOR THE  
ASSESSING DEPARTMENT AND IN THE  
PAST YEAR PLUS AND THE QUESTION  
ABOUT WHAT WE'RE GOING ABOUT IT,  
WE CREATED A POINT PERSON WHO  
WORKS HAND AND GLOVE WITH THE  
ASSESSING DEPARTMENT WHO IS  
RESPONSIBLE FOR THE DAY TO DAY  
OF THE PROGRAM AND COMMUNICATING  
CONSTANTLY WITH THESE  
INSTITUTIONS TO TRY TO MAXIMIZE  
THE IMPACT OF THE PROGRAM.

>> I'M WONDERING WHY YOU HAVE SO  
MUCH MORE SUCCESS WITH THEM  
VERSUS OTHERS.

>> I DON'T HAVE ANYTHING  
SPECIFIC TO SHARE.

IT MAY BE A GREAT QUESTION FOR  
ANOTHER PANEL BUT IT'S BEEN A  
TREND WE'VE SEEN OVER THE PAST  
COUPLE YEARS.

I THINK THERE'S A LONG STANDING  
IMPROVEMENT FOR THOSE TWO  
CATEGORIES.

>> AND FINALLY, AND I WILL END  
HERE, WE'VE JUST SEEN A DECLINE  
IN TERMS OF THE PERCENTAGE OF  
WHAT'S COMING IN.

>> WE MAY BE GOING IN THE  
NUMBERS MAYBE A LITTLE BIT TOO  
MUCH AND WE REPORT THE PILOT  
PAYMENTS ON THE WEBSITE AND ONE  
THING THAT'S DIFFERENT IS WE  
DIDN'T GIVE A COMMUNITY CREDIT

TO THOSE WHO DID NOT SUBMIT TO  
THE PROGRAM WHERE IN THE PAST WE  
DID.

IT'S NOT REALLY A YEAR TO YEAR

COMPARISON THIS SPREAD SHEET TO  
THE NEXT ONE AND IF WE WERE  
CALCULATING THE SAME WAY AS NEXT  
YEAR IT WOULD BE A SLIGHT  
INCREASE OF PARTICIPATION FROM  
65% TO 66% AND BECAUSE WE  
CALCULATED IT DIFFERENT BECAUSE  
á+

WHO SUBMIT TO COMMUNITY PROGRAMS  
WE SAW A BIG DECREASE THIS YEAR.

>> HAS THERE BEEN AN DECREASE IN  
THE AMOUNT OWED OVER TIME?

>> WE'RE STILL -- IN 2011 WE --  
BASED ON THE VALUE IN 2011 --  
2012 WAS 20% AND 40% UNTIL WE  
REACHED 100% IN 2016 AND FOR  
2017 AND 2018 WE'VE BEEN DOING A  
2.5% ESCALATION ON THE VALUE

.  
>> IN DOLLARS NOT PERCENTAGE.

>> YES, DOLLARS.

>> I'LL SAVE THE REST OF MY  
QUESTIONS FOR THE NEXT PANEL.

>> THANK YOU.

>> COUNCILOR, BEFORE WE CONTINUE  
I HAVE TO SAY I HAVE TO LEAVE IN  
FIVE MINUTES.

I HAVE A LONG-STANDING FLIGHT.

I APOLOGIZE FOR THE CONFLICT.

>> COUNCILOR EDWARDS.

>> I JUST WANTED TO GET INTO  
SOME OF THE ENFORCEMENT  
QUESTIONS ABOUT WHAT CAN AND  
CAN'T BE DONE IN AS MUCH AS I DO  
WANT TO PICK UP ON THE LINE OF  
QUESTIONING FROM COUNCILOR  
ESSAIBI GEORGE IN AS MUCH AS  
THERE'S BENEFITS FROM THE CITY  
OF BOSTON AND ZONING RELIEF  
GIVEN TO THESE INSTITUTIONS ANY  
WAY IN WHICH THEY'RE ASKING US  
FOR SOMETHING WHY AREN'T WE  
REMINDING THEM THEY'RE DERELICT  
IN THEIR PAYMENTS?

>> BECAUSE IT'S A TAX-EXEMPT  
PROGRAM THE PARTICIPATION IS  
REALLY A FUNCTION OF  
PARTICIPATION AND AS YOU SAID  
BEING A GOOD NEIGHBOR AND

CONTRIBUTING TO THE CITY OF  
BOSTON'S PROGRAMS.  
WE DON'T HAVE A BASIS FOR  
LINKING DIFFERENT SEPARATE CITY  
PROCESS THE COLLECTION OF PILOT  
BENEFITS BECAUSE WE DON'T HAVE A  
RIGHT TO CHARGE THEM TAXES ON  
ANYTHING ELSE IN LIEU OF TAXES.  
IT HAS TO BE VOLUNTARY --  
>> BUT A REMINDER, YOU'RE  
GETTING THIS ZONING FROM US FROM  
THE CITY OF BOSTON AND YOU OWE  
US THIS AND SHOWING THE ZONING  
VARIANCES EVERY TIME A CHECK  
COMES TO THESE INSTITUTIONS  
SHOULD BE ON A LIST AND NEXT TO  
IT IN THE COLUMN HOW MUCH THEY  
OWE US IN PILOT PAYMENT.  
I THINK A LOT OF THAT IS HELPFUL  
WITH PUBLIC PRESSURE AND THE  
ABILITY FOR US TO SIT AT THE  
TABLE WITH TRULY INFORMED  
INDIVIDUALS BECAUSE I DON'T  
BELIEVE THIS IS SOMETHING THE  
CITY OF BOSTON IS GOING TO BE  
ABLE TO DO BY ITSELF BUT WE NEED  
INFORMATION FROM THE CITY OF  
BOSTON.  
I THINK THAT MEANS ANNUAL  
ASSESSMENTS AND ALSO SHOWING  
WHAT WE'RE GIVING THE  
INSTITUTIONS IN A MONETIZED WAY.  
AND TO SPEAK TO THE COMMENTS, I  
WASN'T SMUR -- SURE IF THE CITY  
FOLLOWED.  
IN THE RECENT TAX BILL THE ONE  
THING I LIKED IN THE FEDERAL IS  
THEY AGREED TO TAX HARVARD  
ENDOWMENT.  
ARE YOU AWARE OF THAT?  
>> I'M NOT FAMILIAR.  
>> HARVARD'S ENDOWMENT IS NOW  
CONSIDERED TAXABLE AND WHEN I  
TALK ABOUT BOLD ACTION IN  
LEADERSHIP SINCE YOU'RE THE  
ASSESSOR AND LOOKING AT THIS I  
WANT TO LOOK AT WHY WE'RE NOT  
LOOKING AT A FORM AND YOU'RE  
TAXABLE AND UNDER MASS STATE  
LAWS THEY'RE ALSO TAX-TEXT --  
TAX-EXEMPT INSTITUTIONS WHICH  
REQUIRES A CHANGE OF LAW AND AS  
YOU HEARD FROM THE RESEARCH  
BUREAU, THESE ARE CRITICAL

INSTITUTIONS TO THE CITY OF BOSTON AND IF WE WERE TO PURSUE SOMETHING AS A CHANGE IN THE STATS WOULD IMPACT WHAT WE LOOK LIKE.

AND JUST EXPECT IT TO RAISE IN THE NEXT 10 YEARS APPLYING TO HARVARD, M.I.T., AMHERST, WELLESLEY AND SMITH AND HARVARD BEING IN THE CITY OF BOSTON.

I WOULD LOVE TO SEE BOLD LEADERSHIP OR CREATIVE THOUGHT IF THE IRS UNDER THIS ADMINISTRATION I THINK THE CITY COULD THINK OF FORMS AS WELL.

I ALSO UNDERSTAND THE CITY OF BOSTON IS NEGOTIATING PILOT PAYMENTS WITH MASS PORT. THEIR AGREEMENT IS AUTOMATICALLY RENEWED EVERY YEAR AND TO PICK UP ON THE LINE OF QUESTIONS FROM MY COLLEAGUE, COUNCILOR JANEY, ABOUT THE COMMUNITY BEING AT T&C TABLE, WHO IS NEGOTIATING WITH MASS PORT AND WHO FROM THE COMMUNITY IS REPRESENTED AT THE TABLE?

>> I DON'T HAVE THE LATEST ON THAT SO I'D HAVE TO FOLLOW-UP WITH YOU.

>> AND JUST TO BE CLEAR, THERE IS NOT A CITY-WIDE DEFINITION OF BENEFIT.

REGARDING THE PILOT PROGRAM WE USE THE DEFINITION FROM THE 2011 -- DEFINITION FROM THE 2011 REPORT.

WOULD THE CITY BEING OPEN TIE COMMITTEE OR COMMISSION THAT HELPS DEVELOP THE GUIDELINES FOR WHAT THAT WOULD BE FOR OUR COMMUNITY?

>> I THINK WE'RE OPEN TO DISCUSSING ANYTHING THAT ENHANCE THE PROGRAM.

I THINK WHEN WE'VE PREVIOUSLY GONE REASSESS PARTS OF THE PROGRAM IT'S BEEN A COMPREHENSIVE REVIEW AND IT'S BEEN A MAJOR UNDERTAKING AND BALANCED WITH CONTRIBUTES AND COMMUNITY AND OTHERS.

I THINK IT'S CRITICAL TO ANY PATH FORWARD IN TERMS OF



STRENGTHENING THE PROGRAM.  
I THINK IT'S SOMETHING THAT  
COMMUNITY DEVELOPMENT IN  
DEFINING THOSE IS A GOOD THING.  
AT THE END OF THE DAY WE CAN  
ONLY MEASURE TO A GUIDELINE.  
>> BUT IT'S COME FROM THE  
COMMUNITY FIRST.  
WHEN I HEAR ABOUT THE ZONING AND  
VARIANCES BEING PROVIDED I THINK  
WE DO IT -- WHEN IT COMES TO  
OTHER DEVELOPERS WE REQUIRE OR  
NEGOTIATE LINKAGE PAYMENTS AND  
IDP AND ALL SORTS OF THINGS,  
WHEN WE THINK THEIR ZONING  
BENEFITS TO BENEFITS FOR OUR  
COMMUNITY RIGHT NOW WITH THE  
OTHER DEVELOPERS SO WHEN HARVARD  
OR ANY OF THESE INSTITUTIONS ACT  
LIKE DEVELOPERS, WHY AREN'T WE  
TREATING THEM LIKE THAT?  
>> I DON'T WORK FOR THE BPDA BUT  
FROM WHAT I UNDERSTAND LIKE  
ANYTHING IN BOSTON THERE'S A  
PUBLIC PROCESS FOR DETERMINING  
THESE TAX EXEMPTIONS UNDER  
ARTICLE 80 OF THE BOSTON ZONING  
CODE.  
THERE'S A PROCESS TO THAT AND  
THE BPDA CAN PROVIDE FURTHER  
DETAILS ON WHAT THAT LOOKS LIKE.  
>> THE ZONING -- LIKE IT'S NOT  
UP FOR COMMUNITY PROCESS IT IS  
IMPLEMENTED.  
AND THINGS ARE JUST PUT ON AND  
REQUIRED AND SO TO ME IT'S  
LINKING THE ZONING TO A BENEFIT  
OR TO BEING ABLE TO BUILD IN THE  
CITY OF BOSTON AND SO WHEN THEY  
ACT LIKE BUILDERS AND ARE  
BUILDING IN THE CITY OF BOSTON,  
WHY AREN'T WE HOLDING THEM TO  
THE SAME STANDARD.  
THEY HAVE MORE MONEY THAN THESE  
DEVELOPERS DO SO WHY AREN'T WE  
REQUIRING MORE?  
>> BECAUSE WE DON'T HAVE THE  
LEGAL FRAMEWORK TO DO IT.  
>> WHEN THEY ACT LIKE DEVELOPERS  
AND -- SO IT'S A TAXABLE PURPOSE  
IF IT IS FOR THE NON-TAX PURPOSE  
OF THE INSTITUTION WE DON'T HAVE  
THE LEGAL FRAMEWORK UNDER WHICH  
TO CHARGE THEM TAXES OR EVEN IN

LIEU OF THAT TO ASK FOR OTHER THINGS SUCH AS BENEFITS.

>> ALL RIGHT.

SO I THINK -- I APPRECIATE THAT ANSWER.

I KNOW YOU'RE PRESSED FOR TIME BUT I THINK THE LEGAL FRAMEWORK AND UNLESS WE SHOULD IN THINKING ABOUT HOW THAT CHANGED SINCE THE IRS FOUND CERTAIN INSTITUTION TAXABLE IN CERTAIN WAYS.

THOSE ENDOWMENTS I'M SURE ARE LINKED SO TO A CERTAIN EXTENT THEY'RE BEING TAXED FOR THAT.

I LOOK FORWARD TO A GREATER IN DEPTH CONVERSATION ABOUT HOW WE'RE GOING TO LEAD IN MAKING SURE WE GET WHAT I FEEL ARE PAYMENTS OWED TO THE CITY OF BOSTON.

>> OKAY.

I KNOW YOU HAVE TO GO SO IF YOU WANT TO EXCUSE YOURSELF AT THIS POINT.

I'D LIKE TO -- YOU FOLKS THAT CAME IN LATER, I'LL HAVE TO ASK YOU TO FIND SEATS AND IF YOU CAN'T, THERE'S OVERFLOW ALSO IN THE ROOM BEHIND ME.

CAN GO AROUND THAT WAY.

AND I DO BELIEVE -- JUST TO CLARIFY THEY DO PAY LINKAGE FEES INTO THE JOBS TRUST AS WELL.

I SIT ON THE JOBS TRUST SO I KNOW THEY CONTRIBUTE WHEN THEY HAVE INSTITUTIONAL PROJECTS.

OKAY.

COUNCILOR FLYNN?

ANYBODY ELSE?

COUNCILOR JANEY.

>>

>> I WAS HOPING SOMEONE COULD SPEAK MORE TO THE TAX-EXEMPT LAND THAT IS CONTROLLED OR OWNED BY THE STATE.

WHAT KIND OF ARRANGEMENTS ARE BEING MADE THERE.

WHAT ARRANGEMENTS CURRENTLY EXIST AND ARE THERE FOLKS HOW ARE THEY DOING?

ARE THEY NOT FULFILLING THEIR FULL COMMITMENT?

>> THAT CAME UP EARLIER AND THE STATE HAS ITS OWN PROGRAM IN

TERMS OF STATE AID AND  
STATE-OWNED PROPERTY.

IT'S WEAK.

IT DOESN'T FUND IT AS IT SHOULD.  
I THINK THERE'S A TIME WHEN  
GOVERNOR ROMNEY WOULD FUND AND  
BOSTON WAS POISED TO RECEIVE  
SUBSTANTIALLY MORE MONEY BUT IT  
NEVER MADE IT THROUGH THE  
LEGISLATURE.

>> AND A CFO MAY HAVE MENTIONED  
IT OR MAYBE IT WAS YOU, SAM, WAS  
HOW THE CITY WOULD BENEFIT FROM  
THE REVENUE AND SHARE IN IT.  
WAS THAT YOUR EARLIER POINT?

>> MY POINT IS THERE'S 75,000  
JOBS IN THE INSTITUTIONS FROM  
THE INCOME TAX.

>> WHAT THOUGHTS DO YOU HAVE TO  
ENSURE THE CITY COULD BENEFIT  
AND SHARE IN THAT REVENUE?

>> WELL, I THINK THE STATE HAS  
IT'S OWN FISCAL PROBLEMS AND NOT  
LIKELY TO GIVE UP REREVENUE --  
REVENUE TO THE CITY.

>> THEY DO AND IT'S OUR PROBLEM  
BECAUSE LESS THERE'S REVENUE TO  
THE STATE AND MORE OF A BURDEN  
IN TERMS OF TAXPAYERS,  
PARTICULARLY RESIDENTS IF IN  
FACT OUR NONPROFIT INSTITUTIONS  
AREN'T DOING ALL THEY CAN.  
WE'RE KIND OF PINCHED HERE.  
DO YOU HAVE ANY IDEAS HOW WE GO  
AFTER THEM WHETHER THEY'RE  
PINCHED OR NOT?

>> I THINK TO THE ISSUES THAT  
WERE ADDRESSED AND CONTINUE TO  
BE ADDRESSED WEREN'T ADDRESSED  
YESTERDAY IN THE LEGISLATIVE  
ACTION AND THERE'S THE CHARTER  
SCHOOLS NOT BEING FULLY FUNDED.  
THAT'S WHERE WE GET AN APPROACH  
FRAY WIDER COMMUNITY AND  
CHAPTER 78, BOSTON GETS FOR A  
SCHOOL BUDGET AN INCREASE AND  
CHAPTER 70 DIDN'T REALLY HELP AT  
ALL.

