

John Long

From: James Bride <jimbride@yahoo.com>
Sent: Monday, May 28, 2018 5:35 PM
To: Board of Aldermen; City Clerk Contact; Mayor
Subject: Comments RE Tufts Pilot

Hi,

I'm a resident of Teele Ave in West Somerville and have lived there for 10+ years. My kids go to the WSNS. I'll be unable to attend the feedback session with Mayor Joe tomorrow as my kids have a softball game.

As the City negotiates a new PILOT w/ Tufts, a critical issue is for them to build more dormitories on campus to get their undergraduate students out of the surrounding neighborhood. Many of the houses rented to students are in disrepair (often unsafe) despite the exorbitant rents. Student houses are often the source of noise, underage drinking, and trash issues and Tuft's expanding student body is putting more pressure on the housing market. Displacement and gentrification are huge issues in Somerville and Tufts must provide a material commitment to more housing (NOT converting existing faculty housing for undergrads) by building new dormitories.

A key negotiating lever in the negotiations should be dormitories. Tufts should pay a much higher PILOT....unless they commit to hundreds more dormitory beds on campus. If they can do that, then a continued lower PILOT is fine.

Jim

John Long

From: Susan Eldridge <s_eldridge@msn.com>
Sent: Monday, May 28, 2018 7:20 PM
To: Board of Aldermen
Cc: City Clerk Contact
Subject: Tufts PILOT Agreement

Dear Board of Aldermen,

I believe that Tufts in Somerville/Medford needs to start paying its fair share and match the agreement in Tufts Boston. Tufts in Boston pays the city of Boston 25% of their assessed value: 12.5 % in cash and 12.5% in community benefits.

And given all the benefits that Tufts receives from being located in Somerville, such as a richly diverse socioeconomic environment, a strong music and arts community, a wide range of dining options, close proximity to Boston, Cambridge, public transportation, major highways, and the use of our municipal services: Fire, Police, Inspectional Services, Department of Public Works, etc., I would like to also see the following in the next PILOT agreement with Tufts:

- An annual review of the agreement that includes an open discussion with Somerville residents because that is the only way that we can determine whether Tufts in Somerville/Medford is keeping up its agreement.
- A detailed itemized CBA list similar to what Tufts in Boston and Northeastern provides to the city of Boston.
- An annual cost of living increase added to the agreed upon payment amount.
- A portion of the money that is received from Tufts will go towards the Affordable Housing Trust fund.
- Build more student housing on campus: Up not out.
- Tufts courses that offer college credits to Somerville High School students.

Sincerely,

Susan Eldridge
79 Raymond Avenue

John Long

From: pennie taylor <penelope.a.taylor@gmail.com>
Sent: Tuesday, May 29, 2018 4:04 PM
To: Mayor; Board of Aldermen; City Clerk Contact
Subject: Tufts PILOT testimony

Greetings,

I was grateful for the opportunity to share my comments on Tufts' PILOT program, below, on May 24 at the public hearing at the Board of Aldermen meeting.

I'm unable to make tonight's meeting on the same topic hosted by the Mayor, but hereby submit my comments in writing; they focus on the possibilities of Tufts supporting the arts and labor in Somerville.

Best,

Pennie Taylor
8 Quincy St. #2

A CBA is a community benefits agreement, where the neighbors of development get tangible benefits that meet community needs and dreams. I'm a board member of the Union Square Neighborhood Council; I believe in the power of CBAs to offset the burdens of development.

I'm excited about the chance to renegotiate Tufts' PILOT because I believe one of the largest developers in our city should be offering substantial community benefits- and those benefits should be dispersed citywide. In Boston Tufts gives in cash and in-kind. It's fair to ask for the same here.

My professional background is in arts education and I run an art-based business here in Somerville. I want to specifically talk about how Tufts can support working artists in its neighboring towns as part of a PILOT agreement.

