

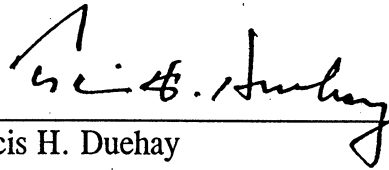
City of Cambridge

June 26, 1998

Dear Councillor

You are hereby notified to attend a **SPECIAL MEETING** of the City Council for Tuesday, June 30, 1998 at 7:00 P.M. in the Sullivan Chamber.

By order of His Honor the Mayor.



Francis H. Duehay
Mayor

The purpose of this meeting is to take action on the following:

- ◆ Home rule legislation relating to the proposed renovations and reconstruction of Neville Manor and the building of a nursing home near Neville Manor. ~~Two orders~~ Home rule order adopted 8-0-1 Order adopted 11/8
- ◆ An order submitted by Councillor Toomey regarding eminent domain taking of the "ComEnergy site" and made subject to the Charter Right by Mayor Duehay on June 22, 1998. Order adopted 11/8
- ◆ The City Manager's request for \$29,297 for design of uniform signage made subject to the Charter Right by Councillor Sullivan on June 22, 1998. PO F pursuant to Rule 19
- ◆ A petition for a curb cut at 7 Lowell Street (this petition was misplaced during the process by the City.) ~~PO F pursuant to Rule 19~~ Approvals have been received from the Inspectional Service Department, Traffic, Parking and Transportation, Historical Commission, Public Works Department and abutters. Two neighborhood letters were sent with one response received. Order adopted.

This meeting shall be subject to the Rules of the City Council as amended.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 30, 1998

To the Honorable, the City Council:

As an update to Agenda Item #29 of June 22, 1998, made subject to the "Charter Right," and identified as a matter to be taken up at the Special Meeting of June 30, 1998, please be advised as follows:

On Tuesday, June 23, 1998, I met with the principal parties of Neville Partners and the Cambridge Health Alliance and instructed them to prepare a financial impact statement for the "Concord Avenue/Demolition Siting Plan."

On Thursday, June 25, 1998, I convened a meeting of representatives from the Water Board, the Fresh Pond Master Plan Advisory Committee, Neville Partners, and the Cambridge Health Alliance to review the impacts of a site plan change and to mutually agree on the following goals: "To develop a feasible plan to achieve the mutually desirable goals of providing affordable assisted living units and a 100 bed modern skilled nursing facility while preserving water quality and quantity with no net loss of open space."

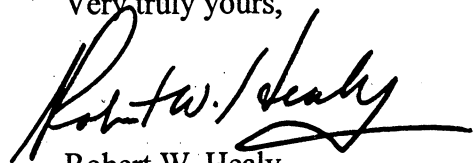
A basic premise that the President of the Water Board stated as acceptable was that the project should not have a building footprint larger than what currently exists on the site with an allowance for "squaring off" the "W" shape of the existing Neville Manor and that parking areas can be replicated as needed. The figure for the total building footprints, as calculated by the City Engineer, equals 51,034 square feet (see attached plan). The desired program can fit within these guidelines.

Consistent with the Fresh Pond Master Plan Advisory Committee's goal of preserving as much open space as possible, one option the Committee has suggested is to move the project to the Concord Avenue frontage of Lot 33 and to demolish the existing buildings (Neville Manor, the Superintendent's Home, the Boiler Plant and Administration Building, and the Ecology Center). This plan presents a challenge both as to financial implications and as to historic preservation issues. As can be seen from the attached financial plan, this model increases the cost of the project by \$3,325,800, including \$825,600 for demolition (see attached financial analysis).

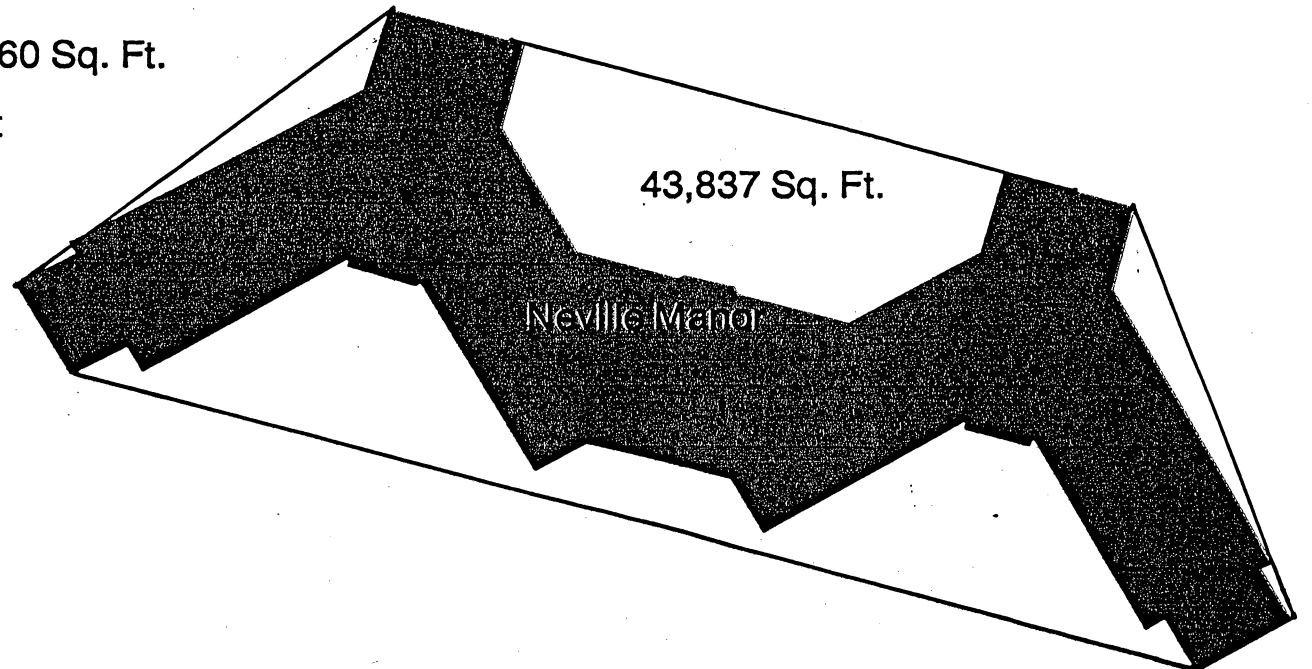
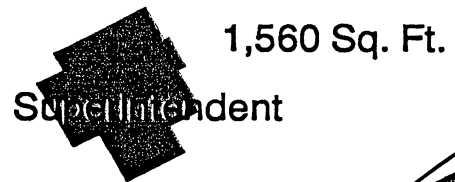
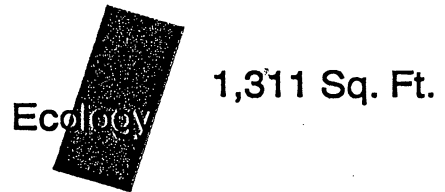
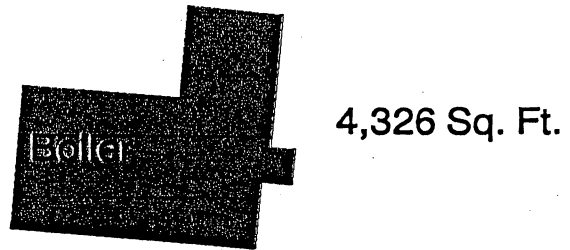
Therefore, achieving a feasible plan still presents a challenge. At the meeting on June 25, 1998 I proposed to the group that a reasonable way to position the project in a timely fashion, to take advantage of the window to apply for low income tax credits to replace a portion of the lost historic preservation tax credit (if demolition occurs) and to achieve approval at the state legislature during this season, is to amend the home rule petition as attached in the following significant areas:

1. The Act will include a new Section 8 providing as follows: "This act shall take effect upon acceptance by the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year." This language mirrors the 1925 Act which allowed the construction of a city home at the site.
2. The Act will limit the total square footage of building footprints for all buildings on the project site to 51,304 square feet (the existing total), and limit the total usable floor area in said buildings to 150,000 square feet. These commitments assure that no further development of buildings can occur on Lot 33, thereby effectively retaining the remainder of the lot area as open space.
3. This approach will achieve the necessary legislative authorization for the purpose of the low income tax credit application and the Determination of Need application.
4. During the time frame between passage of the Home Rule Petition by the Legislature and City Council acceptance of the Act in the fall, I will convene a "Site Plan Advisory committee" consisting of a representative from the Water Board, the Fresh Pond Master Plan Advisory Committee, the Conservation Commission, the Public Health Commission, the Council on Aging, the Public Planting Committee, the Neville Manor Board, Neville Partners, and City staff. With earnest work from this group, I believe the goals set forth above will be achieved.

Very truly yours,



Robert W. Healy
City Manager



DRAFT

6/25/98

Preliminary Cost Summary to Build New Assisted Living Facility on Concord Avenue

Change In Construction Costs

	<u>Cost</u>	<u>Comment</u>
Estimate to build a new Assisted Living Facility	\$ 8,515,000	65,000 sq. ft. @ \$131/sq. ft. (including 5% contingency)
Estimate to renovate Neville Manor	\$ (6,628,300)	77,980 sq. ft. @ \$85/sq. ft.* (including 10% contingency)
<i>Increase in Construction Costs</i>	\$ 1,886,700	

Soft Costs

New Architectural Plans	\$ 135,000	Includes new schematics for both AL and SNF
Environmental Costs (Unknown Site Conditions)	unknown	Conditions of proposed site are currently unknown; additional investigatory work needed
Legal Fees	\$ 50,000	Drafting of new development agreement and review of additional environmental approvals
Miscellaneous	\$ 18,000	Construction estimates, test borings, and other miscellaneous work
<i>Total Soft Costs</i>	\$ 203,000	

Total Cost Increase Associated w/New Construction \$ 2,089,700

Loss of Historic Tax Credits \$ 1,529,042 Loss of Historic Tax Credits

Potential Increase in LIHTC Equity \$ (1,100,000) Potential increase in Low Income Housing Tax Credits due to increased costs

Total Cost Increase of Project \$ 2,518,742

Total Cost of Demolition \$ 825,600 Based on approximately 1.01 million cubic feet of demolition @\$0.75/cu.ft., does not include removal of asbestos

* Cost estimate of \$85 sq. ft.. is low due to re-use of all building systems, windows, elevators, and the roof in the renovation



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY-EIGHT

AN ACT

RELATIVE TO THE REDEVELOPMENT OF THE MAYOR
MICHAEL J. NEVILLE MANOR NURSING HOME

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Acting in furtherance of its disposition powers under Article 49 of the Constitution of the Commonwealth, as such Article has been amended by Article 97 of the Constitution, the general court, by a two-thirds vote of each branch, desires to permit certain uses of a portion of the land adjacent to the Fresh Pond Reservoir in the city of Cambridge consistent with existing uses thereof; and

SECTION 2. The deferred operation of this act would tend to defeat its purpose, which is to enhance opportunities for access to affordable and high quality adult services, including nursing home care and mixed-income assisted living, for the residents of Cambridge, and surrounding communities; therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

SECTION 3. The following words, as used in this chapter, shall, unless the context clearly requires otherwise, have the following meanings:

"City," the City of Cambridge.

"City manager," the city manager for the city of Cambridge.

"Commission," the Cambridge Public Health Commission.

"Corporation," a not-for-profit corporation incorporated under chapter 180 of the general laws and selected after public solicitation by the Commission as the owner and operator of the Project, including any other entity controlled by the corporation or any successor entity to the corporation, and engaged in activities in furtherance of the purposes contemplated by this act.

"Nursing home," the Mayor Michael J. Neville Manor Nursing Home, located at 650 Concord Avenue in Cambridge, Massachusetts.

"Project," the redevelopment of the nursing home, adjacent structures and the Project site upon which they are situated into a new nursing home and/or mixed-income assisted living facility, and the operation thereof.

"Project site," the real property labelled Lot No. 33 on Assessor's Plan No. 266 in the Cambridge Assessor's Records, being a portion of the lot taken by the city of Cambridge pursuant to a taking dated July 17, 1888, as such Project site shall be determined on a metes and bounds survey certified by a registered land surveyor to be consistent with said Lot No. 33, Assessor's Plan No. 266, and recorded in the Middlesex County Registry of Deeds.

SECTION 4. Notwithstanding any other general or special law to the contrary, the provisions of sections twenty through twenty-three of chapter 40B of the general laws relative to a so-called comprehensive permit shall apply to the development of the Project in its entirety, thereby permitting a single unified application for any necessary permits, approvals and zoning relief to the zoning board of appeals of the city.

SECTION 5. Notwithstanding any other general or special law to the contrary, the

following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, local water board or other municipal use related to the care and maintenance of Fresh Pond, and all other uses specifically related thereto, provided that the total square footage of building footprint for all buildings on the Project site shall not exceed 51,034 square feet, and provided that the total usable floor area in said buildings shall not exceed 150,000 square feet.

SECTION 6. The corporation shall not be subject to any general or special laws regulating the procurement of services, supplies and materials relative to the development or the ongoing operation of the Project other than those laws and procedures to which the Commission is subject pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date. All of the alternative methods for procuring design and construction services made available to the commission pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date shall likewise be available to the corporation.