>> SO WE'RE NOT GETTING THAT YOU  
SAID WE WERE REIMBURSED ON SOME  
STATE LAND.

WHAT PERCENTAGE OF LAND AND HOW  
MUCH IN TERMS OF DOLLARS OR  
PERCENTAGE OF DOLLARS?

>> I DON'T HAVE IT IN FRONT OF ME EITHER OF THOSE NUMBERS. I KNOW ABOUT THREE YEARS AGO WE REVISITED OUR STATE-OWNED LAND REIMBURSEMENTS WITH THE STATE TO TRY TO INCREASE THAT AMOUNT. I CAN CERTAINLY GET THAT FOR YOU AT A LATER POINT.

>> I APPRECIATE THAT.

>> BUT IT IS NOT A SUBSTANTIAL AMOUNT OF MONEY.

>> DO YOU HAVE A SENSE OF WHETHER OR NOT THEY'RE FULFILLING THEIR OBLIGATION AS MANY PEOPLE IN THIS CHAMBER KNOW THAT THE STATE HAS NOT BEEN FULFILLING ITS OBLIGATION IN TERMS OF REIMBURSEMENT.

DO YOU HAVE A SENSE OF WHETHER OR NOT OR NOT BECAUSE SUBJECT TO APPROPRIATION ARE THEY IN FACT DOING WHAT THEY'RE SUPPOSED TO BE DOING WITH THE REIMBURSEMENTS OR DO YOU HAVE TO GET THAT TO ME LATER TOO?

>> ON THE STATE-OWNED LAND WE DISCUSSED WHAT WED LIKE IT TO LOOK LIKE IS WHAT A DEVELOPER WOULD PAY FOR THE SITE OR WHAT COULD BE DONE WITH THIS SITE AND THAT'S CERTAINLY NOT THE ROUTE THE STATE DETERMINES FOR VALUING STATE-OWNED LAND.

THEY LOOK AT HOW MANY SINGLE-FAMILY HOUSES CAN WE BUILD ON THE LOCATION WHICH CREATES A LOWER VALUE THAN WHAT A LARGE COMMERCIAL DEVELOPMENT WOULD BE WHICH IS WHAT IS HAPPENING IN MOST OF THE CITY.

>> LAST THING TO COUNCILOR ESSAIBI GEORGE'S LAST POINT I THINK YOU CALLED IT A CREEK -- THIS EXPANSION.

>> INSTITUTIONAL CREEK.

IT'S A VERB.

I KNOW OUR INSTITUTION BUY UP PROPERTY BEFORE THEY BOUGHT IT IT WAS TAXABLE PROPERTY AND ONCE THEY GET IT IT'S NOT TAXABLE PROPERTY.

WHAT THOUGHTS DO YOU HAVE IN ENSURING THAT PROCESS GOES THROUGH AND I DON'T KNOW IF IT'S

CITY OWNED OR PRIVATELY OWNED  
BUT ARE YOU THINKING ABOUT USING  
THAT PARTICULARLY IN WHAT IS  
OWED IN TERMS OF THE PILOT.  
WE KNOW THERE'S INSTITUTION ACTS  
GETTING READY TO PURCHASE X  
NUMBER OF SQUARE FOOT ON A BIG  
CITY BLOCK.

ARE WE USING THAT AS AN  
OPPORTUNITY FOR LEVERAGE BEFORE  
THAT LAND GOES IN THEIR HAND AND  
BECOMES TAX-EXEMPT TO GET THEM  
TO FULFILL THEIR OBLIGATIONS  
PARTICULARLY AS COUNCILOR  
EDWARDS POINTED OUT IF THERE'S A  
VARIANCE REQUIRED TO DO THE WORK  
THEY MAY WANT TO DO?

>> NO, LEGALLY WE CANNOT DO  
THAT.

ARE YOU IMPLYING WE WOULD RAISE  
THE ASSESSMENT -- I'M NOT CLEAR.

>> I'M NOT IMPLYING, I'M SIMPLY  
STATING YOU COULD HAVE A  
CONVERSATION TO ENCOURAGE THEM  
TO GET UP TO DATE FOR WHAT IS  
OWED TO THE CITY PRIOR TO THE  
DEAL.

IT'S CONVERSATION AND  
ENCOURAGEMENT AS MANY STATED  
MANY TIMES IT'S A VOLUNTARY  
PROGRAM UNDER STATE LAW SO I  
GUESS RATHER THAN JUST OOPS,  
ANOTHER PIECE OF LAND HAS BEEN  
LOST TO THE CITY, IS THERE ANY  
CONVERSATION THAT HAPPENS TO  
SAY, HEY, WE UNDERSTAND YOU'RE  
LOOKING AT THIS.

I WONDER IF YOU'RE BEHIND OR IF  
THAT'S IN YOUR THOUGHT PROCESS.

>> NOT ALL THE LAND THEY BUY  
NECESSARILY BECOMES EXEMPT.  
IF IT'S NOT USED IN FURTHERANCE  
OF THEIR MISSION IT BECOMES  
TAXABLE.

SOME EXAMPLES ARE THE CATHOLIC  
CHURCH WHICH CLOSED CHURCHES AND  
THEN LEFT THEM VACANT.

THOSE ARE BEING TAXED BY THE  
CITY RIGHT NOW BECAUSE IT'S NOT  
IN FURTHERANCE OF THEIR MISSION  
OR OR OTHER ORGANIZATION LAND  
BANK AND BUY EMPTY LOTS OF LAND  
AND LET THEM SIT BUT THEY'RE NOT  
IN FURTHERANCE OF THEIR MISSION

THEN THOSE WOULD BE TAXABLE BY THE CITY.

>> CAN I JUMP IN AS WELL?  
THEY'RE TAXED UNTIL THEY'RE DEVELOPED.

WHEN THEY GO FOR THEIR OCCUPANCY PERMIT WHICH WOULD DISTINGUISH THAT AS AN EDUCATIONAL USE THEN IT BECOMES TAX EXEMPT.

IF THEY BUY A TAXABLE PROPERTY THEY PAY TAXES UNTIL THEY ACTUALLY BUILD THE FACILITY AND THEN OCCUPY IT AND APPLY FOR THE DESIGNATION AS AN EDUCATIONAL MISSION USE.

>> I KNOW THERE'S BEEN AT LEAST ONE INSTITUTION IN MY DISTRICT THAT PEOPLE MAY SAY THERE'S A LOT OF INSTITUTIONAL CREEPING AND BUYING UP PRIVATE PROPERTY.

>> THEY DID THAT TO THE TUNE OF 300 ACRES.

ANYWAY, THANK YOU, MR. CHAIR.

>> ANYBODY ELSE?

THANK YOU VERY MUCH FOR YOUR TESTIMONY.

I THINK IT'S BEEN VERY IMPORTANT INFORMATION AND WE'RE GOING TO MOVE ON TO THE NEXT PANEL.

YOU ARE WELCOME TO STAY IF YOU'D LIKE OR GO ON TO DO YOUR DUTIES. SECOND PANEL JHONNY McINIS, RUBY REYES AND ENID ECKSTEIN.

I'M GOING TO TAKE A QUICK RECESS.

>> WE HAVE NOW CONVENED OUR SECOND PANEL AND WE HAVE OPENING STATEMENT.

>> MY NAME IS ENID ECSTEIN AND I WANT TO THANK THE COUNCILORS HERE THIS AFTERNOON FOR HOLDING AND ENGAGING IN WHAT IS REALLY AN IMPORTANT CONVERSATION ABOUT REVENUE IN THE CITY AND THE ROLE OF NONPROFIT INSTITUTIONS.

I'M A BOSTON RESIDENT MANY YEARS AND PART OF THE PILOT ACTION GROUP WHICH IS A COALITION OF FAITH-BASED LABOR AND PUBLIC ADVOCACY, ETCETERA AND CAME TO ADVOCATE FOR IMPROVEMENTS IN THE PROGRAM AND PUT TOGETHER A REPORT CALLED BOSTON'S PAYMENT IN LIEU OF TAXES A FAIR DEAL FOR

BOSTON RESIDENTS BECAUSE WE FELT IT WAS IMPORTANT TO EVALUATE THESE PROGRAMS.

YES, OUR ECONOMY IS TOTALLY PLAYS A VITAL ROLE AND CREATES THOUSANDS OF JOBS AND WORLD-CLASS INSTITUTIONS AND BRINGS IN PATIENTS AND STUDENTS FROM AROUND THE WORLD.

AT THE SAME TIME, IT CREATE CHALLENGES SENSE THESE INSTITUTIONS DO NOT PAY PROPERTY TAXES AND 70% OF OUR REVENUE COMES FROM PROPERTY TAXES. THESE INSTITUTIONS BENEFIT FROM BEING PART OF THE VITAL FAB LICK -- FABRIC OF BOSTON AND WE SOUGHT TO ANSWER THE QUESTION IN 2010 UNDER THE TASK FORCE.

INSTITUTIONS ARE ASKED TO PAY THE EQUIVALENT OF 25% OF THEIR ASSESSED VALUE AS WE DISCUSSED OF THEIR ASSESSED PROPERTY TAXES AND HALF IS FORGIVEN IN A COMMUNITY BENEFIT SO IN EFFECT INSTITUTION ASKED TO PAY 12.5% OF THEIR THE EQUIVALENT OF PROPERTY TAX PAYMENT.

WE TALKED BEFORE, AS YOU HEARD, THE PILOT PROGRAM IS A NATIONALLY RECOGNIZED PROGRAM BUT WE BELIEVE AND OUR REPORT INDICATES IT FALLS SHORT IN SEVERAL KEY AREAS AND I'M SUMMARIZE SO HOPEFULLY YOU CAN ASK US QUESTIONS, ONE IS UNEVEN PARTICIPATION.

WHILE MORE TOTAL CASH FUNDS ARE COLLECTED NEXT YEAR IT'S INTERESTING TO NOTE FEWER INSTITUTIONS PAY THEIR FULL REQUESTED AMOUNT.

EACH YEAR THAT'S GONE DOWN. IN THE MOST RECENT NUMBERS RELEASED 26% OF INSTITUTIONS MET THEIR FULL REQUESTED PILOT PAYMENT.

CASH PAYMENTS TO THE CITY, BOSTON'S INSTITUTIONS AS A WHOLE OVER THE YEARS OF THE PILOT PROGRAM HAVE ACTUALLY HAVE UNPAID PAYMENTS OF \$77 MILLION. A CONSIDERABLE SUM OF MONEY INCLUDING \$17 MILLION FOR THIS

YEAR ALONE.

THE PERCENT COLLECTED HAS DECREASE FROM A HIGH OF 90% IN THE FIRST YEAR TO 65% IN FISCAL 2018.

YOU'VE HEARD BEFORE SOME SECTORS ARE BETTER THAN OTHERS.

THE HEALTH CARE SECTOR COMES CLOSEST WHERE CULTURAL INSTITUTIONS LAG BEHIND.

I WANT TO MAKE VERY CLEAR THAT SEVERAL OF THESE INSTITUTIONS HAVE NOT ONLY PAID THEIR FAIR SHARE BUT THESE INSTITUTIONS PULL BILLIONS IN ENDOWMENT, HAVE MILLIONS IN SURPLUS REVENUE AND PAID MORE THIS YEAR IN HEDGE FUND FEES, HEDGE FUND MANAGEMENT FEES THAN THEY'VE PAID FOR THE CITY IN PILOTS.

SO WE REALLY HAVE A MISALIGNMENT HERE IN TERMS OF OUR SYSTEM AROUND THIS IS ALL PUBLIC RECORD.

WE HAVE AN OBLIGATION AS A CITY IN HOW WE OVERSEE A PROGRAM. PROPERTY EVALUATION.

THERE'S BEEN GOOD DISCUSSION BEFORE ABOUT THIS AND I'M A BOSTON TAXPAYER AND MY PROPERTY GETS VALUED ON A REGULAR BASIS AND ANYONE WHO OWNS A HOME AND PAYS REPRESENT TO THE CITY HAS SEEN THE IMPACT.

IT HAS MEANT OUR HOMES HAVE INCREASED OUR VALUE THOUGH OUR TAX RATE MAY HAVE GONE DOWN WE'RE PAYING INCREASINGLY MORE AND MORE.

AND THAT 70% WHICH WE TALK ABOUT REVENUE HAS INCREASED EACH YEAR. IT IS NOT SUSTAINABLE TO ASK BOSTON TAXPAYERS TO INCREASINGLY SHARE THE BURDEN WHEN PROPERTY TAXES INCREASE.

THE EVALUATION OF THE PROPERTY VALUE IS A CRITICAL ISSUE.

WHEN THE PROGRAM WAS ESTABLISHED IN 2010, IT IS MY UNDERSTANDING IS THAT THERE SHOULD BE A RE-EVALUATION DOWN THE ROAD IN LIKE FIVE YEARS YET WE'RE NOW IN THE SEVENTH YEAR AND THERE HASN'T BEEN A RE-EVALUATION.



THIS IS A CRITICAL ISSUE AND  
GLAD YOU ASKED THAT IN THE  
EARLIER PANEL.

COMMUNITY BENEFIT AND OVERSIGHT.  
THIS IS AN ISSUE VERY DEAR TO MY  
HEART.

I WAS PART OF AUTHORIZING A REPORT  
ON THE STATE OF HOSPITAL  
COMMUNITY BENEFITS WHICH I'D  
LIKE TO SAY HELPED LAY THE BASIS  
FOR THE ATTORNEY GENERAL WITH  
HIS VOLUNTARY GUIDELINES TO  
REVIEW THE HOSPITAL COMMUNITY  
BENEFIT GUIDELINES AND WORK AT  
HOW WE DO THE MOST STRATEGIC  
INVESTMENT THAT ACTUALLY MOVES  
TOWARDS BENEFITING SOCIAL  
DETERMINATE HEALTH AND  
EMPLOYMENT, HOUSE, VIOLENCE  
PREVENTION -- ALL CRITICAL  
ISSUES TO OUR CITY.

THE ATTORNEY GENERAL GUIDELINES  
VOLUNTARY NOW HAVE A FRAMEWORK.  
THE DEPARTMENT OF PUBLIC HEALTH,  
WHEN THEY LOOK AT A  
DETERMINATION OF NEEDS USE THE  
SAME GUIDELINES.

THOSE GUIDELINES ALSO CALL FOR  
COMMUNITY ENGAGEMENT -- A CLEAR  
COMMUNITY ENGAGEMENT PROCESS.  
THE COMMUNITY BENEFIT REPORTING  
AND TRANSPARENCY.

WHILE THERE ARE MANY GREAT  
PROGRAMS THE HOSPITAL DO ONE  
ISSUE IS THE LACK OF  
TRANSPARENCY SPIN -- WE HAVE  
NOT SEEN REPORTS FOR THE LAST  
SEVERAL YEAR.

NOW THERE ARE REPORTS AND IT'S  
BEEN REPORTED SEVERAL KEY  
INSTITUTION HAVE YET TO FILE  
REPORTS AND AS A TAXPAYER AND  
RESIDENT OF THE CITY I FEEL WE  
ALL HAVE THE RIGHT TO KNOW WHAT  
THESE INSTITUTIONS ARE DOING IN  
EXCHANGE FOR THE COMMUNITY  
BENEFIT OFFSET.

