

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE AGENDA

MONDAY, MARCH 23, 2015

7 PM  
Room 211

**Chairman's Note:** The Financial Audit Advisory Committee's Annual Report is attached for review.

**ITEMS SCHEDULED FOR DISCUSSION:**

**REFERRED TO LAND USE & FINANCE COMMITTEES**

#55-15 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of five hundred eighty-four thousand twenty-nine dollars (\$584,029) from the Community Preservation Fund to the Planning & Development department for a grant to citizens for Affordable Housing Development in Newton (CAN-DO), to create two units of permanently affordable rental housing at 54 Taft Avenue, West Newton, as described in the proposal submitted in January 2015. [02/17/15 @ 8:57 AM]

**LAND USE APPROVED 6-0 on 03/17/15**

**NOTE: The CPC recommendation and budget are attached. The rest of the documentation was provided in last week's packet and is available on the CPC website at the following link:**

<http://www.newtonma.gov/gov/planning/cpa/projects/taft.asp>

#25-15 ALD. GENTILE requesting a discussion regarding the establishment of an Investment Advisory Committee to be comprised of the Treasurer, Chief of Staff/Chief Financial Officer, Comptroller, Chairman of Finance and three residents of the City of Newton. [01/09/15 @ 1:57 PM]

#50-15 HIS HONOR THE MAYOR requesting authorization to appropriate eleven thousand five hundred fifty dollars (\$11,550) from the Energy Stabilization Fund to obtain an Energy solar Consultant to assist the City in developing solar projects on the landfill and several other locations on City properties. [02/23/15 @ 4:55 PM]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#470-14 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one million dollars (\$1,000,000) from bonded indebtedness for the purpose of funding the installation of an elevator and other accessibility improvements at the War Memorial at City Hall. [11/24/14 @ 3:43 PM]

**PUBLIC FACILITIES APPROVED 7-0 on 03-18-15**

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact John Lojek, at least two days in advance of the meeting: [jllojek@newtonma.gov](mailto:jllojek@newtonma.gov), or 617-796-1064.* For Telecommunications Relay Service dial 711.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#73-15 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from Free Cash to supplement the snow and ice operations budget. [03/06/15 @ 11:40 AM]  
**PUBLIC FACILITIES APPROVED 5-0 (Gentile, Lappin not voting) on 03-18-15**

#74-15 HIS HONOR THE MAYOR requesting authorization to transfer and expend the sum of on hundred ninety-five thousand eight hundred seventy-six dollars and forty-one cents (\$195,876.41) for the costs associated with the City’s 2015 bond issuance as follows:

Free Cash .....	\$118,040.34
Override Stabilization Fund.....	\$77,838.07

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#471-14 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of four hundred thousand dollars (\$400,000) from Free Cash to fund the design, construction, and relocation of modular buildings from Zervas Elementary School to Newton South High School for special education program needs. [11/24/14 @ 3:43 PM]  
**PUBLIC FACILITIES VOTED NO ACTION NECESSARY 5-0 (Lappin, Gentile not voting)**

**ITEMS NOT SCHEDULED FOR DISCUSSION:**

**REFERRED TO PUBLIC SAFETY & TRANS AND FINANCE COMMITTEES**

#465-14 ALD. SANGIOLO, GENTILE AND HARNEY requesting a discussion regarding reducing the fee charged to residents for permit parking programs. [11/17/14 @ 12:40 PM]

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

#464-14 ALD. SANGIOLO requesting discussion with the Department of Veteran’s Services and the Executive Department regarding updates on programming at the Newton Senior Center and budgeting for new initiatives. [11/24/14 @ 3:41 PM]

#461-14 ALD. FULLER AND JOHNSON requesting a report from the Executive Department regarding the current open positions with a report listed by Department of the days open, current month/quarter forecasted to fill, and candidate pipeline/strategy for hiring. [11/17/14 @ 9:22 AM]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#455-14 HIS HONOR THE MAYOR recommending amendment to Chapter 29, Section 80 **Sewer/Storwater use charge.** of the City of Newton Ordinances to create a storm water rate fee structure based upon square footage of impervious surface area.

**REFERRED TO FINANCE AND APPROPRIATE COMMITTEES**

#375-14 HIS HONOR THE MAYOR submitting the FY16-FY20 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/15/14 @ 3:01 PM]

#373-14 HIS HONOR THE MAYOR submitting the FY16- FY20 Five-Year Financial Forecast for Board of Aldermen review/acceptance. [10/15/14 @ 3:01 PM]

**REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES**

#315-14 ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them. [08/04/14 @ 5:08PM]

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

#216-14 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, NORTON AND SANGIOLO proposing the following amendments to Chapter 12 Health and Human Services of the Revised Ordinances to:

- require owners of dwellings requiring a Certificate of Habitability under Section 12-1 and real estate agents/brokers who receive compensation in connection with the particular real estate transaction to notify the Commissioner of Health and Human Services whenever an apartment, tenement, or room in a lodging house is vacated by the occupant or when an area in an existing building is converted to a condominium prior to being reoccupied by a new tenant, lodger or occupant;
- require educational institutions to disclose addresses of undergraduates living off-campus in Newton;
- require a fee for certification; and
- impose a fine for violation of these provisions. [05/14/14 @ 11:51 AM]

**REFERRED TO LAND USE AND FINANCE COMMITTEES**

#49-14 LAND USE COMMITTEE requesting discussion with the Chief Financial Officer and the Chief Information Officer regarding the critical need to implement technology which enables the development, management and use of shared, searchable, mobile-accessed (both read and write) database which contains parcel-based information that can be accessed by all city departments (including Planning, Inspectional Services (ISD), Assessing, Engineering, Fire, Police, Health), the Board of Aldermen and the community. This technology must support the work of ISD and other departments in both the office and the field to more effectively and efficiently monitor and enforce compliance with approved special permits and other related Board Orders. [02/10/14 @ 6:47 PM]

#34-14 ALD. FULLER requesting a discussion with the Executive Office regarding the current status and challenges related to the City of Newton pension and retiree healthcare (OPEB) systems. [01/11/14 @ 5:22 PM]

**REFERRED TO FINANCE AND PROGRAMS & SERVICES COMMITTEE**

- #402-13 ALD. FULLER, GENTILE, RICE and LINSKY requesting a Home Rule Petition to amend Article 9 of the Charter to clarify that Neighborhood Area Councils shall maintain and control their own financial accounts and records, independent of City finances; and to further clarify that such independent financial accounts and records shall remain subject to City audit. [10/28/13 @ 10:18 AM]

**REFERRED TO ZAP, PROG & SERV AND FINANCE COMMITTEES**

- #397-13(3) ALD. SANGIOLO AND DANBERG requesting creation of an ordinance to protect trees deemed ~~historie~~ significant by the ~~Historical Commission and the City's Tree Warden~~ with the advice and counsel of the Urban Tree Commission. [05-05-14 @ 4:32 PM]

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

- #254-12 (3) PROGRAMS & SERVICES COMMITTEE proposing an ordinance to require a fee, charged to consumers, for the use of paper bags at certain retail establishments in the City of Newton. [01/10/14 @ 3:36 pm]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

- #41-13 ALD. CROSSLEY, FULLER AND SALVUCCI requesting a discussion with the administration to review how the city inventories, plans for, budgets and accounts for needed smaller capital expenditures (currently set at under \$75,000), which are excluded from the Capital Improvement Plan (CIP); how to make these non-CIP capital maintenance items visible, and how to integrate them with the overall planning, CIP, and budgeting processes. [01/14/13 @ 5:02 PM]

**REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES**

- #273-12 ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer.

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

- #185-12 ALD. BAKER, BLAZAR, SANGIOLO, LINSKY, ALBRIGHT & DANBERG requesting that the Board of Aldermen adopt a RESOLUTION to His Honor the Mayor asking that, when the Mayor seeks future Board approval for bonding the cost of additional capital facilities or equipment for the schools, he include in that funding request, as well as in the city-wide Capital Improvement Plan, the estimated costs needed for funding the capital technology needs of the Newton Schools, including the appropriate portions of the estimated project costs of the School Committee's three-year district-wide technology plan not anticipated to be funded by the Information Technology Department budget; the anticipated technology grants from Boston College for the elementary schools; and/or estimated revenue from the E-rate Technology Reimbursement Program.

**PROGRAMS & SERVICES APPROVED 6-0 on 07/11/12**

**REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES**

- #102-11 ALD. HESS-MAHAN, JOHNSON, COMMISSIONER LOJEK, AND CANDACE HAVENS requesting an amendment to Chapter 17 to establish a fee for filing a notice of condo conversion. [03-29-11 @ 4:55PM]

**ZONING & PLANNING APPROVED 6-0 on 6/10/13**  
**REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES**

#95-11 ALD. HESS-MAHAN proposing an ordinance requiring that a notice of conversion to condominium ownership be filed with the Inspectional Services Department and that the property be inspected to determine compliance with all applicable provisions of the state and local codes, ordinances and the rules and regulations of all appropriate regulatory agencies. [03-24-11 @ 9:30AM]

**ZONING & PLANNING APPROVED 6-0 on 6/10/13**

**REFERRED TO LAND USE & FINANCE COMMITTEES**

#276-10 ALD. FULLER, CROSSLEY, DANBERG, LINSKY requesting a review of guidelines for mitigation fund provisions to maximize the use of such funds on behalf of the city together with mechanisms by which the city can better track such funds to ensure they are used in a timely fashion.

**REFERRED TO FINANCE AND APPROPRIATE COMMITTEES**

#257-12 RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.

#248-12 RECODIFICATION COMMITTEE recommending that **ARTICLE IV. PURCHASES AND CONTRACTS, Secs. 2-182 through 2-205**, be amended to make it consistent with state law.

#247-12 RECODIFICATION COMMITTEE recommending that Chapter 18 MEMORIAL FUNDS AND TRUSTS be reviewed relative to the consequences and practices of special legislation passed by the General Court in 2007, Chapter 75 of the Acts of 2007, in which the City sought and was granted an exemption from G.L. Chapter 44 §54, which intent was to allow the City greater flexibility in terms of investments.

**REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES**

#310-10(2)  
(#409-12) ALD. DANBERG, BLAZAR, KALIS, SCHWARTZ, ALBRIGHT, HESS-MAHAN, RICE, COTE, LEARY, AND NORTON requesting amendments to Sec. 26-8D of the City of Newton Ordinances to modify and make permanent the trial program for removal of snow and ice from sidewalks and to provide for enforcements and fines for violations. [09/10/14 @ 2:12 PM]

Respectfully submitted,

Leonard J. Gentile, Chairman



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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James Freas,  
Acting Director

## Community Preservation Committee Funding Recommendation for TAFT AVENUE (Affordable Housing)

date: 25 February 2015  
from: Community Preservation Committee  
to: The Honorable Board of Aldermen

### PROJECT GOALS & ELIGIBILITY

CAN-DO (Citizens for Affordable Housing in Newton Development Organization) will use the recommended project grant to rehabilitate and expand an existing home in West Newton, built in 1916, to create two units of rental housing, each with one bathroom. The existing 3-bedroom home will be permanently affordable to a households at up to 80% of area median income (AMI). A new, two-story, 2-bedroom rear addition will be permanently affordable to a household at up to 50% AMI, selected initially from formerly homeless families currently housed temporarily in hotels or motels. The project's operating budget (which will not use CPA funds) includes supportive services.

This project is eligible for CPA funding as the creation of affordable housing.

### RECOMMENDED FUNDING

On 12 February 2015 by a vote of 6-0 (Don Fishman absent, Rick Kronish recused, no current Planning & Development Board appointee) the Community Preservation Committee recommended appropriating \$584,029 for this project from the Community Preservation Fund's housing fund balance and reserves to the Planning & Development Department, for a grant to CAN-DO for the purposes in this summary budget:

Taft Avenue (Affordable Housing) - Development Budget	
Uses	
Acquisition (Mortgage Elimination)	\$590,000
Construction, incl. ≈ 8% contingency	\$385,488
Soft costs (architectural, engineering & legal services, taxes, insurance, etc.), incl. 10% contingency	\$75,130
Developer fee (8% of total costs, excl. replacement reserve)	\$83,411
Replacement Reserve	\$10,000
<b>TOTAL</b>	<b>\$1,144,029</b>
Sources	
Community Preservation Act Funds	\$584,029
CDBG/HOME (Newton-controlled federal funds)	\$485,000
Charlesbank Homes (foundation grant)	\$60,000
Community Fundraising (Eliot Church/CAN-DO)	\$15,000
<b>TOTAL</b>	<b>\$1,144,029</b>

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)  
contact Alice E. Ingerson, Community Preservation Program Manager  
email [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) phone 617.796.1144

## SPECIAL ISSUES CONSIDERED BY THE CPC

**Community support** The CPC received comments from both the public and the Planning Dept. questioning both this project's high costs and the long-term sustainability of CAN-DO's continuing focus on small-scale, infill housing development. However, the overwhelming majority of comments received supported the project's high public subsidy as necessary to create new affordable housing with a minimal impact on neighborhood character. Taft Avenue residents have said they will welcome these new neighbors.

**Project costs** The CPC was initially skeptical of this project's requested public subsidy, which is significantly higher, both per bedroom and per unit, than for any previous housing project in Newton. However, the CPC recognized that CAN-DO had tried to minimize this project's public funding requests by foregoing some components typical of its past projects (such as updating existing kitchens and bathrooms), and by obtaining a special community fundraising commitment. The project's high public subsidy will also allow it to house one family at risk of homelessness, a population poorly served by other housing options in Newton.

The CPC also recognized that the project's high costs were due primarily to a factor beyond CAN-DO's control: Newton's extraordinarily competitive real estate market. Over the past two years, CAN-DO's attempts to purchase 2- or 3-family properties in fairly good condition have been frustrated repeatedly when the sellers received competing offers in cash, above asking prices, and without mortgage or inspection contingencies.

**Supportive seller** The independent appraisal commissioned by the CPC itself fully supported the price CAN-DO offered for this property. Yet the seller of this property has also supported the project in an unusual way, by continuing to honor that price while deferring an actual purchase and sale agreement until CAN-DO receives at least preliminary positive responses to its public funding requests.

**City and CAN-DO alternative strategies** Although the CPC supported this proposal, members also urged the City of Newton to take the lead in creating new, alternative strategies for helping to contain the cost of affordable housing development, including but not limited to development at higher densities than CAN-DO has traditionally undertaken. The CPC also urged CAN-DO to seek strategic alternatives to its longstanding reliance on developer fees from high-cost, low-density projects to cover its organizational operating costs.

## ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. Grant funds will be released on a reimbursement basis through a detailed grant agreement including but not limited to requirements for initial, continued and final release of funds, confirmation of non-CPA funding, permits, procurement, contracting, verification of construction work, and cost documentation.
2. The project will be completed within 18 months of the date when CPA funds are appropriated by the Board of Aldermen, or by any extension of that deadline granted in writing by the CPC or its designee.
3. CAN-DO will provide to the CPC and Board of Aldermen project status reports upon request, and as a prerequisite for release of the final 10% of grant funds, will present an in-person and written final report to the CPC summarizing project outcomes and comparing actual to budgeted expenditures.
4. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

## KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on these key outcomes:

- Completion of the project within the budget and by the deadlines listed above.
- Continued occupation of the project's two rental units by households meeting the income guidelines in the original proposal, as verified through annual monitoring by the Planning & Development Department.

## ATTACHMENTS

(delivered to the clerks of the Land Use Committee and Finance Committee)

- Original proposal and attachments
- Proposal sponsor's slide presentation to the CPC (12 February 2015)
- Copy of the CPC's webpage for this project, with links to the full text of documents excerpted in the proposal itself: [www.newtonma.gov/gov/planning/cpa/projects/taft.asp](http://www.newtonma.gov/gov/planning/cpa/projects/taft.asp)
- All written public comments received on this proposal through 11 February 2015.



Setti D. Warren  
Mayor

**Newton, Massachusetts**  
**FUNDING REQUEST for AFFORDABLE HOUSING DEVELOPMENT**  
**FY14 or FY15**

**PRE-PROPOSAL**

**PROPOSAL**

**This form is NOT self-explanatory. Please complete it in consultation with staff.**

You may adjust the space for each question,  
but the combined answers to all questions on this page must fit on this page.

*(For staff use)*  
*date rec'd:*

*Rec'd*  
*15 December*  
*2014 - 9 January*  
*2015, corrected*  
*19 February*  
*2015*

<b>Project TITLE</b>	<b>TAFT AVENUE</b>			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 54 Taft Avenue, West Newton, MA 02465			
<b>Project CONTACTS</b>	Name & title of organization	Email	Phone	Mailing address
<b>Manager/ Developer</b>	Josephine McNeil, Executive Director, CAN-DO	Jam_cando@msn.com	617-964-3527	1075 Washington Street West Newton, MA 02465
<b>Project FUNDING</b>	<b>Newton CDBG/HOME/CPA funds requested:</b> <b>\$1,069,029</b>	<b>Total other funds to be used:</b> <b>\$75,000</b>	<b>Total project cost:</b> <b>\$1,144,029</b>	
<b>Project SUMMARY &amp; NEEDS</b>	Location (amenities within walking distance, access to transit); short summary of details on page 2 (rehabilitation or new construction; target population; type of housing; unit composition; special features); and brief citations (section & page) showing how project meets needs identified in Newton's <i>Comprehensive Plan</i> , <i>Consolidated Plan</i> , or <i>CPC Funding Guidelines</i> (if relevant).			
<p><b>Location:</b> Within 1 block of Express Bus 556 to Newtonville and Franklin Elementary School bus routes; ½ mile of Albemarle Park; 1 mile of the village centers of West Newton and Newtonville, both with grocery stores, drug stores, restaurants and houses of worship; and about 1.2 miles from both Day Middle School and Newton North High School.</p> <p><b>Project Description:</b> The project will rehabilitate an existing 1470 sq. ft. home, remove the back porch, and add an 1100 sq. ft. addition, to create two units of permanently affordable rental housing: a 3-bedroom unit for households at up to 80% of area median income (AMI), and a 2-bedroom unit for households at up to 50% of AMI. Each unit will have one bathroom. The scope of work includes: replacing roof; replacing front porch stairs and side porch stairs and railings; repairing basement steps; replacing windows and front door which contain lead; scoping sewer lines and replacing, if necessary; removal and replacing retaining walls at parking area and around yard; removing chimney; painting interior and exterior; insulation of building envelope and soft and hard landscaping;.</p> <p><b>Permitting:</b> The project will require a Comprehensive Permit, as the property is a SR3 neighborhood and does not have the required frontage to add a unit by special permit.</p> <p>The project meets objectives in these city-wide plans:</p> <p><b>Comprehensive Plan:</b> The Housing Section emphasizes Newton's steady decrease in both affordable rental and homeownership, and the need to protect the City's diversity. On pp. 5-8 the section highlights "the importance of bringing affordability to existing housing." This project is using an existing house.</p> <p><b>Consolidated Plan:</b> To reduce overcrowding and cost burdening for low-income families, pp. 100-120 recommend deeper subsidies. The level of subsidy we are requesting will enable us to provide a 3-bedroom unit at a rent approximately \$400 less than federally established Section 8 rents for Newton.</p> <p><b>Community Preservation Guidelines:</b> "With respect to community housing," the Community Preservation Act encourages all CPCs to "recommend, wherever possible, the reuse of existing buildings ..." (section 5B). Newton's <i>CPC Funding Guidelines</i> encourage housing projects that meet goals in the <i>Comprehensive Plan</i> and the <i>Consolidated Plan</i>, and with a strong probability of success. The 5 permanent rental projects CAN-DO has completed with CPC funds since 2003 all continue to serve the targeted populations and are well-maintained.</p>				

You may adjust spaces, but the combined answers to all questions on this page must fit on this page.

<b>SOURCES OF FUNDS</b> <i>Check all that apply and identify if funds are committed or proposed.</i>						
<input checked="" type="checkbox"/> CDBG funds	\$360,000	<input checked="" type="checkbox"/> Other (identify sources)				
<input checked="" type="checkbox"/> HOME funds	\$125,000	CharlesBank Homes (Foundation)		\$60,000		
<input checked="" type="checkbox"/> CPA funds	\$584,029	Eliot Church Fundraising		\$15,000		
<input type="checkbox"/> Private bank loan	\$0			\$		
<b>USES OF FUNDS</b> <i>Check all that apply.</i>						
<input checked="" type="checkbox"/> Acquisition	<input checked="" type="checkbox"/> Rehabilitation	<input checked="" type="checkbox"/> New construction		<input checked="" type="checkbox"/> Mortgage buy down		
<i>Categories below apply only to CPA funds -- please consult staff.</i>				<input type="checkbox"/> Site preparation/ remediation		
<input checked="" type="checkbox"/> Creation	<input type="checkbox"/> Preservation	<input type="checkbox"/> Support				
<b>TARGET POPULATION &amp; SPECIAL FEATURES</b> <i>Check all that apply.</i>						
<input checked="" type="checkbox"/> Individual/Family		<input type="checkbox"/> Elderly		<input checked="" type="checkbox"/> Homeless/At Risk of Homelessness		
<input checked="" type="checkbox"/> <b>Special features (historic preservation, sustainability, etc.):</b> Addition (new construction) building will include a high efficiency boiler; NStar-rated appliances and 3U value or better windows.						
<b>TYPE OF HOUSING</b> <i>Check all that apply.</i>						
Individual/single family		<input checked="" type="checkbox"/> Rental		<input type="checkbox"/> Combination or other (identify):		
<b>UNIT COMPOSITION</b> <i>List the development's number of units in each category.</i>						
	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	80-100% AMI	Market-rate
2 BR			1			
3 BR				1		
<b>OUTREACH</b> <i>Summarize efforts to date to communicate with abutters, neighborhood residents &amp; ward aldermen.</i>						
All of the Ward 3 aldermen have been notified in writing about the project. As soon as the property is under agreement, I will speak with the immediate abutters.						
A letter of support from Eliot Church (Newton Corner) is included with this proposal.						

HOUSING PROPOSAL ATTACHMENTS CHECKLIST		
Required for	Check if included	Review full instructions thoroughly with staff prior to submission. Attachments posted separately on the CPC website are highlighted below. Other attachments are part of the file including the main proposal & this checklist.
all	X	LETTERS or PETITIONS of SUPPORT, if available
all	X	PHOTOS of site conditions & surroundings (2-3 photos may be enough for pre-proposal)
	X	MAP of site in relation to nearest major roads, schools, shopping, transit, etc.
	X	TIMELINE including financing, permitting, construction & occupancy
<b>SITE CONTROL &amp; PROJECT FINANCES</b>		
all	X	Legally binding option, purchase & sale agreement or deed - <b>Accepted Offer</b>
	X	<b>Developer commitment to pursue permanent affordability</b>
	X	<b>Appraisal</b> by an independent, certified real estate appraiser – <b>commissioned &amp; rec'd by CPC</b>
	X	<b>Development pro forma</b> (pre-proposals need only a short draft)
	X	<b>Non-Newton funding:</b> sources, commitment letters or application/decision schedules
	X	<b>Market analysis:</b> including prevailing/trending rents or prices & target population
as needed	X	<b>Home inspection report</b> by a licensed professional, for rehabilitation projects
	None.	<b>Budget for temporary or permanent relocation, - There are no existing tenants.</b>
rental	X	<b>10-year operating budget</b> (pre-proposals need only a short draft)
	None.	<b>Rental subsidy, if any: No subsidy proposed.</b>
<b>DEVELOPER CAPACITY &amp; QUALIFICATIONS</b>		
all	X	<b>Organization mission &amp; current housing portfolio</b> , including how this project fits both
	X	<b>Previous similar projects completed</b> , with photographs
	X	<b>Resumes for development team</b> , including affiliations with City boards or commissions
	X	<b>Most recent audited annual financial statement of parent company or organization</b>
	None	<b>Fair housing training completed</b>
	None	<b>Any past fair housing complaints &amp; their resolution</b>
nonprofits	X	<b>Most recent annual operating budget</b>
	X	<b>Board of directors:</b> including skills, experience, tenure & affiliations
<b>SITE REVIEW, ZONING &amp; PERMITTING</b>		
all	X	<b>Brief property history</b> , covering at least the previous 30 years of ownership & use
	X	<b>Environmental mitigation plan</b> , including lead paint, asbestos, underground tanks
	X	Confirmation of review by <b>Development Review Team (DRT)</b> and <b>zoning relief / permits required</b> (such as parking, building, demolition, comprehensive or special permit)
	None required. per DRT	<b>Other approvals required:</b> Newton Conservation or Historical Commission, Commission on Disability, Mass. Historical Commission, Mass. Architectural Access Board, etc.
<b>DESIGN &amp; CONSTRUCTION</b>		
	X	<b>Scope of construction work</b> , supported by professional cost estimates
all	X	<b>Site &amp; floor plans, elevations</b>
	X	<b>Materials &amp; finishes;</b> highlight "green" or sustainable features or proposed certification
as needed	X	<b>Detailed site &amp; floor plans, elevations</b> for major rehabilitation and all new construction
<b>RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY</b>		
all	None	<b>Plans/notices for relocation – No relocation required.</b>
	X	<b>Affirmative marketing &amp; resident selection policy.</b>
	X	<b>Reasonable accommodation/reasonable modification policy</b>
	None proposed.	<b>Architectural access worksheet:</b> applicable requirements & proposed features

## **TAFT AVENUE**

### **Additional Required Information**

**Developer commitment to pursue affordability:**

CAN-DO will execute an Affordability Restriction.

**Market Analysis:**

I have not done a formal market analysis. However it is common knowledge that there is a need for housing for families with incomes below 80%.

During a month, I receive no less than five calls from families with and without vouchers seeking either a 2 or 3 bedroom unit. At least two of those calls are seeking a 3 bedroom affordable unit.

The tenants who are moving from our domestic violence 3-bedroom units, there are three, are experiencing great difficulty finding units. In addition, families in our permanent 2-bedroom units who need a 3<sup>rd</sup> bedroom are experiencing difficulty also. I currently have 2 such families, who have been looking for a 3-bedroom unit for over a year, because they want to remain in units for the schools, they continue to look in Newton. Each of these families is headed by single minority women. We will reach out to organizations serving homeless families.

**Brief property history:**

Review of building jacket revealed that property has been in existence as a single family dwelling at least since 1926 when a building permit was issued for electrical or plumbing.

**Environmental mitigation:**

A lead paint test was performed and revealed lead in windows and front door. Scope of work includes replacement of windows and replacement of door. Awaiting report.

**Confirmation of review by DRT (Development Review Team) and zoning relief:**

The project was reviewed by DRT on October 21<sup>st</sup>. Project will require a comprehensive permit.

