



2018 JUN -4 PM 2:45

May 25, 2018

Sharon Butler-Charles
Senior Administrative Analyst
City of Boston Assessing Department
One City Hall Plaza
Boston, MA 02201

RE: PILOT Payment for FY2018

Dear Mrs. Butler-Charles,

Wentworth is pleased to submit our FY 2018 report on Community Benefits. We have updated Wentworth's Payment in Lieu of Taxes (PILOT) Calculation to reflect the Community Benefits Deduction and credits for Exceptional Opportunities (this schedule is included along with the report). Wentworth continues to remain committed to working closely with the City of Boston as we seek to make our community a better place in which to live and learn.

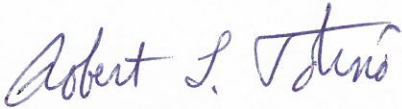
As discussed in last year's June 19, 2017 letter, Wentworth has added to the Exceptional Opportunities Report the deeding of over 1,000 square feet of its property along Louis Prang Street to widen the pedestrian sidewalk. The appraised value of which is \$626,000 and which will be prorated over the next 10 years starting in this Fiscal Year of 2018. We have also included the one-time cash payment of \$142,450 for unmetered parking spaces taken off Parker Street to allow for the construction of the New Academic Building. We believe that this is a justifiable inclusion as a benefit because these are unmetered spaces and the City incurred no revenue lost during this period. In addition, Wentworth donated 18 laptop computers which will be used by the Alice Taylor Council Office & Tech Center. The other items on the Exceptional Benefit Report have been well documented in prior letters to your office. Again, Wentworth has chosen to only request \$497,739. of the total value assigned to this report.

The total value of this year's Community Benefits is over \$4 million, an amount that far exceeds the recommended allowable tax credit. Last year we highlighted the Center for Community and Learning Partnerships, the store front at 553 Huntington Ave, as a unique operation within the Office of Community Relations and External Affairs. The Center connects directly to many of Wentworth's community benefit commitments providing direct relationships with community representatives and local organizations. A full list is described in our March 3, 2017 First Amendment to 2010-2020 Institutional Master Plan. A critical part of The Center's work is the fostering of the Boston Pipeline, an array of programs that provide Boston youth with college access and success opportunities through dual enrollment, the RAMP summer bridge programing and ongoing support throughout their college years at Wentworth. We work diligently with the Mayor's office and Boston School Department to promote these programs as strong models for

insuring that our urban youth achieve college success. We will be happy to provide your office with the Institutional Master Plan Update highlighting Wentworth's contributions to Boston which will be submitted to the BPDA this summer.

Thank you for all your assistance in this process. I look forward to speaking with you soon.

Sincerely,

A handwritten signature in blue ink that reads "Robert L. Totino". The signature is written in a cursive style with a large, stylized initial 'R'.

Robert L. Totino
Vice President for Finance

Enclosures

cc: Sandra Pascal, Wentworth
Johanna Sena, Wentworth

Wentworth Institute of Technology

Calculation of PILOT Expense

May 25, 2018

FY '18 PILOT Payment

Total Exempt Value	213,071,583
Tax -Exempt Property if Taxed	6,613,742
25% of Tax	1,653,435
25% of Tax	1,653,435
Less \$15M Total Value Credit	(116,400)
Less Property Tax Credit	(32,620) Parcels 0902855000 and 0902878000
Total PILOT	<u>1,504,416</u>
FY 2011 PILOT (PILOT Base)	31,504
Growth Increment per Year	268,405

FY 2018 PILOT Calculation

FY 2011 PILOT (PILOT Base)	31,504
Plus Growth Incr. at Ramp Up Year	268,405
FY 2018 Total PILOT (Year 7)	1,504,416
FY 2018 Growth Factor	2.50%
FY 2018 Total PILOT	1,542,026.08
Less Community Benefits Deduction (50%)	(771,013)
Less Amount Paid in November 2017	(273,274.50)
Less Exceptional Opportunity Credit	(50,000) Credit for land donation to MHNHS beginning in FY 2013
Less Exceptional Opportunity Credit	(62,500) Credit for pedestrian easement to City of Boston beginning in FY 2018
FY 2018 PILOT - Second six months	<u>385,238.54</u>

