

CITY OF NEWTON
IN BOARD OF ALDERMEN
POST AUDIT & OVERSIGHT COMMITTEE REPORT

THURSDAY, APRIL 16, 2009

Present: Ald. Albright (Chairman), Lennon, Swiston, Harney, Coletti, Mansfield, and Schnipper

Absent: Ald. Freedman

Also present: Ald. Johnson and Sangiolo

#178-04(3) ALD. LAPPIN requesting a report from the Commissioner of Public Buildings regarding why no progress has been made on the implementation of the construction project database approved by the Board of Aldermen on April 20, 2004.

ACTION: **HELD 6-0 (Harney not voting)**

NOTE: The item was held without discussion, as the Commissioner of Public Buildings was not able to attend the meeting.

REFERRED TO POST AUDIT & OVERSIGHT AND FINANCE COMMITTEES

#300-08 ALD. JOHNSON AND SWISTON requesting discussion with Mayor David Cohen and Superintendent Jeffrey Young as to the procedures that are in place to ensure accountability of their staff in respect to adherence to the authorization of purchasing and expenditures policy and procedures. [07-21-08 @ 9:03AM]

ACTION: **HELD 6-0 (Harney not voting)**

NOTE: The item was held without discussion, as the Commissioner of Public Buildings was not able to attend the meeting.

#402-08 ALD. JOHNSON AND SANGIOLO requesting a discussion with the Executive Department as to how the tree funds are being collected and spent. [11-10-08 @ 8:53 AM]

ACTION: **NO ACTION NECESSARY 6-0 (Harney not voting)**

NOTE: Ald. Johnson and Sangiolo were present for the discussion of this item, which was previously discussed on January 27, 2009. At that meeting, the Director of Urban Forestry, Marc Welch, agreed to provide the Committee with information on the different ways that developers work around the current tree ordinance and some of the logistical issues. Mr. Welch provided the Committee with a report, which was attached to the agenda. The report highlights the information requested at the previous meeting but also included information pertaining to possible establishment of a public tree ordinance and suggested amendments to the ordinances. Ald. Sangiolo and Johnson were very pleased with the contents of the report. All of the issues are addressed within the report in great detail. The committee wanted to pass on its thanks to Mr Welch for a thorough report. Ald. Albright suggested that the Committee docket an item requesting establishing a public tree ordinance, as well as amendment to the current tree

ordinance. The Committee agreed to docket an item and refer it to the Programs and Services Committee. Ald. Schnipper moved no action necessary on the item, as the discussion has occurred and the requested report submitted. The motion carried unanimously.

#375-08 ALD. PARKER, JOHNSON, LINSKY AND SWISTON requesting follow-up discussion on the Payments-In-Lieu-of-Taxes (PILOT) budget resolution passed by the Board of Aldermen as part of the Fiscal year 2009 operating budget discussion. [10-14-08 @3:35 PM]

ACTION: **HELD 7-0**

NOTE: This item was previously discussed on November 25, 2008. Ald. Albright has tried to schedule a meeting with the docketors and the Mayor to discuss possible establishment of Payments in Lieu of Taxes (PILOT) and Services in Lieu of Taxes (SILOT) for non-profit organizations. Unfortunately, Ald. Albright was unable to schedule a meeting due to conflicting schedules but did speak with the Mayor. He spoke with Ald. Albright about the services that Newton Wellesley Hospital provides to the City. The hospital provides the City with such services as pre-employment screening, confidential counseling for employees with personal or work related problems and worker's compensation related issues. The Mayor is unsure of the cost and whether there is no cost or if the programs are subsidized or at cost. Ald. Parker stated that he has a breakdown of that and will provide it to the Committee. The Mayor also pointed out that there is an opportunity to establish a PILOT or SILOT program with Boston College during the possible future special permit project. Ald. Albright also spoke with George Foord, who is a member of the Citizen Advisory Group, who stated that the State of Connecticut, recognizing the value that non-profits bring to local municipalities, determines the value of missed tax revenue from non-profits in its cities and towns and pays this amount to cities and towns.

There was a question of the difference between the employee assistance and the state employee assistance program. The Chair suggested that the Director of Human Resources, Dolores Hamilton, be invited to join the Committee for the next discussion regarding the item to answer the question. The Mayor was aware that Ms. Hamilton is currently looking at different places that provide occupational health services, as Newton Wellesley is overcrowded and cannot always provide that type of service in a timely manner.

Ald. Parker spoke on the item. It was a different economic climate when the resolution to the Mayor regarding PILOTs was approved last year. It is a very difficult time to attempt to get PILOT money from non-profit institutions. Ald. Parker has had conversations with many of the institutions and some of the institutions have had negative experiences during their dealings at City Hall. The City needs to build healthy relationships with the institutions before pursuing PILOTs and SILOTs. In addition, Mr. Parker has spoken with representatives of Newton Wellesley Hospital and sensed there was a willingness to do more but that they did not want to be singled-out. The hospital could be used as a model for the other institutions. What Newton Wellesley hospital contributes to the City has a cash value and other institutions may be willing to do some type of SILOT program. In addition, Ald. Parker will provide Committee members with a list of the tax-exempt institutions within the City of Newton.