**TAFT AVENUE**

ITEM		ORIGINAL COST
<b><u>DEVELOPMENT BUDGET</u></b>		
SUBTOTAL - ACQUISITION COST		\$ 590,000
<b><u>CONSTRUCTION COSTS:</u></b>		
Direct Construction Costs		\$ 357,750
Construction Contingency	(≈ 8%)	27,738
Total Construction		\$ 385,488
<b>TOTAL ACQUISITION AND CONSTRUCTION</b>		<b>\$ 975,488</b>
<b><u>GENERAL DEVELOPMENT COSTS (Soft Costs)</u></b>		
Architect/Engineer		\$ 20,000
Survey		\$ 2,000
Building Permits		\$ 6,700
Legal		\$ 3,500
Title and Recording		\$ 2,500
Real Estate Taxes		\$ 5,500
Liability Insurance		\$ 4,000
Builder's Risk insurance		\$ 3,500
Appraisal		\$ 600
Loan Interest		\$ 20,000
Pre-development		
Relocation		
Total General Development		\$ 68,300
Soft Cost Contingency	10%	\$ 6,830
<b>Subtotal: Gen. Dev.</b>		<b>\$ 75,130</b>
<b><u>Subtotal:Acquis.,Const., and Gen. Development</u></b>		
>Developer Overhead/Fee	8%	\$ 83,411
Fund Replacement Reserve		\$ 10,000
<b>TOTAL DEVELOPMENT COSTS</b>		<b>\$ 1,144,029</b>
<b><u>FUNDING SOURCES:</u></b>		
City of Newton - CDBG/HOME		\$ 485,000
CPA GRANT		\$ 584,029
Charlesbank Homes		\$ 60,000
Fundraising Eliot Church/CAN-DO		\$ 15,000
<b>TOTAL SOURCES</b>		<b>\$ 1,144,029</b>

Originally submitted 10.12.2014

Revised 11.04.2014

Revised 12.15.2014

## Taft Avenue 10 Year Operating Budget

			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Annual increase: income			0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual increase: costs			0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>INCOME:</b>	<b>MONTHLY</b>	<b>ANNUAL</b>										
2 BR LOW HOME	\$ 948.00	\$ 11,376	(+ \$153/mo. utilities = \$1101 LOW HOME rent)									
3 BR 70% Rent	\$ 1,572.00	\$ 18,864	(+ \$203/mo. utilities = \$1775 70% rent)									
		\$ 30,240										
Vacancy rate - 05%		\$ 1,512										
<b>ANNUAL INCOME</b>		<b>\$ 28,728</b>	<b>\$ 28,728</b>	\$ 29,303	\$ 29,889	\$ 30,486	\$ 31,096	\$ 31,718	\$ 32,352	\$ 32,999	\$ 33,659	\$ 34,333
<b>EXPENSES</b>												
<b>Administrative:</b>												
Mgmt Fee @ 5% of income		\$ 1,436										
Legal		\$ 300										
Audit		\$ 500										
<b>TOTAL ADMINISTRATIVE</b>		<b>\$ 2,236</b>	\$ 2,236	\$ 2,303	\$ 2,373	\$ 2,444	\$ 2,517	\$ 2,593	\$ 2,670	\$ 2,750	\$ 2,833	\$ 2,918
<b>Maintenance:</b>												
Extermination		\$ 500										
Landscaping/Snow Removal		\$ 1,500										
Decorating/Repairs		\$ 2,000										
<b>TOTAL MAINTENANCE</b>		<b>\$ 4,000</b>	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219
<b>Utilities:</b>												
Common area electric		\$ 250										
Water/Sewer		\$ 2,500										
<b>TOTAL UTILITIES</b>		<b>\$ 2,750</b>	\$ 2,750	\$ 2,833	\$ 2,917	\$ 3,005	\$ 3,095	\$ 3,188	\$ 3,284	\$ 3,382	\$ 3,484	\$ 3,588
<b>Other costs:</b>												
Insurance		\$ 2,500										
Taxes		\$ 8,500										
Operating Reserve		\$ 2,000										
* Supportive Services		\$ 4,200										
<b>TOTAL OTHER COSTS</b>		<b>\$ 17,200</b>	\$ 17,200	\$ 17,716	\$ 18,247	\$ 18,795	\$ 19,359	\$ 19,940	\$ 20,538	\$ 21,154	\$ 21,788	\$ 22,442
<b>TOTAL OPERATING COSTS</b>		<b>\$ 26,186</b>	\$ 26,186	\$ 26,972	\$ 27,781	\$ 28,615	\$ 29,473	\$ 30,357	\$ 31,268	\$ 32,206	\$ 33,172	\$ 34,167
<b>NET CASH FLOW</b>		<b>\$ 2,542</b>	\$ 2,542	\$ 2,331	\$ 2,107	\$ 1,872	\$ 1,623	\$ 1,361	\$ 1,084	\$ 793	\$ 487	\$ 165
REVISED 12-15-2015												
REVISED 12-31-2015												
REVISED JAN 6 2015												

\* NOTE: Supportive services will be offered by a volunteer licensed social worker and a supportive services coordinator who will assess families' needs for assistance. A focus will be on financial management; including credit counseling, budgeting and asset building; and education and employment training. The short and long-term goals will be to help families attain economic self-sufficiency and reduce their reliance on public benefits.



I agree to the purchase and sale price of \$590,000.00 with a mutually agreeable Purchase and Sale Agreement to be signed on or before November 15, 2014.

I would appreciate your providing me with the contact information for your attorney. My attorney's contact information is below.

Christine A. Burt  
Attorney At Law  
564 Main Street  
Waltham, MA 02452  
781-894-9200 phone  
781-894-8329 fax

  
LAURENCE SARNIER

On Fri, Oct 31, 2014 at 11:14 AM, Josephine McNeil <jam\_cando@msn.com> wrote:  
Hi Larry,

We reviewed the numbers and determined that we do not need to decrease the offer.

Would you please send me a statement, not as a reply to this e-mail but as a separate e-mail stating that you have accepted CAN-DO's offer of \$590,000 for the property at 54 Taft Avenue and that we will enter into a Purchase & Sale Agreement no later than November 15, 2014. Please sign and send to me today, ASAP.

If you cannot scan and send via e-mail, fax it to me at 617-964-3593.

Thanks, Josephine

Josephine McNeil Executive Director Citizens for Affordable Housing in Newton Development  
Organization 617-964-3527



307 Auburn Street • Auburndale, MA 02466 • Phone: (617) 527-6090 • Fax: (617) 965-8945 • E-mail: info@village-bank.com

*Your Village. Your Bank.*

October 14, 2014

Josephine McNeil, Executive Director  
Citizens for Affordable Housing in Newton Development Organization, Inc.  
1075 Washington Street  
Newton, MA 02465

Re: 54 Taft Ave, Newton MA

Dear Josephine:

Your organization has been a long-standing and valuable customer of the Village Bank. As your primary lending institution for over 15 years I am very interested in pursuing the financing for your next project at 54 Taft Ave, Newton MA. Based on our prior experience with you on these types of projects I am confident that you will be able to obtain the necessary combination of public and private financing to successfully purchase and develop this project.

This letter is not a commitment for the Bank to lend, but is an indication of our strong interest in financing this project.

Thank you again for your business.

Sincerely,

David C. Pennybaker  
Vice President

# The Eliot Church of Newton, UCC

474 Centre Street, Newton, Massachusetts 02458  
617-244-3639 | office@eliotchurch.org  
www.eliotchurch.org

December 8, 2014

CAN-DO  
1075 Washington Street  
West Newton, MA 02465

Dear Josephine:

The Eliot Church of Newton and its members have been strong supporters of the work of CAN-DO since its beginnings over 20 years ago. Many of Eliot's congregants have and continue to serve on the Board of Directors of CAN-DO, as well as serve on the Event Committee for your annual YIMBY Celebration.

Over the years, we have seen CAN-DO take on affordable housing projects that others considered impossible or unfeasible. Today, because of CAN-DO approximately 93 adults and 300 children who otherwise might be homeless not only have safe, attractive and affordable homes, but a community that cares about them and their well-being.

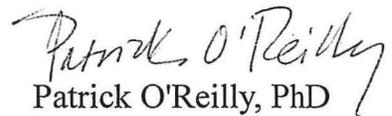
At this time, we want to lend our wholehearted support to CAN-DO for the development of its proposed housing project on Taft Street in West Newton. To show our support, the Mission and Social Justice Commission of Eliot Church have set aside funding for the project and are committed to working with CAN-DO, to raise up to \$15,000 in order to reduce the amount of public funds needed for the project. We are hopeful that this commitment will enable CAN-DO to gain approval of the project by the Newton Housing Partnership.

We not only hope, but we expect, that by this time next year, there will be two more families living in this new CAN-DO residence who can say – perhaps for the first time – that they, too, are home for the holidays.

Thank you for helping to make Newton a city we can all be proud to call home.



Diane Price  
Co-Chairs of the Mission and Social Justice Commission



Patrick O'Reilly, PhD

### SUMMARY OF SALIENT FEATURES

<b>SUBJECT INFORMATION</b>	Subject Address	54 Taft Ave
	Legal Description	South Middlesex County Registry of Deeds Book 31756 Page 319
	City	Newton
	County	Middlesex
	State	MA
	Zip Code	02465
	Census Tract	3745.00
	Map Reference	15764
<b>SALES PRICE</b>	Sale Price	\$ N/A
	Date of Sale	
<b>CLIENT</b>	Client	City of Newton
	Appraiser	William J. Lanciloti, Jr.
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	1,473
	Price per Square Foot	\$
	Location	Average
	Age	98 Years
	Condition	Average
	Total Rooms	7
	Bedrooms	3
	Baths	1.0
<b>APPRAISER</b>	Appraiser	William J. Lanciloti, Jr.
	Date of Appraised Value	12/17/2014
<b>VALUE</b>	Opinion of Value	\$ 600,000

# RESIDENTIAL APPRAISAL SUMMARY REPORT

1503103  
File No.: PO #1503103

<b>SUBJECT</b>	Property Address: 54 Taft Ave	City: Newton	State: MA	Zip Code: 02465
	County: Middlesex	Legal Description: South Middlesex County Registry of Deeds Book 31756 Page 319		
	Assessor's Parcel #: 34-13-2			
	Tax Year: 2014	R.E. Taxes: \$ 5,255	Special Assessments: \$ 0	Borrower (if applicable): N/A
	Current Owner of Record: Laurence Sarnar	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: West Newton		Map Reference: 15764	Census Tract: 3745.00	

<b>ASSIGNMENT</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
	Intended Use: The purpose of this appraisal is to determine a market value for purchase.			
Intended User(s) (by name or type): Provide Opinion of Value for purchase.				
Client: City of Newton		Address: 1000 Commonwealth Avenue, Newton Centre, MA 02459		
Appraiser: William J. Lanciloti, Jr.		Address: 727 Washington Street, Newton, MA 02460		

<b>MARKET AREA DESCRIPTION</b>	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table border="1"> <tr> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td><input checked="" type="checkbox"/> Owner</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>85 %</td> <td colspan="2"><input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td><input type="checkbox"/> Tenant</td> <td>\$(000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>10 %</td> <td colspan="2"><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td>339 Low 0</td> <td></td> <td>Multi-Unit</td> <td>0 %</td> <td colspan="2">* To: _____</td> </tr> <tr> <td><input type="checkbox"/> Vacant (&gt;5%)</td> <td>1,500 High 214</td> <td></td> <td>Comm'l</td> <td>5 %</td> <td colspan="2"></td> </tr> <tr> <td></td> <td>650 Pred 94</td> <td></td> <td></td> <td>%</td> <td colspan="2"></td> </tr> </table>	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		<input checked="" type="checkbox"/> Owner	PRICE	AGE	One-Unit	85 %	<input checked="" type="checkbox"/> Not Likely		<input type="checkbox"/> Tenant	\$(000)	(yrs)	2-4 Unit	10 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *		<input checked="" type="checkbox"/> Vacant (0-5%)	339 Low 0		Multi-Unit	0 %	* To: _____		<input type="checkbox"/> Vacant (>5%)	1,500 High 214		Comm'l	5 %				650 Pred 94			%		
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	650 Pred 94			%																																									
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%																																													
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow																																													
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining																																													
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply																																													
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																													

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Newton is bounded by the Cities of Waltham and Watertown to the north, the City of Boston and the Town of Brookline to the east, the City of Boston and the Towns of Needham and Wellesley to the south, and the City of Waltham and the Towns of Wellesley and Weston to the west. See Comment Addendum for additional neighborhood discussion. MLSPIN reports 17 active offerings of single-family homes in Newton at this time in the subject's competitive market (\$500,000 to \$800,000). Of these listings, there are seven homes that have accepted offers with contingencies. See Market Conditions Statement for additional comment.

<b>SITE DESCRIPTION</b>	Dimensions: Refer to Attached Deed	Site Area: 5,804 sf
	Zoning Classification: Single Residence 3	Description: 10,000 SF Minimum/ 80' Frontage
	Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Single-Family Residence		Use as appraised in this report: Single-Family Residence
Summary of Highest & Best Use: Highest and Best Use is as a Single-Family Residence.		

<b>UTILITIES</b>	Public	Other	Provider/Description	<table border="1"> <tr> <th colspan="2">Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th rowspan="5">Topography</th> <th>Primarily Level</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td>NStar</td> <td>Street</td> <td>Paved Asphalt</td> <td><input checked="" type="checkbox"/></td> <td>Size</td> <td>Average</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td>National Grid</td> <td>Curb/Gutter</td> <td>Partial Granite</td> <td><input checked="" type="checkbox"/></td> <td>Shape</td> <td>Rectangular</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td>City</td> <td>Sidewalk</td> <td>Paved Asphalt</td> <td><input checked="" type="checkbox"/></td> <td>Drainage</td> <td>Appears Adequate</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td>City</td> <td>Street Lights</td> <td>Overhead</td> <td><input checked="" type="checkbox"/></td> <td>View</td> <td>Residential</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td>City</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>	Off-site Improvements		Type	Public	Private	Topography	Primarily Level	Electricity	<input checked="" type="checkbox"/>	NStar	Street	Paved Asphalt	<input checked="" type="checkbox"/>	Size	Average	Gas	<input checked="" type="checkbox"/>	National Grid	Curb/Gutter	Partial Granite	<input checked="" type="checkbox"/>	Shape	Rectangular	Water	<input checked="" type="checkbox"/>	City	Sidewalk	Paved Asphalt	<input checked="" type="checkbox"/>	Drainage	Appears Adequate	Sanitary Sewer	<input checked="" type="checkbox"/>	City	Street Lights	Overhead	<input checked="" type="checkbox"/>	View	Residential	Storm Sewer	<input checked="" type="checkbox"/>	City	Alley	None	<input type="checkbox"/>		
	Off-site Improvements		Type		Public	Private	Topography	Primarily Level																																											
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Storm Sewer	<input checked="" type="checkbox"/>	City	Alley	None	<input type="checkbox"/>																																														
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																			
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 25017C0551E	FEMA Map Date 6/4/2010																																																
Site Comments: See Comment Addendum																																																			

<b>DESCRIPTION OF THE IMPROVEMENTS</b>	<b>General Description</b>		<b>Exterior Description</b>		<b>Foundation</b>		<b>Basement</b> <input type="checkbox"/> None		<b>Heating</b>	
	# of Units	1 <input type="checkbox"/> Acc.Unit	Foundation	Conc/Stn/Brick	Slab	None	Area Sq. Ft.	843	Type	FHW
	# of Stories	2	Exterior Walls	Wood Shingle	Crawl Space	None	% Finished	0	Fuel	Gas
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Asphalt Shingle	Basement	Full	Ceiling	Joists	<b>Cooling</b>	
	Design (Style)	Colonial	Gutters & Dwnspnts.	Alum/Alum	Sump Pump	<input type="checkbox"/> No	Walls	Concrete	Central	None
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type	Double Hung	Dampness	<input checked="" type="checkbox"/> Rain Water	Floor	Concrete	Other	None	
Actual Age (Yrs.)	98 Years	Storm/Screens	Full	Settlement	None Noted	Outside Entry	Yes			
Effective Age (Yrs.)	20 Years	Condition:	Average	Infestation	None Noted					
<b>Interior Description</b>		<b>Appliances</b>		<b>Attic</b> <input type="checkbox"/> None		<b>Amenities</b>		<b>Car Storage</b> <input type="checkbox"/> None		
Floors	Hardwood/Carpet	Refrigerator	<input type="checkbox"/>	Stairs	<input checked="" type="checkbox"/>	Fireplace(s) #	0	Woodstove(s) #	0	
Walls	Plaster/Panel	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	Rear	Garage # of cars ( 4 Tot.)		
Trim/Finish	Wood	Disposal	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Deck	None	Attach. _____		
Bath Floor	Tile	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input checked="" type="checkbox"/>	Porch	Enclosed Front	Detach. _____		
Bath Wainscot	Tile	Fan/Hood	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	Fence	None	Blt.-In _____		
Doors	Wood	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	None	Carport _____		
Condition:	Average	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway 4		
Finished area above grade contains:		7 Rooms		3 Bedrooms		1.0 Bath(s)		1,473 Square Feet of Gross Living Area Above Grade		
Additional features: Porch, Patio, Updated Electrical, 2010 Water Heater and Boiler, Recently Repainted Interior; Exterior Repainted in 2013, Replacement of Knob and Tube Wiring in 2013										
Describe the condition of the property (including physical, functional and external obsolescence): See Comment Addendum.										



