

Social Service PILOT and Comparative Impact Study Committee
Public Hearing Room Memorial Building Framingham, Ma
Approved Minutes
August 9, 2005

Attendance: Bob Berman, Yaakov Cohn, Kurt Steinberg, Laurie Lee, Jim Palmer, Nick Sanchez, Steve Orr, Wes Ritchie, Late arrival 7:40 Dawn Harkness Absent: Cynthia Laurora

Minutes of 8/2/05 meeting: Minutes approved as corrected. Vote to approve minutes 7 in favor 1 abstain

Organizational issues

Division of time between Pilot and Impact Study

Berman: How do we accomplish both tasks given us, i.e. the PILOT study and the comparative/impact study? Should we divide the meetings up for example? 60%/ 40%, the comparative study/ the pilot? Does anyone have any ideas?

Cohn: Perhaps trying to define a PILOT program is premature until we make more progress on the impact study.

Berman: Part of looking at the PILOT program is looking at what is out there already, so we might want to put that research together.

Cohn: It seems not a bad idea to me if someone is to bite off and do some research on what is around. We don't have to wait until we know how to divide one to start doing background material.

Sanchez: There is a national center for the revitalization of central cities at the University of New Orleans and they have devoted effort to researching PILOT programs

Palmer: There is another organization mentioned in the Newton PILOT study called the Massachusetts Government Finance Office Assoc. that report on negotiating PILOT payments.

Lee: I think it is a good idea to map out what we are going to do for both projects because we don't know what information one will get from one project that will help the other. There will be some information sharing that will become apparent when you get a clear outline of what you are doing. I support dividing the time. If we map out both studies first and see what the questions are, where we want to go and how we want to do it, we could decide then if we prefer focusing on one.

Berman: Looks like as we go forward and start to create Action Plans we should work on both of those and see how that plays out. There is no reason that we can't start doing some of the research work.

Public input.

There will be times when people in the audience will want to speak. At an opportune moment I will call on them and let them become part of the record on an informal basis. Do people prefer more formal public time?

Group: Open

Sanchez: I would like to comment that Worcester has encouraged people (the public) to submit research documents and I think it would be good for us if people can't come and want to submit a

document in advance. I propose the chair posts such documents that are relevant to our discussion.

Berman: I will look into that. I prefer people coming in but this is a good idea for those who can't come in.

Define Social Services:

Berman: It was brought up at town meeting to encompass all non-profits in our work. That was voted down. Our function is to look only at social services and the impact they have had. I have a definition from Webster's:

Social service is an activity designed to promote social well-being specifically organized philanthropic, assistance of the sick destitute or unfortunate

Or

Dictionary.com:

Organized efforts to advance human welfare and social work.

Free lunches provided by a government for its disadvantaged citizens.

Organized activity to improve the condition of disadvantaged people in society.

How do we map these ideas to what we are going to be doing?

Sanchez: The federal government has a definition for social services. This comes from the [standard industrial classification codes](#). I propose for purposes of a definition that a social service agency is understood as an enterprise either public or private that comes under the Federal government classification code 83. This is a legal definition. Under 83 social services there are specific examples. They are both private and public; we are just interested in public. We also might want to limit the agencies by how much money they have.

Lee: I want to clarify. You said we are only to look at public agencies and I don't believe that is correct

Sanchez: My understanding from the motion we are looking at non profit agencies.

Lee: But that doesn't mean they are only public. There are a lot of private non profit agencies.

Sanchez: Yes. Non profit, private and public.

Palmer: Our charge is non-profit so we have to say public and private.

Cohn: What is a public social service agency?

Steinberg: Department of transitional assistance

Lee: Is there a summary defining what a social service's?

Berman: The major heading for this is : Individual family social service's is major group section 83.22; Establishments primarily engaged in providing one or more of a wide variety of individual and family social counseling, welfare or referral services including refugee, disaster and temporary relief services. This industry includes offices of specialists providing counseling, referral and other social services Government offices directly concerned with the delivery of social services to individuals or families such as issuing of welfare aid, rent, food stamps, and case work are included here. I think it might make sense for us to come up with a clear definition that will fit our purposes and will be easier to use.

Lee: I was asked by Cynthia who cannot be here tonight to offer her ideas on the definition * see below.

Orr: The first thing that I think of when I read this is the questions of the Salvation Army. They consider themselves to be a church and yet they are very much a social service agency.

Cohn: The issue of whether the salvation army is a church or social service agency, is one of when a church's function go beyond religious services, it goes into another category. While we haven't directly discussed the issue of churches, they are exempt from all kinds of stuff. No one is proposing a PILOT program for churches because among other reasons Churches are exempt from taxation for a different reason than other non-profits. Taxation is the power to control and no one wants to touch the issue of separation of Church and State. However, when a Church uses its facilities to do counseling for troubled kids for instance, it becomes another kind of activity. I think the Salvation Army (S.A.) is not a Church for the purposes of our discussion.

Steinberg: I think for example, of St. Stephens, as a church. A Catholic charity, however, is a social service agency (SSA). In terms of the S.A. I would say that in Cynthia's definition the first paragraph second part, when we say the primary function is to deliver human services, we have to decide if the S.A. as established in Framingham is a majority, over 50%, delivering SS'S. I would say yes, that is what they are doing.

Palmer: I think if you look into most churches in town you will find that a large part of what they are doing is social service. They are providing places for AA groups, making donations to SSA, much of their program is geared toward ss. And if you take the worship part it is very limited. It is hard to break it down to 50, 60 %.