ALSO, AS OTHER PEOPLE WILL  
TESTIFY AND I APPRECIATE YOUR  
COMMENTS, COUNCILOR JANEY, IN  
TERMS OF COMMUNITY ENGAGEMENT,  
THE HOMES ARE REQUIRED TO DO  
COMMUNITY ENGAGEMENT AS PART OF  
THE ATTORNEY GENERAL AND

DEPARTMENT OF PUBLIC HEALTH  
PROCESS.  
THEY DO IT, THEY HAVE A  
COMMUNITY HEALTH NEEDS  
ASSESSMENT THAT LOOKS AT THE  
CENSUS TRACK INFORMATION AND  
IT'S A MODEL THAT COULD BE USED  
ACROSS THE CITY AND NEED TO LOOK  
AT COMMUNITIES MOST IMPACTED BY  
THE INSTITUTIONAL CREEP OR BY  
WHATEVER ELSE IS GOING ON IN  
THEIR COMMUNITY, ACTUALLY HAVE A  
SAY IN WHAT THOSE INSTITUTIONS  
ARE DOING.  
A UNIVERSITY MAY SAY WE'RE  
GIVING SCHOLARSHIP.  
THAT MAY BE A GOOD CHOICE BUT I  
BELIEVE IT'S NOT THE  
INSTITUTION'S CHOICE.  
IT SHOULD BE A COMMUNITY  
ENGAGEMENT PROCESS SINCE THIS IS  
AN OFFSET ON COMMUNITY BENEFIT.  
COMMUNITY BENEFIT MEANS  
COMMUNITY.  
COMMUNITY BENEFITS, AS I JUST  
HEARD FROM THE CITY, HAS BEEN A  
SITUATION WHERE THE INSTITUTIONS  
TELL THE CITY WHAT THEY'RE  
DOING.  
WE HAVE A DEPARTMENT -- WE HAVE  
A GREAT BOSTON PUBLIC HEALTH  
COMMISSION THAT IS NOT  
NECESSARILY ENGAGED IN THAT  
PROCESS.  
SO WE HAVE A LOT OF THINGS WE'D  
LIKE TO FIX ABOUT THE PILOT  
PROGRAM.  
OUR REPORT HAS MANY  
RECOMMENDATION.  
I WON'T GO THROUGH ALL OF THEM  
BUT I'LL GIVE THE CATEGORIES,  
PROPERTY EVALUATION, DEVELOPMENT  
OF A COMMON STRATEGIC FRAMEWORK  
THE CITY EVALUATES COMMUNITY  
BENEFIT PAYMENTS ON.  
WE BELIEVE THERE SHOULD BE A NEW  
PILOT COMMISSION CREATE HAD  
LOOKS AT THESE ISSUES.  
THE WORLD HAS CHANGED SINCE  
2010.  
THE AFFORDABLE CARE ACT  
CHALLENGED HOSPITALS AND LOOKED  
AT THE WHOLE ISSUE OF SOCIAL  
DETERMINATES OF HEALTH.

THEY'RE WHAT ARE THE ISSUES IN  
OUR CITY, HOUSING, EDUCATION,  
EMPLOYMENT, VIOLENCE, FOOD  
SCARCITY, THESE ARE ALL THE  
ISSUES THAT WE NEED TO BE  
CHALLENGING OURSELVES IN  
COMMUNITY BENEFITS.

SO WE WANT TO THANK THE CITY  
COUNCIL FOR ENGAGING AND HOLDING  
THIS HEARING AND BEGINNING THE  
PROCESS.

WE WANT TO USE THIS AS AN  
OPPORTUNITY TO MAKE THE PILOT A  
TRUE NATIONAL MODEL WITH HIGH  
LEVEL EDUCATION FOR ALL  
INSTITUTIONS AND FEEL THERE  
NEEDS TO BE AN APPROACH TO  
COMMUNITY BENEFIT ENGAGEMENT  
DEVELOPMENT AND A PROCESS THAT  
ENABLES IMPACTED COMMUNITY TO  
HAVE A SEAT AT THE TABLE TO  
DETERMINE HOW THESE INSTITUTIONS  
ALLOCATE COMMUNITY INVESTMENT  
AND WE ARE PLEASED TO BE HERE  
AND LOOK FORWARD TO WORK THE  
COUNCIL TO ENSURE THAT THIS  
PROGRAM IS REALLY A TRULY  
NATIONAL MODEL IN THE YEARS TO  
COME.

AND I'M GOING TO INTRODUCE  
JOHNNY WITH THE TEACHERS' UNION.

>> I'M JOHNNY MCGINNIS AND WE'D  
LIKE TO THANK COUNCILOR CIOMMO  
FOR CHAIRING THE HEARING AND  
THANK YOU TO COUNCILOR EDWARDS  
AND ESSAIBI GEORGE FOR THEIR  
LEADERSHIP IN CALLING FOR AND  
ADVOCATING FOR THIS ISSUE.

WE STAND BY THE RECOMMENDATION  
OF FULL PAYMENT OF PILOT ADDED  
OVERSIGHT THE PROCESS WITH  
TRANSPARENCY AND ENGAGEMENT IN  
COMMUNITY BENEFITS AS WELL AS A  
REVELATION OF NONPROFITS'  
PROPERTY VALUE.

AS INVESTIGATORS WE'RE  
INCREASINGLY ALARMED THE  
INSTITUTIONS FAIL TO PAY THEIR  
FULL COMPROMISED CONTRIBUTIONS  
WHILE SCHOOLS STRUGGLE WITH  
CHRONIC UNDER FUNDING WE LOOK  
FORWARD TO WORK TO MAKE SURE THE

PILOT PROGRAMS SERVE OUR CITY

AND SCHOOLS AND WE APPLAUDED THE  
MAYOR'S INITIATIVE OF \$2.4  
MILLION AND ASKED IT GOES TO THE  
HIGHEST NEED STUDENTS BY HIRING  
EIGHT SCHOOL NURSES, SEVEN  
SCHOOL PSYCHOLOGIST AND FOUR  
SOCIAL WORKERS.

UNFORTUNATELY, WE'RE STILL SO  
FAR FROM THE RECOMMENDED  
STANDARD OF EVERY NURSE IN A  
SCHOOL AND MEETING RATIO FOR  
SOCIAL WORKERS AND SCHOOL  
PSYCHOLOGISTS.

THE SCHOOL FUNDING CRISIS IS  
EXACERBATED BY INACTION AT THE  
STATE LEVEL.

IN JUST THIS CONCLUDED  
LEGISLATIVE SESSION, LAWMAKERS  
FAILED TO UPDATE THE SCHOOL  
FUNDING FORMULA WHICH IS LONG  
OVERDUE, 25 YEARS.

THIS CREATES ADDED URGENCY FOR  
THE CITY TO STEP IN AND SUPPORT  
OUR SCHOOLS.

IMAGINE WHAT INEQUITY GAPS WE  
COULD CLOSE IF OUR WEALTHIEST  
NONPROFIT MAYBERS -- NEIGHBORS  
PAID THEIR FAIR SHARE.

THE PILOT CONTRIBUTIONS COULD  
HAVE DOUBLED THE MAYOR'S  
INVESTMENT IN SOCIAL/EMOTIONAL  
HEALTH IN OUR SCHOOLS AND  
BETWEEN THE FOUR UNIVERSITIES,  
BU, BC, HARVARD AND NORTHEASTERN  
LEFT ON THE TABLE.

THE MAYOR'S INVESTMENT COULD  
HAVE BEEN FIVE TIMES LARGER.  
LAST YEAR OUR BIG FOUR  
UNIVERSITIES POSTED AN  
OPERATIONAL SURPLUS OF OVER \$330  
MILLION.

NOTABLY EACH ONE SPENT MORE ON  
HEDGE FUND MANAGER'S FEES  
COMPARED TO WHAT WAS REQUESTED  
IN PILOT PAYMENTS.

IN THE TIME OF DECREASING  
FEDERAL AND STATE AID IN SOCIAL  
SERVICES THE CITY HAS TO ENSURE  
ALL ARE PAYING THEIR FAIR SHARE.  
ASIDE FROM FULL PAYMENT THERE'S  
OTHER WAYS ADMINISTRATIONS CAN  
CONTRIBUTE.

THIS IS THROUGH TARGETED  
COMMUNITY BENEFITS AND ONE SUCH

PARTNERSHIP YOU MAY BE FAMILIAR WITH, COUNCILOR CIOMMO IS THE GARDEN THROUGH K-8 SCHOOL IN ALLSTON-BRIGHTON.

THIS IS BECAUSE OF THE HARVARD MASTER PLAN AND THE CITY WERE ABLE TO NEGOTIATE THROUGH THE PROCESS.

WITH THE SUPPORT OF GRANTS FUNDED IN PART BY HARVARD, THE GARDEN SCHOOL HAS BEEN RECOGNIZED NATIONALLY AND INTERNATIONALLY FOR THE FULL-SERVICE WRAP-AROUND MODEL CALLED HUB COMMUNITY SCHOOLS WHICH BRINGS DOUS VENZ -- DOZENS INTO THE SCHOOL AND IT PROVES CLABCATION -- COLLABORATION WORKS IN CONVERSATION WITH THE COMMUNITY AND BELIEVE THEY CAN PARTNER WITH OUR SCHOOLS THROUGH A STRONGER COMMUNITY BENEFITS PROCESS AND PILOT THAT TAKES INTO ACCOUNT THE SOCIAL DETRIMENTS OF HEALTH AND EDUCATION AND ENGAGING DEEPLY WITH COMMUNITY.

IN CLOSING, WE ASK RESPECTFULLY OUR WEALTHIEST INSTITUTIONS GROW WITH US NOT ON US.

WE MUST TAKE BOLD STEPS TO CLOSE THE EVER-WIDENING OPPORTUNITY AND INEQUALITY GAPS IN OUR CITY. THEY WON'T CLOSE THEMSELVES WITHOUT THE COLLABORATION OF ALL BOSTON STAKEHOLDERS INCLUDING OUR WEALTHIEST NON-PROFIT NEIGHBORS.

THANK YOU.

>> THANK YOU.

>> GOOD AFTERNOON.

BOSTON CITY COUNCILORS, CHAIR CIOMMO AND COUNCILOR ESSAIBI GEORGE AND COUNCILOR EDWARDS. I'M A STAFF MEMBER WITH MASS AFFORDABLE HOUSING ALLIANCE AND A CONCERNED HOMEOWNER IN THE COMMUNITY.

I WANT TO THANK THE BOSTON CITY COUNCILORS AND COUNCILOR JANEY FOR THE OPPORTUNITY TO TESTIFY ON THE PILOT PROGRAM IN BOSTON. IT'S A MEMBER-BASED ORGANIZATION

DEDICATED INCREASING PUBLIC AND PRIVATE INVESTMENT TO INCREASE THAT INVESTMENT IN SUSTAINABLE, AFFORDABLE HOME OWNERSHIP AND WE HAVE A STRONG FOCUS ON BREAKING DOWN THE BARRIERS TO LOWER MARKET INCOME INDIVIDUALS AND HOME BUYERS AND HOMEOWNERS AND WANT TO ELIMINATE THE HOME OWNERSHIP GAP AND WEALTHY BOSTON NONPROFIT INSTITUTIONS NEED TO PAY THEIR FAIR SHARE OF PAYMENT IN LIEU OF TAXES TO THE CITY OF BOSTON.

THESE ACADEMIC INSTITUTIONS WITH THOUSANDS OF STUDENTS IN OUR NEIGHBORHOODS MUST REALIZE THEIR GOAL IN THE HOUSING AFFORDABILITY CRISIS IN RESULTING IN GREATER SOCIAL ECONOMIC DISPARITIES IN OUR CITY.

WE HAVE MET A NUMBER OF PEOPLE WHO ARE COME THROUGH OF HEARTBREAKING PHONE CALLS FROM PEOPLE WHO ARE STRUGGLING TO FIND AN AFFORDABLE HOME TO BUY OR AFFORDABLE APARTMENT TO RENT IN THE CITY OF BOSTON. WHAT ABOUT OUR WORKING CLASS FAMILIES?

THESE FAMILIES ARE THE HEART OF OUR CITY.

WE HAVE TO DO A BETTER JOB IN SUPPORTING OUR NEIGHBORS. THE PILOT PROGRAM CAN BE A VIABLE RESOURCE TO HELP OUR FAMILIES.

IN ORDER FOR THAT TO HAPPEN, YOU NEED TO MAKE THE NECESSARY CHANGES TO THE PILOT PROCESS TO BE MORE TRANSPARENT, EFFICIENT, FAIR AND IN WORKING WITH THE COMMUNITY TO ASSESS AND MEETS THE NEEDS EQUITABLY.

WE NEED TO EXPAND THE RESOURCES TO CREATE MORE AFFORDABLE OPPORTUNITIES FOR HOME BUYERS AND REPRESENTERS AND PILOT CAN BE A PART OF THIS SOLUTION IF THE INSTITUTIONS PAY THEIR SHARE.

AS A MEMBER OF THE PIE HOT GROUP SUPPORT THE FOLLOWING

RECOMMENDATIONS TO IMPROVE THE CITY OF BOSTON'S PILOT PROGRAM. ONE, THE CREATION OF NEW PILOT OVERSIGHT COMMISSION -- REPRESENTATION FROM COMMUNITY MEMBERS TO ENSURE -- ORGANIZATIONS OFFER BENEFIT THE RESIDENTS OF THE CITY AND MEET A CLEARLY DEFINED NEEDED MUTUAL DETERMINED BY THE CITY, WE NEED TO NUMBER 2 HOLD NONPROFIT INSTITUTIONS ACCOUNTABLE TO PAY THEIR FULL CONTRIBUTIONS THROUGH THE HE RE, REEVALUATION OF PROPERTY VALUES OF PILOT INSTITUTIONS AS PRESCRIBED BY THE CITY'S OWN PILOT GUIDELINES. MY HOME PAYS THE TAXES ON ASSESS GENERATED BY THE CITY OF BOSTON IN FISCAL YEAR 2018. THERE IS NO REASON WHY THE PILOT SHOULD BE BASED ON ASSESSMENTS FROM FISCAL YEAR 2009 AS THEY HAVE TALKED ABOUT THE GUIDELINES OF THE FISCAL -- OF THE TASK FORCE GUIDELINES FOR 2011, WHICH EQUATES TO THE FISCAL YEAR 2009. NUMBER 4, TRANSPARENCY AND COMMUNITY BENEFITS REPORTING DOCUMENTING CLEARLY HOW THESE ORGANIZATIONS ARE PROVIDING NEEDED SERVICES TO CITY RESIDENTS AND I THINK, I THANK COUNCILOR JANEY FOR HIGHLIGHTINGS THE ACTUAL BENEFITS FOR THE CITY RESIDENTS A THAT HAVE BEEN INVOLVED IN THE PROCESS. NUMBER 5, CREATE COMMUNITY ENGAGEMENT PROCESS ALIGNED WITH SOCIAL DETRIMENTS OF HEALTH AND EDUCATION. I THANK YOU VERY MUCH FOR THIS OPPORTUNITY TO, WE LOOK FORWARD TO WORKING WITH THE BOSTON CITY COUNCILORS AND MARTY MAYOR MARTY WALSH IN MAKING THESE IMPROVEMENTS. THANK YOU FOR THIS OPPORTUNITY TO TESTIFY. >> THANK YOU. >> GOOD AFTERNOON. MY NAME IS NIA EVANS AND THE DIRECTOR OF BOSTON HUMAN

PROCESS, A MULTISTAKEHOLDER INITIATIVE THAT HAVE A POLITICAL, SOCIAL AND CAPITAL OF WORKING CLASS RESIDENTS OF COLOR TO INVEST AND ADVOCATE FOR PEOPLE OF COLOR AND COOPERATIVELY OWNED BUSINESSES AND OTHER INITIATIVES IN BOSTON THAT IMPROVE COMMUNITY HEALTH, BUILD COMMUNITY WEALTH AND REDUCE THE RACIAL WEALTH GAP, IT IS AN HONOR TO TESTIFY ON BEHALF OF THE BOSTON PROJECT AND ON BEHALF OF TANAKA, A CENTER FOR ECONOMIC DEMOCRACY, WHO IS UNABLE TO JOIN US IN PERSON TODAY, BUT CARES DEEPLY ABOUT A PILOT PROGRAM THAT HAS THE POTENTIAL TO TRULY, POSITIVELY IMPACT BOSTON'S DIVERSE COMMUNITIES.

AS A COFOUNDING MEMBER OF THE PILOT ACTION GROUP, WE WANT TO RECOGNIZE THAT, THAT TODAY'S HEARINGS REPRESENTS MONTHS OF HARD WORKS BY OUR COLLEAGUES AND MEMBERS AND ALSO THANK COUNCILOR EDWARDS AND ESSAIBI GEORGE FOR CALLING THIS HEARING AS WELL AS COUNCILOR JANEY, COUNCILOR CIOMMO AND OTHER MEMBERS OF THE COUNCIL ADMINISTRATION FOR YOUR ACTIVE ENGAGEMENT WITH THIS CRITICAL ISSUE.

>> IN A TIME WHERE FEDERAL POLITICS ARE FAILING US AND BOSTON'S RACIAL DISPARITIES FEEL INTRACTABLE WE ARE HAPPY TO ADD OUR VOICE TO THIS PUBLIC TESTIMONY TO UPLIFT THE NEED AND OPPORTUNITY TO REFORM THE CITY OF BOSTON'S PILOT PROGRAM. AS DIRECTOR OF THE BOSTON PROJECT REPRESENTING HUNDREDS OF MEMBERS ACROSS THIS CITY, WE STRONGLY SUPPORT THE RECOMMENDATIONS OUTLINED IN THE PILOT REPORT BY ECKSTEIN AND RODRIGUEZ.