Ald. Johnson felt that Ald. Parker was right about the need to build relationships with the institutions before pursuing PILOT programs. Ald. Albright wondered if Boston College School of Management could help with management skills training. Ald. Johnson would like to look at possible SILOT programs with the larger institutions. Ald. Coletti was not in favor of pursuing any type of PILOT or SILOT programs with the institutions. He felt that the institutions give to the community in other ways besides monetary contributions. The Committee should look at creating a better business climate within the City. Ald. Swiston argued that the City throws its entire tax burden on the business. Ald. Coletti countered that the businesses could afford it or they would not be located here. Ald. Swiston stated that the Aldermen cannot allow anything to be taboo or it cannot reshape the City. All of the options should be examined although it may be decided not to pursue an option.

Committee members felt that it would be appropriate to invite representatives of institutions to a discussion with the Committee. Ald. Parker reiterated that it is a very difficult economy for everyone. The City needs to be very careful and should frame the discussion as a give and take conversation. A draft letter will be created to invite the institutions to Committee meetings. With that Ald. Swiston moved hold on the item, which carried unanimously.

All other items were held without discussion.

Respectfully submitted,

Susan S. Albright, Chairman

<u>Organization</u>	<u>FY2005Total</u>	<u>Residential</u>	<u>Commercial</u>
ALL NEWTON MUSIC SCHOOL INC	\$2,287,000	\$21,680.76	\$41,211.74
ALTERNATIVE HOME INC	\$1,334,800	\$12,653.90	\$24,053.10
ANDOVER NEWTON THEOLOGICAL SCHOOL	\$2,627,800	\$24,911.54	\$47,352.96
BOS ACAD OF SACRED HEART INC	\$43,417,900	\$411,601.69	\$782,390.56
BOSTON CHINESE EVEANGELICAL CHURCH	\$4,424,100	\$41,940.47	\$79,722.28
BRIMMER & MAY SCHOOL	\$4,114,400	\$39,004.51	\$74,141.49
CARROLL CENTER FOR THE BLIND INC	\$3,115,300	\$29,533.04	\$56,137.71
CATHOLIC GUILD FOR BLIND	\$1,875,700	\$17,781.64	\$33,800.11
CHESTNUT HILL SCHOOL INC	\$3,126,700	\$29,641.12	\$56,343.13
CHURCH HISTORICAL TRUST	\$4,370,400	\$41,431.39	\$78,754.61
CHURCH OF THE MESSIAH	\$7,371,100	\$69,878.03	\$132,827.22
COMB JEWISH PHIL OF GREATER BOSTON	\$19,189,700	\$181,918.36	\$345,798.39
CONGRE OF THE SISTERS OF ST JOSEPH	\$27,375,900	\$259,523.53	\$493,313.72
CONGREGATION BETH EL OF NEWTON	\$4,723,100	\$44,774.99	\$85,110.26
CONGREGATION MISHKAN TEFILA	\$12,913,900	\$122,423.77	\$232,708.48
ELLIOT CHURCH OF NEWTON	\$4,006,500	\$37,981.62	\$72,197.13
EPISCOPAL SOC OF ST MARYS CHURCH	\$2,814,800	\$26,684.30	\$50,722.70
FESSENDEN SCHOOL	\$51,465,100	\$487,889.15	\$927,401.10
FIRST BAPTIST CHURCH IN NEWTON	\$6,411,700	\$60,782.92	\$115,538.83
FIRST CHURCH IN CHESTNUT HILL	\$1,804,900	\$17,110.45	\$32,524.30
FIRST UNITARIAN SOCIETY OF NEWTON	\$7,423,000	\$70,370.04	\$133,762.46
FIRST UNITED PRESBYTERIAN CHURCH	\$3,536,300	\$33,524.12	\$63,724.13
GRACE EPISCOPAL CHURCH	\$5,032,600	\$47,709.05	\$90,687.45
GREEK EVANGELICAL CHURCH OF BOSTON	\$3,591,500	\$34,047.42	\$64,718.83
HEBREW COLLEGE	\$3,517,400	\$33,344.95	\$63,383.55
HELLENIC GOSPEL CHURCH	\$3,014,300	\$28,575.56	\$54,317.69
HOME ASSN OF NEWTON COUNCIL L 67	\$1,200,600	\$11,381.69	\$21,634.81
ITALIAN PENTECOSTAL CHRISTIAN CHRCH	\$1,199,400	\$11,370.31	\$21,613.19
JESUIT COMMUNITY AT BOSTON COLLEGE	\$2,379,400	\$22,556.71	\$42,876.79
JUNIPER HOUSE INC	\$1,020,000	\$9,669.60	\$18,380.40
LASELL COLLEGE	\$33,142,200	\$314,188.06	\$597,222.44
LINCOLN PARK BAPTIST CHURCH	\$1,130,100	\$10,713.35	\$20,364.40
LUTHERAN CHURCH OF THE NEWTONS	\$1,510,400	\$14,318.59	\$27,217.41
MASSACHUSETTS EATING DISORDER ASSOC	\$1,654,600	\$15,685.61	\$29,815.89
MAYYIM HAYYIM LIVING WATERS	\$1,072,800	\$10,170.14	\$19,331.86
MISS FRANCISCAN SIS IMMACULATE CONC	\$28,497,800	\$270,159.14	\$513,530.36
MT IDA INC	\$46,369,700	\$439,584.76	\$835,581.99
MYRTLE BAPTIST SOCIETY	\$1,192,000	\$11,300.16	\$21,479.84
NEWTON ARTS CENTER INC	\$1,503,500	\$14,253.18	\$27,093.07
NEWTON BOYS & GIRLS CLUB CORP	\$3,733,600	\$35,394.53	\$67,279.47
NEWTON CEMETERY CORPORATION	\$56,798,800	\$538,452.62	\$1,023,514.38
NEWTON COMM SERVICE CTRS INC	\$6,212,400	\$58,893.55	\$111,947.45
NEWTON CONG OF JEHOVAH'S WITNESSES	\$1,908,700	\$18,094.48	\$34,394.77
NEWTON HGLDS COMMUNITY DEV CORP	\$1,108,700	\$10,510.48	\$19,978.77
NEWTON HOUSING AUTHORITY	\$140,297,500	\$1,330,020.30	\$2,528,160.95
NEWTON-WELLESLEY HOSPITAL CORP	\$3,325,600	\$31,526.69	\$59,927.31
NEWTONVILLE NEW CHURCH SOCIETY	\$2,130,400	\$20,196.19	\$38,389.81
NONANTUM POST #440 INC	\$5,164,400	\$48,958.51	\$93,062.49