Artists are quick to be displaced once the value of the land we've made "funky" skyrockets. Over the past decade I've been an arts professional here, I've seen artists being displaced, and the spaces of artistic production closing: music venues closing, practice spaces closing, artist live and work spaces closing. From Johnny D's to Starlab...we've lost a lot across the city. How about making music practice space and performance space available to community members? Tufts could dedicate space, whether gallery or wall, for local artists and curators to exhibit and program. Let's have more art classes, and studio space, open to neighbors. Of course, even artists love direct contributions of money; the Somerville and Medford Arts Councils could fund more of the hundreds of applications for grants they get from local artists every year with money from Tufts.

Regarding labor: Tufts is the 2nd biggest employer in town, and Tufts workers deserve dignity, living wages, and the right to organize. I want to see a commitment to free and fair elections; paying prevailing wage on construction; and bargaining in good faith with grad students and other workers. About 400 Somerville residents work at Tufts. Paying them fairly is one leg to facing the housing crisis- it gives them a shot at staying in a city with ever-increasing rent.

John Long

From: Jane Regan <reganjane9@gmail.com>
Sent: Tuesday, May 29, 2018 4:52 PM
To: Board of Aldermen; City Clerk Contact
Subject: Brief written comment related to the negotiation of the PILOT agreement between Tufts University and the City of Somerville

Dear Board of Aldermen:
Dear mayor:

(I am sorry that I could not be at the upcoming meeting. I was called out of town suddenly.)

Even though I do not live in Somerville, I have taught at Tufts University, and I have also done considerable research on Payments in Lieu or Taxes. Thus, I am hoping my comments can be read and entered into the record.

I am writing to suggest that the City of Somerville lead the way in its upcoming negotiations/discussions with Tufts University.

Somerville has been leading the way on so many other issues that I do not need to list them here.

Why not also take the lead and negotiate an agreement that is better than what Boston asks for, and better than what Cambridge gets from MIT, Harvard, etc.?

Cambridge has what appear to have good agreements, with payments that augment every year. These are in addition to the wonderful services, programs and other in-kind "payments," which include wonderful opportunities to the city's youth.

You can read about them - the individual reports, the history, etc. - here:

<http://www.cambridgema.gov/CDD/planud/institutionalplanning/recenttowngown.aspx>

One crucial piece of the agreements are the annual reports each institution must file. These list the number of students not housed on campus, among other things. I think that Tufts ought to supply the same information to Somerville and Medford.

Somerville can also look to the Lincoln Institute and read its excellent reports and analyses, like this one, for ideas and models:

<https://www.lincolnst.edu/publications/policy-briefs/nonprofit-pilots-payments-lieu-taxes>

Increasingly, states are using the PILOTs to replace the declining revenues from the federal government and cities are doing the same to replace the declining revenues from the states. New Hampshire offers a great example. The above-cited reports and other documents from Lincoln, which is located in Cambridge, make for interesting reading!

I hope you will agree and that the new agreement with Tufts will be a model for other cities around the country. Tufts University has a large endowment and ample funding.

One reason students come to Tufts are the amenities and character and culture offered by Somerville. As I noted in a previous missive -
<http://somerville.wickedlocal.com/news/20180312/opinion-tufts-doesnt-pay-its-fair-share-in-somerville> - Tufts should pay its fair share.

Thank you for your attention and please let me know how I can be of assistance!

Sincerely,

Jane Regan

Associate Professor of the Practice, Boston University's College of Communication
Resident of Cambridge, Mass.

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Jane Regan

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John Long

From: Edward Beuchert <edward@slidingRock.com>
Sent: Thursday, May 31, 2018 3:07 PM
To: Board of Aldermen; Mayor
Cc: City Clerk Contact; Ona Ferguson [Consensus Building Institute]
Subject: Comments on the Next Tufts / Somerville PILOT Agreement [for City Clerk's Official Record]

Many people made excellent points regarding the next Tufts PILOT agreement with Somerville at both the May 24 Board of Alderman public meeting and Mayor Curtatone's May 29 community discussion!