TODAY WE HIGHLIGHT THE CALL TO CREATE A COMMUNITY ENGAGEMENT PROCESS TO OVERSEE AND GUIDE THE PILOT PROGRAM.

AS A RESPONSE TO OUR CITY'S



NOTORIOUS RACIAL HEALTH AND WEALTH DIVIDE, THEY ARE WORKING TO CREATE A MULTI-MILLION DOLLAR CAPITAL FUND TO INVEST IN THE WORKING CLASS COMMUNITIES OF COLOR.

THIS FUND WILL BE DEMOCRATICALLY GOVERNED AND DIRECTED BY OUR MEMBERS AND THE RESIDENTS OF OUR COMMUNITIES.

WE ARE BUILDING A PARTICIPATORY PROCESS NOT JUST BECAUSE WE BELIEVE DEMOCRACY IS A HUMAN RIGHT BUT ALSO BECAUSE WE BELIEVE THAT MEANINGFUL COMMUNITY BASED PLANNING WILL RESULT IN A BETTER, MORE EFFECTIVE ALLOCATION OF RESOURCES.

AS YOU KNOW, HALF OF PILOT CONTRIBUTIONS CAN BE MADE THROUGH IN KIND NONCASH DONATIONS.

IN THE LAST FOUR YEARS, THESE DONATIONS HAVE TOTALED OVER \$200 MILLION.

CERTAIN THINK THERE IS IS NO SPACE FOR BOSTON RESIDENTS TO MEANINGFUL UNDERSTAND OR INFLUENCE THESE DONATIONS THAT ARE MADE ON OUR BEHALF.

IMAGINE A PILOT PROGRAM GUIDED BY A PILOT COMMISSION COMPRISED OF LEADERS FROM OUR COMMUNITIES WHO ARE MOST LEFT OUT.

CONSIDER PARTICIPATORY PROCESSES WHERE RESIDENTS AND STAKEHOLDERS CAN ENGAGE WITH OUR MAJOR INSTITUTIONS TO IDENTIFY AND DESIGN MORE STRATEGIC AND IMPACTFUL PILOT CONTRIBUTIONS.

IF OVER \$77 MILLION IN UNPAID PILOT CASH PAYMENTS AND THE LACK OF COMMUNITY OVERSIGHT AND ENGAGEMENT, IT IS CLEAR THAT BOSTON'S NATIONALLY RECOGNIZED PILOT PROGRAM IS IN NEED OF REAL REFORM.

WE SEE THIS MOMENT AS AN OPPORTUNITY FOR OUR LARGERREST INSTITUTIONS TO EM GRACE CITY THAT HOUSES THEM.

WHICH TO ADVANCE EQUITY AND JUSTICE FOR ALL BOSTON

COMMUNITIES.

THANK YOU.

>> THANK YOU ALL VERY MUCH FOR YOUR TESTIMONY.

COUNCILOR ESSAIBI GEORGE.

>> I WANT TO FIRST THANK YOU FOR BEING HERE AND TESTIFYING, BUT ALSO FOR YOUR WORK ON THIS REPORT, BECAUSE I HAVE STARTED TO GO THROUGH IT.

WHEN YOU E-MAILED IT TO ME BUT HERE IN PART THIS IS I THINK A VERY POWERFUL FOR SURE, AND I WONDER IF YOU COULD TALK A LITTLE BIT ABOUT THE -- SOME OF THE OTHER PILOT PROGRAMS MAYBE ACROSS THE COUNTRY THAT I KNOW YOU DID SOME LOOKING AT AND IF YOU COULD, MAYBE IDENTIFY WHAT AN IDEAL PROCESS FOR COMMUNITY ENGAGEMENT AND THE PILOT PROCESS LOOKS LIKE MAYBE IN OTHER PLACES.

>> OKAY.

THAT'S A LOT OF QUESTIONS.

>> SORRY.

>> WELL, FIRST OF ALL, I THINK WHAT IS IMPORTANT, AND WHAT IS KIND OF MISSED IN THE FIRST TESTIMONY WAS THAT BOSTON IS ESPECIALLY UNIQUE PAUSE UNLIKE SOME OF THE OTHER CITIES THAT HAVE HIGH LEVELS OF NONPROFIT INSTITUTIONS, EDUCATIONAL AND HEALTHCARE, THEY HAVE OTHER SOURCES OF TAXATION. THEY MIGHT HAVE AN INCOME TAX, THEY MIGHT HAVE AN EARNED INCOME TAX CREDIT, OR SOME OTHER SOURCE OF REVENUE.

SO WE ARE PARTICULARLY CHALLENGED BECAUSE OF THE FACT THAT WE DON'T HAVE OTHER SOURCES OF REVENUE AND I ACTUALLY LOOKED UP THE NUMBER, THE NUMBER -- THE STATE BUDGET PROVIDES ONLY SOME \$291,000 AS REIMBURSEMENT TO BOSTON AND STATE OWNED LAND IN FISCAL 2018.

SO THAT IS THE AMOUNT -- THAT'S THE DOLLAR .. THAT IS COMING BACK AND THAT'S IN ACTUALLY -- THAT IS A JOKE.

>> THAT NUMBER ACTUALLY COMES

FROM THE CITY OF BOSTON BUDGET.  
SO I JUST THOUGHT --  
>>ING WE PAY THEM 80 MILLION FOR  
THE TEA.

>> SO ANYWAY.

>> SO IDEALLY, AND I FEEL LIKE  
THAT IS REALLY AN INTERESTING  
QUESTION. YOU KNOW, I THINK  
OTHER CITIES ARE EXPERIMENTING  
WITH DIFFERENT PROGRAMS, SO WHEN  
THE BOSTON PILOT PROGRAM WAS  
ESTABLISHED, I WOULD LIKE TO  
THINK IT REALLY WAS A GOOD MODEL  
AND I THINK ALL OF THESE  
INSTITUTIONS PAY THEIR FAIR  
SHARE, WE COULD ARGUE MORE BUT  
THAT IS WHAT WAS DETERMINED TO  
BE THE DOLLAR AMOUNT, THE  
PERCENTAGE OF POTENTIAL CITY  
SERVICES AND WE HAD A WAY OF  
TRUE COMMUNITY ENGAGEMENT, THE  
DOLLAR AMOUNT OF MONEY FOR GIVEN  
BY THE CITY AND COMMUNITY  
BENEFITS OVER THE LAST SEVEN  
YEARS IS 270 SOME MILLION  
DOLLARS.

I CAN'T EVEN IMAGINE IF WE HAD  
\$270 MILLION DIRECTED IN A  
COMMON, STRATEGIC DIRECTION, THE  
THINGS THE CITY MIGHT HAVE BEEN  
ABLE TO DO.

SO I FEEL LIKE THE COMMUNITY  
ENGAGED IN THIS IS REALLY  
CRITICAL.

OTHER CITIES HAVE TRIED  
DIFFERENT THINGS.

THEY ALL -- YOU KNOW, IT IS NOT  
LIKE I CAN SAY -- SOME CITIES,  
THE NONPROFIT INSTITUTIONS HAVE  
ACTUALLY CREATED PAYMENT  
PROGRAMS TO PAY FOR PARTICULAR  
PROJECTS, WHAT WAS UNIQUE ABOUT  
BOSTON IS THAT IT WAS AN ONGOING  
PROGRAM.

SO I THINK THAT IT IS NOT LIKE  
THERE IS A BETTER MODEL.

I WOULD SAY THAT WE HAVE A GOOD  
START HERE, BUT WE REALLY NEED  
TO THINK ABOUT HOW TO TIGHTEN IT  
UP AND BE MUCH MORE STRATEGIC  
ABOUT IT AND I WOULD LIKE TO,  
YOU KNOW, SEE THAT LIKE THE  
HOSPITAL COMMUNITY WAS  
CONFRONTED WITH THE SAME SET OF

ISSUES ON COMMUNITY BENEFITS,  
AND THE ATTORNEY GENERAL AND THE  
DEPARTMENT OF PUBLIC HEALTH  
REALLY LOOKED AT HOW DO WE TAKE  
COMMUNITY BENEFIT INVESTMENT AND  
SEEK TO BE MORE STRATEGIC TO  
LOOK AT UPSTREAM ISSUES THAT  
REALLY IMPACT HEALTH AND I THINK  
THAT THAT IS A GOOD MODEL, AND  
WE DON'T REALLY HAVE A GOOD  
FRAMEWORK IN THE CITY.

I WOULD SAY IN OUR REPORT WE  
THINK THAT IS A FINAL FRAMEWORK  
WE SHOULD BE LOOKING AT I.  
IT MAY NOT BE PERFECT BUT YOU  
CAN'T TELL ME THAT THE COMMUNITY  
OF MISSION HILL WHERE THE  
BRIGHAM HOSPITAL HAS DONE A  
COMMUNITY HEALTH NEEDS  
ASSESSMENT HAS A DIFFERENT SET  
OF HEALTHCARE, SOCIAL  
DETERMINANTS, EDUCATIONAL NEEDS  
THAN THE NORTHEASTERN COMMUNITY,  
BECAUSE IT IS THE SAME CENSUS  
TRACT, IT IS SAME COMMUNITY, SO  
WE HAVE SOME PIECES IN PLACE  
THAT WE SHOULD ACTUALLY BE  
LOOKING AT HOW WE CAN IMPLEMENT  
AND ACTUALLY THEN, YOU KNOW,  
REALLY LOOK AT THE COMMUNITY  
ENGAGEMENT PROCESS.

>> THANK YOU, COUNCILOR EDWARDS.  
>> VERY BRIEFLY.

CAN YOU TALK A LITTLE BIT ABOUT  
YOUR ORGANIZING THIS ACTION  
GROUP, WERE ANY OF THE LARGE  
INSTITUTIONS INVITED TO BE A  
PART OF IT?

>> YOU 19 WERE THE HOSPITALS --  
>> OR THE UNIVERSITIES?

>> NO, NO.

>> NO?

WHAT HAS BEEN YOUR IN  
COMMUNICATION WITH THEM, IF ANY?

>> WELL, I THINK THAT THERE HAS  
BEEN SOME INDIRECT COMMUNICATION  
IN TERMS OF SOME OF THE  
HOSPITALS AND THEY KNEW THIS WAS  
GOING ON AND I THINK SOME OF THE  
UNIVERSITIES -- WE HAVE NOT SAT  
DOWN AND HAD A FORMAL  
CONVERSATION.

OUR GOAL WAS TO BRING COMMUNITY  
LABOR, PUBLIC HEALTH GROUPS

TOGETHER TO TALK ABOUT WHAT IS WORKING AND WHAT IS NOT WORKING. WE WOULD LOVE TO -- WE WOULD LOVE TO HAVE AN ENGAGEMENT PROCESS, BUT WE BELIEVE THAT PART OF IT IS THAT THE CITY WHO CAN HELP BRING THIS TOGETHER.

WE ALSO FEEL THAT, YOU KNOW, THERE ARE ORGANIZATIONS THAT ARE DIRECTLY CONFRONTING THEIR INSTITUTIONS AND SOME OF THEM WILL SPEAK AFTER IN TERMS OF TRYING TO SEEK JUSTICE FROM THE INSTITUTIONS THAT THEY MAY BE EMPLOYED BY OR MAY HAVE AN ONGOING RELATIONSHIP WITH. I KNOW OTHER PEOPLE WANT TO ANSWER THAT.

>> AND JUST SO IF I WALK AWAY FROM THIS MOMENT, THE ACTION GROUP AND AGAIN ASSUMING THE CITY IS GOING TO CONTINUE TO SAY IT IS VOLUNTARY, IT IS VOLUNTARY IN TERMS OF ENFORCEMENT, BUT SOME IMMEDIATE ACTIONS THAT YOU ANY THE CITY CAN DO RIGHT NOW, WHAT WOULD THAT LIST BE?

I MEAN, I UNDERSTAND IT IS ASSESSING ANNUALLY.

I UNDERSTAND IT IS ACTUALLY CREATING A COMMUNITY BENEFITS COMMITTEE OR COMMISSION.

IS THERE ANYTHING ELSE THAT -- I MEAN, BECAUSE IN IS NOT -- THIS HAS NOTHING TO DO WITH THE VOLUNTARY PART IT IS ABOUT BEING STRATEGIC AND PLANNING SO IF YOU COULD --

>> WELL, I CERTAINLY THINK THAT, YOU KNOW, HIGHLIGHTING THOSE INSTITUTIONS THAT PAY AND AS I THINK YOU SUGGESTED THE IDEA OF LOOKING AT WHEN HOSPITALS OR UNIVERSITIES OR INSTITUTIONS COME FORWARD AND THEY WANT TO EXPAND, YOU KNOW, ASKING HAVE YOU PAID YOUR PILOT?

HOW DO WE DO GREATER SCRUTINY BEFORE WE AUTOMATICALLY ENGAGE? I UNDERSTAND QUITE WELL THESE ARE NONPROFIT INSTITUTIONS AND THE VOLUNTARY NATURE, BUT I ALSO BELIEVE THERE IS A ROLE IN TERMS

OF LEADERSHIP AND ASSERT  
EFFECTIVENESS ABOUT TRYING TO  
GET THESE INSTITUTIONS TO PAY  
THEIR FAIR SHARE.

>> AND MY LAST QUESTION IS, I  
KNOW IN THE REPORT YOU HAD  
MENTIONED BEYOND THE ENFORCEMENT  
AND THE STICK COMPONENT, BUT  
HIGHLIGHTING OR DOING SOMETHING  
POSITIVE FOR THOSE INSTITUTIONS  
THAT ARE PAYING, EVEN IF IT IS  
2011 NUMBERS, WHAT IDEAS WOULD  
YOU HAVE FOR THAT, TO TELL THE  
UNIVERSITY, GOOD JOB OR  
SOMETHING?

>> WELL, THIS IS AT THE TOP OF  
MY HEAD, MAYBE THERE IS A WAY  
THAT THE MAYOR HONORS THOSE  
INSTITUTIONS PUBLICLY, YOU KNOW.  
YOU HAVE TO UNDERSTAND THE PILOT  
WEBSITE GO THROUGH, WHO PAID,  
WHO DIDN'T PAY.

THE COMMUNITY BENEFITS, THAT IS  
NOT WHAT PEOPLE NORMALLY DO IN  
THEIR DAY TO DAY LIFE, SO I  
BELIEVE THERE IS A WAY THAT WE  
CAN HIGHLIGHT WHAT THE  
INSTITUTIONS ARE DOING, GIVE  
CREDIT TO THOSE WHO ARE GOOD  
PARTNERS AS YOU SAID, GOOD  
NEIGHBOR POLICY, THOSE THAT ARE  
GOOD NEIGHBORS, THOSE THAT ARE  
NOT GOOD NEIGHBORS.

>> THANK YOU.

>> THANK YOU.

COUNCILOR JANEY.

>> YES.

THANK YOU.

FIRST, I JUST WANT TO THANK YOU  
FOR THIS REPORT, YOUR THOUGHTFUL  
TESTIMONY HERE THIS AFTERNOON,  
BUT ALSO THIS REPORT.

I CAN'T IMAGINE THE WORK THAT  
WENT INTO THIS REPORT.

IT IS VERY THOROUGH.

I REALLY APPRECIATE THAT YOU  
HAVE CLEAR RECOMMENDATIONS.

IT IS NOT JUST TO HEAR ALL THE  
PROBLEMS.

ONE OF THE RECOMMENDATIONS IS  
THIS IDEA OF A PILOT COMMISSION.

CAN YOU TALK ABOUT WHAT THE  
CHARGE OF THE COMMISSION WOULD  
BE?

>> WELL, FIRST OF ALL I WANT TO MAKE SURE THAT MY COAUTHOR GETS CREDIT ALSO.

>> YES.

>> SO JONATHAN RODRIGUEZ WHO WAS PART OF THE BTU.