OAK HILL PARK ASSOCIATION INC	\$2,652,000	\$25,140.96	\$47,789.04
PARISH CHURCH OF THE REDEEMER @ C H	\$5,242,400	\$49,697.95	\$94,468.05
PARISH OF ST PAUL OF NEWTON HLDS	\$1,820,100	\$17,254.55	\$32,798.20
PARISH OF THE GOOD SHEPHERD	\$2,628,100	\$24,914.39	\$47,358.36
ROMAN CATH ARCHBP OF BOSTON CORP	\$65,079,300	\$616,951.76	\$1,172,728.99
SOLOMON SCHECHTER DAY SCHOOL INC	\$6,666,500	\$63,198.42	\$120,130.33
ST JOHNS PARISH OF NEWTONVILLE	\$2,268,600	\$21,506.33	\$40,880.17
TEMPLE BETH AVODAH	\$6,901,700	\$65,428.12	\$124,368.63
TEMPLE EMANUEL	\$9,612,900	\$91,130.29	\$173,224.46
TEMPLE REYIM	\$5,366,100	\$50,870.63	\$96,697.12
TEMPLE SHALOM OF NEWTON	\$6,946,700	\$65,854.72	\$125,179.53
THE BARRY PRICE REHAB CENTER INC	\$2,705,700	\$25,650.04	\$48,756.71
THE CHURCH IN BOSTON	\$5,306,600	\$50,306.57	\$95,624.93
THE EVAN BAPTST CHURCH OF CAMBRIDGE	\$1,326,700	\$12,577.12	\$23,907.13
THE FIRST METHODIST CHURCH TRUSTEES	\$1,955,700	\$18,540.04	\$35,241.71
THE SECOND CHURCH IN NEWTON	\$7,900,100	\$74,892.95	\$142,359.80
THE SECOND STEP INC	\$1,271,900	\$12,057.61	\$22,919.64
THE TRIMOUNT FOUNDATION INC	\$3,752,200	\$35,570.86	\$67,614.64
THE WEST SUBURBAN YOUNG MEN'S	\$7,908,200	\$74,969.74	\$142,505.76
TRINITY PARISH OF NEWTON CENTRE	\$6,467,200	\$61,309.06	\$116,538.94
TRUSTEES LOGGIA UMBERTO PRIMO 1069	\$2,042,500	\$19,362.90	\$36,805.85
TRUSTEES OF BOSTON COLLEGE	\$251,959,200	\$2,388,573.22	\$4,540,304.78
UNION CHURCH SOCIETY	\$2,327,200	\$22,061.86	\$41,936.14
UNITED METHODIST CHURCH OF NEWTON	\$2,749,100	\$26,061.47	\$49,538.78
UNITED PARISH OF AUBURNDALE	\$3,366,000	\$31,909.68	\$60,655.32
WALKER CENTER FOR ECUMENICAL EXCHG	\$2,554,900	\$24,220.45	\$46,039.30
ZVHILLER BEIS MEDRASH	\$1,798,900	\$17,053.57	\$32,416.18
Totals	\$998,015,000	\$9,461,182	\$17,984,230