Less Exceptional Opportunity Credits Requested

Final FY 2018 PILOT Balance

(385,239) See attached Report for FY 2018 for items such as public park maintenance, etc.
(0)

COMMUNITY BENEFITS REPORT

FINANCIAL YEAR: 2018

INSTITUTION NAME: Wentworth Institute of Technology

Program Name	Brief Program Description	Amount (\$)	Cash, In-Kind, or Both ¹	1-time or Ongoing ²		Who is Served ³	Program Initiator ⁴	Partners ⁵
				Ongoing	Ongoing			
Scholarships to Boston High School Students and Community Residents	Scholarships awarded to Boston High School students	\$2,369,278	Cash	Ongoing	Ongoing	Graduates of Boston Public Schools	Wentworth	N/A
	Scholarships awarded to Boston High School students	\$370,474	Cash	Ongoing	Ongoing	Graduates of Boston Public Schools	City of Boston	N/A
	Jimmie Beverly Community Scholarship	\$175,071	Cash	Ongoing	Ongoing	Residents of Mission Hill and Fenway Neighborhoods	City of Boston and the Wentworth BPDA Community Task Force	N/A
Workforce Development	BPS School-to-Career Program	\$253,824	Cash	Ongoing	Ongoing	Boston Public School students with and without disabilities.	Boston Public Schools and Madison Park Technical Vocational High School	See attached list of partners.
Transportation Initiative	MBTA Subsidy for Employees	\$253,500	Cash	Ongoing	Ongoing	Wentworth (WIT) Employees and Communities Adjacent to WIT Campus	Boston Transportation Department (BTD)	MBTA and the BTD
Center for Community & Learning Partnerships	Projected Operating Expenses	\$405,877	Cash	Ongoing	Ongoing	See attached list of partners.	Wentworth BPDA Community Task Force	See attached list of partners.
	Market Value of Dedicated Space	\$59,262	In-kind	Ongoing	Ongoing	See attached list of partners.	Wentworth BPDA Community Task Force	See attached list of partners.
Community Work-Study program	Community Work-Study program. Federal Government pays 22% and Wentworth pays 78% of this program. The cash amount listed here is the Wentworth portion. No cost to the community organization that is served.	\$62,856	Cash	Ongoing	Ongoing	Various community groups such as: Mission Main Tenants Task Force, Sociedad Latina and ABCD Parker Hill	Wentworth BPDA Community Task Force	See attached list of partners.

COMMUNITY BENEFITS REPORT

INSTITUTION NAME: Wentworth Institute of Technology **FINANCIAL YEAR:** 2018

Program Name	Brief Program Description	Amount (\$)	Cash, In-Kind, or Both ¹	1-time or Ongoing ²		Who is Served ³	Program Initiator ⁴	Partners ⁵
Dual Enrollment Program	BPS High school seniors earn college credit while also receiving credit toward a high school diploma. This program is aimed at students who have an interest in STEM fields. The primary focus of the program is to develop students to be academically ready and prepare them for college by giving them the opportunity to experience a college. Students receive transferable college credits, books, and laptops at no cost.	281,160.00.	Cash	Ongoing		Students from E.M.K. Academy for Health Careers, Fenway HS, Urban Science Academy, English HS, Elizabeth Seton Academy, Match Public Charter School, Community Academy of Science and Health.	Wentworth	Students from E.M.K. Academy for Health Careers, Fenway HS, Urban Science Academy, English HS, Elizabeth Seton Academy, Match Public Charter School, Community Academy of Science and Health.
Alice Taylor Council Office & Computer Lab	Annual cost of internet and cable service.	\$2,326	Cash	Ongoing		Residents of Alice Taylor Housing Development	Wentworth	BHA and Alice Taylor Housing Development Tenants Task Force
Community Policing	Salary, overtime and benefits for Wentworth police officer assigned to the Community.	\$63,773	Cash	Ongoing		Mission Hill residents	Mission Hill Problem Property Task Force, created by the District 8 Boston City Councilor	MASCO and Neighborhood Leaders/Organizations (i.e. The Mission Hill Problem Properties Task Force)
Cash contributions to community groups and projects by request	Community Contributions	\$37,643	Cash	Ongoing		Various community groups such as: Mission Main Tenants Task Force, Sociedad Latina and ABCD Parker Hill	Wentworth	Various community groups such as: Mission Main Tenants Task Force, Sociedad Latina and ABCD Parker Hill
Space contributions to community groups and projects by request	Facilities usage: City of Boston and community groups are not charged a rental fee for using space at Wentworth	\$67,700	In-kind	Ongoing		Various City of Boston and community groups such as: Hyde Square Task Force, Alice Taylor Task Force, Boston Main Streets, Boston Charter Schools	Wentworth	Various City of Boston and community groups such as: Hyde Square Task Force, Alice Taylor Task Force, Boston Main Streets, Boston Charter Schools