[ APPLAUSE ]

>> SO THE QUESTION YOU ASKED IS WHAT WOULD A NEW PILOT COMMISSION -- AND OTHER PEOPLE WOULD ASK, I DON'T WANT TO BE THE ONLY PERSON IN THE HOT SEAT HERE, BUT I WOULD SAY PART OF -- SO PART OF THE CHARGE SHOULD BE TO CREATE A PROCESS THAT ENSURES A HIGHER LEVEL OF ACCOUNTABILITY, GREATER SCRUTINY OF PILOT PAYMENTS, ESTABLISHING A STRATEGIC FRAMEWORK FOR COMMUNITY BENEFIT INVESTMENT. IT WAS SURPRISING TO ME TO HEAR THE CITY, THE CITY TO SAY HERE THAT THE INSTITUTIONS TELL US. I BELIEVE THAT THE CITY SHOULD INFORM AND CREATE A FRAMEWORK FOR INSTITUTIONS TO DO THAT.

>> YES.

I DON'T WANT TO INTERRUPT YOU, BUT I TRIED TO CLARIFY WHAT I THINK IS MORE ACCURATE.

>> OKAY.

>> EVERY UNIVERSITY AND MEDICAL INSTITUTION HAS TO PROVIDE THE CITY WITH A MASTER PLAN AFTER THE PREVIOUS ONE EXPIRES.

THERE IS A COMMUNITY TASK FORCE COMPRISED OF COMMUNITY MEMBERS, AS MANY AS 12 TO 15 FOLKS.

THE PROCESS IS PUBLIC.

IT IS A LENGTHY PROCESS.

COMMUNITY BENEFITS ARE NEGOTIATED WITH THE TASK FORCE, WITH THE COMMUNITY IN THE ROOM, A DIALOGUE BACK AND FORTH OVER MANY MONTHS AND I PARTICIPATED IN SEVERAL OF THESE COMMUNITY MASTER PLANS, SO TO SAY THEY TELL US WHAT THEY WANT IS -- I THINK NOT ACCURATE.

>> SO CAN I CLARIFY SOMETHING?

I JUST WANTED TO, BE INVOLVED IN THIS AND I WANT TO MAKE SURE WE ARE TALKING ABOUT TWO, TWO DIFFERENT THINGS I THINK.

>> YES.

>> THE MASTER PLAN WHICH IS VERY CLEAR THAT THE CITY HAS, GIVING US AN EXAMPLE OF HOW WE CAN ENGAGE, MOVE AND INCLUDE THE COMMUNITY, AND TRUE BENEFIT DEFINITION AND I THINK THAT IS AN EXAMPLE THAT WE ACTUALLY SAY, GREAT, THIS IS WHAT THE CITY SHOWS WHAT IT CAN DO.

AND SHOULD BE.

ESPECIALLY WHEN DEALING WITH A NONPROFIT ORGANIZATIONS AND I THINK IT WAS INCREDIBLY HELPFUL FOR YOU TO POINT THAT OUT.

BUT I WANT TO BE SURE THAT TO NOTE THAT THERE ARE TIMES WHERE TELLING US ON THESE ANNUAL REPORTS IT IS DIFFERENT FROM THE MASTER PLAN, THE ANNUAL REPORT, AND I THINK THAT'S WHAT WE ARE TALKING ABOUT.

SO ONE OF THE EXAMPLES IN THE ANNUAL REPORT IS A PRIVATE HIGH SCHOOL REPORTED THAT THE MONEY SAVED TO BPS BY STUDENTS NOT GOING TO BPS WAS A COMMUNITY BENEFIT, OKAY?

SO THOSE ARE THINGS, RIGHT? OR THE OTHER ONE WHERE THEY HAVE STUDENT VOLUNTEERS WHO MAY VOLUNTEER EVEN WITHOUT THE PILOT PROGRAM EXISTING SAYING THEY ARE, THEIR VOLUNTEER HOURS IN THE COMMUNITY BASED OFF OF MAYBE, YOU KNOW, A REQUIREMENT FROM CLASS WITH ALL 0, ARE SOME OF THE BENEFITS.

>> SO I THINK IT IS THAT KIND OF DISCRETION THAT WE NEED TO BE, WE NEED TO SCRUTINIZE THAT ARE BEYOND THE MASTER PLAN, COMMUNITY BENEFITS, WHICH AGAIN IS A WONDERFUL EXAMPLE OF HOW IT CAN BE DONE.

>> THANK YOU.

BECAUSE THAT'S WHAT I WAS GOING TO SAY, THAT THERE ARE TWO DIFFERENT PROCESSES HERE ONE IS THE INSTITUTIONAL MAMAS SEARCH PLAN AND I KNOW HOW -- THE EXPANSION TO BRIGHTON THERE WAS A LOT OF DISCUSSION WITH THE COMMUNITY AND THE COMMUNITY



PUSHED BACK QUITE A BIT.  
>> ABSOLUTELY.  
>> -- TO GET ADDITIONAL FUNDS  
AND HARVARD WAS, FAIRLY  
RESPONSIVE IN TERMS --  
>> NOT TO EVERYBODY'S LIKING,  
BUT CERTAINLY, CERTAINLY --  
>> BUT ON THE PILOT COMMUNITY  
BENEFITS, IT IS A DIFFERENT  
PROCESS, AND THAT'S ALL I WAS  
TRYING TO CLARIFY.  
>> OKAY.  
>> I AGREE. I WOULD SAY THAT  
THERE IS ROOM FOR IMPROVEMENT,  
CERTAINLY ROOM FOR MUCH MORE  
COMMUNITY INPUT AND ENGAGEMENT.  
I AM CERTAINLY MAD TO SEE THE  
ENGAGEMENT HERE IN THE CHAMBER  
TODAY AND SO THANK YOU AGAIN FOR  
THAT.  
SO YOU HIGHLIGHTED THREE THINGS  
IN TERMS OF A CHARGE, HIGHER  
LEVEL OF ACCOUNTABILITY, GREATER  
SCRUTINY, AND THE DEVELOPMENT OF  
A FRAMEWORK.  
AND I WAS GOING TO ADD ONE OTHER  
THING THAT WE GOT INTO THE  
DISCUSSION OF INSTITUTIONAL  
MASTER PLANS, I BELIEVE  
REPRESENTATIVE OF OUR COMMUNITY,  
THAT IS REALLY CRITICAL TO TALK  
ABOUT THAT, TO TALK ABOUT THE  
MAKE-UP, HOW MANY MEMBERS AND  
WHO DETERMINES WHO IS ON THE  
COMMISSION AND WHAT THE MEMBERS  
LOOK LIKE IN TERMS OF, YOU KNOW,  
NEIGHBORHOOD GEOGRAPHY OR  
WHATEVER.  
>> I DON'T THINK WE HAVE --  
>> EXACTLY, EXACTLY.  
I DON'T WANT TO PUT YOU ON THE  
SPOT.  
>> YOU CAN MAKE ONE UP.  
>>  
[LAUGHTER.]  
>> IF YOU STILL HAVE SOME  
THINKING TO DO IN THAT AREA,  
THAT'S FINE.  
IF YOU HAVE SOME INITIAL  
THOUGHTS I AM CERTAINLY HAPPY TO  
HEAR THOSE.  
>> I THINK ONE OF THE ISSUES  
THAT I HAD EXPERIENCE WITH OVER  
THE YEARS IS THE LEAD ACTION

COLLABORATIVE AND WAS PEOPLE IN THE COMMUNITY ALONG WITH ELECTED OFFICIALS AND DEPARTMENT OF HEALTH, FOLKS IN THE CITY OF BOSTON HEALTH DEPARTMENT AND THE CHARGE WAS HELPING TO ELIMINATE RED PAINT POISONING FOR CHILDREN AND IT WAS ESSENTIALLY WHERE PEOPLE IN DIFFERENT PARTS OF THE CITY, IT COULD BE ON A VOLUNTEER BASIS, BUT WE HAVEN'T COME OUT WITH A DEFINED MODEL AS OF YET AND IT WOULD BE NICE TO LOOK AT SOME SIMILAR MODELS THAT HAVE BEEN SUCCESSFUL AND PART OF THAT PROGRAM WAS MAKING SURE THERE WAS FUNDING IN THE STATE TO MAKE SURE -- AND MAYBE WE CAN LOOK AT DIFFERENT MODELS BUT I THINK TODAY WE DON'T HAVE AN OFFICIAL DEFINED MODEL BUT DEFINITELY WORKING TOWARDS THAT.

>> NO.

I CAN APPRECIATE THAT.

I CERTAINLY DIDN'T MEAN TO PUT YOU ON THE SPOT.

DID YOU WANT TO ADD ANYTHING ELSE?

>> SURE.

>> I AM BEING VOLUNTEERED OR VOLUN-TOLD, I BELIEVE IS THE TERM.

>> AS I STATED, THEIR MISSION IS TO ENGAGE IN PARTICIPATORY PROCESSES WITHIN OUR OWN ORGANIZATION SO WE DEFINITELY HAVE BEEN WORKING OVER THE LAST FEW YEARS TO REFINE THAT PROCESS AND SO WHILE THIS ACTION GROUP DOES NOT HAVE A DEFINED MODEL PER SE WE WOULD DEFINITELY LOOK TO SOME OF THE PROCESSES THAT WE HAVE BEEN EXPERIMENTING WITH AND WORKING TO REFINE TO USE THAT AS AN EXAMPLE.

SO FOR EXAMPLE, WHEN WE THINK ABOUT WHO WOULD BE ON THE COMMISSION, WE WOULD THINK ABOUT WHICH GEOGRAPHICAL REPRESENTATION LOOKS LIKE. WE WOULD LOOK AT WHAT INCOME REPRESENTATION LOOKS LIKE ON THE COMMISSION.

AS I STATED EARLIER, OUR ANYBODY

FIVE IS A MULTIMULTISTAKEHOLDER INITIATIVE AND THIS MAKES ME THINK ABOUT YOUR COUNCILOR EDWARDS ABOUT CONVERSATIONS WE HAD WITH INSTITUTIONS TO DATE. WE THINK ABOUT WHAT INSTITUTION OF REPRESENTATION WOULD LOOK LIKE ON THE COMMISSION. INSTITUTIONAL REPRESENTATION. SO THERE TRULY IS A CONVERSATION BETWEEN INSTITUTIONS AS WELL AS ACTORS --

>> THAT ARE PARTICIPATING.

>> AND THEN ANOTHER QUESTION --  
>>

>> PILOT COMMISSION.

IT WAS MOSTLY -- IT WAS A FAIRLY TOP DOWN, IT WAS REPRESENTATIVE, IT WAS SHARED BY AN ATTORNEY WHO FACILITATED THE PROCESS AND THEN IT DID DO HEARINGS THROUGHOUT THE CITY WHICH I THOUGHT WAS USEFUL TO LOOK AT BUT IT INCLUDED FAIRLY HIGH LEVEL AND NOT THAT MANY COMMUNITY ORGANIZATIONS, ALTHOUGH IT DID TAKE TESTIMONY, I THINK THAT THE MODEL THAT HOSPITALS ARE MOVING TO OF LOOKING AT THEIR COMMUNITY ENGAGEMENT PROCESS THAT DOES HAVE PEOPLE WHO ARE REPRESENTATIVE OF THE COMMUNITY'S IMPACTED AND THE PATIENT CENSUS IS A GOOD MODEL TO START LOOKING AT.

>> I APPRECIATE THAT.

IN TERMS OF THE COMMUNITY ENGAGEMENT PROCESS, ARE THERE ALSO MODELS THAT YOU WOULD SHARE?

OBVIOUSLY, YOU KNOW, THERE ARE DIFFERENT ORGANIZATIONS MAY HAVE THEIR OWN MODEL, PERHAPS YOU, YOU KNOW, YOU WANT MORE TIME TO THINK ABOUT WHAT THAT LOOKS LIKE BUT IF YOU HAVE ANY INITIAL THOUGHTS, I AM CERTAINLY INTERESTED.

>> WELL, THE ONLY THING I WOULD PUT INTO THIS EQUATION THAT I FEEL THAT, YOU KNOW, THIS IS JUST, YOU KNOW, A STARTING PROCESS ON WHAT IN LOOKS LIKE, IS UNDER THE MASSACHUSETTS

HOSPITAL ATTORNEY GENERAL  
GUIDELINES AND THE DEPARTMENT OF  
PUBLIC HEALTH THERE IS A MODEL  
OF COMMUNITY ENGAGEMENT, I FEEL  
IT IS A LITTLE TOO EARLY TO  
EVALUATE HOW EFFECTIVE IT IS  
BECAUSE JUST GOING INTO DARK IT  
JUST BEING IMPLEMENTED BUT IT  
DOES HAVE A FAIRLY EXTENSIVE WAY  
OF LOOKING AT COMMUNITY  
ENGAGEMENT.

THAT WOULD BE SOMETHING THAT A  
NEW PILOT COMMISSION COULD LOOK  
AT, TO ME, THE ADVANTAGE OF THAT  
WOULD BE THAT YOU THEN HAVE  
ALIGNMENT.

YOU HAVE SOMETHING THAT IS  
ALREADY FAMILIAR TO ONE-HALF OF  
THE -- TO A HIGHER PERCENTAGE OF  
INSTITUTIONS AS WELL AS WE DON'T  
WANT TO HAVE 20 DIFFERENT  
PROCESSES. YOU KNOW, THE GOAL  
HERE IS TO HAVE A REGULATORY  
FRAMEWORK THAT MAKES SENSE TO  
PEOPLE.

>> THANK YOU.

AND AGAIN THANK YOU FOR YOUR  
PRESENTATION THIS AFTERNOON.  
THANK YOU FOR ALL OF THE WORK  
YOU DO IN YOUR RESPECTIVE  
ORGANIZATIONS AND CERTAINLY  
THANK YOU FOR THIS REPORT AND  
YOUR ADVOCACY.

DEEPLY APPRECIATED.

>> THANK YOU.

>> THANK YOU.

>> COUNCILOR ESSAIBI GEORGE.

>> THANK YOU.

I JUST HAVE ONE QUICK FOLLOW-UP  
QUESTION.

EARLIER, COUNCILOR JANEY WAS  
TALKING -- ASKING ABOUT THE JOBS  
IN THE CITY OF BOSTON CREATED BY  
ALL OF THESE INSTITUTIONS.  
DO YOU HAVE ANY IDEA ON THE  
NUMBER OF BOSTON RESIDENTS THAT  
HAVE THOSE JOBS?

>> NO, I DON'T.

>> BECAUSE I THINK THAT THAT  
INFORMATION, PERSONALLY, I THINK  
THAT INFORMATION IS CRITICAL TO  
KNOW THAT THE UNIVERSITIES, MY  
DAD WORKED AT BU AS A SECURITY  
GUARD AND I GOT GO TO BU FOR

FREE AND THAT WAS A TREMENDOUS,  
CERTAINLY PERSONAL BENEFIT BUT  
FAMILY BENEFIT.

AND WE SHOULD KNOW THAT  
INFORMATION.

WE SHOULD BE ENCOURAGING OUR  
UNIVERSITIES TO HIRE HOLLY, FOR  
ALL, FOR FOR ALL JOBS, NOT JUST  
SECURITY JOBS BUT SOME OF THE  
HIGHER PAYING JOBS ALONG THE  
WAY.

SO I AM GRATEFUL FOR THAT AND I  
THINK THAT CAN HAVE A TREMENDOUS  
IMPACT LIKE IT DID FOR MY FAMILY  
ON SO MANY FAMILIES ACROSS THE  
CITY OF BOSTON.

AND ALL OF THESE CATEGORIES THAT  
YOU THINK ABOUT FUTURE ECONOMIC,  
PERSONAL ECONOMICS OPPORTUNITIES  
THAT YOU GIVE KIDS THAT CAN  
ATTEND THE FINEST UNIVERSITIES  
IN THE WORLD.

>> AGREED.

>> THANK YOU.

>> THANK YOU.

THANK YOU VERY MUCH FOR YOUR  
TESTIMONY TODAY AND WE WILL  
EXCUSE YOU NOW FOR OUR THIRD AND  
FINAL PANEL.

THANK YOU.

>> WE HAVE MARILYN SCHWARTZ  
LLOYD.

ROB MCCARRON.

JASON FRIGERIO AND JIM CLARK CAN  
I.

>> I AM GOING TO TAKE A QUICK  
RECESS AGAIN.

RECESS.

>>

>> COUNCIL WILL BE BACK IN  
SESSION.

>> I WOULD LIKE TO WELCOME OUR  
GUESTS FOR THE THIRD PANEL, AND  
I WILL JUST TURN IT OVER TO YOU  
IN WHATEVER ORDER YOU CHOOSE.

>> WILL YOU GO FIRST?

>> SURE.

GOOD AFTERNOON.

COUNCILORS.

YOU HAVE.