SECTION 7. The provisions of services to the corporation, or actions taken on behalf of the corporation, or actions in relation to transactions between the corporation and other public entities represented on the board of directors of the corporation, by any individual otherwise subject to chapter 268A of the general laws, shall not be deemed to violate the provisions of sections seventeen, eighteen, nineteen, twenty and twenty-three of chapter 268A of the general laws.

SECTION 8. This act shall take effect upon its acceptance by the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year.



City of Cambridge

42.

IN CITY COUNCIL

June 22, 1998

COUNCILLOR TOOMEY

WHEREAS: The City Administration is currently considering several sites for the construction of a new library and the acquisition of open space for use by our residents; and

WHEREAS: We have recently learned that a private developer has purchased the premises bounded by Third Street, Doc Linskey Way, Athenaeum Street and Broad Canal, also known as the "ComEnergy Site" for development of both residential and commercial property, including a new hotel; and

WHEREAS: There currently exists in East Cambridge and throughout the city a severe shortage of open space for the use and enjoyment of all our residents and the proposed development as planned for the "Com Energy Site" would only exacerbate this shortage; now therefore be it

RESOLVED: That this City Council go on record requesting that the City Manager be and hereby is requested to initiate the appropriate steps to take by "eminent domain" the property known as the "ComEnergy Site" for the purpose of constructing a new Main Library, park land for passive recreation, a soccer field and baseball/softball field and for the location of the high school football/track complex for the residents of Cambridge; and be it further

RESOLVED: That the City Manager be and hereby is requested to report back to the City Council the action taken by him pursuant to this order by the summer meeting, scheduled for July 27, 1998.

CHARTER RIGHT EXERCISED BY MAYOR DUEHAY.

A handwritten signature in black ink, appearing to be "WJ 8".

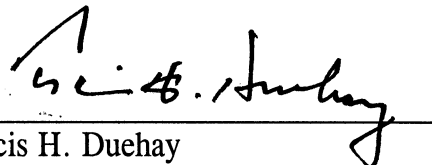
City of Cambridge

June 26, 1998

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By order of His Honor the Mayor.



Francis H. Duehay
Mayor

The purpose of this meeting is to take action on the following:

- ◆ Home rule legislation relating to the proposed renovations and reconstruction of Neville Manor and the building of a nursing home near Neville Manor.
- ◆ An order submitted by Councillor Toomey regarding eminent domain taking of the "ComEnergy site" and made subject to the Charter Right by Mayor Duehay on June 22, 1998.
- ◆ The City Manager's request for \$29,297 for design of uniform signage made subject to the Charter Right by Councillor Sullivan on June 22, 1998.
- ◆ A petition for a curb cut at 7 Lowell Street (this petition was misplaced during the process by the City.)
Approvals have been received from the Inspectional Service Department, Traffic, Parking and Transportation, Historical Commission, Public Works Department and abutters. Two neighborhood letters were sent with one response received.

This meeting shall be subject to the Rules of the City Council as amended.

**Call of Special Meeting for Tuesday,
June 30, 1998.**

In City Council June 30, 1998

City of Cambridge

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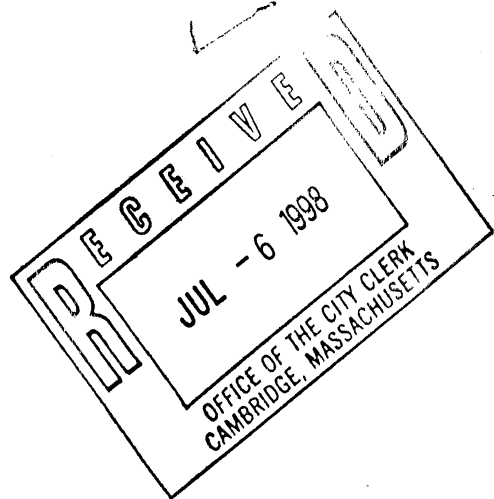
- ◆ Home rule legislation relating to the proposed renovations and reconstruction of Neville Manor and the building of a nursing home near Neville Manor. **Home Rule Order Adopted 8-0-1. Order Adopted.**
- ◆ An order submitted by Councillor Toomey regarding eminent domain taking of the "ComEnergy site" and made subject to the Charter Right by Mayor Duehay on June 22, 1998. **Order Adopted.**
- ◆ The City Manager's request for \$29,297 for design of uniform signage made subject to the Charter Right by Councillor Sullivan on June 22, 1998. **Placed on file pursuant to Rule 19.**
- ◆ A petition for a curb cut at 7 Lowell Street (this petition was misplaced during the process by the City.)
Approvals have been received from the Inspectional Service Department, Traffic, Parking and Transportation, Historical Commission, Public Works Department and abutters. Two neighborhood letters were sent with one response received. **Order Adopted.**

This meeting shall be subject to the Rules of the City Council as amended.

477 S

Special Meeting held on
Tuesday, June 30, 1998 at 7:00 P.M.
regarding home rule legislation
relative to Neville Manor,
an order regarding eminent
domain of "ComEnergy site,
request for \$29,297 and a
curb cut at 7 Lowell Street.

In City Council June 30, 1998



June 30, 1998

Cambridge City Council
City Hall
Cambridge, MA 02139

Dear Members of the City Council,

As Chairperson of the Cambridge Council on Aging Board, I am addressing you tonight on behalf of the Board. We have been following closely the issues around the redevelopment of Neville Manor, and have worked with the Neville Partners to give input regarding the development of the assisted living and nursing home services for Cambridge Seniors on the grounds of Neville Manor. We have every confidence that the planners are taking into consideration the needs of all involved.

The need for such appropriate facilities and services for seniors is clear. The COA Board, in its role as advocates for all Cambridge Seniors, wishes that you not lose sight of this need, and the opportunity we all have, at this time to provide an excellent and affordable place for seniors to live with dignity. We have the opportunity to offer a place where seniors can live and continue to get services as their needs change and avoid more moves and disruption, something which we all wish to avoid in our lives, and which seniors so much deserve.

Time is of the essence, and we urge that this sound and responsible plan is moved forward.

Sincerely,

Jeanne Burton
Board Chair

Copies of The
Testimony
read by
Jeanne Burton
929 Max Ave
at
The 6-30-98
Neville Manor
meeting

- Eileen Ennetz

June 30, 1998

Cambridge City Council
City Hall
Cambridge, MA 02139

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Time is of the essence, and we urge that this sound and responsible plan is moved forward.

Sincerely,



Jeanne Burton
Board Chair

Submitted as
part of public
comment

8 Ellery Square
Cambridge, Mass. 02138
30 June 1998

Neville Manor

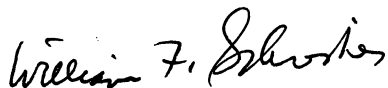
Members of the City Council:

I urge you not to vote for a Home Rule Petition on this project.

It is evident from the decision to revamp the proposal that second thoughts had occurred to those directly involved, no doubt as a result of the many questions raised about the original proposal. My understanding is that this new proposal was delivered to the City Council only on Friday. Even if the new proposal were complete (which I doubt it could be, having been prepared in just a few days) there is clearly not nearly enough time for the Council to consider it carefully, let alone to inform interested members of the public and find out their reaction. Hasty action of the kind apparently envisioned would be a travesty of proper procedure and will do no good for the standing of the Council and its members with the voters and with the legislature.

Among the many reasons why this is a bad proposal is that it involves, in effect, giving away very valuable city-owned land for private profit. If it really is OK to construct a new large building along Concord Avenue, within the Fresh Pond Reservation, then the city would be better off doing the project itself and making the building even taller. (Of course, experienced agents could be hired to supervise and carry out the work.) In this way, perhaps half of the space could be used for condominium apartments, to be sold at market rates, while the other half could accommodate the nursing home and assisted-living apartments. The city would make some money and would retain control of the area to ensure its continued availability for public use, while protecting the water supply.

Sincerely,



William F. Schreiber

June 25,1998

Dear City Manager Healey,

We just want to review our understanding from today's meeting as to the definition of the area inside the Reservation to which the Home Rule Petition would apply.

1. The intention of the suggestion that the total area in which necessary new buildings could be built should not exceed the total number of square feet equivalent to the existing footprint of the existing permanent buildings at the site (including the area within a trapezoid enclosing in the W shaped Neville building) was to afford greater flexibility in relocating proposed facilities closer to Concord Ave. The goal of this suggestion, as you know, was to reclaim water supply lands and usable open space for all citizens of Cambridge between any new structures and the pond and to stimulate creative new solutions that address multiple needs.

No one from the Water Board or the Fresh Pond Master Plan group in attendance favors a leasing an area larger than the existing footprints if the original building plan does not change.

2. Also before a siting group begins its working sessions, we think it is very important to review the cost/benefit (pro forma) data that has been developed to date.

3. We would like more specific details as to the amount and likelihood of the historic tax credits. If there are documents from the Historic Commission, please send a copy to Louise Weed.

4. We wish to remind you of Shippen Page's point as to the desirability of including language as to the disposition of these lands in the future if they are not needed for the purposes stated in the "purposes" of the Act, that they revert to to open space/water protection uses.

Ann Roosevelt
Janice Snow
Louise Weed
Jim Barton
Joeseph Harrington

6/30/98

Presented to the Cambridge City Council

My name is Janice Snow. I live at 60 Reservoir St.

First I wish to correct a statement in City Manager Healey's communication to the Council in which he says the members of the Fresh Pond Master Plan Advisory Committee met last Thursday to "mutually agree on the goals of providing assisted living and a skilled nursing home facility" at Fresh Pond while while maintaining water quality and open space. That statement is not an accurate representation of my point of view, nor that of Pat Pratt or Jim Barton who couldn't be here tonight. Louse Weed's has written you a letter on this issue and Ann Roosevelt will make her own statement. Our goals have been and continue to be to protect needy elders, preserve and protect water supply lands and restore usable open space.

At Tuesday's meeting the Manager did not ask for our individual opinions on his stated goals, nor did he take a vote. On Tuesday, following the meeting, we along with Professor Harrington, President of the Water Board. sent an e-mail memo to the City Manager making clear what our understanding has been and what our hopes had been for that meeting. In that memo, which we have distributed to all the Councillors, we stated and I quote "we had hoped to encourage creative, economically sound solutions to demonstrated needs, not to rubber stamp existing plans. "

It appears to us that the addition of 5 lines to the previous Home Rule petition inadequately addresses our concerns, those of the Water Board and the needs of all the citizens of Cambridge. We were also discouraged by the comments of the Housing Authority Director who appeared to have little interest in altering the original plans. He stated to us twice at that meeting that the Assisted Living Units needed to have views of the water in order to market them effectively, that the housing could not be located in the same structure as the nursing home, because the elderly do not want to see where they may be going next. At several public meetings I attended Health Commissioner, John O'Brien said that the building needed to be close by so the elderly would know they nursing home is there when they need it.

I now want to make some personal observations. I asked to speak early this evening because I need to leave before the conclusion of this meeting to attend to the needs of my elderly mother. I will be taking her to the hospital early tomorrow for eye surgery. I promised her I would arrive at her house this evening before she goes to sleep.

Although my mother has to use a walker and has serious balance problems, she still has a very sharp mind. She grew up in a very poor neighborhood and did not go to college, but she has always been able to judge people and ideas on their merits, to look beyond a person's background or neighborhood or accent. I explained to her what I have learned about this project and she finds the arguments and supporting data presented by the City to date to be woefully inadequate for making an informed decision, as do I.

I also bring up my mother because I am pained by the characterizations of our disagreements over the proposed Neville Project by some employees of the City and some elected officials as elders versus open space, as West Cambridge versus the rest of the City, or as wealthy elitists versus deserving Cambridge natives. Such characterization are not only inaccurate, they are divisive; they cast a shadow on a process that needs much more light.

I live in a very modest house off Huron Avenue as does my neighbor Sheila Russell. Does that make Sheila wealthy elitist? I don't think so? Anthony Galluccio's mother also lives in our neighborhood as do many of Councillor Sullivan's family. Although Mrs. Galluccio lives on a fancier block than I do in West Cambridge. I don't dismiss her or her son's point of view as "elitist." Pat Pratt, a Senior, who opposes this Home Rule petition was not only born in Cambridge, her grandfather was the superintendent of the Water department and the turn of the Century. Our addresses do not determine the quality of our ideas, the validity questions we raise, or the conclusions we draw from the data we are presented with.

You are being asked tonight to vote on the specific language of the Home Rule Petition before you, not the commitments of the Manager, the promises or good will of any other City official. Ten, Twenty, fifty, seventy five years from now, what will remain on the books are the words in this petition. When I read a contract I don't sign it because I like the other party's smile or I hope I'll get fair deal, I sign if, and only if, the language explicitly states the terms I have agreed to.

The City Manager has offered to allow one member of the Fresh Pond Master Plan Committee to which I was appointed to advise him along with City staff on where to site the assisted living and nursing home inside the Fresh Pond Reservation. I have consistently made clear to the Manager and to each of the City Councillors in writing and in my testimony before Councillor Triantafyllou's Health and Hospitals' Committee that I can only conclude from the data I have seen that

1. no emergency need exists to turn over water supply lands for the purposes stated in the Act you have before you and that
2. The State of Massachusetts has alternative financing packages for Affordable Assisted Living that has never been presented to us an economically feasible alternative to building at Fresh Pond.
 - Only 5 new lines have been added to the previous language of the Home Rule petition (the Act) which remains exactly as it was before. The total building footprint is restricted by the Act, but all the land can still be leased for 99 years. If it the land is not to be developed why can't the remainder of the 8 acres remain with the Water Board?