COMMUNITY BENEFITS REPORT

INSTITUTION NAME: Wentworth Institute of Technology **FINANCIAL YEAR:** 2018

Program Name	Brief Program Description	Amount (\$)	Cash, In-Kind, or Both ¹	1-time or Ongoing ²	Who is Served ³	Program Initiator ⁴	Partners ⁵
Hubway / Blue Bikes	Hubway is a bike sharing system providing more than 1,500 bikes at 155 stations throughout Boston, Brookline, Cambridge, and Somerville. Additional 3 years added for the construction of the new academic building.	\$12,000	Cash	3 years FY 2016-18, plus 3 additional years FY19-21	Bicycle users in the City of Boston.	City of Boston	Boston Transportation Department
Total		\$4,133,585					

Exceptional Opportunities Report

INSTITUTION NAME:		Wentworth Institute of Technology		FINANCIAL YEAR:		2018	
Program Name	Brief Program Description	Amount (\$)	Cash, In-Kind, or Both	1-time or Ongoing	Who is Served	Program Initiator	Partners
Senior Building. Approved by the City of Boston in 2013, credit prorated through FY22.	Donation of four parcels of land on Guerney Street to Mission Hill Neighborhood Housing Services (MNHHS) for the construction of the Senior Building. Approved by the City of Boston	\$50,000	Cash	Ongoing	Seniors seeking affordable housing	Mission Hill Neighborhood Housing Services	Mission Hill Neighborhood Housing Services
Mission Hill summer program	This program benefits families from the Alice Taylor and Mission Main Housing Developments by providing free or low cost summer camp enrichment program	\$111,480	Both	Ongoing	Boston residents, particularly from Mission Main and Alice Taylor Housing Developments	Phillips Brooks House Association	Phillips Brooks House Association
STRIVE school-to-work transition program	School-to-work transition program for BPS students with a variety of special needs, including physical, cognitive, and emotional disabilities	\$215,098	Both	Ongoing	Boston Public School students with and without disabilities.	Wentworth	See attached list of partners
Community Contributions and Support	Evans Way Park Maintenance	\$48,630	Cash	Ongoing	General Public	City of Boston and Wentworth	Emerald Necklace Conservancy and Boston Department of Public Works
Transportation Initiative	Payment of 8,200 sq feet unmetered parking spaces during construction of academic building.	\$142,450	Cash	1-time	The City of Boston	Boston Transportation Department (BTD)	BTD and BPDA