>> I AM JIM CLARKEY HEAD OF THE  
MASSACHUSETTS NONPROFIT NETWORK,  
A STATEWIDE ASSOCIATION  
REPRESENTING ALL TYPES OF

NONPROFITS IN MASSACHUSETTS.  
WE HAVE OVER 800 MEMBERS  
STATEWIDE.  
SEVERAL HUNDRED OF THOSE MEMBERS  
ARE IN THE CITY OF BOSTON, ALL  
TYPES OF NONPROFITS.  
WORKING IN PARTNERSHIP MOST OF  
THEM WITH CITY AND STATE  
GOVERNMENT TO DELIVER CRITICAL  
SERVICES.

WE TALKED TO COLLEAGUES AROUND  
THE COUNTRY WHO ALSO REPRESENT  
NONPROFITS AND WHO WORK ON THESE  
ISSUES AND IT IS OUR CLEAR SENSE  
THAT THE BOSTON PILOT PROGRAM IS  
UNIQUE.

IT IS I THINK THE STRONG NEST  
THE COUNTRY, IT GETS A LOT OF  
ATTENTION FROM PEOPLE AROUND THE  
COUNTRY, AND IT HAS MADE A NAME  
FOR ITSELF SO I OFFER THAT AS  
CONTEXT, A LOT OF GOOD WORK DONE  
FOR THE, BY THE TASK FORCE WHICH  
WITHSTOOD THE TEST OF TIME AND  
PEOPLE AROUND THE COUNTRY ARE  
LOOKING TO EMULATE.

ONE OF THE THINGS THAT I JUST  
WANTED TO MENTION IN THE BOSTON  
PROGRAM THE WAY IT WAS SET UP  
HAS A LOT OF GOOD FEATURES,  
THERE IS HOWEVER ONE WAY IN  
WHICH IT TENDS TO HIDE OR NOT  
FULLY REFLECT SOME OF WHAT IS  
GOING ON.

WITH THE FORM, WHAT THE FORMULA  
SAYS IS YOUR REQUESTED  
CONTRIBUTION IS 12 AND A HALF --  
IS 12 AND A HALF PERCENT OF YOUR  
PROPERTY TAX LIABILITY IN CASH  
AND ANOTHER, AND UP TO 12 AND A  
HALF PARTICIPANT IN COMMUNITY  
BENEFITS.

THERE ARE A NUMBER OF  
ORGANIZATIONS THAT ACTUALLY  
PROVIDE COMMUNITY BENEFITS AT A  
LEVEL GREAT THEIR  
1012.5 PERCENT, WHAT SHOWS UP IN  
A SPREAD SHEET IS THE WEB  
.5 PERCENT SO UNTIL CASE THERE  
IS IS EVEN MORE ACTIVITY GOING  
ON THAT YOU THAN YOU MIGHT THINK  
JUST LOOKING AT A SINGLE NUMBER.  
HAVING SAID THAT, WE KNOW IT WAS  
CRAFTED WITH A LOT OF MEETING AS

LOT OF INPUT AND KNOWS THESE ARE DISCUSSIONS BUT A PARTNERSHIP DISCUSSIONS BETWEEN ORGANIZATIONS BETWEEN COMMUNITIES, BETWEEN LEADERS AND GOVERNMENT, AND SO WE APPRECIATE THE SPIRIT OF PARTNERSHIP YOU BRING TO THIS TO SET UP THE PROGRAM IN THE FIRST PLACE. I WANTED TO PROVIDE ONE OTHER JUST CONTEXTUAL PIECE OF INFORMATION.

WE WERE PLANNING TO MENTION THAT FEDERAL TAX BILL COMING IN HERE TODAY.

THAT TAX BILL HAD A LOT OF BAD THINGS IN IT.

THAT MADE IT MUCH HARDER TO OPERATE A NONPROFIT WHETHER YOU ARE LARGE, MEDIUM OR SMALL SIZE, THERE ARE A LOT OF THINGS IN IT WHICH IMPOSE NEW BURDENS ON NONPROFIT, THE PROVISION ABOUT THE ENDOWMENT TAX THAT WAS WRITTEN RIGHT INTO THE LAW, THE IRS IS IMPLEMENTING THAT BUT THAT WAS SOMETHING THAT SOME REPUBLICANS IN CONGRESS DECIDED TO WRITE INTO THE LAW BUT IN ADDITION 01 OF THE OTHER THINGS THEY DID, THEY TAKE AWAY, THE CHARITABLE TAX DEDUCTION FOR CHARITABLE CONTRIBUTIONS FOR THE VAST MAJORITY OF MIDDLE INCOME TAXPAYERS IN THE UNITED STATES. THE RESULT OF THAT IS THAT IN 2018 FOR THE FIRST TIME THE COST OF CHARITABLE GIVING WILL GO UP BY 28 PERCENT FOR NEARLY ALL MIDDLE IN INCOME DONORS ALL OVER THE COUNTRY.

WE KNOW FROM OUR MEMBERS, INDIVIDUAL DONATIONS ARE REALLY IMPORTANT TO THEM, THEY RELY ON THOSE FUNDS AS MUCH AS ANYTHING ELSE, AND SO IN THAT FEDERAL TAX BILL THEY JUST UPPED THE COST OF GIVING FOR MIDDLE INCOME PEOPLE BY 28 PERCENT.

IF IT WAS UP TO US, EVERYBODY WOULD GET A 28 PERCENT TAX DEDUCTION FOR CHARITABLE GIVING AN IT WAS TAKEN AWAY FROM DONORS AND IT IS CREATING NEW PROBLEMS

FOR NONPROFITS.

WE APPRECIATE THE OPPORTUNITY TO BE HERE TODAY AND LOOK FORWARD TO WORKING WITH YOU ON THESE AND 0 ANY OTHER ISSUES THE COUNCIL IS LOOKING AT AT LEAST AS TO NONPROFITS.

>> THANK YOU.

>> GOOD AFTERNOON.

CHAIRMAN CIOMMO AND COMMITTEE MEMBERS, THANK YOU FOR THIS OPPORTUNITY TO SHARE WITH YOU SOME THOUGHTS ABOUT THE IMPORTANT ROLE THAT THE PRIVATE NONPROFIT COLLEGES AND UNIVERSITIES PLAY IN MAKING BOSTON SUCH A VIBRANT PLACE TO LIVE, LEARN AND WORK.

MY NAME IS ROB MCCARRON AND SERVE AS SENIOR VICE PRESIDENT AND GENERAL COUNCIL FOR THE ASSOCIATION OF INDEPENDENT COLLEGES AND UNIVERSITIES IN MASSACHUSETTS, ALSO KNOWN AS ACUM, AND THE POLICY INTERESTS OF 57 NONPROFIT COLLEGES AND UNIVERSITIES THROUGHOUT THE COMMONWEALTH.

18 PRIVATE COLLEGES AND UNIVERSITIES ARE PROUD TO CALL BOSTON HOME.

THEY ARE EQUALLY PROUD TO LEVERAGE THEIR UNIQUE MISSIONS AND STRENGTHS TO CONTRIBUTE IN SO MANY WAYS TO THE EDUCATIONAL, CULTURAL AND INNOVATION FABRIC OF THE CITY.

IN BOSTON THESE 18 COLLEGES AND UNIVERSITIES EDUCATE OVER 2500 BOSTON RESIDENTS, PROVIDE MORE THAN \$58 MILLION IN FINANCIAL AID TO THOSE STUDENTS FROM BOSTON, AND EMPLOY WELL OVER 10,000 BOSTON RESIDENTS, SPEND AN INCREDIBLE \$1.7 BILLION IN THE CITY FOR LOCAL GOODS AND SERVICES, PAY 10S OF MILLIONS OF DOLLARS IN REAL ESTATE TAXES AND OTHER TAXES, AND IN COLLABORATION WITH THEIR AFFILIATED TEACHING HOSPITALS AS YOU HEARD ALREADY TODAY ATTRACT NEARLY 2 BILLION IN FEDERAL RESERVE DOLLARS TO THE, RESEARCH



DOLLARS TO THE CITY.  
COLLEGES COLLEGES 18 COMOR OUR  
ECONOMY AND MAGNET STUDENTS  
RESEARCH AND FACULTY WHO  
CONTRIBUTE THEIR INDIVIDUAL AND  
COLLECTIVE TALENTS TO BOSTON.  
AT THE OUT SET IT IS IMPORTANT  
TO RECOGNIZE THE TAX-EXEMPT  
STATUS PROVIDED TO NONPROFIT  
COLLEGES AND UNIVERSITIES AS  
CHARITABLE ORGANIZATIONS BY BOTH  
THE STATE AND FEDERAL  
GOVERNMENT, AS A PRECEDENT  
GROUNDED IN 200 YEARS OF HISTORY  
AND SUPPORTED IN ALL 50 STATES.  
WITH DELIBERATE ESTABLISHED  
POLICY DISTINGUISHES THE ROLE  
NONPROFIT PLAYS IN PROVIDING AN  
INCREDIBLE ARRAY OF MISSION  
BASED THAT ACCORD THE CHARITABLE  
MISSION.

IT INHERENTLY RECOGNIZES THE  
GOVERNMENT SHOULD NOT, AN ENTITY  
CANNOT BE SOLELY RESPONSIBLE FOR  
BEARING THE COST OF DELIVERING  
SUCH SERVICES.

IN THE CONTEXT OF HIGHER  
EDUCATION, COLLEGES,  
UNIVERSITIES PROVIDE EDUCATIONAL  
SERVICES, CUTTING EDGE RESEARCH,  
HEALTHCARE, SCHOLARSHIPS,  
CULTURAL AND ATHLETIC  
OPPORTUNITIES, LEGAL SERVICES, A  
COMMITMENT TO SUSTAINABILITY  
AND 10S OF THOUSANDS OF HOURS OF  
STUDENT AND STAFF VOLUNTEER  
TIME.

INSTITUTIONS ALSO FOSTER  
IMPORTANT PUBLIC POLICY ISSUED  
AND PARTNER WITH THE CITY AND  
OTHER NONPROFIT ORGANIZATIONS IN  
MEANINGFUL AND IMPACTFUL WAYS,  
IN SHORT IT WOULD BE VIRTUALLY  
IMPOSSIBLE FOR THE CITY TO  
DUPLICATE THE BREATH AND DEPTH  
OF SUCH CIVIL SERVICES THAT  
ALREADY EXIST.

AND WHEN WE TALK ABOUT OR  
DISCUSS THE CITY'S PILOT PROGRAM  
.. I THINK IT IS EQUALLY  
IMPORTANT TO ACKNOWLEDGE SEVERAL  
KEY FACTORS ABOUT IT, AND FACTS.  
THE PILOT PROGRAM AS YOU HEARD  
IS VOLUNTARY.

AND IN DECEMBER OF 2010, MAYOR MENINO'S TASK FORCE AFTER 18 MONTHS OF WORK AND HEARING RELEASED THE TIME REPORT AND RECOMMENDATIONS, THE TASK FORCE DETERMINED THAT ABOVE ALL ELSE THE PILOT PROGRAM SHOULD REMAIN VOLUNTARY.

THE TASK FORCE FOUND THAT THE VOLUNTARY NATURE OF THE PROGRAM FOSTERS A SPIRIT OF COLLABORATION BETWEEN THE CITY AND NONPROFIT ORGANIZATIONS. THIS ENVIRONMENT ALLOWED PARTNERSHIPS TO EVOLVE ORGANICALLY AND IN WAYS THAT BETTER LEVERAGED THE UNIQUE MISSIONS AND STRENGTHS OF EACH NONPROFIT ORGANIZATION, INCLUDING COLLEGES AND UNIVERSITIES.

THE SECOND POINT A AND AS YOU HEARD SEVERAL FOLKS SAY ALREADY TODAY, THE BOSTON PILOT PROGRAM IS CONSIDERED TO BE ONE OF THE MOST SUCCESSFUL PROGRAMS IN THE COUNTRY, THE PILOT PROGRAM GENERATES CONSIDERABLE REVENUE AND BENEFITS TO THE CITY OF \$78 MILLION IN FY 18, IT IS THE VOLUNTARY NATURE OF THE PROGRAM, HOWEVER, THAT PROVIDES THE FLEXIBILITY FOR COLLEGES AND UNIVERSITIES TO BE NATIONAL LEADERS IN PARTNERING WITH THE CITY TO MAKE IMPACTFUL CONTRIBUTIONS TO BOSTON'S RESIDENTS.

WHETHER IT IS BU'S MULTITUDE OF SCHOLARSHIP PROGRAMS OR EDUCATIONAL OUTREACH PROGRAMS, WHETHER BPS, HARVARD'S FAMILY VAN -- OR CRIMSON SUMMER ACADEMY, EMERSON COLLEGE'S AMBITIOUS REDEVELOPMENT OF A PREVIOUSLY BLIGHTED COMBAT ZONE, AND ITS RECENT REVITALIZATION OF -- FIELD, BOSTON COLLEGE IS, ALTON SCHOLARSHIP PROGRAM, CITY CONNECT PROGRAM, ALLISTON COMMUNITY FUND AND NEIGHBORHOOD IMPROVEMENT FUND, DENTAL SERVICES PROVIDED BY TUFTS UNIVERSITY TO BPS STUDENTS,

NORTHEASTERN UNIVERSITY  
INVESTMENT OF 26 MILLION TO  
RENOVATE THE PLAYGROUND AND  
\$80 MILLION OVER THE NEXT 30  
YEARS TO MAINTAIN IT.  
AND SIMMONS COLLEGE 30 MILLION  
REDEVELOPMENT OF DALEY FIELD  
WHICH IT OPERATES IN  
COLLABORATION WITH SCHOOLS AND  
COMMUNITY GROUPS IN ALLISTON  
BRIGHTON.  
AND THAT \$13 MILLION FIGURE DOES  
NOT INCLUDE THE 225,000 THEY  
NEED TO SPEND EACH YEAR TO  
MAINTAIN THE FIELD.  
AND THAT IS JUST SOME OF THE  
CONTRIBUTIONS FROM FEWER THAN  
HALF OF THE INSTITUTIONS THAT I  
TALKED ABOUT AT THE BEGINNING.  
ANOTHER POINT I THINK IS  
IMPORTANT TO REMEMBER WHEN  
TALKING ABOUT THE PILOT PROGRAM  
AND I THINK YOU HEARD A LITTLE  
BIT ABOUT IT EARLIER TODAY IS  
THE FOOTPRINT OF BOSTON'S  
COLLEGES AND UNIVERSITIES IS  
SMALL AND HAS REMAINED STABLE  
OVER TIME.  
LESS THAN FOUR PERCENT OF  
TAX-EXEMPT PROPERTY IN THE CITY  
OF BOSTON IS OWNED BY COLLEGES  
AND UNIVERSITIES.  
THE VAST MAJORITY OF TAX-EXEMPT  
PROPERTY MORE THAN 78 PERCENT IS  
OWNED BY THE CITY, STATE OR  
FEDERAL GOVERNMENT.  
IN FACT, DATA FROM THE BOSTON  
MUNICIPAL RESEARCH BUREAU SHOWS  
THAT THE PERCENTAGE OF PROPERTY  
OWNED BY THE EDMOND REMAINED  
CONSISTENT FOR MORE THAN A  
DECADE.  
UNFORTUNATELY, THERE IS A  
MISPERCEPTION THAT THE COLLEGES  
AND UNIVERSITY OWNED 50 PERCENT  
OF BOSTON'S LAND IS, RUNS CON  
TRAIRS TO THE FACTS AND DATA.  
>> COLLEGE AND UNIVERSITIES PLAY  
AN ESSENTIAL ROLE IN BOSTON'S  
VIBRANT ECONOMY.  
THEY FUNCTION AS ANCHORS,  
SUPERSONICS PORT THE GREAT BOND  
RATING AND PROVIDE SUPPORT FOR  
RESEARCHERS AND FACULTY.

GE, RED HAT AND AMAZON ARE JUST A FEW THAT HAVE DECIDED THEY NEED TO BE HERE IN BOSTON TO BE CLOSE TO THE INNOVATION HAPPENING ON OUR CAMPUSES. JUST YESTERDAY BOEING ANNOUNCED THAT IT IS MOVING ITS TECHNOLOGY TO THE SUBDIVISION TO BE CLOSER TO THE TALENT AND INNOVATION THAT DEFINES THE BOSTON AREA. AS RECENTLY AS MAY 2018, BOTH MOODY'S INVESTMENT SERVICES AND S&P GLOBAL BOLSTERED BY A SUBSTANTIAL TAX-EXEMPT INSTITUTIONAL PRESENCE AND A TALENTED WORKFORCE. THESE FINDINGS WERE ECHOED BY A SIMILAR REPORT PRODUCED BY MOODY'S IN 2014.