I can not take the time tonight in this forum to review with you all the data and other issues raised over the past 6 months since I learned of plans to develop Neville. I will leave copies of documents e-mailed to each of you and the City Manager. Let me just summarize a few items:

- I learned in a conversation yesterday with Gary Abrahams of the Massachusetts Extended Care Federation that there is a state-wide moratorium on the construction of nursing homes and strict regulations for replacing any existing nursing home beds, as in the Neville plan.
- The data Mr. Abrahams faxed does not match the data supplied on March 21 1998 "Neville Manor Talking Points" document and the nursing home bed need data there does not agree with the June 22 98 "Supplemental Questions and Answers" document attached to the first version of the Home Rule petition.
- I have always agreed with you that City policy and funding should support needy elders. Why then is the Act's purpose not restricted to elders and disabled, which we have been told by counsel is perfectly legal.

- From the information we have received and statements made at meetings by Neville Development group, I can only conclude they are so focused on their building projects at Fresh Pond that genuine alternatives that better serve us all are not being seriously entertained.

- A water view for the select few is not a fair trade for the loss of public open space and water supply lands for young and old alike. According the Extended Care Federation, an industry group, the Campus concept that underpins the demand by the Neville Group for siting both facilities at Fresh Pond is the exception and not the rule among for-profit Elder Care Facilities and not desirable except in remote locations.

- I and others have asked many times for a cost/benefit analysis or pro forma financial projections for this project, most recently in a memo to the City Manager last week. How can you proceed with this project without such data? This is not responsible fiscal policy.

I know how difficult it can be for people who have worked hard on a project which might have at first glance seemed like a good strategy to change course. It is your job as our representatives to avoid rushing to judgement when the facts challenge previous assumptions and when the legislation before you does not protect the interest of all our low income elders and when, at the same time it sacrifices the public lands that this City's 1978 Master Plan for Fresh Pond said we should protect from the temptation to develop.

MA HOUSING FINANCE AGENCY (ELDER CHOICE PROGRAM)
AND INDUSTRY INFORMATION RELEVANT TO NEVILLE DECISIONS

Market Analysis Information on Elder Services
from the Massachusetts Extended Care Federation
Industry Group for Nursing Homes and Elder Services

supplied 6/29/98 by Gary Abrahams 617-558-0202

STATE MORATORIUM ON BUILDING NURSING HOMES IN MASSACHUSETTS
"Technically there is no need for more nursing home beds in the Cambridge
Determination of Need Area or in Massachusetts as a whole.

1. There is a moratorium of the building of nursing home facilities anywhere in Massachusetts through May of the year 2000.
2. The nursing home occupancy rate is down to 92% from 96% 3 years ago.

WHAT CAN BE BUILT

Existing facilities can add 12 or less beds with out a determination of need if the total cost is under \$1 million.

Existing facilities may file for replacement on an annual basis but they are restricted to filing only at particular cycles. May 92, May 93, May 94. From May 94-January 98 there was a moratorium on filing even for replacement facilities. Applications has to be filed by January 98 to be considered for a Determination of Need.

TRENDS IN NURSING HOME BUSINESS

1. Nursing homes are focusing on short term rehabilitation oriented patients
2. Medicaid (not Medicare) is the primary payer (70% of funds) for nursing home stays. (Medicare supplies only 12% of nursing homes income.)
Non acute care is supplied by elderly housing, assisted living, and a range of Home Health care services.

INCENTIVES FOR SUPPLYING AFFORDABLE ASSISTED LIVING OPTIONS FOR
ELDERS: STATE-WIDE INITIATIVE

State Elder Choice Program for 20% Low Income Units in Assisted Living Projects
Source of Information

Massachusetts Housing Finance Agency
Charles Gladstone (617-854-1362) - key contact for Assisted Living Area

1. Elder Choice Program

Mission to spark the development of Affordable assisted Living units in for-profit and non-profit projects by using tax credits and below market rate financing.

Required: a minimum of 20% of units reserved for low income (defined currently as at or below 50% median income)

Projects can also qualify for Group Adult Foster Care (GAFC) funds for persons making less than \$10,000/yr.

Criteria:

Applicants must do two market studies including an analysis of the demographics, (including the existing population, expected population) and of existing facilities to demonstrate that there is a market for the proposed development.

MA Cities and towns where Affordable Assisted Living Units have been built or are under construction using the Elder Choice financing incentive program: Boston, Chelsea, Danvers, Fall River, Hyannis, Malden, Newton, No. Andover, Reading, Sudbury. More expected soon.

Massachusetts Development Finance Agency Landbank program also does some financing of Affordable Assisted Living as part of its economic development mission. Somerville may be able to take advantage of this program.

For more data on Affordable Assisted Living Gladstone suggested contacting the Massachusetts Assisted Living Facilities Association (FALFA) a trade organization in Woburn

2. Medicaid payments for Group Adult Foster Care/SSI
these funds pay Room and Board and personal care services at Assisted Living Facilities (profit or non-profit) if clients meet eligibility standards.

For information contact Ellie Shea-Delaney at 617-210-5604

LONG TERM PROJECTIONS FOR NURSING HOME or ASSISTED LIVING NEEDS
According to Abrahams, there are no accurate long term forecasts.
Assisted living industry is in its infancy-in Massachusetts it is only 3 years old.

Only the age group of 75+ is relevant for making an estimates of assisted living and nursing home needs, even short term. 65+ (the age group used by H&H and CHA) can give a false positive.

Place to begin to gather data is Massachusetts Income and Social Economy Research (MIS). Also Federal GAO data, but noting is precise in such a changing field.

The Extended Care Industry is moving from relying on nursing homes to offering a range of services and facilities, including home and day care services.

Elderly Service Goal of State of Massachusetts: "rich network of community services from adult Day Care facilities, home health care, acute care, and housing services.

THE CAMPUS CONCEPT

What about the campus concept promoted by H&H and CHA?

Most Assisted Living projects are stand alone facilities. "They are geographically discrete for the most part, particularly in urban areas. Youville is an exception to the rule," perhaps because it began as a hospital, became nursing home with excess beds which were converted to Assisted Living.

Abrahams has heard the campus notion marketed only in Suburban Retirement Communities where nursing homes have been added to the package of services need to get seniors to move into the area.

How to approach an MARKET ANALYSIS before taking City land at no cost

1. Determine the current need/demand based on state utilization data
2. If the City did not subsidize this project with free land and free buildings, would a for-profit or other non-profit build a facility in the area, with affordable units, taking advantage of the State low interest financing or other incentives?

MA DEPT OF PUBLIC HEALTH DATA NURSING HOME

1/15/98 LTC Report 44: Cambridge Nursing Homes

Without Neville Manor: 632

With only 100 beds at Neville Manor: 732

Data supplied by Cambridge Health and Hospitals

3/26/98 data distributed at Health and Hospitals Subcommittee Hearing

798 Nursing home beds needed in Cambridge

"There are 521 nursing home beds in Cambridge.

Given current utilization rates (5% nationally, 6.8% statewide of 65+ people) there is a need for between 565 and 769 nursing home beds in Cambridge."

From Supplemental Q and A Prepared for 6/22/98 Council Meeting

"Do we need 100 nursing home beds?"

OTHER INFORMATION RESOURCES

See Department of Public Health (DPH) statute on Determination of Need (D of N)

MA General Laws, Chapter 111, Section 25

D of N Regulation are available at State House Bookstore

Determination of Need official Jere Page (617) 753-8135

Source: Massachusetts Executive Office of Elder Affairs

Division of Health Care Finance and Policy

Public Information Bureau

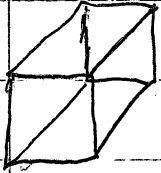
Terry Crane

for copy of utilization report (contains occupancy rate for each facility in the state)

~~Though ^{by one of us,} ~~old~~ and young, ~~used~~ and ~~deserted~~, ~~would~~ love ~~as a home~~ it is ~~in the country,~~ ~~not feasible~~ for ~~anyone~~ ~~Cambridge~~~~

There are 2 reasons why the Fresh Pond Reservation is an inappropriate place for housing.

First, 1) it is far from any center of ^{social} ~~community~~ activity - ~~70~~ 70 years ago, it was acceptable to stash elderly and ~~and differently~~ disabled people out of sight.



Now, enlightened public policy is based on the principle that they should be integrated into the community.

Second, 2) Seventy years ago, there was abundant open space in the Commonwealth. Nobody, with a few exceptions - considered ^{cranks} ~~cranks~~ at the time - valued it.

Now, ~~we~~ as a society we ~~have~~ recognize the value and importance, ecologically and psychologically, ~~the~~ ~~critical~~ ~~importance~~ of open, undeveloped,

space, creating space for us all.

~~I urge you to reject the home~~
3) rule petition proposed to facilitate
the construction of housing @ Fresh Pond

2) I'm one of us,
young or old,
abled or in need of assistance,
would love ~~to~~ a home in the
woods. Unfortunately, this is
not feasible ^{in Cambridge}
because ~~of~~ ^{the city's} shrinking public
open space belongs to us all.

June 30, 1998

Trudy Coxe, Secretary
Executive Office of Environmental Affairs
Attention: MEPA Unit
100 Cambridge Street, 20th floor
Boston MA 02202

Comment on ENF (EOEA #11657), Cambridge Research Park

Issued June 1, 1998 & Published in Environmental Monitor Vol. 50: 3, June 10, 1998

Prepared by Epsilon Associates for Lyme Properties LLC

The following comments focus on the response in *Attachment 6* to Question 3 in Section E (page 7) of the ENF, **Solid Waste and Hazardous Materials**: "Has the site previously been used for the use, generation, transportation, storage, release, or disposal of potentially hazardous materials? Explanation and Source."

A general comment is that the fifteen-line response in the Attachment is inadequate in providing knowledge to the public and the State regarding the acknowledged lengthy and extensive history of prior usage and the resulting environmental contamination at this site. It fails to reassure the public, in terms of public health and public safety, that excavation and construction of the proposed large-scale project at this 9.7 acre site is feasible without an extremely extensive and detailed amount of study beforehand. Since these studies are necessary **before** any permits on state and city levels may (or should) be obtained, much more information about test results should have been included in this ENF. Will it be presented in the Draft EIR?

Specific questions that should be answered:

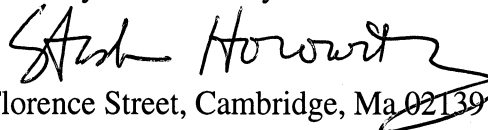
1. For how many years was this site, or part of it, occupied by the Manufactured Gas Plant (MGP) and the tar plant facilities? Were they one and the same, or different facilities?
2. How much waste materials were generated, in pounds or tons, or the best estimate?
3. Was there any dumping of industrial waste materials or manufacturing byproducts into the Broad Canal adjacent to the site? When was part of the canal filled in?
4. Will the sediment in the Broad Canal be tested for industrial waste contamination as a result of manufacturing activities conducted on the adjacent site for decades in this century (to c.1960) and in the 19th Century?
5. What is meant by "non-aqueous phase liquid (NAPL)" and by "PAH-impacted soils"? What is the toxicity of each? (PAH is undefined in the ENF)
6. Will the possible removal of up to 100,000 cubic yards of NAPL and benzene contaminated materials (presumably in excavated soil) result in a totally clean site, or might a considerably larger volume of soil need to be excavated if results indicate a more widespread pattern of contamination? To what depth is removal planned?

7. Has the other 300,000 cubic yards of soil to be removed, classified as "urban fill", been tested for both lead and asbestos, given the history of asbestos use in similar manufacturing facilities of that period, and given the presence of high lead levels in other areas of landfill along the Cambridge side of the Charles River? This is especially important since nearly 13% of this 1,370,000 sq ft project is planned for residential housing.
8. At a presentation by Lyme Properties LLC and Urban Strategies Inc. to the East Cambridge Planning Team on May 14, 1998, the proponents said that in one corner of this site, with underground telephone conduits or lines, some coal tar had entered that tunnel. Has it been remediated? What was the path of entry? Does it have a Release Tracking Number (RTN) on file with the state Department of Environmental Protection (DEP)?
9. Are there any other RTNs or other filings relating to this 9.7 acre-site, with the DEP, with its predecessor the DEQE, with the Massachusetts Department of Public Health, and with its counterpart in the city of Cambridge (known under various names, and now called the Cambridge Department of Public Health)?
10. What studies have been conducted on the site, relating to environmental and contamination concerns, by the previous owner, (known under several different names, such as Cambridge Electric Light Company, or Commonwealth Energy)? (The still operating power plant, adjacent to the site, bordering Memorial Drive, has recently been sold to an out of state energy corporation). What have been their results, and can these be included in the DEIR?
11. A "jet fuel" spill on the site was also mentioned at the May 14 meeting. When and where did it occur, and under what circumstances, and how was it remediated?
12. A byproduct of the coal gasification procedure, according to the proponent at this meeting, may be arsenic or arsenate, if wood chips were employed in the gas manufacturing process. The proponent claimed that no arsenic or arsenate has been found on the site. What testing has been done to assure the public of this critical safety matter? What protocol was used, and covering what parts of the site, and where can the results be seen by the public?
13. What guarantees are there that coal tar and its degeneration products, or other manufacturing byproducts and waste materials generated from the many decades of industrial use on the site, have not migrated underneath or between defects in the allegedly restraining clay layer below the site, or have not moved laterally, over the long period of time they have been underground?
14. Might excavation and construction activities cause or contribute to the underground clay layer not restraining contaminants, and thus require a deeper excavation and removal of a larger volume of contaminated soils?