# RESIDENTIAL APPRAISAL SUMMARY REPORT

**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.  
 Provide adequate information for replication of the following cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

<b>COST APPROACH</b>	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$		
	Source of cost data:	DWELLING	Sq.Ft. @ \$	..... = \$
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$	..... = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	..... = \$
			Sq.Ft. @ \$	..... = \$
			Sq.Ft. @ \$	..... = \$
			Sq.Ft. @ \$	..... = \$
			Sq.Ft. @ \$	..... = \$
		Garage/Carport	Sq.Ft. @ \$	..... = \$
		Total Estimate of Cost-New ..... = \$		
		Less Physical	Functional	External
		Depreciation ..... = \$( )		
		Depreciated Cost of Improvements ..... = \$		
		"As-is" Value of Site Improvements ..... = \$		
		..... = \$		
	..... = \$			
Estimated Remaining Economic Life (if required): _____ Years	<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$			

**INCOME APPROACH TO VALUE (if developed)**  The Income Approach was not developed for this appraisal.  
 Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_ **Indicated Value by Income Approach**  
 Summary of Income Approach (including support for market rent and GRM):

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.  
 Legal Name of Project: \_\_\_\_\_  
 Describe common elements and recreational facilities: \_\_\_\_\_

**Indicated Value by: Sales Comparison Approach \$ 600,000 Cost Approach (if developed) \$ \_\_\_\_\_ Income Approach (if developed) \$ \_\_\_\_\_**  
 Final Reconciliation The Sales Comparison Approach is given sole weight in the final analysis. Adjusted values range from \$582,900 to \$623,680. A value of \$600,000 is appropriate. Sale 1 and Sale 5 are the two best sales due to their close proximity. Sale 2 is the third best sale as it has relatively few adjustments. The Cost Approach is not developed due to the age of the subject and the unreliability in determining physical deterioration. The Income Approach is not developed as few homes in this area are purchased based on their ability to generate rental income.  
 This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The appraisal is made "as is". No warranty of the appraised property is given or implied. No liability is assumed for the structural/mechanical elements noted.  
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.  
**Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 600,000, as of: 12/17/2014, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

**ATTACHMENTS**  
 A true and complete copy of this report contains 25 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.  
 Attached Exhibits:  
 Scope of Work  Limiting Cond./Certifications  Narrative Addendum  Photograph Addenda  Sketch Addendum  
 Map Addenda  Additional Sales  Cost Addendum  Flood Addendum  Manuf. House Addendum  
 Hypothetical Conditions  Extraordinary Assumptions

**SIGNATURES**  
 Client Contact: Norine Silton Client Name: City of Newton  
 E-Mail: aingerson@newtonma.gov Address: 1000 Commonwealth Avenue, Newton Centre, MA 02459  
**APPRAISER**  
  
 Appraiser Name: William J. Lanciloti, Jr.  
 Company: Suburban Appraisal Services  
 Phone: (617) 969-3006 Fax: (617) 969-8647  
 E-Mail: suburbanappraisal@verizon.net  
 Date of Report (Signature): 12/19/2014  
 License or Certification #: 636 State: MA  
 Designation: Certified Residential Real Estate Appraiser  
 Expiration Date of License or Certification: 10/28/2015  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 12/17/2014  
**SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)**  
 Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date of Report (Signature): \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

1503103

File No.: PO #1503103

# ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	54 Taft Ave Newton, MA 02465	14 Arbor Rd Newton, MA 02465			8 Taft Ave Newton, MA 02465			35 Rangeley Rd Newton, MA 02465		
Proximity to Subject		0.19 miles NW			0.10 miles SE			0.37 miles S		
Sale Price	\$ N/A	\$ 555,000			\$ 516,000			\$ 649,000		
Sale Price/GLA	\$ /sq.ft.	\$ 335.14 /sq.ft.			\$ 394.50 /sq.ft.			\$ 398.16 /sq.ft.		
Data Source(s)	Inspection/Owner	MLSPIN #71736248			MLSPIN #71711315			MLSPIN #71759856		
Verification Source(s)	Assessors	Exterior Inspection/Warren Group			Exterior Inspection/Warren Group			Exterior Inspection/Warren Group		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions	N/A	Closed Sale		Closed Sale		Listing				
Date of Sale/Time	N/A	Conv. Financing;0		Conv. Financing;0		Contingent				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Average	Inferior	+20,000	Inferior	+20,000	Superior	-50,000			
Site	5,804 sf	5,000 sf		4,500 sf		7,040 sf				
View	Residential	Residential		Residential		Residential				
Design (Style)	Colonial	Colonial		Colonial		Colonial				
Quality of Construction	Average	Average		Average		Average				
Age	98 Years	88 Years		108 Years		85 Years				
Condition	Average	Fair	+50,000	Fair	+50,000	Fair	+50,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	7 3 1.0	6 3 1.1	-5,000	6 3 2.0	-10,000	8 4 1.1	-5,000			
Gross Living Area	1,473 sq.ft.	1,656 sq.ft.	-9,150	1,308 sq.ft.	+8,250	1,630 sq.ft.	-7,850			
Basement & Finished Rooms Below Grade	843 SF	720 SF		588 SF		860 SF/360' Fin Rec Rm	-7,200			
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FHW/None	Steam/None		Steam/None		FHW/None				
Energy Efficient Items	None	None		None		None				
Garage/Carport	4 Driveway	3 Driveway		2 Garage,5 Dway	0	1 Garage,3 Dway	-10,000			
Porch/Patio/Deck	Porch	None	+7,500	Porch,Deck	-2,500	Porch				
Fireplaces	None	Fireplace	-3,000	None		Fireplace	-3,000			
List Price	\$634,900	\$579,900		\$524,900		\$649,000	-20,000			
Days on Market	65 Days	40 Days		87 Days		20 Days				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 60,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 65,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -53,050			
Adjusted Sale Price of Comparables		Net 10.9 % Gross 17.1 %	\$ 615,350	Net 12.7 % Gross 17.6 %	\$ 581,750	Net 8.2 % Gross 23.6 %	\$ 595,950			

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach      Comparable 4 lies on a street of inferior appeal and is adjusted upward. Comparable 5 is located on the east end of Taft Avenue which offers lesser appeal and is also adjusted upward for location. A downward adjustment is made to Comparable 6 to reflect its location on a street of generally more expensive homes. Comparables 4, 5 and 6 are adjusted upward in response to their inferior levels of condition. Size adjustments are made at \$50.00/sf with a threshold of 100 sf. Basement finish is calculated at \$20.00/sf. Comparable 5 has an older sheet-metal garage. This structure is of low quality and poor condition and is given no value. Other adjustments are expected market reactions.

# Market Conditions Addendum to the Appraisal Report

1503103  
File No. PO #1503103

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **54 Taft Ave** City **Newton** State **MA** ZIP Code **02465**  
Borrower **N/A**

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	74	59	63	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	12.33	19.67	21.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	33	32	17	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.7	1.6	0.8	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$691,520	\$697,500	\$675,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	19	12	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$699,000	\$649,450	\$675,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	41	41	57	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	103%	100%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are typically in the form of price reductions.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosures are not a factor in the Newton single-family market. There were seven short sales/foreclosures in 2010, 11 in 2011, 10 in 2012, and one in 2013. There were two such sales during the first ten months of 2014.

Cite data sources for above information. **Multiple Listing Service, The Warren Group, Assessors**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

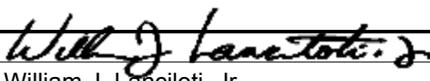
Asking prices of all active and contingent single-family homes in Newton range from \$339,900 to \$4,650,000. Only one house is priced below \$459,000 and only four are priced below \$599,000. Only two are priced above \$3,999,000. Median asking price is \$1,724,500. See MC Addendum for further analysis. The above grid indicates 17 MLS single-family listings in Newton at this time in the subject's competitive market (\$500,000 to \$800,000). Of these listings, there are seven homes that have accepted offers with contingencies. There are 17 single-family homes under agreement in the subject's competitive market (\$500,000 to \$800,000). Seller concessions are typically in the form of price reductions. Conventional financing is available at low interest rates for conforming loans.

**If the subject is a unit in a condominium or cooperative project, complete the following:** **Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature   
Appraiser Name **William J. Lanciloti, Jr.**  
Company Name **Suburban Appraisal Services**  
Company Address **727 Washington Street, Newton, MA 02460**  
State License/Certification # **636** State **MA**  
Email Address **suburbanappraisal@verizon.net**

Signature \_\_\_\_\_  
Supervisory Appraiser Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

• Chapter 12: Procuring Banking Services

**Responsibilities of and Functions Carried Out by the Treasurer**

Following is a brief description of the various treasurers' responsibilities, intended as an overview and introduction.

The treasurer must take custody of all monies belonging to the city or town and must scrupulously account for those monies. (41:35) In this accounting, the treasurer must utilize and maintain a cash book, containing a breakdown of all receipts, disbursements, and cash balances.

The treasurer must determine the cash needs of a municipality and ensure that sufficient liquid assets are available to pay current obligations. All money not

Page 2-1

**Duties and Responsibilities of the Treasurer**

required to be kept liquid for purposes of distribution must be invested by the treasurer in such a manner as to require the payment of interest on the money at the highest possible rate reasonably available, taking account of safety, liquidity and yield. (44:55B)

**§ 55B. Investment of public funds**

All moneys held in the name of a city, town, district or regional school district or any other account under the jurisdiction of a city, town, district, or regional school district or officer thereof, which are not required to be kept liquid for purposes of distribution, shall be invested in such a manner as to require the payment of interest on the money at the highest possible rate reasonably available, taking account of safety liquidity and yield. All officers of a city, town district or regional school district who control the investment of such funds shall invest them prudently, consistent with the provisions of sections fifty-four and fifty-five and, if the funds are the result of gift or grant or bequest, the terms of such gift or grant or bequest, so as to accrue the highest amount of interest reasonably available on such funds taking account of safety, liquidity and yield. The provisions of section sixty-two shall not apply to this section. Added by St.1985, c. 740, § 2.

**PART I** ADMINISTRATION OF THE GOVERNMENT**TITLE VII** CITIES, TOWNS AND DISTRICTS**CHAPTER 44** MUNICIPAL FINANCE**Section 55B** Investment of public funds

Section 55B. All moneys held in the name of a city, town, district or regional school district or any other account under the jurisdiction of a city, town, district, or regional school district or officer thereof, which are not required to be kept liquid for purposes of distribution, shall be invested in such a manner as to require the payment of interest on the money at the highest possible rate reasonably available, taking account of safety liquidity and yield. All officers of a city, town district or regional school district who control the investment of such funds shall invest them prudently, consistent with the provisions of sections fifty-four and fifty-five and, if the funds are the result of gift or grant or bequest, the terms of such gift or grant or bequest, so as to accrue the highest amount of interest reasonably available on such funds taking account of safety, liquidity and yield. The provisions of section sixty-two shall not apply to this section.



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#470-14  
Telephone  
(617) 796-1100  
Facsimile  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
E-mail  
swarren@newtonma.gov

November 24, 2014

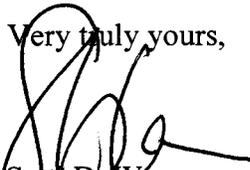
Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the appropriation \$1,000,000 and authorize a general obligation borrowing of the same amount for the funding of an elevator and accessibility improvements at the War Memorial at City Hall outlined in the FY2015 Capital Improvement Plan.

Thank you for your consideration of this matter.

Very truly yours,

  
Setti D. Warren  
Mayor

RECEIVED  
NEWTON CITY OFFICE  
2014 NOV 24 PM 3:43  
DAVID A. OLSON, CMO  
NEWTON, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE



**PUBLIC BUILDINGS DEPARTMENT**

Josh Morse, Interim Building Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1608

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren  
Mayor

November 14, 2014

Mayor Setti D. Warren  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

RE: City Hall- War Memorial Elevator

Dear Mayor Warren:

The Public Buildings Department respectfully requests \$1,000,000.00 for a new elevator and accessibility improvements at the War Memorial at City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Morse".

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Alex Valcarce, Program Director  
Dori Zaleznik, Chief Admin Officer

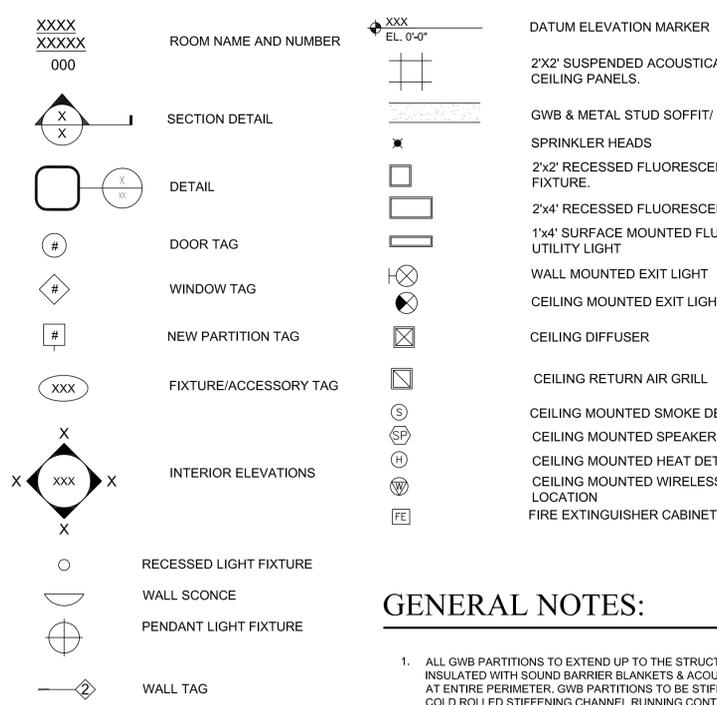




ABBREVIATIONS:

Table of abbreviations including @ AT, ACP, ACT, AFF, ALUM., BL, BLOCK'G, BR, BRD, CEIL, CH, CG, CJ, C L, CLOS, CM, CMU, CONC., CONT., CPT, CR, CT, CWG, CWT, DET, DWG, ELEV/EL, EPDM, EWD, EXIST, FE, FEC, FLR/FL, FOC, FTR, GA, GWB, HC, INSUL, JAN, JT, LAM, LAV, LCC, LSG, MATL, MIN, NIC, NO, OC, OH, P-LAM, PLYWD, PT, PTD, RCP, RS, RT, STOR, STL, TBR, TBD, THK, T.O., TS, TYP., VCT, V.I.F., VB, w/, WC, WD.

