

City of Somerville, Massachusetts
Matters of Business of the Board of Aldermen

SPECIAL MEETING MINUTES

December 6, 2016, 7:00 PM
Aldermanic Chambers, City Hall, 93 Highland Avenue

NOTICE: This is NOT the official version of the Board of Aldermen's minutes. While reasonable efforts have been made to assure the accuracy of the data provided, do not rely on this information without first checking with the City Clerk.

OPENING OF THE MEETING

The meeting was called to order at 7:05 PM by Alderman At Large William A. White Jr.

Attendee Name	Title	Status	Arrived
John M. Connolly	Alderman At Large	Absent	
Mary Jo Rossetti	Alderman At Large	Present	
Dennis M. Sullivan	Alderman At Large	Present	
William A. White Jr.	Alderman At Large	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Mark Niedergang	Ward Five Alderman	Present	
Lance L. Davis	Ward Six Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	

1. Roll Call Call of the Roll.
202502
(ID:15189)

RESULT: PLACED ON FILE

CITATIONS

PUBLIC HEARINGS

ORDERS, ORDINANCES, RESOLUTIONS AND MOTIONS OF MEMBERS

UNFINISHED BUSINESS

2. Mayor's Submitting for approval the Green Line Extension Project Participation
Request Agreement, and conveying 3 side letters.
202364
(ID:15065)

Chief Assessor Mark Levy presented the Board with information requested from the last meeting, projecting taxes over the next 10 years for the average two-family home with the residential exemption. President White explained that East Somerville, with the lowest assessed valuation citywide of \$525,000, will go up in 10 years to \$747,000. The Union Square area will go from \$688,000 to \$980,000. Winter Hill will go from \$491,000 to \$699,000. Over the course of a decade people may pay an increase of \$2,000 in taxes.

He added that using East Somerville as an example, taxes would increase this year by \$3, next year \$9, then \$19, \$42, \$70, \$110, and, in 2024, \$158. In other parts of the City with higher valuations, taxes would be more. The debt exclusion on the High School does not hit until 2022-2023. Alderman McLaughlin said developers should contribute to the GLX to reduce the tax burden on homeowners. Mayor Curtatone stated the goal for proposed developer contributions is \$25 million. Transportation Director Brad Rawson said that to capture \$25 million from the private sector would require about \$2.50 per square foot of new growth. Economic Development Director Tom Galligani said that RKG Associates' study on the GLX identified 10.4 million square feet of developable area to occur around the transformational areas. Cambridge is receiving half of its municipal contribution from developers, and Somerville expects to do the same. Finance Director Ed Bean spoke about \$2 million from the sale of the Powder House School, and said the city may be able to apply it to the \$50 million contribution. Alderman Rossetti thanked him for his work, and said she would submit a Resolution on this idea. Mr. Levy said that the portion of a tax bill that would be applied to the bond for a two family house would start at \$5 in FY19 and increase to \$141 in FY27 and beyond. Mr. Bean said his debt projections estimated the FY27 budget at \$322,211,049, about 50% more than the current budget. Resident Lee Auspitz was sponsored to address the Board, and pointed out that when Mass DOT cut from the GLX the portion that would have run from Tufts to Route 16, it reprogrammed only the \$152 million in federal flex funds, and pulled back its own \$38 million contribution. Mass DOT leveraged the federal funds with the Somerville/Cambridge contribution instead, and has not committed its freed-up \$38 million to the project. Also, while the MBTA rushed to put its maintenance facility in front of the queue, the recent cutbacks have reduced its cost by 60% and its land footprint by 50%. This frees up a lot of money and land. Federal regulations are clear that excess property prematurely withdrawn from service must be returned to the tax rolls, and can be retained only with special permission. He urged city officials to stay on top of these two matters. Alderman Heuston said that Tufts would be benefiting from the GLX and should contribute to it along with private developers. Alderman Lafuente agreed, and President White suggested he submit a Resolution asking the Mayor to negotiate additional payments in lieu of taxes from Tufts, for the benefits they will receiving.

RESULT: LAID ON THE TABLE

3. Mayor's
Request
202365
(ID:15086)

Requesting an appropriation and authorization to borrow \$50,000,000 in a bond to pay costs related to the extension of the MBTA Green Line to Somerville.

RESULT: LAID ON THE TABLE

4. Officer's
Communication
202381
(ID:15063)

Assistant City Solicitor submitting a Home Rule Petition authorizing the city to borrow funds to pay for the Green Line Extension.

RESULT: LAID ON THE TABLE

REPORTS OF COMMITTEES

COMMUNICATIONS OF THE MAYOR

COMMUNICATIONS OF CITY OFFICERS

NEW BUSINESS

SUPPLEMENTAL ITEMS

LATE ITEMS

5. Public Lee Auspitz submitting comments re: #202364, the Mayor's proposed Green
 Communication Line Extension Project Participation Agreement.
 202503
 (ID:15266)
- | | |
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| RESULT: | PLACED ON FILE |
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ADJOURNMENT

The meeting was Adjourned at 9:30 PM.