15. The proponent has stated he plans to phase construction, beginning this large project on one part of the site that has “no pollution,” and use funds from that phase or part to assist in the next construction phase. Is there any significant part of the site that does not require soil excavation, and if so, how has this been confirmed?
16. Phasing is not wise when it comes to such a potentially large amount of contaminated soil, and thorough testing of the entire site, for the widest possible profile of potentially dangerous chemicals, including heavy metals, and also asbestos is strongly urged. Since no comments are made in the ENF about phasing, and about wide-profile soil testing, any allowance for phasing should be included in the DEIR, for public comment.
17. Will soil sampling and testing be done by splitting the samples, and test results be confirmed in an independent laboratory?
18. The proponent said engineering studies from other large buildings recently built in the Kendall Square area of Cambridge, plus some preliminary studies on the site, indicate a three-level underground garage is possible in some locales, but a four-level one would cause a “toothpaste effect” of “oozing” through the clay layer. What is meant by “oozing”, and how can we be reassured that a three-level garage will not cause “oozing”? Might contaminants beneath the clay layer be pushed upwards by oozing during garage construction or settling?
19. The public process will of course include a full assessment of any potential dangers to public health and safety from the DEP’s Dept of Waste Site Management. One hopes that this comment will be extensive, answer some of the above questions, or require answers from the proponent and his Licensed Site Professional (LSP), if they have not yet been answered in a manner that eliminates all legitimate concerns of the public regarding the public health and safety implications of this proposed project.
20. Another concern relates to traffic data presented in the Project Description in Part C (Page 3), specifically the need for “up to 3,200” parking spaces. Using ITE land use codes (LUC), and their parking requirements, and the proponents own characterization of how he will apportion, by usage, the 1,370,000 sq ft, one arrives at a calculation of, at most, the need for 2,300 parking spaces. Where is the Traffic Study that shows the justification for the larger number, 40% more than calculated by ITE LUCs?
21. Similarly, ITE standards show a 200% increase in daily vehicle trips (DVT) to the site over present usage. This will create a heavy additional traffic burden on nearby Memorial Drive, a parkway under jurisdiction of the Metropolitan District Commission (MDC), as well as upon the neighborhood streets of the surrounding area of East Cambridge. For these reasons, it is disappointing that a thorough traffic study did not accompany this ENF. Will such a study be appended to the DEIR, so the public may comment on traffic issues with some reliable data?

22. A final comment relates to the proponent's response in *Attachment 7* to Part IV, Consistency with Present Planning. Proponent claims he has voluntarily submitted to the wishes of Cambridge's Community Development Department (CDD) and City Manager in applying for a special permit called a Planned Unit Development (PUD), and offering assurances about traffic, environmental and other planning issues. It should be noted, in fairness, that Cambridge has recently restricted the height of all new buildings, and only by variance or PUD can this 12-story height limit be exceeded for a 22-story hotel, which the proponent wishes to build. Would such a tall hotel be possible without a PUD permit, or a variance from the Board of Zoning Appeal?
23. Can MEPA accept guarantees given, in the PUD process, to the City of Cambridge, its Planning Board, and its CDD, outside of the normal MEPA process evaluating environmental impacts, especially those enumerated in the above questions? One also assumes, since this ENF was published in the June 10, 1998 Environmental Monitor, that it will not fall under the revised MEPA regulations, and will require both a draft and a final Environmental Impact Review. Does the requirement for both a DEIR and an FEIR apply to EOE #11657?

Respectfully Submitted by Stash Horowitz


12 Florence Street, Cambridge, Ma 02139

original petition submitted by
CM June 22, 1998 and made subject to the Charter right

5/20/98
with this



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY- EIGHT

AN ACT

RELATIVE TO THE REDEVELOPMENT OF THE MAYOR MICHAEL
J. NEVILLE MANOR NURSING HOME

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Acting in furtherance of its disposition powers under Article 49 of the Constitution of the Commonwealth, as such Article has been amended by Article 97 of the Constitution, the general court, by a two-thirds vote of each branch, desires to permit certain uses of a portion of the land adjacent to the Fresh Pond Reservoir in the city of Cambridge consistent with existing uses thereof; and

SECTION 2. The deferred operation of this act would tend to defeat its purpose, which is to enhance opportunities for access to affordable and high quality adult services, including nursing home care and mixed-income assisted living, for the residents of Cambridge, and surrounding communities; therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

NOTE. — Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

SECTION 3. The following words, as used in this chapter, shall, unless the context clearly requires otherwise, have the following meanings:

"City," the City of Cambridge.

"City manager," the city manager for the city of Cambridge.

"Commission," the Cambridge Public Health Commission.

"Corporation," a not-for-profit corporation incorporated under chapter 180 of the general laws and selected after public solicitation by the Commission as the owner and operator of the Project, including any other entity controlled by the corporation or any successor entity to the corporation, and engaged in activities in furtherance of the purposes contemplated by this act.

"Nursing home," the Mayor Michael J. Neville Manor Nursing Home, located at 650 Concord Avenue in Cambridge, Massachusetts.

"Project," the redevelopment of the nursing home, adjacent structures and the Project site upon which they are situated into a new nursing home and/or mixed-income assisted living facility, and the operation thereof.

"Project site," the real property labelled Lot No. 33 on Assessor's Plan No. 266 in the Cambridge Assessor's Records, being a portion of the lot taken by the city of Cambridge pursuant to a taking dated July 17, 1888, as such Project site shall be determined on a metes and bounds survey certified by a registered land surveyor to be consistent with said Lot No. 33, Assessor's Plan No. 266, and recorded in the Middlesex County Registry of Deeds.

SECTION 4. Notwithstanding any other general or special law to the contrary, the provisions of sections twenty through twenty-three of chapter 40B of the general laws relative to a so-called comprehensive permit shall apply to the development of the Project in its entirety, thereby permitting a single unified application for any necessary permits, approvals and zoning relief to the zoning board of appeals of the city.

SECTION 5. Notwithstanding any other general or special law to the contrary, the following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, or other municipal use related to the care and maintenance of Fresh Pond, and all other uses related thereto.

SECTION 6. The corporation shall not be subject to any general or special laws regulating the procurement of services, supplies and materials relative to the development or the ongoing operation of the Project other than those laws and procedures to which the Commission is subject pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date. All of the alternative methods for procuring design and construction services made available to the commission pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date shall likewise be available to the corporation.

SECTION 7. The provisions of services to the corporation, or actions taken on behalf of the corporation, or actions in relation to transactions between the corporation and other public entities

represented on the board of directors of the corporation, by any individual otherwise subject to chapter 268A of the general laws, shall not be deemed to violate the provisions of sections seventeen, eighteen, nineteen, twenty and twenty-three of chapter 268A of the general laws.

*To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.*

*The undersigned, citizens of Cambridge, respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation. relative to the
redevelopment of the Mayor Michael J. Neville Manor Nursing Home.*

Petitioners are requested to sign names and addresses legibly.

① MTS m. substitute
of this bill
UM 8



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY-

AN ACT

RELATIVE TO THE REDEVELOPMENT OF THE MAYOR
MICHAEL J. NEVILLE MANOR NURSING HOME

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SECTION 2. The deferred operation of this act would tend to defeat its purpose, which is to enhance opportunities for access to affordable and high quality adult services, including nursing home care and mixed-income assisted living, for the residents of Cambridge, and surrounding communities; therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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SECTION 4. Notwithstanding any other general or special law to the contrary, the provisions of sections twenty through twenty-three of chapter 40B of the general laws relative to a so-called comprehensive permit shall apply to the development of the Project in its entirety,

2

KB

with the
exception of WB
approval as it may
apply to
this
project
W/S

thereby permitting a single unified application for any necessary permits, approvals and zoning relief to the zoning board of appeals of the city.

SECTION 5. Notwithstanding any other general or special law to the contrary, the following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, local water board or other municipal use related to the care and maintenance of Fresh Pond, and all other uses specifically related thereto; provided that the total square footage of building footprint for all buildings on the Project site shall not exceed 51,034 square feet, and provided that the total usable floor area in said buildings shall not exceed 150,000 square feet.

SECTION 6. The corporation shall not be subject to any general or special laws regulating the procurement of services, supplies and materials relative to the development or the ongoing operation of the Project other than those laws and procedures to which the Commission is subject pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date. All of the alternative methods for procuring design and construction services made available to the commission pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date shall likewise be available to the corporation.

SECTION 7. The provisions of services to the corporation, or actions taken on behalf of the corporation, or actions in relation to transactions between the corporation and other public entities represented on the board of directors of the corporation, by any individual otherwise subject to chapter 268A of the general laws, shall not be deemed to violate the provisions of sections seventeen, eighteen, nineteen, twenty and twenty-three of chapter 268A of the general laws.

SECTION 8. This act shall take effect upon its acceptance by the city council of said

3

Toomey Amendment for Neville Manor legislation

Add the following two sections:

Section 9. Section 3, subsection (f) of Chapter 147 of the Acts of 1996 is hereby amended by striking out the first sentence and inserting in place thereof the following sentence:--

Except as otherwise provided in this act, chapters thirty-one, thirty-two, thirty-two B and two hundred and sixty-eight A of the General Laws and all other provisions of law applicable to governmental entities but inapplicable to nonprofit corporations, shall not apply to the operations and employees of Somerville Hospital upon acquisition or management thereof by the city or by the commission, for so long as Somerville Hospital shall be constituted as a nonprofit corporation nor shall said chapters and provisions apply to any other nonprofit corporation owned or controlled by the commission.

Section 10. Said section 3, subsection (f) of said Chapter 147 is hereby further amended by adding, at the end of the paragraph, the following sentence:--

Chapter 150E shall apply to the employees of Somerville Hospital upon acquisition or management thereof by the city or the commission and said chapter and provisions shall apply to any other nonprofit corporation owned or controlled by the commission.

HD KT KR
SR PD
4-2-1-2
forward of order

city, subject to the provisions of its charter, provided, that such acceptance occurs during the current year.

(4)

8-01

~~W/PTA~~

KT absent

MAS m₁ suspension for
reconsideration 8/0
Revised Feb 0-9

H. Davis

Pair
Order

That the CM immediately convene
a site plan advisory committee
consisting of ~~1~~ representation from

the Water Board
the Fresh Pond ~~AA~~ Master Plan
Conservation Commission
Council on Aging
Public Planning Committee
the Neville Manor Board
Neville Partners
and the City Administrator

with a minimum of 5 citizen
members

That this group work toward
a mutually feasible plan to
provide 79 units of assisted living
+ a 100-bed modern skilled
nursing facility while preserving
water quality + quantity with no
net loss of open space

w/s

City of Cambridge

MASSACHUSETTS

In City Council June 30, 1998

Home rule petition as amended

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
		✓		Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

MS 8 0 1
 m sus w/8
 RF 0-8

City of Cambridge

MASSACHUSETTS

In City Council June 30, 1998

TT amendment to Home Rule petition

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
	✓			Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
			✓	Mr. Kenneth E. Reeves
	✓			Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
		✓		Ms. Katherine Triantafillou
			✓	Mayor Francis H. Duehay

4
 failed by 2 votes
 1
 2



City of Cambridge

1.

IN CITY COUNCIL

June 30, 1998

MAYOR DUEHAY
COUNCILLOR BORN
COUNCILLOR DAVIS
VICE MAYOR GALLUCCIO
COUNCILLOR REEVES
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Council petition the legislature of the Commonwealth of Massachusetts to enact the attached home rule petition entitled "An Act Relative to the Redevelopment of the Mayor Michael J. Neville Manor Nursing Home."

In City Council June 30, 1998.

Adopted by a ye and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink that reads "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk

FD



all except KT

(1)

Ordered: That the C.C. ~~so as according~~ ^{Legislature} requesting
petitioners the ~~Justices General Court~~ of
the Commonwealth of Massachusetts to
enact the attached home rule petition
entitled "An Act Relative to the
Redevelopment of the Mayr Michael J.
Neville Mann Nursing Home."

Received TH
7/1/98
12:35 P.M.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

July 1, 1998

The Honorable Timothy J. Toomey, Jr.
House of Representatives
State House
Boston, MA 02133

Dear Representative Toomey:

Pursuant to the request of the City Council, I am forwarding to you for filing with the Massachusetts House of Representatives, the enclosed order adopted by the City Council at its meeting of Tuesday, June 30, 1998 requesting the enactment of a home rule petition entitled:

“AN ACT RELATIVE TO THE REDEVELOPMENT OF THE MAYOR MICHAEL J. NEVILLE MANOR NURSING HOME.”

It is my understanding that upon receipt of this legislation you and your staff will review the text of the enclosed legislation to determine its appropriateness for filing and if any changes or corrections are necessary, your office will contact me as soon as possible.

Thank you for your cooperation in this matter.