SYMBOLS:



ABBREVIATIONS:

Table of abbreviations including @, ACP, ACT, AFF, ALUM., BC, BL, BLOCK'G, BR, BRD, CEIL, CH, CG, CJ, C L, CLOS, CMU, CONC., CONT., CWG, DET, DP, DWG, ELEV/EL, EWD, EXIST, FE, FEC, FLR/FL, FOC, GYP, GWB, GWBE, HC, HCAP, INSUL, JAN, JT, LAM, LAV, LCC, LSG, MATL, MB, MIN, MT, NIC, NO, OC, OH, PC, P-LAM, PLYWD, PT, PTD, QT, RB, RCP, RS, SB, SR, STOR, STL, TBR, TBD, THK, T.O., TS, TYP., UV, VCT, V.I.F., W, WC, WCV, WD, WTC.



6 THIRTEENTH STREET CHARLESTOWN, MA. 02129 617-241-2807 (T) 617-241-2857 (F)

Designed By: J.M.

Drawn By: E.L.

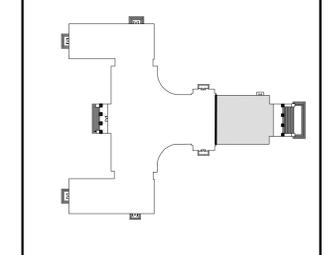
Checked By: J.M.

Revision table with columns: REV, DATE, DESCRIPTION

Stamp:

Table with columns: REV, DATE, DESCRIPTION

Key Plan



NEWTON WAR MEMORIAL

ACCESSIBILITY UPGRADES

1000 Commonwealth Ave Newton, MA 02459

Drawing Name:

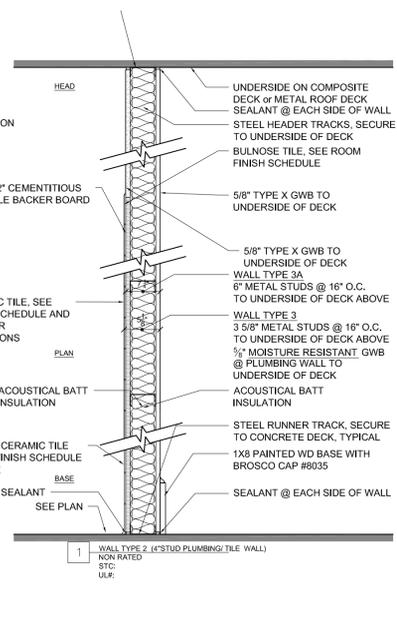
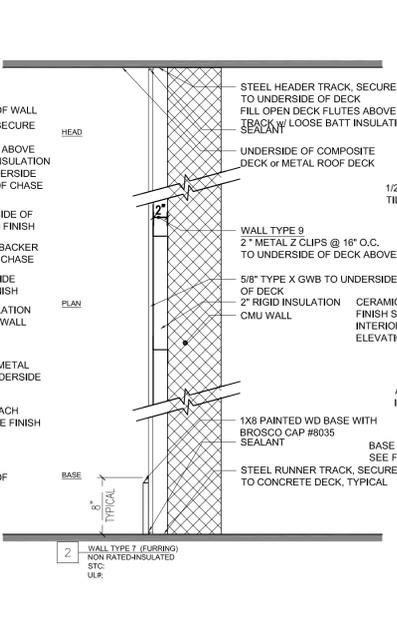
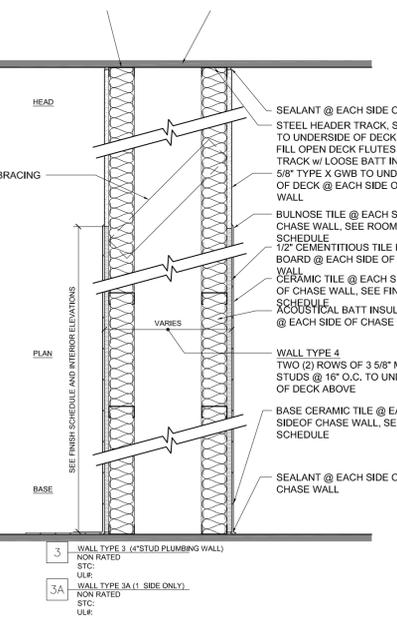
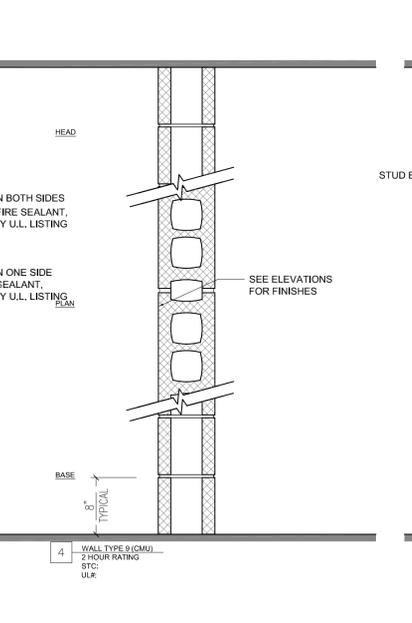
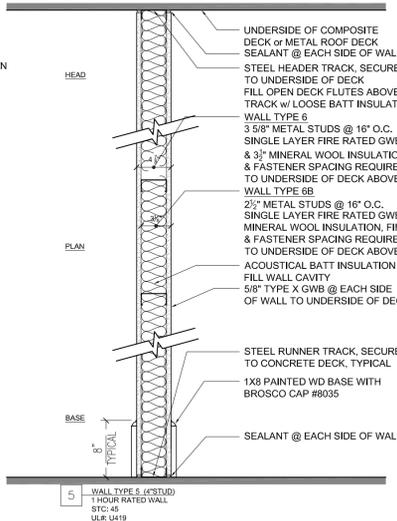
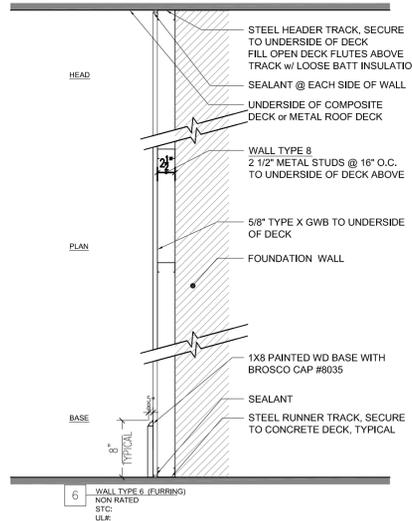
PARTITION TYPES, SYMBOLS AND ABBREVIATIONS

PROGRESS PRINT

Job No.: S120914-G Drawing No.

Date: 03-13-2015 A0.0

DESIGN DEVELOP.



GENERAL NOTES:

- 1. ALL GWB PARTITIONS TO EXTEND UP TO THE STRUCTURE ABOVE. INSULATED WITH SOUND BARRIER BLANKETS & ACOUSTICAL SEALANT AT ENTIRE PERIMETER.
2. PROVIDE METAL CORNER BEADS ON ALL GWB EXTERIOR CORNERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL THE TRADES EMPLOYED ON THE JOB.
4. CUT AND PATCH NEW CONSTRUCTION FOR PIPING, CONDUIT AND DUCTWORK. FLOOR SLABS SHALL BE CORED.
5. FIRE STOPPING SHALL BE REQUIRED AT ALL OPENINGS THROUGH RATED PARTITIONS & FLOOR ASSEMBLIES.
6. PROVIDE AND INSTALL STEEL LINTEL ANGLES AT OPENINGS IN MASONRY WALLS. ALL EXTERIOR LINTEL ANGLES TO BE HOT DIP GALVANIZED.
7. ALL EXTERIOR WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.

Designed By: J.M.

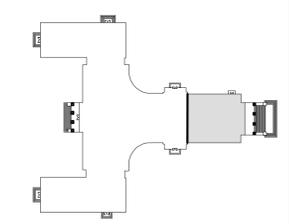
Drawn By: E.L.

Checked By: J.M.

REV	DATE	DESCRIPTION

Stamp:

Key Plan



# NEWTON WAR MEMORIAL

## ACCESSIBILITY UPGRADES

1000 Commonwealth Ave  
Newton, MA 02459

Drawing Name:

### DEMO PLANS

*PROGRESS PRINT*

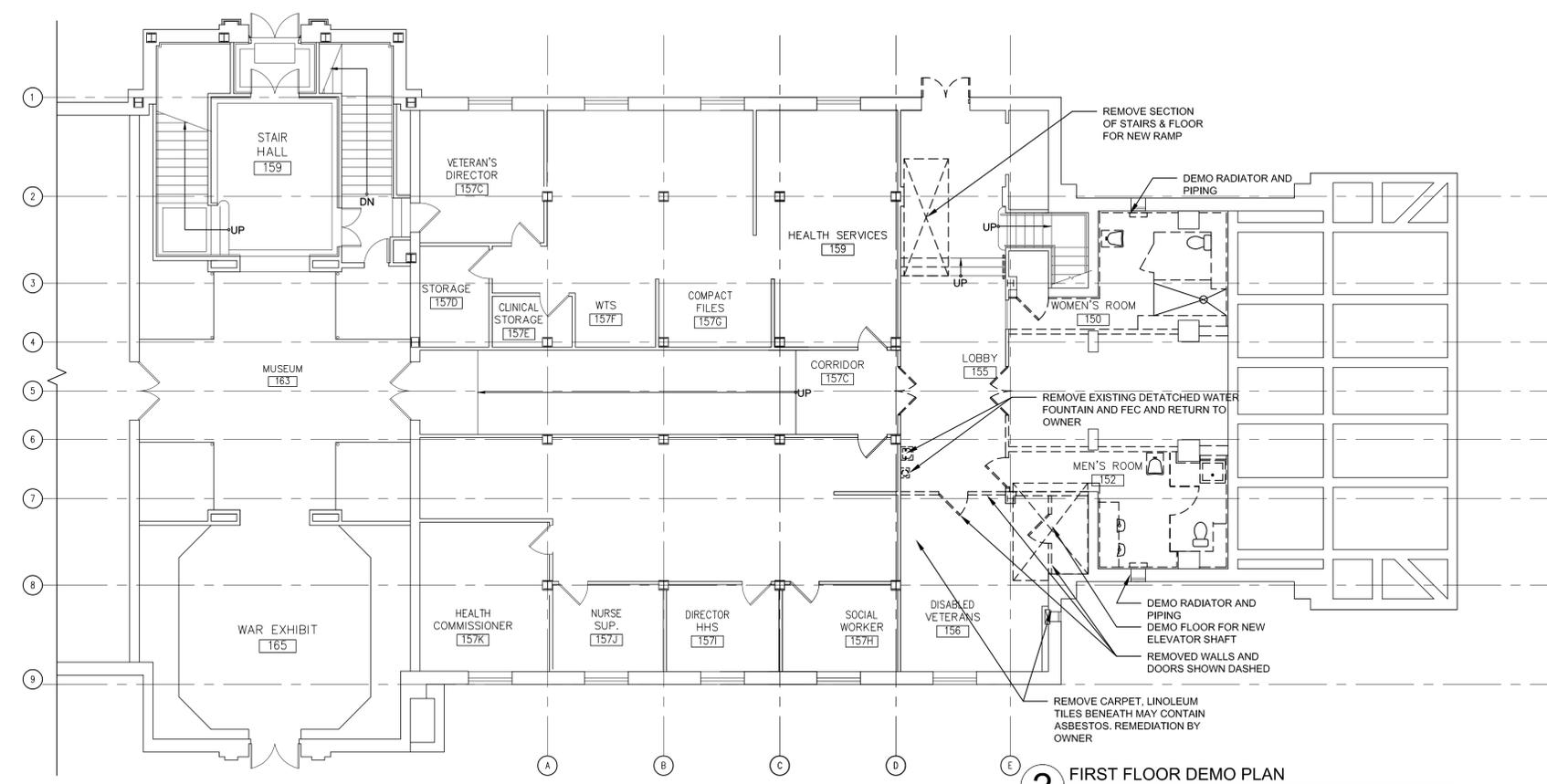
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Date: 03-13-2015