>> FINALLY, ANY DISCUSSION REGARDING THE CITY'S PILOT PROGRAM SHOULD BE VIEWED IN THE CONTEXT OF AN INCREDIBLY CHANNING ENVIRONMENT FOR ALL COLLEGES AND UNIVERSITIES THAT THEY NEVER GET ON A DAILY BASIS. THIS IS TRULY AN UNPRECEDENTED TIME FOR THE ENTIRE HIGHER EDUCATION SECTOR, DEMOGRAPHIC PROJECTIONS SHOW THAT THE NUMBER OF COLLEGE AID STUDENTS IN NORTHEAST WILL CONTINUE TO DECLINE FOR AT LEAST THE NEXT DECADE.

AND UNCERTAINTY ABOUNDS IN WASHINGTON, D.C. WITH REGARDS TO RESEARCH AND FINANCIAL AID FUDD FUNDING AS WELL AS THE IMPACT OF FEDERAL TAX REFORM AND AS JIM MENTIONED THE ENDOWMENT TAX THAT WAS PART OF PRESIDENT TRUMP'S TAX PLAN ESSENTIALLY TARGETED BIG INSTITUTIONS IN BLUE STATES AND WHAT IT MEANS FOR MASSACHUSETTS IS OVER THE NEXT TEN YEARS TENS OF MILLIONS OF DOLLARS WILL LEAVE THE STATE, TENS OF MILLIONS OF DOLLARS THAT COULD HAVE BEEN SPENT HERE ON FINANCIAL AID ON CONSTRUCTION JOBS, ON RESEARCH, THAT IS LEAVING THE STATE TO GO TO WASHINGTON, D.C. AS PART OF THAT PROPOSAL.

FUNDAMENTALLY COLLEGES OR  
UNIVERSITIES TAX-EXEMPT STATUS  
GUARANTEES THE RESOURCES GOING  
TO IT CHARITABLE MISSES.  
RESEARCH GRANTS ALONE DO NOT THE  
COVER THE FULL COST OF EDUCATING  
STUDENTS IT IS PRIVATE DONATION  
AND EARNINGS THAT COVER THE  
DIFFERENCE.

INSTITUTIONS ARE RESPONDING TO  
AN ALREADY FISCAL LICHAJING  
ENVIRONMENT WHILE ALSO STANDING  
BY THEIR COMMITMENT TO PARTNER  
WITH THE CITY TO MAKE BOSTON A  
VIBRANT PLACE TO LIVE.

REQUIRING INSTITUTIONS TO MAKE  
MANDATORY OR ENHANCED PILOT  
PAYMENTS WOULD FORCE THEM TO  
MAKE SIGNIFICANT AND POSSIBLY  
MISSION ALTERING CUTS TO  
FINANCIAL AID AND JOBS, THE TWO  
LARGEST EXPENSES, EXPENSE  
CATEGORIES FOR MOST COLLEGES.  
THE, TO LIMIT THE RESOURCES THEY  
ARE ABLE TO USE IN FURTHERANCE  
OF INNUMERABLE BENEFIT PROGRAMS  
AND PARTNERSHIPS THAT EXIST  
THROUGHOUT THE CITY.

IN FACT THIS WAS ONE OF THE  
UNINTENDED CONSEQUENCES THAT  
THIS PILOT TASK FORCE EXPRESSED  
CONCERNED ABOUT IN ITS 2010  
REPORT.

THE STORY OF BOSTON AND HIGHER  
EDUCATION IS NOT ABOUT LOST  
REVENUE, IT IS ABOUT THE WAYS  
THAT COLLEGES AND UNIVERSITIES  
ARE FULFILLING THEIR CHARITABLE  
MISSION TO EDUCATE STUDENTS,  
DRIVE RESEARCH AND INNOVATION  
AND CURES AND IS, AND SUPPORT  
COMMUNITIES ACCORDING TO THE  
COMMUNITY'S UNIQUE STRENGTHS AND  
MAKING BOSTON THE TRY BRANDT IT  
CITY IT IS TODAY.

>> THANK YOU.

>> THANK YOU.

>> GOOD AFTERNOON, COUNCILORS  
AND MR. CHAIRMAN, THANK YOU FOR  
THIS OPPORTUNITY TO DISCUSS THE  
.. CONTRIBUTIONS OF THE  
COMMUNITY, HEALTH AND EDUCATION  
TO THE CITY OF BOSTON LYNN.

I AM MARILYN SCWARS LLOYD AND

PRESIDENT OF MASK -- AND ALSO A BOOST RESIDENT AND I USED TO BE HEAD OF ECONOMIC DEVELOPMENT FOR THE CITY OF BOSTON UNDER RAYMOND FLYNN, SO I AM ALWAYS ACUTELY AWARE OF THE IMPORTANCE OF WORKING AND FINDING JOBS IN THE CITY OF BOSTON AND I KNOW THAT WAS ONE OF THE QUESTIONS ABOUT THE INSTITUTIONS.

IF YOU GO TO MASCO.ORG YOU WILL FIND THAT THERE IS A SECTION CALLED HOW TO FIND A JOB IN THE LMA, AND IT LIST IT IS HR DEPARTMENTS OF ALL OF THE 23 INSTITUTIONS THAT ARE IN THE MEDICAL AND ACADEMIC AREA AND WE ARE ALWAYS LOOKING FOR FOLKS TO WORK THERE.

THERE WAS ALSO A QUESTION ON HOW MANY PEOPLE IN BOSTON WORK IN THE INSTITUTIONS.

I CAN ONLY TELL YOU ABOUT LONG WOOD.

WE REPRESENT JUST THAT AREA. THERE ARE 55,000 PEOPLE THAT WORK THERE.

AND FULL HE ONE-THIRD OF THEM ARE BOSTON RESIDENTS.

IT HASN'T BEEN SLICED AND DICED IN TERMS OF THE TYPES OF JOBS, BUT I CAN TELL YOU THAT EVERY TIME TYPE OF JOB IS REPRESENTED, JUST FROM THE FOLKS THAT I KNOW.

MASCO ITSELF IS -- STANDS FOR THE MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION, IT WAS CHARTED IN 1972 AS A CHARITABLE ORGANIZATION BY ITS MEMBERS IN ORDER TO ENHANCE THE LONG WOOD COMMUNITY AND UNDERTAKE PROJECTS THAT WERE DONE IN COLLABORATION, BETTER DONE IN COLLABORATION THAN SINGLELY.

>> SO INSTITUTIONS ARE ALWAYS TRYING TO FIND WAYS TO BE MOST EFFICIENT SO THEY CAN CONTINUE TO SAVE MONEY AND CONTINUE TO SERVE IN THE CITY OF BOSTON.

>> MASS CO PAYS 100 PERCENT OF THE BOSTON CITY'S PILOT REQUEST AND WE UNDERTAKE COMMUNITY BENEFITS SUCH AS SNOWPLOWING IN

WINTER TO GET TO ANY OF THE MBTA STOPS, BECAUSE IT IS NOT OFTEN PLOWED.

AND WE DID LANDSCAPING IN THE SUMMER, AMONG MANY OTHER TYPES OF PROGRAMS.

>> FOR OUR 23 INSTITUTIONS, WE OFFER A WIDE VARIETY RANGE OF SERVICES, INCLUDING AREA PLANNING AND DEVELOPMENT, PARKING AND SHUTTLES, WE TRY TO DECREASE CONGESTION IN THE AREA AND SO WE HAVE A SHUTTLE SYSTEM, ABOUT 37 BUSES THAT ARE PAID FOR BY THE INSTITUTIONS AND MASCO. WE UNDERTAKE TELECOMMUNICATIONS AND CHILDCARE.

IN ADDITION TO THE CASH PAYMENTS THAT MASCO MAKES ,000 THE CITY, WE BRING MONEY INTO THE CITY OF BOSTON BY WORKING WITH THE STATE AND THE FEDERAL GOVERNMENT.

WE RAISE THE MONEY TO HAVE A FULL-SERVICE STATION AT YAWKEY. WE HAVE RECENTLY BROUGHT IN MONEY AT RUGGLES SO THAT AREA HAS MORE TRACKS, MORE TRAINS, PEOPLE CAN GET IN AND OUT OF THE AREA AND IT WILL HELP WITH THE DEVELOPMENT.

WE THINK IT IS A GREAT IDEA TO WORK WITH THE STATE TO BE ABLE TO RAISE MORE MONEY AND WE HAVE BEEN TRYING TO RAISE MORE MONEY FOR YEARS IN ORDER TO ENHANCE THE GREEN LINE, SO MORE PEOPLE CAN GET TO WORK MORE EASILY IN THE LONG WOOD AREA.

.. WE ALSO WORK WITH GROUPS ADVOCATING FOR ADDITIONAL FUNDS FOR THE MBTA, PARTICULARLY THE GREEN LINE.

AND THE AMOUNT WE PUT INTO OUR OWN SHUTTLE SERVICE IS OVER \$7 MILLION SO THAT WE CAN PICK UP PEOPLE AT JFK, AT RUGGLES, AT YAWKEY .. AND DECREASE THE NUMBER OF CARS THAT ARE IN THE AREA.

FOR EVERY BUS YOU SEE THERE, IT IS 40 FEWER CARS THAT WILL BE RIDING UP AND DOWN THE STREETS. EVERYBODY HAS TALKED ABOUT THE VOLUNTARY PAYMENTS THAT THE

INSTITUTIONS MAKE, AND IN ADDITION, KNOW, TO THE PAYMENTS THAT THE INSTITUTIONS ARE MAKING, THEY ARE EXCEEDING THE COMMUNITY BENEFIT GOALS THROUGH THE CONTRIBUTIONS OF THE -- OF THEIR PROGRAMS.

AND THE INSTITUTIONS BACK IN 2010, MADE AGREEMENTS WITH THE CITY, ON THE TYPES OF PROGRAMS, I DON'T KNOW IF THAT HAD BEEN MENTIONED, BUT THE INSTITUTIONS CAN'T JUST SAY HERE IS WHAT WE DO AND THEREFORE WE THINK THAT IS OUR 50 PERCENT CONTRIBUTION. THERE WAS AGREEMENT ON WHAT PROGRAMS WOULD BE ADMISSIBLE, AND THOSE PROGRAMS FIT INTO THIS STRATEGIC PLANS OF THE CITY AT THAT TIME.

THE IDEA OF BRINGING GROUPS TOGETHER TO PERHAPS REDO THAT STRATEGIC PLAN MAKES A LOT OF SENSE.

WHERE DO YOU WANT YOUR MONEY GOING NOW?

BECAUSE CERTAINLY THAT WAS AN UNDERSTANDING OF THE GROUP WHEN IT GOT TOGETHER BACK IN 2010.

SO A SMALL SAMPLING OF THE PROGRAMS THAT WERE ADMISSIBLE AND BEING UNDERTAKEN NOW IN HEALTH CARE AND BY THE WAY, THE BOSTON PUBLIC HEALTH COMMISSION DOES A SURVEY EVERY YEAR WHERE IT ASKS WHAT ARE THE PARTICULAR NEEDS THAT THE HOSPITALS SHOULD BE INVOLVED IN?

SO MILLIONS OF DOLLARS IN OUTREACH GRANTS HAVE GONE TO THE BOSTON COMMUNITY HEALTH CENTERS WHICH ARE THE FIRST STEP FOR HEALTHCARE IN ALL OF THE NEIGHBORHOODS.

I USED TO BE ON THE ENDEMIC BOARD AND WORKED VERY CLOSELY WITH DEACONESS HOSPITAL AND THOSE TIES HAVE BEEN STRENGTHENED OVER THE YEARS AS A RESULT OF THE INTEREST OF THE COMMUNITIES.

MAMMOGRAPHY, CANCER SCREENINGS HAVE GONE UP ALL OVER THE COMMUNITIES FOR WOMEN IN



UNDERSERVED NEIGHBORHOODS.  
THERE HAS BEEN FINANCIAL SUPPORT  
OF ASTHMA PREVENTION FOR LOW  
INCOME AND UNDERSERVED CHILDREN,  
AND THE FREE DENTAL SCREENINGS  
THAT YOU HAVE ALREADY HEARD  
ABOUT.

THERE IS ALSO COUNSELLING AND,  
COUNSELING AND MENTAL AMEND  
MEDICAL HEALTH SERVICES FOR  
VICTIMS OF VIOLENCE AND SEX  
ABUSE.

THERE HAS BEEN A TOTAL OF  
177 MILLION IN STATE COMMUNITY  
BENEFITS.

THIS IS THE PROGRAMS THAT THE  
HOSPITALS HAVE GIVEN.

[THIS IS NOT CASH BUT THE  
PROGRAMS.

THE IN EDUCATION, THE.  
THEY HAVE ENROLLMENT PROGRAMS  
FOR STUDENTS IN LOCAL HIGH  
SCHOOLS. THERE IS FINANCIAL  
SUPPORT FOR CHILDREN WITH SCHOOL  
FUNCTIONING, SCHOOL GUNS  
PROBLEMS AND LEARNING DELAYS,  
OVER \$100 MILLION IN  
SCHOLARSHIPS AND TOGETHER THE  
MASCO MEMBERS SUPPORT -- AND  
THIS IS THE THING I HAVE ALWAYS  
BEEN THE MOST INTERESTED IN,  
JUST BECAUSE OF MY BACKGROUND,  
THE \$2.9 MILLION IN WORKFORCE  
DEVELOPMENT AND SCHOOL BASED  
TRAINING PROGRAMS WITH OVER  
15,000 PARTICIPANTS IN ALMOST  
600 DIFFERENT WORKFORCE  
DEVELOPMENT PROGRAMS, THE  
PRIVATE NONPROFIT INSTITUTIONS  
IN BOSTON ARE DEEPLY INVOLVED IN  
HEALTH EDUCATION AND CARE FOR  
THE BOSTON RESIDENTS, BOTH  
WITHIN LONG WOOD AND IN THE  
NEIGHBORHOODS, THROUGH THESE  
DIRECT SERVICES IN BOSTON'S  
COMMUNITY HEALTH CENTERS,  
EDUCATIONAL STUDENTS, FACULTY  
AND STAFF PROVIDE COUNTLESS  
SERVICES AND VOLUNTEER HOURS,  
SUPPORTING COMMUNITY  
ORGANIZATIONS THAT MAKE A  
DIFFERENCE TO BOSTON RESIDENTS  
AND THE COLLEGES THAT ARE WITHIN  
THE MASCO AREA, WITHIN THE LONG

WOOD AREA HAVE ABOUT 60 PERCENT THAT STAY IN BOSTON, WHICH IS REALLY IMPORTANT, BECAUSE OFTEN PEOPLE COMING TO THE SCHOOLS ARE LEAVING THE STATE, COMING HERE AND THEN GOING, BUT THE FOLKS WHO ARE IN THE LONG WOOD AREA HAVE STAYED HERE AND CONTINUED TO WORK AND ENHANCE THE CITY AND THE NEIGHBORHOODS.

THE ESTIMATES AND THE CULTURAL ORGANIZATIONS THAT EVERYBODY, AS EVERYBODY HAS SAID ARE ALL ECONOMIC GENERATORS FOR THE COMMONWEALTH.

I HOPE THAT THIS IS A USEFUL SUMMARY.

WE OBVIOUSLY WOULD BE INTERESTED IN CONTINUING TO WORK WITH YOU AS YOU THINK THROUGH WHAT IS THE BEST WAY TO WORK WITH THE INSTITUTIONS WITHIN THE MISSION, AND I SAY WITHIN THE MISSION FOR TWO REASONS, ONE, THE PEOPLE THERE HAVE TO KNOW WHAT THEY ARE DOING WITHIN THEIR PARTICULAR AREA SO THAT IS WHY THE HOSPITALS WOULD CONTINUE TO WORK IN THE NEIGHBORHOOD AND HEALTH AND THE COLLEGES IN EDUCATION. SO THEY ARE CRITICAL ECONOMIC COMPONENTS, OUR INTEREST IS IN CONTINUING TO WORK WITH THE NEIGHBORHOODS AND WE WANT TO MAKE MEANINGFUL CONTRIBUTIONS WITHIN THEIR PARTICULAR EXPERTISE.

THANK YOU.

>> THANK YOU ALL VERY MUCH.

COUNSELOR ESSAIBI GEORGE.

>> THANK YOU.