Very truly yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

DMD/mc

Enclosure

cc: Representative Thompson
Representative Wolf
Representative DeMakis



City of Cambridge

1.

IN CITY COUNCIL

June 30, 1998

MAYOR DUEHAY
COUNCILLOR BORN
COUNCILLOR DAVIS
VICE MAYOR GALLUCCIO
COUNCILLOR REEVES
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY

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A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk

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redevelopment of the Mayor Michael J. Neville Manor Nursing Home.

Petitioners are requested to sign names and addresses legibly.

Ernest Buckley Mayor
Robert A. Welch
[Signature]
[Signature]
Annex to [Signature]
Shula T. Russell
Harold [Signature]
Kathleen [Signature]
[Signature]

26 Lowell St Cambridge
27 Rindom Ave Cambridge
30 Normandy Ave # 110 Camb
340 Harvard Street Camb
5 Hawthorne Pk. Camb.
120 Chestnut St Camb.
Zubinet Ave Camb
88 51st St Camb.



The Commonwealth of Massachusetts

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"City manager," the city manager for the city of Cambridge.

"Commission," the Cambridge Public Health Commission.

"Corporation," a not-for-profit corporation incorporated under chapter 180 of the general laws and selected after public solicitation by the Commission as the owner and operator of the Project, including any other entity controlled by the corporation or any successor entity to the corporation, and engaged in activities in furtherance of the purposes contemplated by this act.

"Nursing home," the Mayor Michael J. Neville Manor Nursing Home, located at 650 Concord Avenue in Cambridge, Massachusetts.

"Project," the redevelopment of the nursing home, adjacent structures and the Project site upon which they are situated into a new nursing home and/or mixed-income assisted living facility, and the operation thereof.

"Project site," the real property labelled Lot No. 33 on Assessor's Plan No. 266 in the Cambridge Assessor's Records, being a portion of the lot taken by the city of Cambridge pursuant to a taking dated July 17, 1888, as such Project site shall be determined on a metes and bounds survey certified by a registered land surveyor to be consistent with said Lot No. 33, Assessor's Plan No. 266, and recorded in the Middlesex County Registry of Deeds. Upon final design of the Project, specific metes and bounds of that portion of said Lot No. 33 as are required for the Project shall be identified and any remaining portion of said Lot No. 33 not so required shall be returned to the Fresh Pond Reservation.

SECTION 4. Notwithstanding any other general or special law to the contrary, the provisions of sections twenty through twenty-three of chapter 40B of the general laws relative

to a so-called comprehensive permit shall apply to the development of the Project in its entirety, thereby permitting a single unified application for any necessary permits, approvals (with the exception of Water Board approval as it may apply to this Project) and zoning relief to the zoning board of appeals of the city.

SECTION 5. Notwithstanding any other general or special law to the contrary, the following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, local water board or other municipal use related to the care and maintenance of Fresh Pond, and all other uses specifically related thereto, provided that the total square footage of building footprint for all buildings on the Project site shall not exceed 51,034 square feet, and provided that the total usable floor area in said buildings shall not exceed 150,000 square feet.

SECTION 6. The corporation shall not be subject to any general or special laws regulating the procurement of services, supplies and materials relative to the development or the ongoing operation of the Project other than those laws and procedures to which the Commission is subject pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date. All of the alternative methods for procuring design and construction services made available to the commission pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date shall likewise be available to the corporation.

SECTION 7. The provisions of services to the corporation, or actions taken on behalf of the corporation, or actions in relation to transactions between the corporation and other public entities represented on the board of directors of the corporation, by any individual otherwise subject to chapter 268A of the general laws, shall not be deemed to violate the provisions of

sections seventeen, eighteen, nineteen, twenty and twenty-three of chapter 268A of the general laws.

SECTION 8. This act shall take effect upon its acceptance by the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year.

Received TT
7/1/98
12:35 P.M.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

July 1, 1998

The Honorable Timothy J. Toomey, Jr.
House of Representatives
State House
Boston, MA 02133

Dear Representative Toomey:

Pursuant to the request of the City Council, I am forwarding to you for filing with the Massachusetts House of Representatives, the enclosed order adopted by the City Council at its meeting of Tuesday, June 30, 1998 requesting the enactment of a home rule petition entitled:

“AN ACT RELATIVE TO THE REDEVELOPMENT OF THE MAYOR MICHAEL J. NEVILLE MANOR NURSING HOME.”

It is my understanding that upon receipt of this legislation you and your staff will review the text of the enclosed legislation to determine its appropriateness for filing and if any changes or corrections are necessary, your office will contact me as soon as possible.

Thank you for your cooperation in this matter.

Very truly yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

DMD/mc

Enclosure

cc: Representative Thompson
Representative Wolf
Representative DeMakis



City of Cambridge

1.

IN CITY COUNCIL

June 30, 1998

MAYOR DUEHAY
COUNCILLOR BORN
COUNCILLOR DAVIS
VICE MAYOR GALLUCCIO
COUNCILLOR REEVES
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Council petition the legislature of the Commonwealth of Massachusetts to enact the attached home rule petition entitled "An Act Relative to the Redevelopment of the Mayor Michael J. Neville Manor Nursing Home."

In City Council June 30, 1998.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.

The undersigned, citizens of Cambridge, respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation. relative to the
redevelopment of the Mayor Michael J. Neville Manor Nursing Home.

Petitioners are requested to sign names and addresses legibly.

Ernest Buckley Mayor
Robert A. Welch
[Signature]
[Signature]
Annex & [Signature]
Sheila T. Russell
Harold [Signature]
Kathleen [Signature]
[Signature]

26 Lowell St Cambridge
27 Putnam Ave Cambridge
30 Normandy Ave # 110 Camb
340 Harvard Street Camb
5 Hawthorne Pk. Camb.
120 Chestnut St Camb.
Zubinet Ave Camb
88 Sixth St Camb.

"City," the City of Cambridge.

"City manager," the city manager for the city of Cambridge.

"Commission," the Cambridge Public Health Commission.

"Corporation," a not-for-profit corporation incorporated under chapter 180 of the general laws and selected after public solicitation by the Commission as the owner and operator of the Project, including any other entity controlled by the corporation or any successor entity to the corporation, and engaged in activities in furtherance of the purposes contemplated by this act.

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"Project," the redevelopment of the nursing home, adjacent structures and the Project site upon which they are situated into a new nursing home and/or mixed-income assisted living facility, and the operation thereof.

"Project site," the real property labelled Lot No. 33 on Assessor's Plan No. 266 in the Cambridge Assessor's Records, being a portion of the lot taken by the city of Cambridge pursuant to a taking dated July 17, 1888, as such Project site shall be determined on a metes and bounds survey certified by a registered land surveyor to be consistent with said Lot No. 33, Assessor's Plan No. 266, and recorded in the Middlesex County Registry of Deeds. Upon final design of the Project, specific metes and bounds of that portion of said Lot No. 33 as are required for the Project shall be identified and any remaining portion of said Lot No. 33 not so required shall be returned to the Fresh Pond Reservation.

SECTION 4. Notwithstanding any other general or special law to the contrary, the provisions of sections twenty through twenty-three of chapter 40B of the general laws relative



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY- EIGHT

AN ACT

RELATIVE TO THE REDEVELOPMENT OF THE MAYOR
MICHAEL J. NEVILLE MANOR NURSING HOME

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Acting in furtherance of its disposition powers under Article 49 of the Constitution of the Commonwealth, as such Article has been amended by Article 97 of the Constitution, the general court, by a two-thirds vote of each branch, desires to permit certain uses of a portion of the land adjacent to the Fresh Pond Reservoir in the city of Cambridge consistent with existing uses thereof; and

SECTION 2. The deferred operation of this act would tend to defeat its purpose, which is to enhance opportunities for access to affordable and high quality adult services, including nursing home care and mixed-income assisted living, for the residents of Cambridge, and surrounding communities; therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

SECTION 3. The following words, as used in this chapter, shall, unless the context clearly requires otherwise, have the following meanings:

to a so-called comprehensive permit shall apply to the development of the Project in its entirety, thereby permitting a single unified application for any necessary permits, approvals (with the exception of Water Board approval as it may apply to this Project) and zoning relief to the zoning board of appeals of the city.

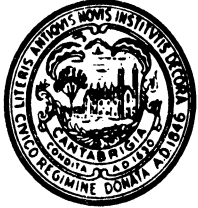
SECTION 5. Notwithstanding any other general or special law to the contrary, the following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, local water board or other municipal use related to the care and maintenance of Fresh Pond, and all other uses specifically related thereto, provided that the total square footage of building footprint for all buildings on the Project site shall not exceed 51,034 square feet, and provided that the total usable floor area in said buildings shall not exceed 150,000 square feet.

SECTION 6. The corporation shall not be subject to any general or special laws regulating the procurement of services, supplies and materials relative to the development or the ongoing operation of the Project other than those laws and procedures to which the Commission is subject pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date. All of the alternative methods for procuring design and construction services made available to the commission pursuant to section twelve of chapter 147 of the acts of 1996 as enacted on this date shall likewise be available to the corporation.

SECTION 7. The provisions of services to the corporation, or actions taken on behalf of the corporation, or actions in relation to transactions between the corporation and other public entities represented on the board of directors of the corporation, by any individual otherwise subject to chapter 268A of the general laws, shall not be deemed to violate the provisions of

sections seventeen, eighteen, nineteen, twenty and twenty-three of chapter 268A of the general laws.

SECTION 8. This act shall take effect upon its acceptance by the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 30, 1998

To the Honorable, the City Council:

As an update to Agenda Item #29 of June 22, 1998, made subject to the "Charter Right," and identified as a matter to be taken up at the Special Meeting of June 30, 1998, please be advised as follows:

On Tuesday, June 23, 1998, I met with the principal parties of Neville Partners and the Cambridge Health Alliance and instructed them to prepare a financial impact statement for the "Concord Avenue/Demolition Siting Plan."

On Thursday, June 25, 1998, I convened a meeting of representatives from the Water Board, the Fresh Pond Master Plan Advisory Committee, Neville Partners, and the Cambridge Health Alliance to review the impacts of a site plan change and to mutually agree on the following goals: "To develop a feasible plan to achieve the mutually desirable goals of providing affordable assisted living units and a 100 bed modern skilled nursing facility while preserving water quality and quantity with no net loss of open space."

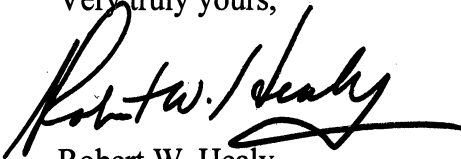
A basic premise that the President of the Water Board stated as acceptable was that the project should not have a building footprint larger than what currently exists on the site with an allowance for "squaring off" the "W" shape of the existing Neville Manor and that parking areas can be replicated as needed. The figure for the total building footprints, as calculated by the City Engineer, equals 51,034 square feet (see attached plan). The desired program can fit within these guidelines.

Consistent with the Fresh Pond Master Plan Advisory Committee's goal of preserving as much open space as possible, one option the Committee has suggested is to move the project to the Concord Avenue frontage of Lot 33 and to demolish the existing buildings (Neville Manor, the Superintendent's Home, the Boiler Plant and Administration Building, and the Ecology Center). This plan presents a challenge both as to financial implications and as to historic preservation issues. As can be seen from the attached financial plan, this model increases the cost of the project by \$3,325,800, including \$825,600 for demolition (see attached financial analysis).

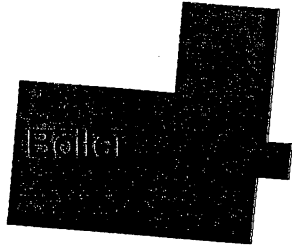
Therefore, achieving a feasible plan still presents a challenge. At the meeting on June 25, 1998 I proposed to the group that a reasonable way to position the project in a timely fashion, to take advantage of the window to apply for low income tax credits to replace a portion of the lost historic preservation tax credit (if demolition occurs) and to achieve approval at the state legislature during this season, is to amend the home rule petition as attached in the following significant areas:

1. The Act will include a new Section 8 providing as follows: "This act shall take effect upon acceptance by the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year." This language mirrors the 1925 Act which allowed the construction of a city home at the site.
2. The Act will limit the total square footage of building footprints for all buildings on the project site to 51,304 square feet (the existing total), and limit the total usable floor area in said buildings to 150,000 square feet. These commitments assure that no further development of buildings can occur on Lot 33, thereby effectively retaining the remainder of the lot area as open space.
3. This approach will achieve the necessary legislative authorization for the purpose of the low income tax credit application and the Determination of Need application.
4. During the time frame between passage of the Home Rule Petition by the Legislature and City Council acceptance of the Act in the fall, I will convene a "Site Plan Advisory committee" consisting of a representative from the Water Board, the Fresh Pond Master Plan Advisory Committee, the Conservation Commission, the Public Health Commission, the Council on Aging, the Public Planting Committee, the Neville Manor Board, Neville Partners, and City staff. With earnest work from this group, I believe the goals set forth above will be achieved.

Very truly yours,



Robert W. Healy
City Manager



Biller

4,326 Sq. Ft.