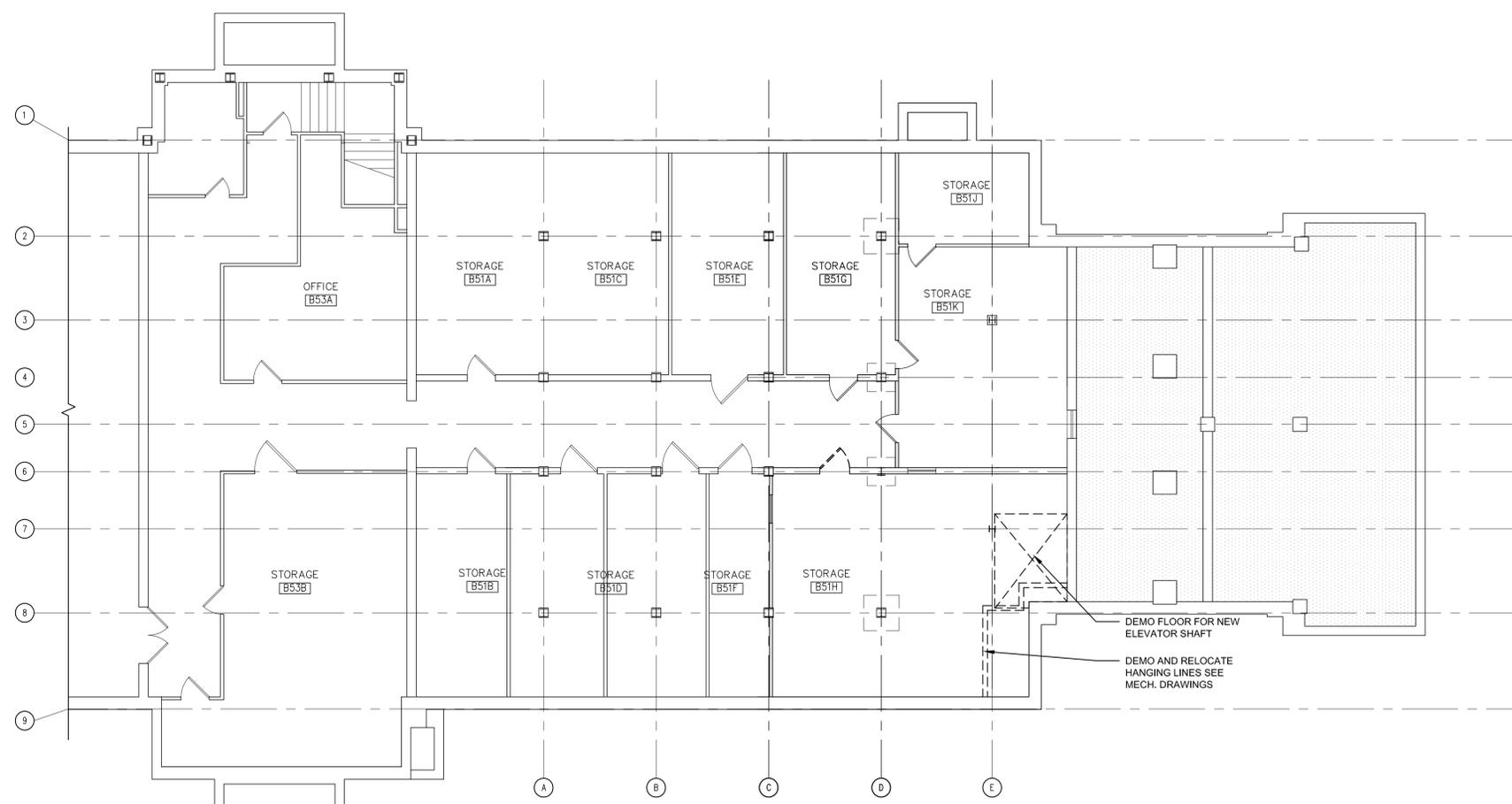
Drawing No.

# D1.0

DESIGN DEVELOP.



**2** FIRST FLOOR DEMO PLAN  
1/8"=1'-0"



**1** BASEMENT FLOOR DEMO PLAN  
1/8"=1'-0"



Designed By: J.M.

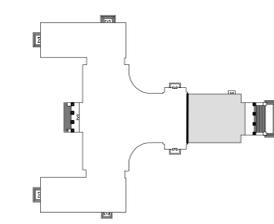
Drawn By: E.L.

Checked By: J.M.

REV	DATE	DESCRIPTION

Stamp:

Key Plan



# NEWTON WAR MEMORIAL

## ACCESSIBILITY UPGRADES

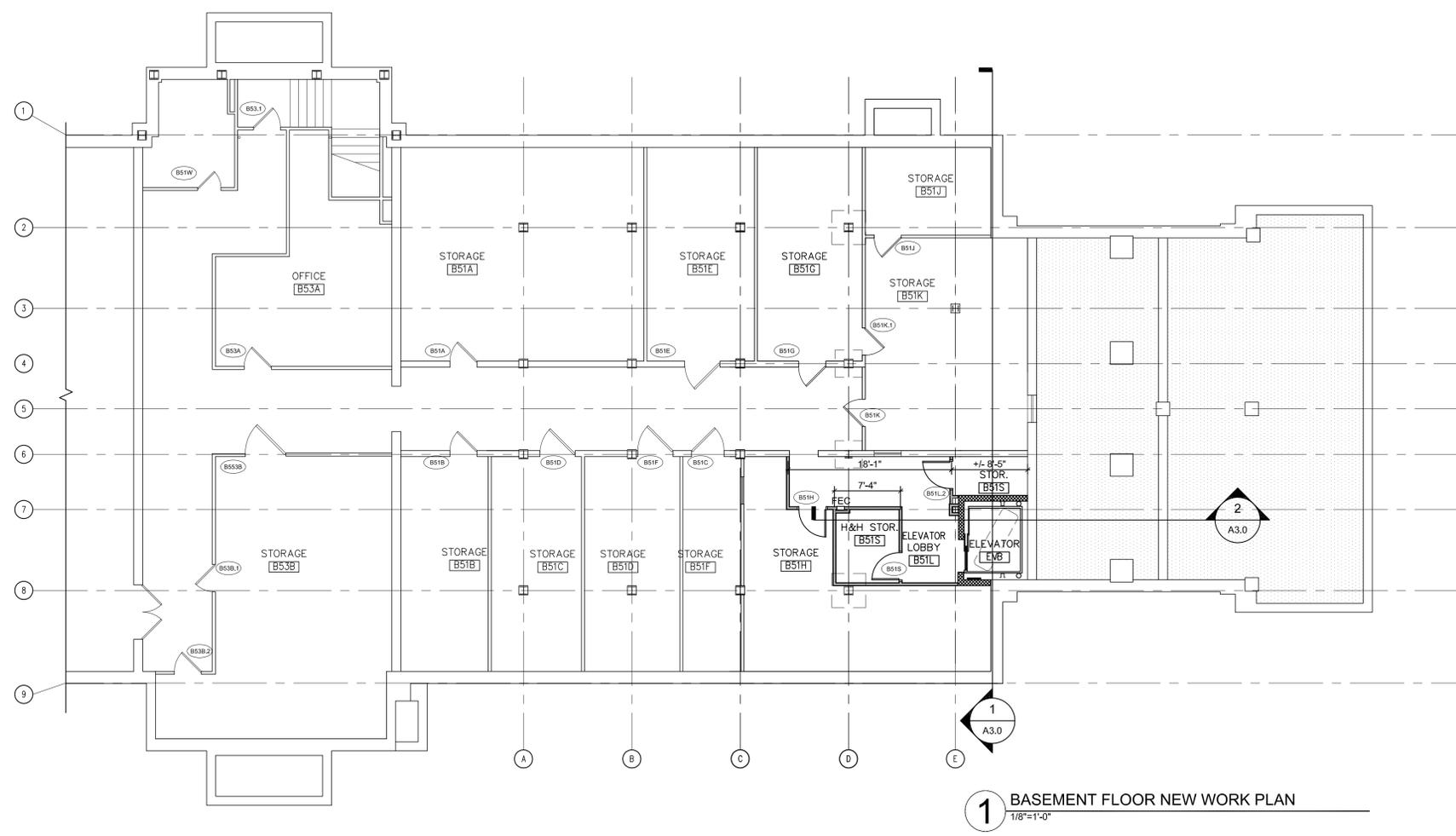
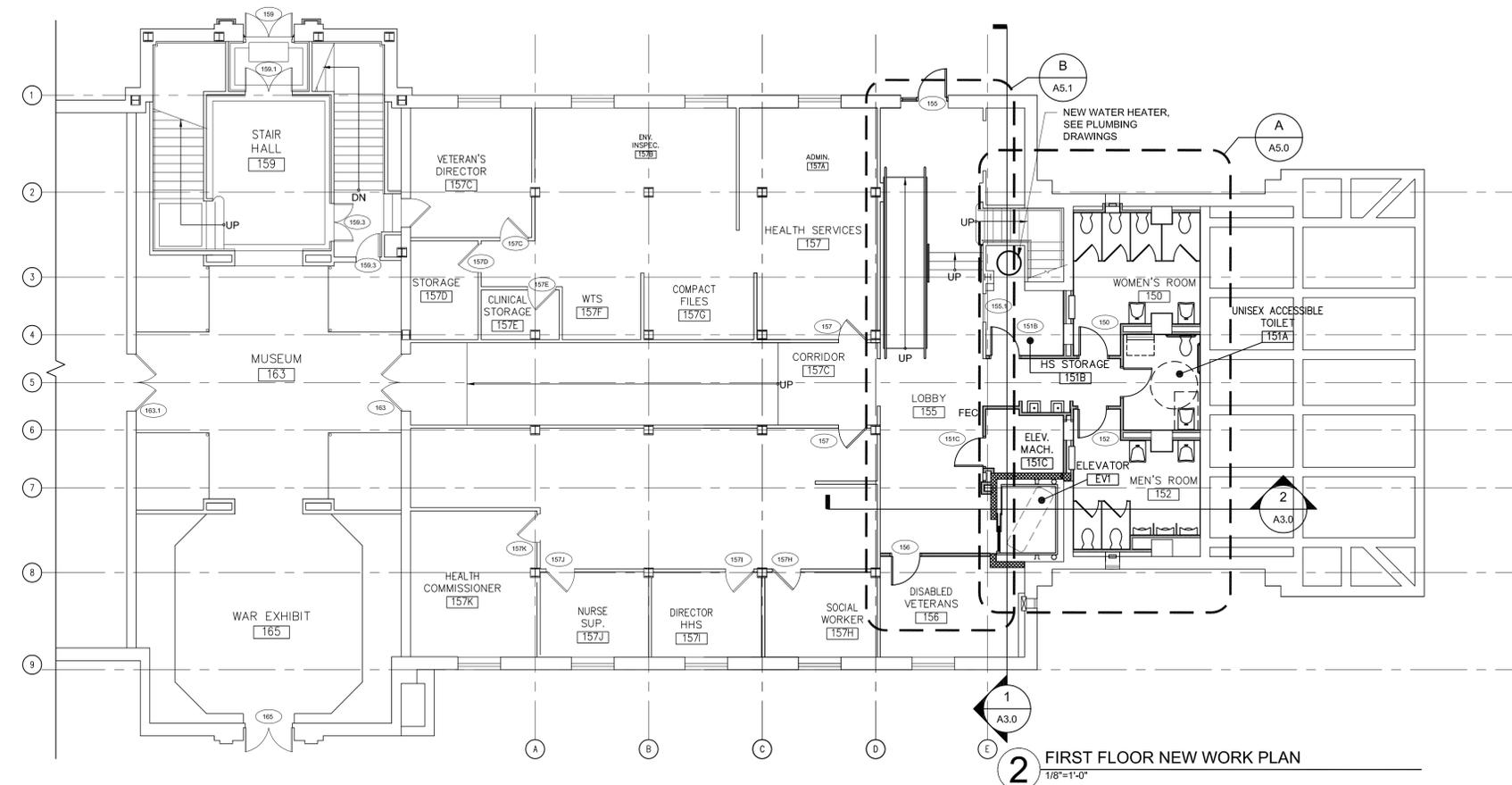
1000 Commonwealth Ave  
Newton, MA 02459

Drawing Name:

### NEW WORK PLANS

**PROGRESS PRINT**

Job No.: <b>S120914-G</b>	Drawing No.: <b>A1.0</b>
Date: <b>03-13-2015</b>	<b>DESIGN DEVELOP.</b>







**KBA ARCHITECTS**  
 KNIGHT, BAGGE AND ANDERSON, INC.  
 6 THIRTEENTH STREET  
 CHARLESTOWN, MA. 02129  
 617-241-2807 (T)  
 617-241-2857 (F)

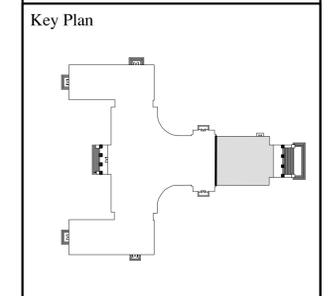
Designed By: J.M.

Drawn By: E.L.

Checked By: J.M.

REV	DATE	DESCRIPTION

Stamp:



**NEWTON  
 WAR MEMORIAL**

ACCESSIBILITY  
 UPGRADES

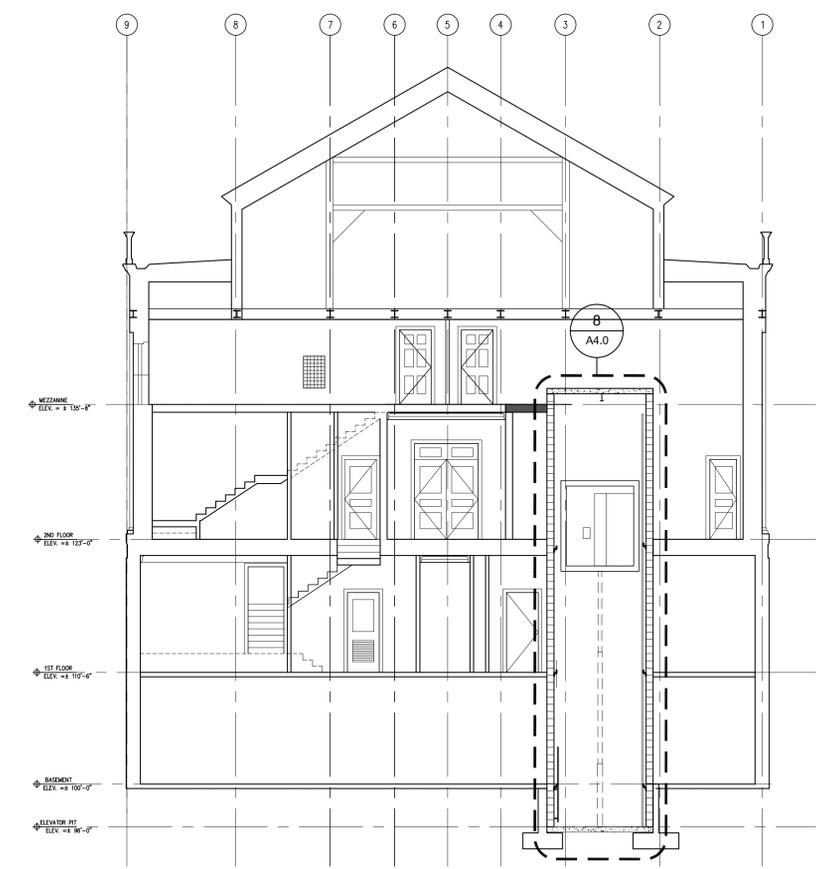
1000 Commonwealth Ave  
 Newton, MA 02459

Drawing Name:

**BUILDING  
 SECTIONS**

*PROGRESS PRINT*

Job No.: S120914-G Drawing No. A3.0  
 Date: 03-13-2015  
 DESIGN DEVELOP.