I particularly wanted to advocate for parity with the PILOT program Tufts voluntarily agreed to with the City of Boston, which is a contribution equal to 25 % of the real estate taxes they would pay if they weren't a non-profit, half in cash and half in services (rather than the current 4 %).

It's eminently fair to give Medford and Somerville the same deal as Boston. If anything, shouldn't Tufts feel an even closer relationship with the communities on which its main campus resides than with the City of Boston? I don't need to explain how beneficial and intrinsic the location of the Medford / Somerville campus is to the Tufts experience -- There are plenty of Admissions Office publications that do that very well! While Massachusetts' richest city of Weston has better resources to support a tax exempt institution, how many students would want to attend a Tufts located out in the Boston suburbs?

Many Somerville and Medford citizens appreciate the positive aspects of hosting Tufts in our cities, and we're willing to pay some extra taxes to support the University as a contributing member of our communities. But our own taxes and living expenses keep going up, and some of that is directly tied to Tufts' growth. In particular, the Tufts Administration's policy of annually increasing student enrollment without building new on-campus dormitories has had a dramatic effect on housing prices in the surrounding neighborhoods (which in turn cascades into increased individual real estates taxes). No matter what, Somerville and Medford citizens will be paying more money than they otherwise would if the Tufts campus were somehow teleported to Weston and replaced with tax paying homes and businesses. While Tufts does provide some of its own services like security, PILOT Parity still represents a 75 % discount off of otherwise due property taxes!

PILOT Parity for Somerville and Medford is an issue like paying workers a living wage. While it's true that Tufts is not legally obligated to do so, the University should treat those it depends on fairly because it's consistent with the values that Tufts says it holds dear and promotes in its own community -- And because it's the right thing to do.

I am also hoping that Tufts can commit to construction of one or more new, large, on-campus dormitories to house their ever growing student population -- I understand that construction plans for the Cummings building over the new College Avenue T station have been in flux since its original announcement as classrooms, offices and meeting rooms in 2015. Many of us believe that location would be ideal for several floors of on-campus student housing. In any case, I would urge those negotiating the next agreement with Tufts to include a real plan to responsibly address the student housing crisis that so dramatically impacts West Somerville and Medford.

Sincerely,

Edward Beuchert
15 Conwell Ave

Board of Directors
The West Somerville Neighborhood Association
<http://WestSomerville.org>

John Long

From: Himali P <himaliben@gmail.com>
Sent: Thursday, May 31, 2018 8:23 PM
To: Board of Aldermen; City Clerk Contact
Subject: Regarding the Next PILOT Agreement

Dear BoA, City Clerk, & Mayor,

As a resident of the city of Somerville I have some questions and concerns regarding how our city is planning to mediate the affordable housing struggles. I understand that this is a nuanced and multi-layered issue so I am truly grateful for the increased discussions being hosted.

I would like to clarify with you some information that is readily available on the web regarding the Tufts PILOT agreement with the City of Boston.

1. 25% has been agreed by Tufts with the understanding that 12.5% will be in cash and 12.5% as in-kind payments (a list is available on the web [here](#)). I would like to see the same deal with the City of Somerville.
2. Partners Healthcare has agreed to the 25% PILOT payment.
 - a. Payments to date (information readily available in your office)
 - i. FY2016 - \$545,426
 - ii. FY2017- \$996,286
 - iii. FY2018 - \$1,040,152
 - iv. Projected for FY 2019 --- \$1,283,863

I would like to note that the chart that was used did not show the difference in the PILOT payments between Tufts vs Partners, just a total sum which can be misleading to some constituents.

To further my concerns on the PILOT program, you previously stated that you support Somerville residents' request to meet with the President of Tufts. How are you planning to support this request other than making a statement? I would like to know what specific steps you have planned to bring our community together so we can make our voices heard.

Kind regards,

Himali

Resident. Registered Voter. Revolutionary.