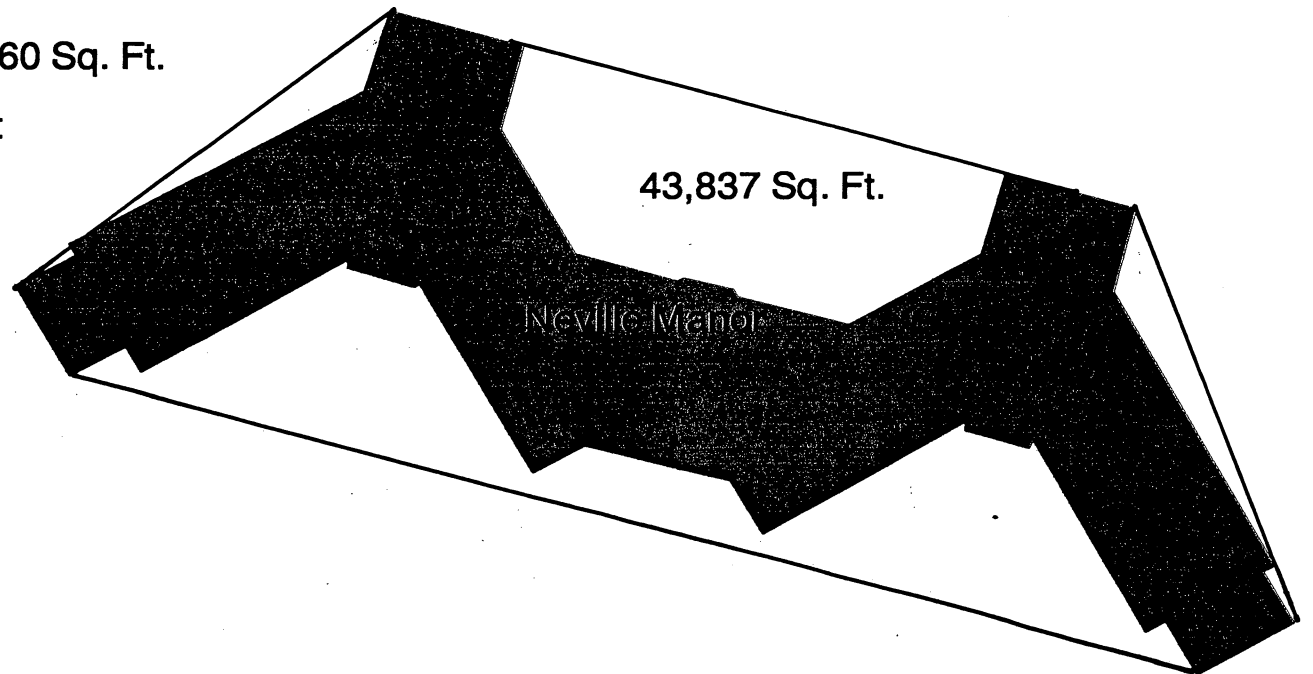
Ecology

1,311 Sq. Ft.



Superintendent

1,560 Sq. Ft.



Neville Manor

43,837 Sq. Ft.

DRAFT

6/25/98

Preliminary Cost Summary to Build New Assisted Living Facility on Concord Avenue

Change In Construction Costs

	<u>Cost</u>	<u>Comment</u>
Estimate to build a new Assisted Living Facility	\$ 8,515,000	65,000 sq. ft. @ \$131/sq. ft. (including 5% contingency)
Estimate to renovate Neville Manor	\$ (6,628,300)	77,980 sq. ft. @ \$85/sq. ft.* (including 10% contingency)
<i>Increase in Construction Costs</i>	\$ 1,886,700	

Soft Costs

New Architectural Plans	\$ 135,000	Includes new schematics for both AL and SNF
Environmental Costs (Unknown Site Conditions)	unknown	Conditions of proposed site are currently unknown; additional investigatory work needed
Legal Fees	\$ 50,000	Drafting of new development agreement and review of additional environmental approvals
Miscellaneous	\$ 18,000	Construction estimates, test borings, and other miscellaneous work
<i>Total Soft Costs</i>	\$ 203,000	

Total Cost Increase Associated w/New Construction \$ 2,089,700

Loss of Historic Tax Credits \$ 1,529,042 Loss of Historic Tax Credits

Potential Increase in LIHTC Equity \$ (1,100,000) Potential increase in Low Income Housing Tax Credits due to increased costs

Total Cost Increase of Project \$ 2,518,742

Total Cost of Demolition \$ 825,600 Based on approximately 1.01 million cubic feet of demolition @\$0.75/cu.ft., does not include removal of asbestos

* Cost estimate of \$85 sq. ft.. is low due to re-use of all building systems, windows, elevators, and the roof in the renovation



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND NINETY-EIGHT

AN ACT

RELATIVE TO THE REDEVELOPMENT OF THE MAYOR
MICHAEL J. NEVILLE MANOR NURSING HOME

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Acting in furtherance of its disposition powers under Article 49 of the Constitution of the Commonwealth, as such Article has been amended by Article 97 of the Constitution, the general court, by a two-thirds vote of each branch, desires to permit certain uses of a portion of the land adjacent to the Fresh Pond Reservoir in the city of Cambridge consistent with existing uses thereof; and

SECTION 2. The deferred operation of this act would tend to defeat its purpose, which is to enhance opportunities for access to affordable and high quality adult services, including nursing home care and mixed-income assisted living, for the residents of Cambridge, and surrounding communities; therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

SECTION 3. The following words, as used in this chapter, shall, unless the context clearly requires otherwise, have the following meanings:

NOTE. — Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

"City," the City of Cambridge.

"City manager," the city manager for the city of Cambridge.

"Commission," the Cambridge Public Health Commission.

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following uses of the Project site shall be permitted under the laws of the city and the commonwealth: nursing home, assisted living facility, local water board or other municipal use related to the care and maintenance of Fresh Pond, and all other uses specifically related thereto; provided that the total square footage of building footprint for all buildings on the Project site shall not exceed 51,034 square feet, and provided that the total usable floor area in said buildings shall not exceed 150,000 square feet.

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CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 22, 1998

To the Honorable, The City Council:

In a continuation of the update on the Neville Manor Home Rule Petition, please be advised that I met last Friday with a Professor Harrington, President of the Water Board and today I met with a representative group of the Fresh Pond Master Plan Advisory Committee.

It appears that consensus could be reached if the program proposed could be restricted to the "footprint" square footage of existing Neville Manor buildings. I will now work with the program managers to determine if this is an achievable compromise. The details of this work could take the remainder of the week and would be discussed at a special City Council meeting for that purpose only on June 29, 1998. I will continue to advise you of any significant new development.

Very truly yours,

Robert W. Healy
City Manager



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 22, 1998

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Very truly yours,

Robert W. Healy
City Manager



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 19, 1998

To The Honorable, The City Council:

As an additional addendum to Agenda #29 please be advised that the following commitments will be in effect and commencing parallel to the Home Rule Petition:

1. Outside Legal Opinion on authority of Water Board;
2. Lease restriction that no further building beyond proposed Neville site (Lot 33);
3. Continue to explore building location on Neville site that closely approximately total footprint of existing buildings on site or razing existing buildings and locating both facilities close to Concord Avenue; and
4. Agree that I will make no further recommendation for buildings on the entire Fresh Pond Reservation until completion of work of the Fresh Pond Master Plan Advisory Committee.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec



City of Cambridge

IN CITY COUNCIL

June 22, 1998

WHEREAS, chapter one hundred forty-seven of the acts of 1996 was enacted by the legislature to establish the Cambridge Public Health Commission in order to increase the welfare and improve the living conditions of the people, particularly the elderly, of the City of Cambridge and the Commonwealth; and

WHEREAS, it is intended by this Council to facilitate and support the renovation or the reconstruction of the Mayor Michael J. Neville Manor Nursing Home in its entirety, such redevelopment to enhance opportunities for access to affordable and high quality adult services, including nursing home care, rehabilitation, subacute and dementia care, and/or mixed-income assisted living for the residents of Cambridge and surrounding communities;

Now, therefore, be it resolved as follows:

SECTION 1. On or after the effective date of the Act attached hereto, and contingent upon the enactment thereof, the City Manager is hereby authorized to execute and deliver to the Cambridge Public Health Commission (i) one or more asset purchase agreements for the sale to the Commission of the Mayor Michael J. Neville Manor nursing home facility and the adjacent structures, including all improvements, buildings, structures and fixtures associated with

such properties and located on, installed in, or attached to the real property underlying and appurtenant thereto, and (ii) one or more ground leases for the lease to the Commission for a term of ninety-nine years, of all or a portion of the real property underlying and appurtenant to the nursing home facility and the adjacent structures, (consisting of the real property labelled Lot No. 33 on Assessor's Plan No. 266 in the Cambridge Assessor's Records, being a portion of the lot taken by the City of Cambridge pursuant to a taking dated July 17, 1888, as such Project site shall be determined on a metes and bounds survey certified by a registered land surveyor to be consistent with said Lot No. 33, Assessor's Plan No. 266, and recorded in the Middlesex County Registry of Deeds), each such agreement upon such terms and conditions and for such consideration as the Commission and the City Manager shall agree.

estates and buildings with main drains and sewers, and for inspection of the materials, the construction, alteration and use of all connections and drains entering into such main drains or sewers, and may prescribe penalties, not exceeding twenty dollars, for each violation of any such rule or regulation. Such rules and regulations shall be published at least once a week for three successive weeks in some newspaper published in said city, and shall not take effect until such publications have been made.

prescribe rules and regulations for connection of drains, etc.

Publication.

SECTION 12. This act shall take effect upon its acceptance by the municipal council of said city in accordance with the provisions of its charter; provided, that such acceptance occurs prior to December thirty-first, nineteen hundred and twenty-seven.

Submission to municipal council, etc. Provide.

Approved April 7, 1925.

AN ACT AUTHORIZING THE CITY OF CAMBRIDGE TO USE, FOR CERTAIN MUNICIPAL PURPOSES, LAND TAKEN OR ACQUIRED FOR A RESERVOIR AND FOR THE PROTECTION OF ITS WATER SUPPLY. Chap. 225

Be it enacted, etc., as follows:

SECTION 1. The city of Cambridge is hereby authorized to use for a site for a city home and for a playground a portion or portions of the land taken or acquired, under the provisions of chapter one hundred and thirty-seven of the acts of eighteen hundred and eighty-eight, for the purposes of providing a reservoir and storage basin for said city and of protecting the purity of its water supply; provided, that no lands shall be used for such a site without the approval of the state department of public health nor until plans for the construction of adequate works for the purification or disposal of sewage, drainage or other polluting organic matter, which may be discharged from land so used, have been submitted to and approved by said department, and provided further that said works shall be constructed and maintained in accordance with plans so approved.

City of Cambridge may use for a site for a city home and for a playground certain land taken or acquired for water supply purposes. Provide.

SECTION 2. This act shall take effect upon its acceptance by vote of the city council of said city, subject to the provisions of its charter; provided, that such acceptance occurs during the current year.

Submission to city council, etc. Provide.

Approved April 7, 1925.

Accepted by City Council May 19 1925
Approved by Mayor May 22 1925.

Resolving Permit 29918
Issued Dec. 10 1925

AN ACT RELATIVE TO THE FEES OF CHARITABLE AND CERTAIN OTHER CORPORATIONS FOR FILING THEIR CERTIFICATES OF ORGANIZATION. Chap. 226

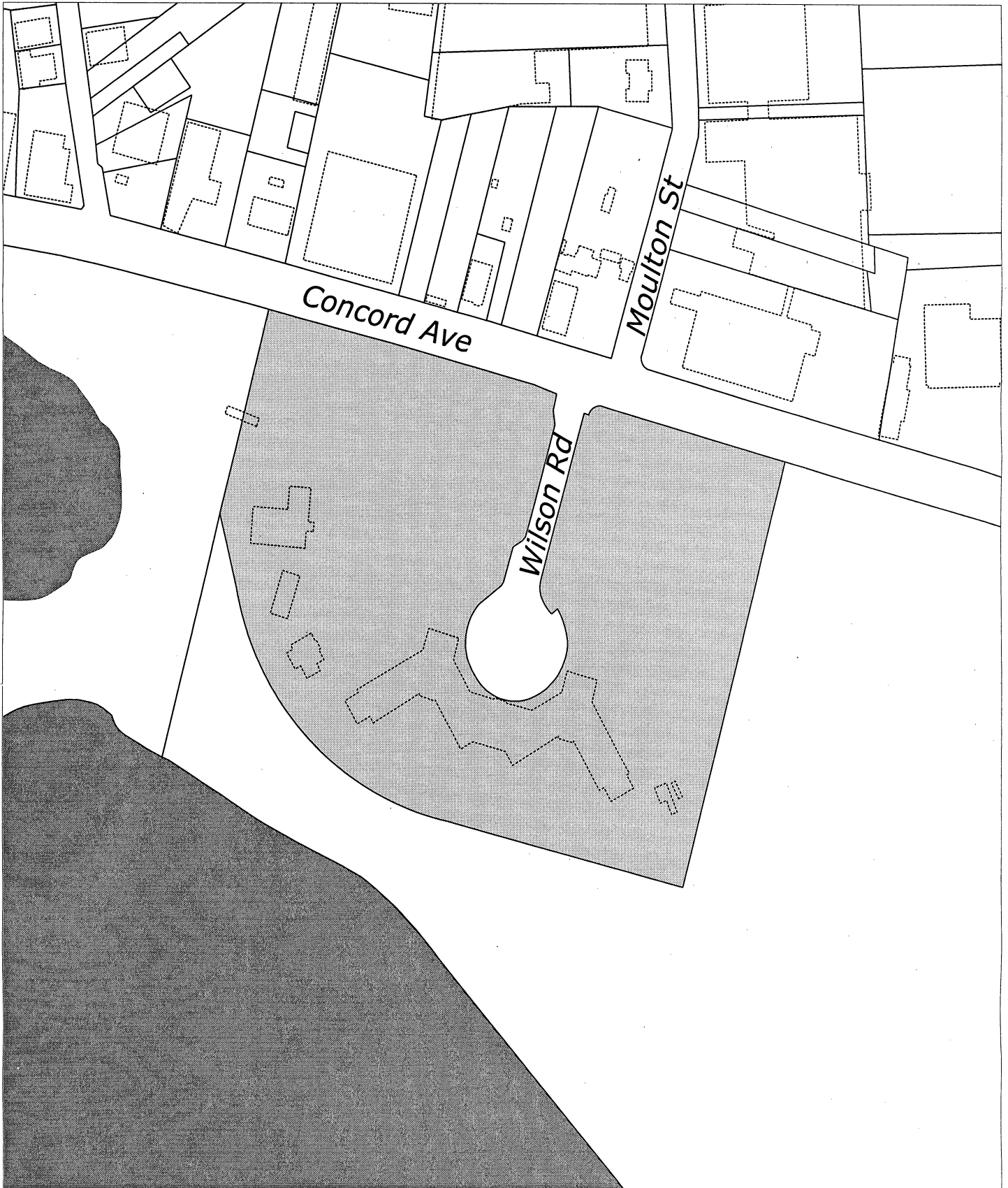
Be it enacted, etc., as follows:

Section three of chapter one hundred and eighty of the General Laws is hereby amended by striking out, in the eleventh line, the word "five" and inserting in place thereof the word: — twenty-five, — so as to read as follows: — Section 3. The corporation shall be formed in the manner prescribed in and subject to section nine of chapter one hundred and fifty-five and sec-

G. L. 180. 18. amended.





Charitable, etc., corporations. formation, etc.

→ Haley Aldrich ←



City of Cambridge
Parcel Sheet

Tile Quad: 9.1 9.3
 New Map: 750966
 Old Map/Lot: 266/33

-  Lot Line
-  Building
-  City Boundary
-  Railroad



NEVILLE MANOR 'TALKING POINTS'

Commonly Asked Questions Regarding the Redevelopment of the Mayor Michael J. Neville Manor

In November 1997, Neville Community Partners was selected by the Cambridge Public Health Commission as designated developer for redevelopment of the Mayor Michael J. Neville Manor. Neville Community Partners is in the process of preparing plans to redevelop Neville Manor from a 179 bed nursing home into a 71 unit assisted living facility for frail elderly Cambridge residents of all incomes and a separate 100 bed skilled nursing facility.

This information package has been prepared by Neville Community Partners and the Cambridge Public Health Commission to provide information and help answer questions on the proposed plan. For further information, please contact Michael Feloney of the Cambridge Housing Authority at 520-6257, or Paul Hollings, administrator of Neville Manor, 349-4050.

PROJECT BACKGROUND AND PARTICIPANTS

Why did the Cambridge Public Health Commission initiate the redevelopment of Neville Manor?

CPHC initiated Neville Manor's redevelopment to meet the nursing care and service needs of Cambridge's elderly population, a goal currently threatened by an obsolete facility and an annual operating deficit of over 2 million dollars. Neville Manor was built in 1928 as a City Home for the Aged to provide shelter to indigent elder residents of Cambridge, and was not originally designed to provide skilled nursing care. While the facility was renovated in the 1970s to meet a growing demand for skilled nursing care, it no longer meets contemporary nursing care standards.

Especially problematic is the building's configuration, which does not allow for centralized nursing stations with visual access to all rooms on a floor. Most rooms contain three to four beds, while industry standards call for one or two beds per room. Among other problems are a central dining hall that is inconvenient for most residents, who consequently take their meals in their rooms or in their wheelchairs in the hall. The bathrooms in bedrooms do not have sinks, and there are only two elevators for a facility with a 179 bed capacity.

What is 'Neville Community Partners'?

Neville Community Partners is a four party consortium led by the Cambridge Housing Authority. Other partners in the projects include CASCAP, Prism Health Group, and Affirmative Investments. Neville Community Partners was assembled to create a team with varied strengths capable of planning, financing, and managing a site that would include assisted living and skilled nursing care. The CHA and CASCAP have worked together on numerous projects throughout Cambridge, including the development of St. Paul Residence, a 19 unit SRO building located in Harvard Square. Both the CHA and CASCAP are not-for-profit organizations and will have an ownership interest in the project when it is complete.

Affirmative Investments is responsible for the financing of the project. Their experience with affordable assisted living is best exemplified by the financing package they prepared for the Cohen Florence Levine Estates, a mixed income 69 unit assisted living facility in Chelsea. Affirmative Investments is a for-profit organization, and will not have an ownership stake in the project. Prism Health Group has direct experience in nursing home construction and management, and recently worked with the City of Worcester to redevelop the Belmont Nursing Home. Prism is also a for-profit entity, and as such will not have an ownership interest in the project.

How was Neville Community Partners selected?

Neville Community Partners was selected through a competitive process, in response to a Request for Proposals issued by the Commission. Neville Community Partners was selected by a review team consisting of Public Health Commission staff and board members and City of Cambridge staff as the entity best positioned to benefit moderate and lower income elders in Cambridge, and enable the continuation of the City's 217 year tradition of affordable care for its elder citizens.

PROPOSED PROGRAM AND NEED ISSUES

Is there a need for nursing beds at Neville Manor and in Cambridge?

There is an acute need for continued nursing home care in Cambridge, in contrast to the Commonwealth of Massachusetts generally. While Massachusetts as a whole contains more nursing home beds than the national average, Cambridge and bordering towns are 'under-bedded' in the supply of nursing home care. The use of nursing homes is measured by the Department of Public Health by 'number of beds per thousand elders.' Cambridge compares with the state and nation in terms of current supply levels as follows:

Cambridge (including Neville Manor):	107 beds/1,000 people over 75
Cambridge (without Neville Manor):	88 beds/1,000 people over 75
Massachusetts:	130 beds/1,000 people over 75
United States:	117 beds/1,000 people over 75

This relatively limited supply of nursing home beds is matched by a strong need for nursing home care. Massachusetts nursing home utilization rates show that in a given population, approximately 6.8% of those over the age of 65 will require long term skilled nursing care. In the year 2000, 11,735 Cambridge residents will be over the age of 65.

These figures would mean that approximately 798 Cambridge residents will require long term skilled nursing care in 2000. Including 100 beds at Neville Manor, there will be 542 nursing home beds in Cambridge. Without Neville Manor, there would be only 442 nursing home beds in Cambridge, leaving the city dramatically under-bedded. The result of this under-bedding is the unfortunate situation of elders being forced to leave the City of Cambridge in order to seek nursing home placement, separating them from friends, family and community at a time when they need these supports the most.

Nationally, the fastest growing population are elders over the age of 85, those most likely to need long-term skilled nursing care. In the longer term, demographics of this older population will continue to grow over the next 50 years, as the "baby boomer" generation ages. Neville Community Partners' proposal to provide 100 nursing home beds while introducing 72 units of assisted living responds to the city's long-term care needs while also addressing trends toward least restrictive alternatives of care.

Could Neville Manor be redeveloped without the need to construct a new facility?

Neville Community Partners' original plan and preference was to renovate the existing building for both assisted living and skilled nursing care, to try to keep the redevelopment within the existing 'footprint' of the building. This plan was revised following investigations indicating that environmental and design goals could not be optimized through renovation to the existing facility.

Neville Community Partners first investigated expanding one half of the rear of the building for nursing care while leaving the exterior of the other side untouched for assisted living. Steffian Bradley Associates, architect for the project, determined the proposed reconfiguration could not feasibly meet the strict space requirements mandated by the Department of Public Health for skilled nursing. From preliminary consultations with Cambridge Water Department staff, Neville Community Partners

concluded that it was most prudent to keep construction activity away from the back of the building, given its proximity to the Fresh Pond Reservoir.

Who will be served by the assisted living facility?

The assisted living facility will primarily serve low and moderate income elders, with a number of units also serving people who can afford 'market rate' rents. Neville Community Partners will reserve 55% of the units for individual elders making less than 60% of area median income, 25% of the units will be available to elders earning between 60% and 80% of area median income, and 20% will be leased to residents capable of paying market rate rents. Additionally, thirteen of the units will be reserved for elders with memory impairment. (See the Neville Manor Fact Sheet for information on how these income limits are determined.)

Priority in admission to the assisted living facility will be given to residents of the City of Cambridge and referrals of the Cambridge Public Health Commission. Residents of the Cambridge Housing Authority will also be given a preference in admission.

Who will be served by the skilled nursing facility?

The skilled nursing facility will be also be accessible to elders across a range of incomes. A minimum of 75% of all beds will be reserved for residents receiving either Medicare or Medicaid. Priority in admission to the skilled nursing facility will also be given to residents of the City of Cambridge and referrals of the Cambridge Public Health Commission.

SITING AND SITE IMPACT ISSUES

Why build a new facility on the Neville Manor site instead of locating a new facility elsewhere?

While alternative sites have been explored, Neville Manor remains the most appropriate and feasible site on which to build a skilled nursing facility. Locating the skilled nursing facility on the same site as the assisted living facility will create a continuum of care campus, for Cambridge elders of all incomes, capable of meeting their health care needs in a single setting as they age and their health care needs progress from one level of assistance to another. While many communities are moving in such a direction, few offer such an integrated care approach to low and moderate income elders. The City of Cambridge has been providing care to Cambridge elderly since 1928 at Neville Manor and a new nursing home on site will preserve the historical mission of the property.

Will green space be lost on the site?

There will be a slight increase of green space as a result of this project, meaning space that is not covered by buildings, pavement or parking. Neville Community Partners plans to increase green space by reducing the amount of hard surface on the site. This will be achieved by reducing and consolidating the parking from 75 spaces to 70 spaces, eliminating the trailer used for the Cambridge Ecology Program (and relocating the program inside the existing Administration building), and reducing the Water Department Yard by approximately one-third, in partially locating the new skilled nursing facility in this space.

What is the impact of new construction and renovation on the watershed and the Reservation?

Neville Community Partners has sited the new facility in a location designed to avoid and prevent any impact to the watershed and the Reservation. The new building as proposed is sited 390 feet from Fresh Pond, 295 feet from Black's Nook, and 35 feet from Concord Avenue. The roof of the proposed building is flat except for its perimeter parapet; rain water that falls onto the building will be channeled into a roof drainage system tied into the storm drain underground. Additional storm drainage around the new building will flow toward Concord Avenue into new catch basins on both sides of the building. The proposed site for the new building does not fall within a wetlands district and will not impact the city water supply.

How will the intensity of use change after the project is complete?

The intensity of use on the site, meaning the level of overall activity at Neville Manor, will be reduced slightly after the site is redeveloped. The existing 179 nursing beds will be replaced by 100 nursing beds and 71 units of assisted living. Because assisted living care requires lower staff-to-resident ratios, the number of employees on the site will be lower than there are currently. During peak staffing hours, Neville Community Partners projects a 20% reduction in staff from current levels.

PUBLIC OUTREACH PROCESS

What is the process for informing the public about the proposed plans?

The Commission and Neville Community Partners concluded negotiations on a development agreement at the end of November 1997. Since that time, the Commission and Neville Community Partners have scheduled meetings with various stake holders, including the Cambridge Water Board, Conservation Commission, Public Planting Committee, Fresh Pond Master Plan Advisory Committee, and the Council on Aging. The Commission and Neville Community Partners are now undertaking broader public meetings to present their proposal and seek feedback on it.

CONTROL AND MANAGEMENT ISSUES

Who will control and operate the facilities?

When the development is complete, the facilities will be controlled by a not-for-profit corporation, which will be governed by a board of directors consisting of two representatives from the Cambridge Housing Authority, and one representative each from CASCAP, the Cambridge Public Health Commission and the City of Cambridge. The City of Cambridge will retain ownership of the land which it will lease to the not-for-profit corporation and a limited partnership controlled by the not-for-profit corporation. The not-for-profit corporation will contract with Prism Health Group to manage the skilled nursing facility, and CASCAP will manage the assisted living facility.

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Neville Manor -- Additional Information

Provided below is some additional information on Neville Manor's proposed redevelopment, specifically the provision of a nursing home on the Concord Avenue border of the site. The information below is prepared in response to some mistaken information currently being circulated on the project's nursing home component. For additional information, contact Michael Feloney of the Cambridge Housing Authority at 520-6257.

People are taking 'some of the last open space in Cambridge' for the new nursing home

No additional land is being taken for this project. Cambridge Public Health Commission already controls the Neville Manor site under a ground lease with the City of Cambridge. The proposed site for the nursing home has not functioned as generally accessible open space for roughly seventy years, since the siting of Neville Manor in 1927. The new building would be sited partially on the front lawn of Neville Manor, and partially on what is a storage facility/transfer station (see hand-out on the proposed building for exact location).