**1 SECTION @ NEW ELEVATOR**  
 1/8"=1'-0"











Designed By: J.M.

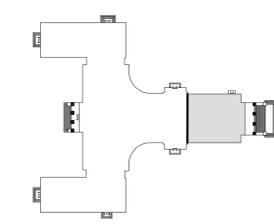
Drawn By: E.L.

Checked By: J.M.

REV	DATE	DESCRIPTION

Stamp:

Key Plan



# NEWTON WAR MEMORIAL

## ACCESSIBILITY UPGRADES

1000 Commonwealth Ave  
Newton, MA 02459

Drawing Name:

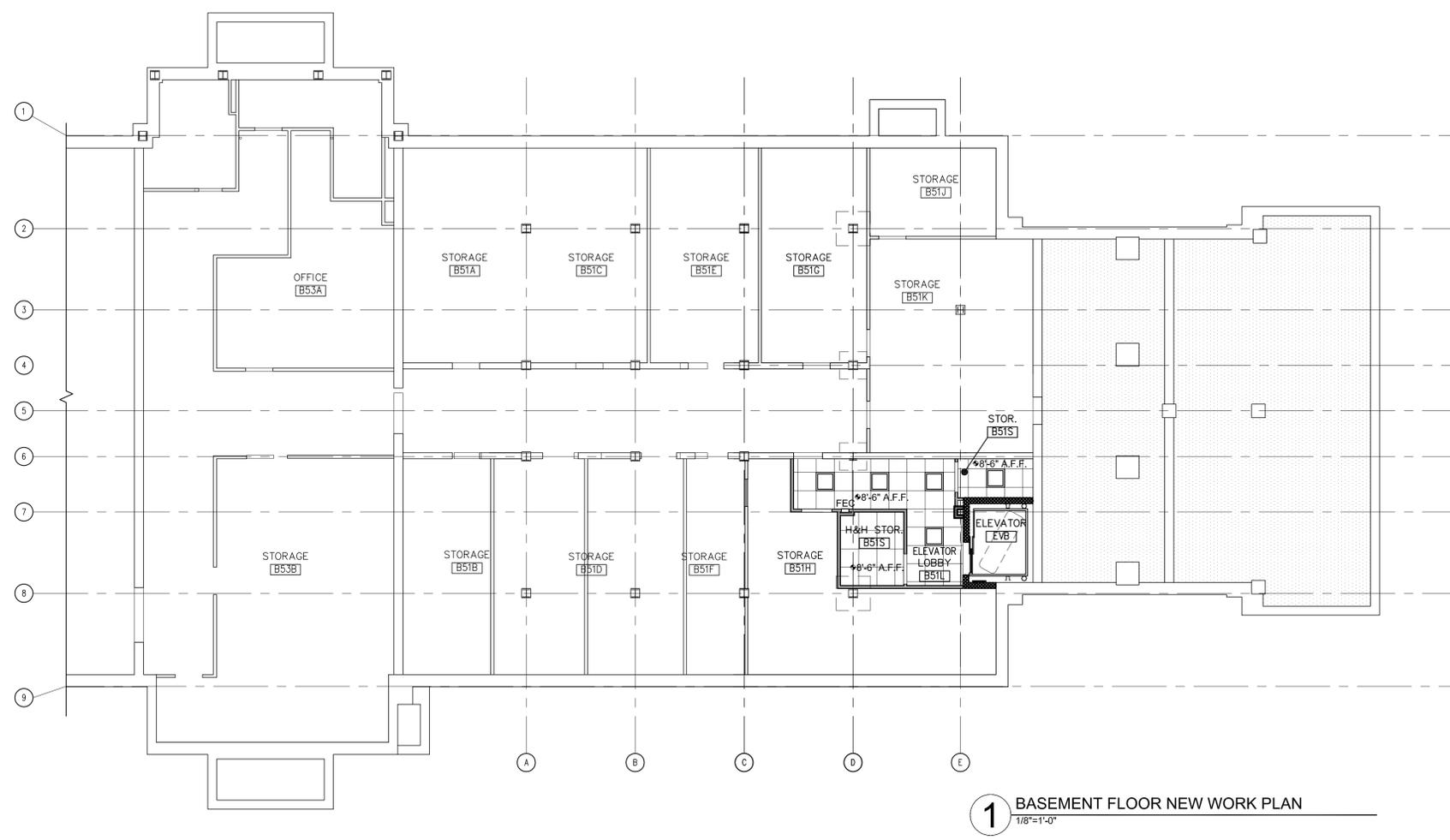
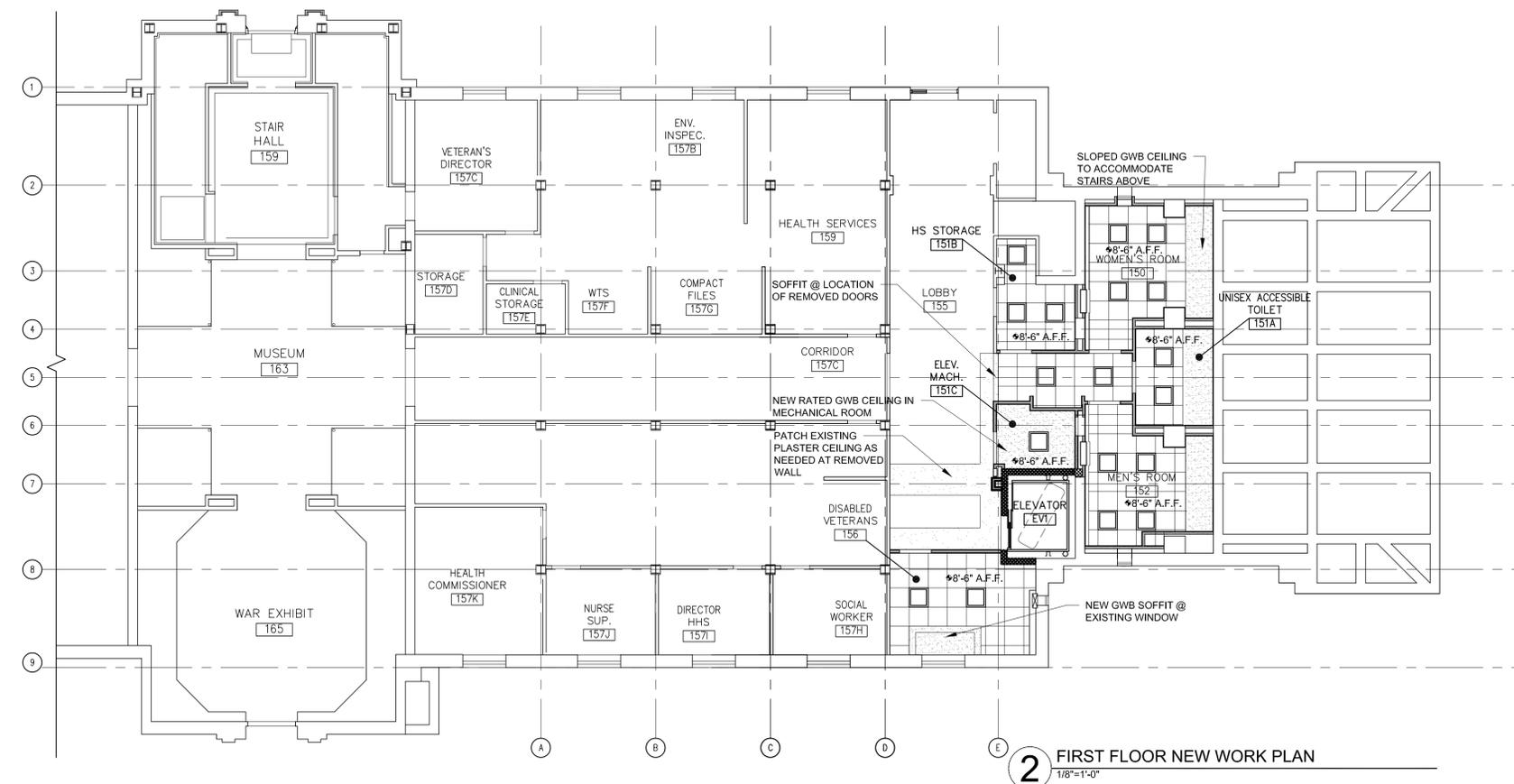
## REFLECTED CEILING PLANS

*PROGRESS PRINT*

Job No.: S120914-G  
Date: 03-13-2015

Drawing No. **A6.0**

DESIGN DEVELOP.









SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

March 5, 2015

Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to transfer the sum of \$500,000 from June 30, 2014 Certified Free Cash to the following accounts:

<u>Account</u>	<u>Account #</u>	<u>Amount</u>
Rental Vehicles	0110410-5273	\$500,000

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor

RECEIVED  
MAYOR'S OFFICE  
2015 MAR -6 AM 11:40  
DAVID A. DEAN, CLERK  
NEWTON, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

**Public Works Department**

**FY-2014/2015 Snow Ice Projected Spending through Thursday, 5-Mar-15**

		A	B	C=A+B	D	E=C-D
140110	Description	Original FY-15 Appropriation	Transfers & Board Orders	Revised Aproppiation	Expended, Encumbered and to be Processed	Available
511001	Salary Wages	\$ -	\$ -	\$ -	\$ 23,000.00	\$ (23,000.00)
511002	F/T WAGES & HRLY (estimated)	\$ -	\$ -	\$ -	\$ 100,000.00	\$ (100,000.00)
513001	REGULAR OVERTIME	\$ 200,000.00	\$ 1,950,000.00	\$ 2,150,000.00	\$ 1,400,000.00	\$ 750,000.00
REGULAR OVERTIME:						
513001A	BUILDING/SCHOOLS	\$ 33,000.00	\$ -	\$ 33,000.00	\$ 150,000.00	\$ (117,000.00)
WORK BY OTHER DEPTS:						
513004	OVERTIME	\$ -	\$ -	\$ -	\$ 30,000.00	\$ (30,000.00)
DRIVING BONUS /STAND-BY SNOW						
514311	PAY	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 188,812.50	\$ (158,812.50)
514318	SNOW WATCH PAY	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 32,594.87	\$ (12,594.87)
514321	PROMPT PAY STIPEND	\$ 300.00	\$ -	\$ 300.00	\$ 4,519.93	\$ (4,219.93)
5273	RENTAL: VEH & EQUIP	\$ 145,900.00	\$ 4,050,000.00	\$ 4,195,900.00	\$ 2,107,708.00	\$ 2,088,192.00
RENTAL: VEH & EQUIP						
5273A	BLDGS/SCHOOLS	\$ 100,000.00	\$ -	\$ 100,000.00	\$ 1,219,600.00	\$ (1,119,600.00)
5386	WEATHER FORECAST SRV	\$ 1,700.00	\$ -	\$ 1,700.00	\$ 1,495.00	\$ 205.00
5480	GASOLINE	\$ -	\$ -	\$ -	\$ 40,926.18	\$ (40,926.18)
5481	DIESEL FUEL	\$ -	\$ -	\$ -	\$ 99,984.95	\$ (99,984.95)
5484	VEHICLE REPAIR PARTS	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 95,000.00	\$ (20,000.00)
5532	SAND & SALT	\$ 335,000.00	\$ -	\$ 335,000.00	\$ 1,666,000.00	\$ (1,331,000.00)
5712	MEALS	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
5783	PRIVATE PROP. DAMAGE	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
58502	EQUIPMENT: BOMBARDIERS	\$ -	\$ 325,000.00	\$ 325,000.00	\$ 319,360.00	\$ 5,640.00
52410	SOFTWARE MAINTENANCE	\$ 50,100.00	\$ -	\$ 50,100.00	\$ 50,100.00	\$ -
57MEDA	MEDICARE PAYROLL TAX	\$ -	\$ -	\$ -	\$ 15,000.00	\$ (15,000.00)
<b>TOTALS</b>		\$ 1,000,000.00	\$ 6,325,000.00	\$ 7,325,000.00	\$ 7,548,101.43	\$ (223,101.43)



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#74-15  
Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

March 12, 2015

Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

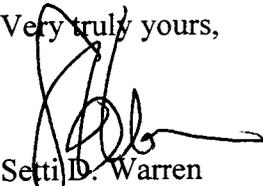
Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the transfers and expenditure of \$195,876.41 and for the costs associated with the City's 2015 bond issuance. The breakdown by funding source is as follows:

General Fund Portion of Bond Sale	June 30, 2014 Certified Free Cash	\$118,040,34
Debt Excluded Projects	Override Stabilization Fund	\$ 77,836.07

Thank you for your consideration of this matter.