I APPRECIATE YOUR TESTIMONY AS WELL, I THINK IT IS PRETTY THOROUGH AND THOUGHTFUL. ALTHOUGH THERE ARE SOME QUESTIONS THAT ARE UNANSWERED AND I THINK THROUGH THE PROCESS OF TODAY AND CONSECUTIVE HEARINGS WE WILL GET TO IT. CAN WE TALK A LITTLE BIT MORE ABOUT THE JOB PIECE. DO YOU HAVE INFORMATION TO SHARE ABOUT THE -- YOU KNOW, WHAT THE PEOPLE, THEIR PROXIMITY TO

INSTITUTIONS, HOW CLOSE THINK  
LIVE TO BOSTON, OF COURSE.  
>> YES, COUNCILOR, DATA ON THE  
PROXIMITY, I JUST KNOW WE DID A  
QUICK SURVEY WITH THE SCHOOLS IN  
BOSTON AND THE ONES THAT WERE  
ABLE TO RESPOND AND IN A PRETTY  
SHORT ORDER THE NUMBER WAS  
OVER 10,000 PEOPLE, RESIDENTS OF  
BOSTON THAT ARE EMPLOYED BY THE  
COLLEGES, UNIVERSITIES, IN  
BOSTON.

>> AND THAT SAUL OF THEM?

>> WELL, OF THE ONES WHO WERE  
ABLE TO RESPOND, WITHIN I THINK  
WE ASKED THEM TO TURN THE  
INFORMATION AROUND PRETTY  
QUICKLY.

>> AND THEN -- YES, I THINK THAT  
IS SOMETHING THAT WE WILL  
CONTINUE TO ASK AND GET SOME, I  
THINK, MORE CONCRETE DATA.  
CAN YOU ALSO TALK A LITTLE BIT  
ABOUT INSTITUTIONAL CREEP?  
AND WE TALK ABOUT TALKED ABOUT  
IT EARLIER, THE GROWTH OF  
INSTITUTION, AGAIN,  
UNIVERSITIES, HOSPITALS, OTHER  
NONPROFIT INSTITUTIONS IN THE  
CITY OF BOSTON, DO YOU HAVE ANY  
INFORMATION TO SHARE ABOUT THE  
PHYSICAL GROWTH OF PROPERTY AND  
4 THE LAND USE, IN PARTICULAR,  
OF PARTICULAR INSTITUTIONS? BUT  
THEN ALSO HAVE THEIR EMPLOYEE  
NUMBERS GROWN?

HAVE THEIR STUDENT NUMBERS  
GROWN?

HAVE THE NUMBER OF VISITS OR  
EXHIBIT SPACE, HAS THAT GROWN?  
JUST TALK ABOUT THAT TO  
UNDERSTAND THAT THEY HAVE A  
BETTER PICTURE ABOUT GROWTH.

>> YES, MY UNDERSTANDING A LOT  
OF THE INSTITUTIONS WILL BE  
SUBMITTING WRITTEN TESTIMONY TO  
YOU AND THE REST OF THE  
COUNCILORS, I THINK A LOT OF  
THAT WILL BE INCLUDED AND  
EXPLAINED IN GREAT DETAIL WITH  
THAT WRITTEN TESTIMONY.

I JUST KNOW IN LOOKING AT THIS  
ISSUE AND LOOKING AT THE DATA  
FROM THE BOSTON MUNICIPAL

RESEARCH BUREAU, JUST LOOK EGG  
-- JUST LOOKING AT THE FOOTPRINT  
OF THE COLLEGES AND UNIVERSITIES  
AND WE HEAR A LOT THAT, YOU  
KNOW, BOSTON IS HALF OF ITS  
LANDMASS IS TAX EXEMPT BUT AT  
LEAST THE FOOTPRINT FOR CLEANSE  
AND UNIVERSITIES HAS STAYED  
PRETTY STABLE AND PRETTY  
CONSISTENT.

I THINK WHAT MAYBE PEOPLE MIGHT  
SEE CONSTRUCTION GOING ON ON  
CAMPUS AND THINK THAT THERE IS A  
LOT, THERE IS AN EXPANSION GOING  
ON BUT THE DATA AT LEAST THAT WE  
SAW FROM THE RESEARCH BUREAU  
SUGGESTS THAT IT HAS BEEN FAIRLY  
CONSISTENT FOR AN EXTENDED  
PERIOD OF TIME.

>> AND IT MAY BE CONSISTENT FOR  
THE FOOTPRINT BUT THERE IS A LOT  
OF VERTICAL GROWTH THAT HAPPENS  
0 TOO, WHICH INCREASES CAPACITY  
AND INCREASES DOLLARS THAT ARE,  
YOU KNOW, ON CAMPUS THAT ARE  
SPENT ON DEVELOPING CAMPUSES.

>> .  
YES.

AND I THINK THE ECONOMIC  
BENEFITS THAT ACCRUE FROM THE  
INSTITUTIONS ALSO INCREASE IN  
HAVING THE FOLKS THAT COME HERE  
TO VISIT THESE CAMPUSES.

I MEAN, ONE THING I DIDN'T TALK  
ABOUT, THE CAMPUSES ARE A HUGE  
TOURIST ATTRACTION FOR PEOPLE TO  
COME HERE AND STAY HERE AND STAY  
IN THE HOSPITALS AND GO TO THE  
RESTAURANTS.

>> I KNOW.  
IRRELEVANT CERTAINLY DON'T ARGUE  
WITH THAT.

ALL OF OUR INSTITUTIONS,  
INSTITUTIONS COME TO VISIT THE  
UNIVERSITIES, CHECK THEM OUT  
FOLKS TO OUR HOSPITALS FOR  
HEALTHCARE, VISIT OUR  
INSTITUTIONS AS PART OF VISITING  
BOSTON.

DO YOU HAVE SOME DOLLAR AMOUNTS  
RELATED TO ANY, ANY OF YOU,  
RELATED TO THE ECONOMIC IMPACT  
THAT THOSE VISITS, WHETHER FOR  
HEALTHCARE, INSTITUTIONS OR

UNIVERSITIES HAVE?

>> WE HAVE LOOKED AT SOME IN THE PAST AND I CAN GET THOSE TO YOU. I DON'T WANT TO TRY TO REMEMBER SOMETHING AND GET IT WRONG FOR YOU RIGHT NOW BUT WE DO HAVE -- I KNOW WE HAVE DONE SOME COLLECT, COLLECTED SOME DATA ON SPENDING, STUDENT SPENDING AND THE ECONOMIC BENEFIT OF THAT. AND I THINK THERE HAVE BEEN OTHER INDIVIDUAL INSTITUTIONS HAVE DONE ECONOMIC BENEFIT ANALYSIS AND WE TRIED TO COMPILE THAT DATA AS BEST WE CAN SO IT IS SOMETHING WE WERE ABLE TO TALK ABOUT SO I AM HAPPY TO TAKE A LOOK AND GET THAT INFORMATION TO YOU.

>> AND THEN I THINK, SHE MENTIONED KIND OF THE CAP AND WHAT WE ARE DOCUMENTING FOR THE COMMUNITY BENEFITS CONTRIBUTION AT 12 AND A HALF PERCENT. DO YOU HAVE INFORMATION ON WHAT THE PERCENTAGE THAT GOES OVER THAT?

>> WE DON'T HAVE THE TOTAL. I KNOW FOR A FEW INSTITUTIONS THE AMOUNT OF BENEFITS PROVIDED FAR EXCEEDS THE 12 AND A HALF PERCENT FOR THEIR OWN INSTITUTION, AND, YOU KNOW, WHAT WE ARE WORKING WITH RIGHT NOW IS THE DATA AS IT IS REPORTED, THE DATA AS IT IS CONFIGURED, SO AS YOU ARE LOOKING AT THOSE QUESTIONS GOING FORWARD IT MIGHT BE WORTH FACTORING IN IN SOME WAY.

>> AND WHAT I THINK IS INTERESTING ABOUT, ABOUT THAT DATA THAT IS REPORTED, THOSE ARE THE COMMUNITY BENEFITS THAT ARE ACCEPTED BASED ON THE 2010 GUIDELINES OF WHAT THE INSTITUTIONS CAN REPORT. SO EACH INSTITUTION IS 0 DOING CONSIDERABLY MORE THAN THAT PARTICULAR KIND OF BALL OF INFORMATION.

>> THANK YOU.

>> COUNCILOR EDWARDS.

>> THANK YOU.

SO -- I'M SORRY.

MR. DOUGHERTY.

>> NO.

ROB MCCARRON.

>> MR. DOUGHERTY --

>> THE FOUNDATION OF INDEPENDENT COLLEGES?

>> YES.

>> OKAY.

>> IS YOUR ORGANIZATION -- IS IT YOUR ORGANIZATION'S POSITION

THAT THE COLLEGES AND UNIVERSITIES OF MASSACHUSETTS

ARE PAYING THEIR FAIR SHARE?

>> I THINK THE COLLEGES AND UNIVERSITIES CONTRIBUTE IN,

INNUMERABLE WAYS ON ALL LEVELS

AND I THINK THEY ARE A GREAT

ASSET FOR THE CITY, FOR THE CITY

AND THE STATE, AND I THINK THAT

THEY CONTRIBUTE IN TERMS OF

FINANCIAL AID DOLLARS TO BE

GIVEN NOT ONLY TO BOSTON

RESIDENTS BUT TO RESIDENTS

THROUGHOUT THE STATE.

I THINK LAST YEAR THE NUMBER FOR

FINANCIAL AID THAT WAS GIVEN TO

MASSACHUSETTS STUDENTS, JUST

MASSACHUSETTS STUDENTS WAS IN

EXCESS OF \$600 MILLION.

>> SO I AM GOING TO AGREE WITH

EVERYTHING YOU JUST SAID AND I

AM GOING TO ASK THE QUESTION

AGAIN.

IS IT YOUR ORGANIZATION'S

POSITION THAT THEY ARE PAYING

THEIR FAIR SHARE?

>> YES.

>> OKAY.

SO WHEN YOU BRING UP THOSE

DIFFERENT BENEFITS AND YOU

BROUGHT UP A LIST OF THEM WITH

THE JOBS AND SO ON AND SO FORTH.

WHAT IS YOUR ORGANIZATION'S

POSITION THEN ON THE

UNIVERSITY'S THAT HAVE HAD TO

HAVE, I DON'T KNOW, ORGANIZING

DRIVES TO CREATE UNIONS, TO GET

FAIR WAGES?

I HAVE BEEN A PART OF THEM FOR

GRADUATE STUDENTS, I HAVE BEEN A

PART OF THEM FOR SOME OF THE

CAFETERIA WORKERS.

I AM SURE YOU ARE AWARE THAT THE

JOBS THAT YOU ARE PROVIDING HAVE BEEN COPIOUS TYPES OF ORGANIZING TO MAKE SURE THE WORKERS ARE PAID APPROPRIATELY.

I WOULD LOVE TO HEAR YOUR ORGANIZATION'S POSITION ON THE DISPLACEMENT IN THE COMMUNITY, WE ARE IN A HOUSING CRISIS DESPITE THE ECONOMIC BOOM HERE IN MASSACHUSETTS.

AND SO I AM JUST CURIOUS WHEN YOUR ORGANIZATION IS TALKING ABOUT OR THINKING ABOUT ALL OF THE CONTRIBUTIONS THE UNIVERSITIES ARE MAKING, DO THEY ALSO ANALYZE SOME OF THE DETRIMENTS FOR IMPACTS THEY HAVE IN OUR COMMUNITY?

>> I DON'T KNOW -- I DON'T KNOW HOW TO ANALYZE THE QUESTION YOU ARE ASKING ABOUT DETRIMENTS AND IMPACTS.

>> TALKING ABOUT THE JOBS, THEN. DO YOU KNOW THE NUMBER OF INSTITUTIONS THAT HAVE HAD ORGANIZING THIS CAMPAIGNS TO MAKE SURE THE WORKERS --

>> I DO NOT KNOW -- I KNOW THERE HAVE BEEN WORKING, ORGANIZING EFFORTS, THAT IS AN INSTITUTION BY INSTITUTION RELATIONSHIP.

>> BUT THIS IS AN ASSOCIATION THAT IS TAKING A COLLECTIVE VIEW ON THE, ON AT LEAST THE FAIR SHARE COMPONENT, RIGHT?

AND YOU BROUGHT UP THE JOBS, THAT'S WHY I AM ALSO RESPONDING TO THAT, SO IF YOU ARE TALKING ABOUT JOBS IN THE COLLECTIVE, IN TERMS OF THE QUALITY THAT THOSE INSTITUTIONS ARE ACTUALLY PROVIDING I THINK THAT IS WORTH THAT TYPE OF ANALYSIS,

ESPECIALLY IF WE ARE GOING TO USE THAT OR CALL THAT IS A BENEFIT, THAT'S ONE CAUTION, AND ALSO WHEN WE ARE TALKING ABOUT THE FOOTPRINT OF MY COLLEAGUE, COUNCILOR ESSAIBI GEORGE, BROUGHT UP THERE IS A FOOTPRINT AND CREEP OF THE STUDENTS INTO A LOT OF OUR NEIGHBORHOODS AND DOES YOUR ORGANIZATION LOOK AT THAT OR ANALYZE AT ALL THE

DISPLACEMENT AS A RESULT OF  
ACTUALLY IN MANY CASES THERE ARE  
INSTITUTIONS ON CAMPUS HOUSING  
BE BEING MORE EXPENSIVE THAN  
EVEN OFF CAMPUS IN MARKET?

>> WE HAVE NOT DONE THE ANALYSIS  
ON DISPLACEMENT AND I KNOW IN  
HAS BEEN AN EFFORT TO INCREASE  
DORM CAPACITY SO THAT -- TO GET  
STUDENTS OUT OF THE  
NEIGHBORHOODS --

>> AND SO -- AND THE ONLY REASON  
I BRING THIS UP IS NOT TO, I  
THINK, AS SOMEONE AS I MENTIONED  
TO BULLY OR TO EMBARRASS ORR TO  
DO ANYTHING BUT IF WE ARE GOING  
TO TALK ABOUT ACTUAL BENEFITS WE  
TALK ABOUT THEM, I THINK WE  
SHOULD TALK ABOUT THEM IN THE  
WHOLISTIC VIEW OF WHAT THEY ARE,  
AND WHAT THEY AREN'T.

WOULD IT BE YOUR ORGANIZATION'S  
POSITION AT THE VERY MINIMUM  
THAT WE SHOULD KNOW WHAT THE  
ACTUAL PROPERTY VALUES ARE OF  
THE PROPERTIES THAT ARE BEING  
ASSESSED FOR PILOT, WHEN YOU ARE  
SAYING YOU ARE GOING TO GIVE A  
BENEFIT WOULDN'T YOU KNOW IF IT  
IS AN ACTUAL BENEFIT FROM 2011  
OR 2018 NUMBERS?

>> THINK THERE IS A ROLE OF THE  
CITY AND THE ASSESSMENT OFFICE  
TO MAKE THE ASSESSMENT.  
I THINK THE PILOT PROGRAM THEY  
USE THAT AS PART OF THE  
EQUATION, TO LOOK AT TO SEE WHAT  
-- HOW IT WOULD BE STRUCTURED.  
BENEFITS GOOD MATCHES FOR THE  
INDIVIDUAL INSTITUTION AND THE  
STRENGTHS OF THOSE INSTITUTIONS.

>> DOES YOUR ORGANIZATION ENGAGE  
WITH COMMUNITY AS AN  
ORGANIZATION AND WHO IN THE  
COMMUNITY --

>> OUR COMMUNITY MEETS WITH  
EVERYONE.  
WHOEVER ASKS TO MEET WITH US, WE  
MEET WITH THEM.

I GUESS I WANTED TO -- DO YOU DO  
COMMUNITY PROCESS OR ANALYSIS OF  
THE IMPACT OF COLLEGES AND  
UNIVERSITIES, DO YOU DO THAT  
WITH COMMUNITY MEMBERS?



HOW DO YOU ASSESS THE SUCCESS OR  
NOT OF COLLEGES AND  
UNIVERSITIES?

>> I MEAN, HOW DO YOU ASSESS THE+++  
DISPLACEMENT.

I TALKED ABOUT IMPACTS THAT THE  
COLLEGE AND UNIVERSITIES ARE  
HAVING IN COMMUNITIES.

THAT'S FROM ME HEARING FROM  
COMMUNITIES SAYING THIS IS WHAT  
IS HAPPENING. DO YOU HEAR FROM  
COMMUNITIES TO SAY WHAT IS  
HAPPENING FOR THE COLLEGES AND  
UNIVERSITIES IN