The only reason it is scheduled to be built in its proposed location is because the land is free

The proposed location is being recommended because it is the most appropriate location for the nursing home, and the only one that enables provision of a 'continuum of care' between assisted living and nursing home care on the same site.

Advocating for the need for a nursing home as a resource for the elderly is 'specious': only part of the assisted living facility would be made affordable for frail and low income elders.

Both the assisted living facility and nursing home are not just partly, but *predominantly*, targeted toward serving the needs of low income elders. Eighty percent of the units in the assisted living facility will serve households with incomes below 80 percent of Area Median Income. At least seventy five percent of the 100 nursing home beds would be for 'public payer' clients subsidized through Medicare and Medicaid payments.

The City Manager is ignoring the Water Board and transferring the land to a private developer

The City Manager has acknowledged concerns expressed by the Water Board and explained that the building is sited expressly to prevent and avoid any impact on the Fresh Pond Reservoir. Neville Community Partners is a private *non-profit* consortium led by the Cambridge Housing Authority, a public agency working in Cambridge for over sixty years, and CASCAP, a private non-profit organization based in Cambridge for the last twenty five years.

The project is being undertaken because the City Manager is losing money on the nursing home.

The city is no longer primarily responsible for administration of the nursing home. The Cambridge Public Health Commission -- the entity responsible for Neville Manor -- is currently operating the facility at a \$2 million annual deficit. The facility is being redeveloped in part to address this loss, so that the Commission can devote its resources to meeting the health care needs of Cambridge residents.

The proposed nursing home at Neville Manor is a threat to the water supply

The proposed building would not impact the Cambridge water supply, as it would neither generate additional surface drainage toward the pond nor impact groundwater migration that would effect the Reservoir. The fact that the building falls within the boundaries of the reservation does not mean it would impact the water supply, a point made clear by comparing the proposed building with the water treatment facility being constructed on the reservation. The water treatment facility is almost six times larger and four times as close to the Reservoir as the skilled nursing facility proposed for the Neville Manor site. The water treatment facility covers roughly 78,300 square feet of land, versus 13,582 square feet of land area for the new nursing home. The new water treatment building is 100 feet from Fresh Pond Reservoir at its closest point, compared to 390 feet for the proposed nursing facility.

The proposed nursing home at Neville Manor threatens the last open space in the city

Within the last several years, the City has added 25 acres of open space in north west Cambridge at Mayor Thomas Danehy park. The city has also seen the growth of open space at John F. Kennedy Park, and the Lechmere waterfront area in East Cambridge. While concerns over loss of open space in a dense urban area are entirely legitimate, it is not accurate to state that Cantabrigians are “fighting over the last bits of open space in the city”, as has been suggested.

There has been no public discussion about Neville Manor

Over the last two months the Cambridge Public Health Commission and Neville Community Partners have made five presentations regarding Neville Manor to groups associated with the reservoir. All of these meetings were open to the public, and are in addition to the three general community meetings being held to solicit further feedback on the proposal. Plans have been significantly revised based on feedback already received.

Plans have been made while the Fresh Pond Master Plan Advisory Group continues to meet

Plans to redevelop Neville Manor pre-date creation of the advisory group by almost a year. The first meeting of the FPMPAC was held in October, 1997; the Request for Proposals for redevelopment of Neville Manor was issued in December, 1996. In forming the Committee, the City Manager’s office noted that there were several projects already underway and in planning.

Analyses show that ground water flows toward Fresh Pond when the Reservoir is low

Camp Dresser McKee, engineer for the water treatment plant, reports that land area to the north of Fresh Pond contributes groundwater inflow to the pond when the pond level is below about 14 to 15 feet. The Cambridge Water Department monitors and controls the water level in the pond, and maintains it above 15 feet as its basic operating policy. CDM reports that the pond level is maintained at 15 to 16 feet at most times, only occasionally being drawn down below this level for short periods of time.

The proposed building has been sited and designed so that there is no impact either in water run-off toward the pond or groundwater migration. The number of cars on site, which has been cited as a source of degradation of ground water, would be reduced under the current proposal, as would total hard surfaces on-site.

Loss of the water department yard causes a net loss of 36,000 square feet of open space

The water department yard is not currently open space. The 40,000 square foot work yard is enclosed by a 7 foot high stockade fence and serves as a storage facility/transfer station for leaves, mulch, granite curbing and other miscellaneous materials. Plans are not based on full ‘appropriation’ of this space; they are based on use of roughly half of the existing yard. There are no plans to relocate the yard elsewhere on Fresh Pond Reservation.

Neville Manor is a regional facility and does not give preferences to Cambridge residents

The assisted living component of the Neville Manor proposal would include an explicit preference for Cambridge residents interested in living at Neville Manor. With over 1,500 Cambridge elders living in CHA elderly housing (and 225 at age 85 or older), there will be no shortage of Cambridge applicants.

The Neville Manor Nursing Home has always been first and foremost a city facility, traditionally serving a population that is 75 percent Cambridge citizens. Neville Manor continues to serve the citizens of Cambridge in a manner consistent with the enabling legislation of the Cambridge Public Health Commission and its mission statement that identifies its constituents as primarily the citizens of Cambridge.

Supplemental Questions and Answers prepared for 6/22/98 City Council Meeting

Q. Some people claim there has not been enough public process? Is that true?

A. We believe there has been extensive public process. City and Commission representatives first met with the City Council's Subcommittee on Health and Hospitals in May 1997. Since that time, we have held over 40 meetings on the subject, including over 20 with organized groups, in an effort to share our proposal and solicit feedback. Some of our initial meetings were with those groups that we knew would have the most concerns about the project - the Water Board, the Conservation Commission, and the Public Planting Committee. There have been numerous articles in the Cambridge Chronicle about the project. We held a second meeting with the Council's Subcommittee on Health and Hospitals last month. We hosted three public meetings, which were advertised in the Chronicle

Q. Will Cambridge residents continue to receive preference at Neville Manor?

A. As in the past, Cambridge residents will continue to receive preference in admission to Neville Manor. We have had legal counsel review existing statutes and regulations and there are no prohibitions on granting preference in admission based upon geography. We project that 75% of the nursing home residents and 100% of the assisted living occupants will be from Cambridge.

Q. What is the impact of this project on water quality?

A. The engineering firm of Haley and Aldrich reviewed this project and concluded that there will be no adverse impact to the City's water supply as a result of this project and that there exists the potential to actually improve the site as a buffer zone through use of improved engineering techniques. For instance, the parking lots run-off now flows in large part into the ground, introducing pollutants into the soil. As part of the project, engineering techniques developed since this lot was built will collect and cleanse parking lot water before allowing it back into the soil.

Q. Are we setting a poor example to towns in which our upland reservoirs exist and where we actively promote watershed protection?

A. Since the redevelopment of Neville Manor will result in a less intensive use of the site with improved quality of the site as a groundwater buffer zone and no negative impact on quality of water, we believe our project sends a positive message to upland communities that we support changes in use of a site which result in less intense use of a site and improved quality and safety of water supply.

Q. Why is this project being approved before the Fresh Pond Master Plan Advisory Committee completes the development of a master plan for the Fresh Pond Reservation?

A. The Cambridge Public Health Commission released its Request for Proposals in December 1996 and signed a memorandum of understanding with Neville Community Partners in April 1997. We presented a report on this agreement and our plans at a meeting of the City Council's Subcommittee on Health and Hospitals in May 1997. The Neville Manor project was well underway before the Fresh Pond Master Plan Advisory Committee was formed in August 1997. This advisory committee is expected to take up to another year to develop a master plan for Fresh Pond. Neville Manor is currently losing \$200,000 per month, money which is threatening resources for other desperately needed public health needs in Cambridge.

- Q. Some people have expressed the concern that this is a foot in the door and that others will want to build on the FP reservation. Does redevelopment of NM mean that others will be encouraged to occupy FPR?
- A. Neville Manor has occupied the current site for over 70 years. Records from that time forward, including city assessor's maps, all show Neville Manor and its out buildings occupying a site of approximately eight acres. This proposal calls for a continuation of the use of the site for similar purposes as were approved by the City Council and legislature over 70 years ago. We therefore believe that this project stands on its own as deserving of approval.
- Q. What guarantees will we have that the new owners will not want to expand their occupancy of their current site with even more buildings?
- A. We are willing to give whatever guarantees or deeds would commit us to no further buildings on this site.
- Q. Do we need 100 nursing home beds?
- A. From the perspective of need or demand, there are 521 nursing home beds in the City. Given current utilization rates (5% nationally, 6.8% statewide of 65+ people), there is a need for between 565 and 769 nursing home beds in Cambridge. The heaviest users of nursing home services are elders 85 and over, the fastest growing segment of the elderly population, which is projected to have grown 46% between 1990 and 2001. While the development of alternatives to nursing home care will continue to drive down nursing home utilization to some extent, the demographics and expected demand necessitate the retention of 100 of Neville Manor's 179 beds.

From the perspective of supply, Cambridge is significantly underbedded for nursing homes with respect to the rest of the state. We currently have approximately 25% fewer nursing home beds than the state as a whole. Without Neville Manor's 100 beds, we will have 40% fewer beds than the statewide average. Those nursing homes that do exist in Cambridge are all older buildings. The cost of land in Cambridge is high, and the percentage of nursing home residents on Medicaid is high. These two factors contribute to discouraging other developers from building a new nursing home in the city.

- Q. Why is Secretary Coxe in opposition to this project? Is this project subject to review by DEP?
- A. Secretary Coxe issued her letter of concerns about the project without having spoken with any of the proponents of the project. We are confused as to why she would take such an action without learning all the facts. We will try to ascertain what are her concerns when we get a chance to talk with her. We have reviewed DEP and MEPA regulations and are confident that our project is not required to undergo a lengthy environmental review process.

Q. Why couldn't the project be completed within the existing footprint?

A. Our first preference was to provide both assisted living and nursing home services within the same building. Three different renovation scenarios were thoroughly explored. Each required some expansion of the current building, either by filling in the "W" portions of the building, or by adding extensions alongside the existing building. None of the proposed renovation schemes overcame the inherent inefficiencies associated with renovating a building that was not originally designed as a skilled nursing facility. These inefficiencies include narrow, inflexible load-bearing corridor walls and a lay out that prevents appropriate and necessary supervision of nursing beds from nursing stations.

Q. Why has there not been a full site search such as the one the library committee is conducting? Wouldn't other sites of the nursing home work just as well?

A. Over the past several months, we have actively looked at other sites in Cambridge to site the nursing home. We have not located any appropriate sites through this search. There are also two other considerations: it is likely that another suitable site would have considerable cost attached to it, which would hamper our ability to serve low and moderate income elders. Second, the location of the nursing home at a different site would diminish the proposed benefits of having assisted living and nursing home beds located on one site.

Q. What is the impact on the water yard? Will it have to be relocated?

A. The Water Department Yard will not have to be relocated. There is currently a large amount of unused space on the site, and in past discussions Water Department staff have told us that they could make do with significantly less space on that site. Our proposal calls for the downsizing of the yard by about one third. We will work with the Water Department to ensure that their needs are met with the smaller yard.

Q. What happens if the project goes bankrupt?

A. A sound and stable financial plan has been developed for the project. This plan must meet the strict standards of lenders who will want to be sure their money is not at risk. Thus, the project is very unlikely to go bankrupt. In the event that such an occurrence did take place, the Board of Directors will consist of representatives of the the Housing Authority, the Commission, the City, and CASCAP, and will thus act in the city's best interests. Any additional change in ownership or use of the site would require City Council approval.

Q. Why does this project require the passage of a home rule petition?

A. A home rule petition is required before the state legislature approves legislation that affects two or fewer municipalities. State legislation is needed for two reasons. First, we need permission to apply for a comprehensive zoning permit for the project as a whole. This process will streamline the approval process. Second, we need to clarify that the proposed nursing home/assisted living complex is a permitted use for the site.



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29.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 22, 1998

To the Honorable, the City Council:

I am submitting a Resolution and a Home Rule Petition relating to the proposed renovation and reconstruction of Neville Manor. Also enclosed is an Assessor's Map depicting the existing Neville Manor parcel as shown on Assessor's Plan No. 266, Lot No. 33, and recorded in the Middlesex County Registry of Deeds, and a copy of Chapter 225 of the Acts of 1925 which was the original legislative approval for the use of a portion of the Fresh Pond Reservation for the Neville Manor.

Since the last City Council meeting, John O'Brien and I spoke to the Secretary of Environmental Affairs regarding concerns expressed by the Secretary relative to water quality concerns. We have agreed to further discuss the issue of non-degradation of the water supply which is her primary concern. I believe that, before construction begins, we can demonstrate and scientifically verify that the proposed project will not degrade the water supply.

In the mean time, I propose that we move forward with the Home Rule Petition rather than lose seven to nine months before it could be taken up in the next legislative session.

Very truly yours,

Robert W. Healy
City Manager

Consent Agenda #29

Cal: 5
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Relative to a Home Rule Petition
relating to the proposed renovation
and reconstruction of Neville Manor.

Also see

Sundries 1999

161 &

184 for

revised Home Rule

In City Council June 22, 1998

CHARTER RIGHT
BY Councillor Davis

ORDER ADOPTED
at special City
Council Meeting
on June 30, 1998