Very truly yours,

  
Setti D. Warren  
Mayor

RECEIVED  
NEWTON CITY HALL  
2015 MAR 12 AM 11:15  
David A. DiLuna, Clerk  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#74-15  
Telephone  
(617) 796-1100  
Facsimile  
(617) 796-1113  
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(617) 796-1089  
E-mail  
swarren@newtonma.gov

March 12, 2015

Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RECEIVED  
MAYOR'S OFFICE  
2015 MAR 12 AM 11:15  
DANIEL A. CHAPMAN  
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the transfers and expenditure of \$195,876.41 and for the costs associated with the City's 2015 bond issuance. The breakdown by funding source is as follows:

General Fund Portion of Bond Sale	June 30, 2014 Certified Free Cash	\$118,040.34
Debt Excluded Projects	Override Stabilization Fund	\$ 77,836.07

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor

*From: Free Cash 119,040.34  
01-3497  
Capitol Stabilization Fund 77,836.07  
394104-5901  
Town - Treasurer 0110701-1316  
195,876.41*

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov

DEDICATED TO COMMUNITY EXCELLENCE

City of Newton, Massachusetts  
 Bond Sale - January 21, 2015  
 Assignment of Bond Issuance Costs

	Obligation		Bond Issuance Cost - \$195,876.41	
Bigelow Stairs	\$	465,000	1.03%	\$ 2,010.43 1.03%
Energy	\$	2,610,000	5.76%	\$ 11,284.35 5.76%
DPW Vehicles	\$	340,000	0.75%	\$ 1,469.99 0.75%
Station 10 - 67%	\$	4,087,000	9.02%	\$ 17,670.17 9.02%
Advanced Refunding	\$	19,800,000	43.70%	<u>\$ 85,605.41</u> 43.70%
<b>Subtotal General Fund</b>				<b>\$ 118,040.34</b>
Angier	\$	15,000,000	33.11%	\$ 64,852.58 33.11%
Station 10 - Wires - 33%	\$	2,013,000	4.44%	\$ 8,703.22 4.44%
Cabot	\$	990,000	2.19%	<u>\$ 4,280.27</u> 2.19%
<b>Subtotal Override Stabilization Fund</b>				<b>\$ 77,836.07</b>
<b>Total</b>	<b>\$</b>	<b>45,305,000</b>	<b>100.00%</b>	<b>\$ 195,876.41 100.00%</b>



Setti D. Warren  
Mayor

James G. Reardon, Treasurer and Collector

1000 Commonwealth Avenue

Newton Centre, MA 02459

Telephone (617) 796-1338

Facsimile (617) 796-1343

E-Mail [jgreardon@newtonma.gov](mailto:jgreardon@newtonma.gov)

March 5, 2015

Maureen Lemieux, Chief Financial Officer  
City of Newton

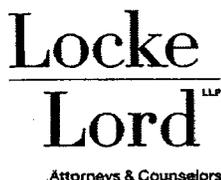
I herein request that for the purpose of paying costs associated with the bond issuance of February, 2015 that the Board of Alderman authorize the appropriation of \$195,876.41, the breakdown of which is as follows:

First Southwest	\$101,880.00	Advisory services, document preparation
Locke & Lord	56,980.00	Bond Counsel
Moody's	28,000.00	Rating services
Murphy & Company	2,266.41	Printing of official statements
US Bank	6,750.00	Printing
		Verification Agents
		Paying Agent – 25 yrs.
		Escrow Agent
		Document preparation
		Escrow Counsel
		Redemption fee
		Financial Summary preparation
		Misc.
Total	<u>\$195,876.41</u>	

Thank you.

Very truly yours,

James Reardon  
Treasurer & Collector



LOCKE LORD LLP  
111 HUNTINGTON AVENUE  
BOSTON, MASSACHUSETTS 02199-7613  
+1 617 239 0100 MAIN +1 617 227 4420 FAX  
www.lockelord.com

# Invoice

**Wire Instructions:**

Bank of America  
100 Westminster St., Providence, RI 02903  
Acct# 000156917009  
ABA Wire Transfer # 026009593  
ABA ACH Payment # 011500010

Swift Code: BOFAUS3N  
DUNS# 361207116

**Please Note New  
Remittance Address**  
P.O. Box 416395  
Boston, MA 02241-6395

Fed. Id #74-1164324

20559 NARRATIVEO

Newton, MA, City of  
City Hall  
1000 Commonwealth Ave  
Newton, MA 02459

January 29, 2015

Newton, MA, City of/General Obligation Bonds  
302124/0001  
Invoice # 2048764

*Summary Page - Please refer to detail attached for further information.*

**Legal Services: \$56,980.00**

*Remittance Copy*

ENCUMBRANCE # \_\_\_\_\_  
VENDOR # \_\_\_\_\_  
ACCOUNT # \_\_\_\_\_  
I hereby certify that the quantity of  
materials covered by this  
contract have been properly ordered, that  
they have not been previously paid for, and  
that all the requirements of the contractor  
have been fulfilled. *[Signature]*  
Approved: \_\_\_\_\_  
Dept. Head  
Batch Number: 187-187

ATLANTA • AUSTIN • BOSTON • CHICAGO • DALLAS • HARTFORD • HONG KONG • HOUSTON • ISTANBUL • LONDON  
LOS ANGELES • MIAMI • MORRISTOWN • NEW ORLEANS • NEW YORK • ORANGE COUNTY • PROVIDENCE  
SACRAMENTO • SAN FRANCISCO • STAMFORD • TOKYO • WASHINGTON DC • WEST PALM BEACH

This invoice may include charges for professional services rendered by fee earners of Locke Lord UK LLP.

2/19/15 → Need w9 Lori



January 29, 2015  
Account Number: 2494031

Invoice Number: 9975  
Henriqueta T. Da Costa

### Invoice

Jim Reardon  
Treasurer  
City Hall  
1000 Commonwealth Ave.  
Newton, MA 02459

Re: City of Newton, Massachusetts  
\$19,635,000 Newton, MA: GO Rfdg Bds, SB: 2494031

#### *Fees And Expenses Incurred*

Financial Advisory Services	\$43,700.35
Document Preparation	406.41
Postage & Miscellaneous	475.00
<b>Total</b>	<b>\$44,581.76</b>

**Please Remit Payment To:**

*First Southwest Company*  
54 Canal Street  
Boston, MA 02114

ENCUMBRANCE # \_\_\_\_\_  
 VENDOR # 38729  
 ACCOUNT # 0110701-5316  
 I hereby certify that the quantity of materials shown herein covered by this invoice were used in accordance as agreed, that bills have not been previously paid for, and that all the requirements of the contractor have been fulfilled.  
 Approved: \_\_\_\_\_  
 Dept. Head  
 Batch Number: 107-187



January 29, 2015  
 Account Number: 2494031

Invoice Number: 9966  
 Henriqueta T. Da Costa

### Invoice

Jim Reardon  
 Treasurer  
 City Hall  
 1000 Commonwealth Ave.  
 Newton, MA 02459

Re: City of Newton, Massachusetts  
 \$25,505,000 Newton, MA: GO Muni Purp Ln Bds, S A: 2494031

#### *Fees And Expenses Incurred*

Financial Advisory Services - Series A	\$56,299.65
Document Preparation	523.59
Postage and Miscellaneous	475.00
<b>Total</b>	<b><u><u>\$57,298.24</u></u></b>

**Please Remit Payment To:**

*First Southwest Company*  
 54 Canal Street  
 Boston, MA 02114

ENCUMBRANCE # \_\_\_\_\_  
 VENDOR # 38129  
 ACCOUNT # 8.110701-5316

I hereby certify that the quantity of  
 material and/or services covered by this  
 invoice have been received as agreed, that  
 they have not been previously paid for, and  
 that all the requirements of the contractor  
 have been fulfilled.

Approved: \_\_\_\_\_  
 Dept. Head

Check Number: 187-187



634 Willard Street • Quincy, MA 02169  
 Corporate, Legal & Financial Printers  
 Service and Quality in Printing  
 Tel. (617)472-7707 • Fax (617)770-3143  
 www.phmurphyandcompany.com

CITY OF NEWTON  
 TREASURY  
 FEB 19 2015

#74.15

# Invoice

City of Newton  
 Treasurer's Office  
 1000 Commonwealth Avenue  
 Newton, MA 02459  
 James Reardon

RECEIVED

NO. 25255  
 DATE 01/26/2015

OUR ORDER NO. N584	REPRESENTATIVE	TERMS 2/10 Net 30	SHIPPED VIA	YOUR P.O. NO.
-----------------------	----------------	----------------------	-------------	---------------

QUANTITY	DESCRIPTION	PRICE
26.00	Newton Official Statements	Total \$2,101.00
0.00	\$25,505,000 gen. oblig. munic. purpose loan of bonds	Total \$0.00
0.00	\$19,635,000 general obligation refunding bonds	Total \$0.00
0.00	Create pdf, distr. electronically, print hard copies	Total \$0.00
0.00	Preliminary Official Statements-pdf only	Total \$0.00
0.00	26 Final Official Statements	Total \$0.00
0.00	-FedEx	Total \$77.41
0.00	-Delivery	Total \$88.00
ENCUMBRANCE # _____ VENDOR # <u>34564</u> ACCOUNT # <u>0110701-5316</u> I hereby certify that the quantity of materials priced herein covered by this invoice have been stored and delivered, that they have not been previously paid for, and that all the requirements of the contractor have been fulfilled. Approved: _____ Date: _____ Batch Number: <u>107-187</u>		Sales Tax: exempt Total: \$2,266.41 Payment: \$0.00 Freight: \$0.00 Balance Due: \$2,266.41
(Customer's Tax ID Number)	XXXXXXXXXX	

A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE CHARGED ON ALL INVOICES OVER 30 DAYS.

MR. JAMES REARDON  
TREASURER  
NEWTON (CITY OF) MA  
1000 COMMONWEALTH AVENUE  
NEWTON, MA 02459

CITY OF NEWTON  
TREASURY

FEB 03 2015

RECEIVED

Invoice

**Recipient**  
NEWTON (CITY OF) MA  
1000 COMMONWEALTH AVENUE  
NEWTON, MA 02459

**Invoice No.:** P0147161  
**Customer No.:** 400050269  
**Invoice Date:** January 27, 2015

For Professional Services		
<b>Total Net Value:</b>	USD	28,000.00
<b>State and Local Taxes:</b>	USD	0.00
<b>Invoice Amount:</b>	USD	28,000.00

**Inquiries Contact**

Jude Piezema  
Phone: 212-553-2853 Fax:  
Email: jude.piezema-non-empl@moodys.com

ENCUMBRANCE #  
VENDOR # 12894  
ACCOUNT # 0110701-5316  
I hereby certify that the quantity of  
materials and services covered by this  
invoice has been received as agreed, that  
the amount has been previously paid for, and  
that all other requirements of the contractor  
have been fulfilled.  
Approved: [Signature]  
Dept. Head  
Batch Number: 107-187

Moody's Investors Service, Inc. Taxpayer ID#: 13-1959883

Please do not contact your Analytic Team regarding this or any other fee-related matter.

Return This Portion With Your Payment

**Invoice No.:** P0147161  
**Moodys Ref No.:** P0147161  
**Customer No.:** 400050269  
**Invoice Date:** January 27, 2015

**Invoice Amount:** USD 28,000.00  
**Invoice Payable in USD**

**Wire Payment with Invoice Number to**

SunTrust Bank  
Transit Routing # 061000104  
ACH # 061000104  
Moody's Account # 8801939847  
For Customers wiring outside the U.S.: Swift Code: SNTRUS3A

**Mail Payment with Invoice Stub To**

Moody's Investors Service, Inc.  
P.O. BOX 102597  
ATLANTA, GEORGIA 30368-0597  
USA

PAYMENT DUE UPON RECEIPT



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Copy of Previously Printed Invoice

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

3890027  
0021406NS  
02/02/2015  
JAMES LORING  
617-603-6572

CITY OF NEWTON, MA  
CITY TREASURER  
CITY HALL  
1000 COMMONWEALTH AVE  
NEWTON MA 02459

CITY OF NEWTON, MA GOB SERIES A DATED 1/29/2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$2,500.00

All invoices are due upon receipt.

ENCUMBRANCE # \_\_\_\_\_

VENDOR # \_\_\_\_\_

ACCOUNT # \_\_\_\_\_

I hereby certify that the quantity of materials and/or services covered by this invoice have been received as agreed, that they have not been previously paid for, and that all the obligations of the contractor have been fulfilled.

Approved: \_\_\_\_\_

Dept. Head

Batch Number: \_\_\_\_\_

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CITY OF NEWTON, MA GOB SERIES A DATED  
1/29/2015

Invoice Number:	3890027
Account Number:	0021406NS
Current Due:	\$2,500.00
Direct Inquiries To:	JAMES LORING
Phone:	617-603-6572

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 0021406NS  
Invoice # 3890027  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



#74-15

Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Copy of Previously Printed Invoice

Invoice Number: 3890033  
Account Number: 215140000  
Invoice Date: 02/02/2015  
Direct Inquiries To: JAMES LORING  
Phone: 617-603-6572

CITY OF NEWTON MA  
ATTN JAMES REARDON, TREASURER  
CITY HALL  
1000 COMMONWEALTH AVE  
NEWTON MA 02459

CITY OF NEWTON, MA 2015 REFUNDING ACCOUNT DATED JANUARY 29, 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,000.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CITY OF NEWTON, MA 2015 REFUNDING ACCOUNT  
DATED JANUARY 29, 2015

Invoice Number: 3890033  
Account Number: 215140000  
Current Due: \$3,000.00  
Direct Inquiries To: JAMES LORING  
Phone: 617-603-6572

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 215140000  
Invoice # 3890033  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



#74-15

Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Copy of Previously Printed Invoice

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

3890031  
0021407NS  
02/02/2015  
JAMES LORING  
617-603-6572

CITY OF NEWTON, MA  
CITY TREASURER  
CITY HALL  
1000 COMMONWEALTH AVE  
NEWTON MA 02459

CITY OF NEWTON, MA GORB SERIES B DATED 1/29/2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,250.00

All invoices are due upon receipt.

ENCUMBRANCE # \_\_\_\_\_  
VENDOR # \_\_\_\_\_  
ACCOUNT # \_\_\_\_\_  
I hereby certify that the quantity of materials and/or services covered by this invoice have been received as agreed, that they have been previously paid for, and that all the requirements of the contractor have been fulfilled.  
Approved: \_\_\_\_\_  
Dept. Head  
Batch Number: \_\_\_\_\_

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CITY OF NEWTON, MA GORB SERIES B DATED  
1/29/2015

Invoice Number: 3890031  
Account Number: 0021407NS  
Current Due: \$1,250.00  
Direct Inquiries To: JAMES LORING  
Phone: 617-603-6572

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 0021407NS  
Invoice # 3890031  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#471-14  
Telephone  
(617) 796-1100  
Facsimile  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
E-mail  
swarren@newtonma.gov

November 24, 2014

Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

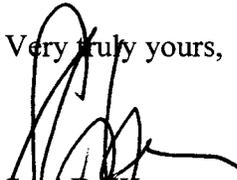
RECEIVED  
NEWTON CITY CLERK  
2014 NOV 24 PM 3:43  
DAVID A. OLSON, CMC  
NEWTON, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to appropriate the sum of \$400,000 from June 30, 2014 Certified Free Cash to fund the design and relocation of modular buildings from Zervas School to Newton South High School for special education program needs.

Thank you for your consideration of this matter.

Very truly yours,

  
Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE



**PUBLIC BUILDINGS DEPARTMENT**

Josh Morse, Interim Building Commissioner

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren  
Mayor

November 14, 2014

Mayor Setti D. Warren  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

RE: Newton South High School Modulars

Dear Mayor Warren:

The Public Buildings Department respectfully requests \$400,000.00 to design and relocate modular from Zervas School to Newton South High School for special education program needs.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Alex Valcarce, Program Director  
Dori Zaleznik, Chief Admin Officer