Exceptional Opportunities Report

INSTITUTION NAME:		Wentworth Institute of Technology		FINANCIAL YEAR:		2018	
Program Name	Brief Program Description	Amount (\$)	Cash, In-Kind, or Both	1-time or Ongoing	Who is Served	Program Initiator	Partners
Donation of land 525 Huntington Avenue	Donation of 16,398 sq ft of land to the City of Boston for widened sidewalks on the Louis Prang Street side of the student apartments at 525 Huntington Avenue. Assessed at a value of \$625,000, divided in 10 portions from FY2018 through FY2027	\$62,500	Both	10 years FY2018-27	At the request of the City of Boston widened sidewalks and reduced square footage at 525 Huntington Avenue.	BPDA - BCDC	City of Boston
Campus-Community Policing Initiatives	Neighborhood Ride-along BPD Details (in collaboration with MASCO) and contribution to September move-in day trash pick-up.	\$11,501	Cash	Ongoing	Mission Hill residents	Mission Hill Problem Property Task Force, created by the District 8 Boston City Councilor	MASCO and Neighborhood Leaders/Organizations (i.e. The Mission Hill Problem Properties Task Force)
Laptop Program	Laptops donated to Alice Taylor Heyward Apartments	\$4,500	Cash	1-time	Residents of the Alice Heyward Taylor Apartments.	Wentworth Institute of Technology	Community Organizations, Low-income Housing Developments and Boston Public Schools
Total Value		\$646,159					
Total requested		\$497,739					

Wentworth Institute of Technology
PILOT FY18
List of community partners

Partners for the Center for Community & Learning Partnerships:

Academy of the Pacific Rim
ABCD Parker Hill Fenway
ACE Mentor Program of Greater Boston
Alice Taylor Apartments & Tenants Council
Boston After School & Beyond
Boston Arts Academy
Boston Community Leadership Academy
Boston Foundation
Boston Latin Academy
Boston Latin School
Boston Private Industry Council
Boston Public Library: Copley Branch
Boston Shines
Bottom Line
Brookview House, Inc.
Castle Square Tenants Organization
City on a Hill
Codman Academy Public Charter School
College Advising Corps
Community Academy of Science and Health
Earthen Vessel (EV) Kids
Edward M. Kennedy Academy for Health Careers
Emerald Necklace Conservancy
Fenway CDC
Fenway Garden Society
Fenway High School
Huntington Avenue YMCA
Hyde Square Task Force
John F. Kennedy Elementary School
Joseph P. Manning School
John D. O'Bryant School of Mathematics and Science
Josiah Quincy Upper School
Jumpstart Boston
Madison Park Vocational Technical High School
Margarita Muniz Academy
Campus Compact Southern New England
Match Public Charter School
Maurice J. Tobin K-8 School
Mission Hill Health Movement
Mission Hill Little League
Mission Hill Main Street
Mission Hill Neighborhood Housing Services

Mission Hill Youth Collaborative
Mission Main Tenants Task Force
New Mission High School
Philip Brooks Housing Association: Summer & After School Programs
Roxbury Tenants of Harvard
The Rennie Center
Scholar Athlete Program
Snowden International
Sociedad Latina
South End Technology Center
TechBoston Academy
The BASE
Thomas M. Menino YMCA
Tobin Community Center
Tutors for All
Urban Science Academy
The Young People's Project
Whittier Street Apartments
YMCA of Greater Boston
YMCA's Camp Ponkapoag

Partners for the Community Work-Study Program:

Mission Safe
Roxbury Tenants of Harvard
MHASP (Mission Hill After School Program)
South End Technology Center
Jumpstart
Boston Scholar Athlete/New Mission
Young People's Project
Roxbury Tenants of Harvard
BEST Hotel Training
Sociedad Latina
Mission Hill Main Streets
Margarita Muniz Academy
Castle Square Tenants Organization
ABCD
Boston Public Library: Copley Branch
YMCA International Learning Center
Rafael Hernandez School
Mission Main – Carrie Simon Computer Lab
Artists for Humanity

High Schools that participate in the STRIVE Wentworth Training Program

Another Course to College

Boston Adult Technical Academy

Boston Arts Academy

Boston Community Leadership Academy

Boston Day/Evening Academy

Boston Green Academy

Boston International School

Brighton High

Burke High

Charlestown High

Community Academy of Science & Health

Community Academy

Dorchester Academy

East Boston High

English High

Excel High

Fenway High

Greater Egleston High

Horace Mann

Kennedy HC Fenway

Madison Park High

McKinley Prep High School

McKinley School

McKinley So. End Academy

Quincy Upper School

Urban Science Academy

West Roxbury Academy