Ritchie: I am uncomfortable with the 50% cutoff. AA groups and others ss's are provided to different communities. Emergency vehicle access and other things using community resources. If we don't look at churches I am concerned we will not be doing a full scope research and find out who is using what. We are not allowed to go into a full non profit evaluation because of how Town Meeting voted but I think it is important that we do it.

Mr. DeShaw TMM 15(public) This committee needs to include everything. Because the churches are doing what smoc and the SA are doing. The whole picture has to be looked into. Cuddy is going to say he won't pay if the town doesn't go after other non profits. Also need to look into whether smoc has gone beyond the scope of ss's.

Harkness: When this motion came up I introduced a competing motion at town meeting which would do exactly as you said: study all tax exempt property. It was shot down in town meeting. Selectwoman Esty said we don't need to look at the churches and those things. We know what they do. Unfortunately as much as I agree with that idea, because I proposed it, it was rejected by this community, and that was very short-sighted. The suggestion that churches are not taxed for different reasons is not exactly correct. The difference between income tax and property tax. We are not looking for pilot based on the income of any organization, we are talking about when nonprofits buy a piece of property it gets taken out of the rolls and doesn't go into the town money that we collect for taxes. There are some communities, like Danvers, who are looking to tax the churches that are no longer being used for the purposes that made it be tax exempt, such as closings. That is beyond our scope because town meeting very clearly rejected that. I think we need to remember what town meeting charged us to do, as narrow as it is. I did a gut feel look at the types and number of property that we are talking about. Here is the list of tax exempt properties. We can't touch the Comm. of Ma, Churches, most of the properties. The group of properties is small that we can look at and touch. Here is the smoc list, and they pay taxes on half. Here is a whole page for SVT. Most is the town of Framingham. Vast majority of tax exempt properties we can't touch and the tiny fraction that we can will not solve our financial problems, in my opinion. I hope at some point we will have a real nuts and bolts approach.

Berman: The properties that we can and can't touch. That is about the pilot program/ But the other real big task is doing the comparative study of the overall impact of social services on the town. We need to keep an open mind on all of those things when we do the work.

Ms Howland (public) Library trustee and resident. I am in sympathy with some of the folks who spoke about expanding the scope of the study because there is a lot of overlap. The SA serves meals M-F but on the weekend the First Parish Church members serves the meals at the civic league because the SA is closed. So if you are going to look at the SA, you have to look at the civic league because they do the same function. St Georges received grant money for improvement of their property because they host AA. Trying to pin this down is difficult. When you are looking at the ss's keep the cost benefits in mind. What are we benefiting? What would it cost the town if we had to do that?

Orr: It is not a question of income vs. property tax. It is a question of how much it is costing us. That is the goal we have to keep in mind.

Harkness: Except that if they were a for-profit business and needed more than the average police, we don't charge them more. The most we can realistically ask is the maximum that they would have paid in property taxes.

Orr. I disagree

Ritchie: I supported Dawn's motion at town meeting. With respect to the issue that we are not charged with examining the broad picture, I still think that if you read our copy of the mandate "a comparative impact study of Social Services in Framingham be created" What are we comparing it to? It doesn't say other towns, it doesn't say we are comparing it to Nevada. We assume other not necessarily ss agencies are providing services. We have an obligation to study ss non profits to other non profits. That is my interpretation

Jake Bajakian (tmm 11) I think the challenge given is clearly to look at organizations like smoc, not churches. For example when realtors try to sell homes here they don't advertise social service agencies, but they do churches. Churches have stability. They may do ss actions but they aren't making big money from it like many of the SSA's.

Lee: I went back to the streaming video of town meeting and took some minutes, and included Dawn's amendment [Please view the meeting for yourself to see the full presentation and discussion.](#) To make a point, I believe Dawn said the studies should include SVT, churches, colleges and then made her amendment. Selectman Esty spoke against this amendment and suggested we focus on SSA's and especially Dover amendment projects. There was a lot of back and forth discussion and the end result was town meeting voted for the original motion. In the discussion we can see what town meeting was telling us to do.: the discussion focused on smoc and wayside and Dover amendment projects. I must say that Bob's original simple definition resembles what I heard. But it is very clear to me what we are not to do.

Harkness: I object. This is not what I said.

Palmer. I have a problem. We have a charge. And nothing in that charge says we cannot go beyond that charge. It tells me that that is what they want me to do. But if I am going to have a comparative study I have to go the whole way. What am I comparing it to? I read through Newton and Boston and no where do they mention SSA in their PILOT programs. We need to go beyond SSA if we are going to get a true picture. Why is FSC not paying us anything? We have to look at the total thing as well as our main charge .I don't see any limits placed that I can't look at the other.

Sanchez: The reason I suggested the Federal definition is to avoid the types of problem we are having here. This is a fairly reasonable thing to do. If we do not want to do that, let's not try to reinvent the wheel. We are here trying to reinvent the legal wheel. We need to accept the State legal definition or the Federal one. Otherwise we will be tied up here discussing these issues

Robert O'neil (public): Some SSA grow very fast. Those are the ones that are dangerous. The others, Churches, don't spread all over town. Are you going to be able to retrieve the financial statements of these agencies to find out how much influence they have?

Palmer: Mr. Petrini in his opinion doesn't talk about social services. He talks about non profit charitable organizations. He doesn't define SSA

Cohn: It seems to me in the phrasing of the motion passed SS was focused on agencies such as smoc, advocates and wayside and not FSC and conservation land. If we get away from being a law making body, isn't that really what this is all about? Aren't we trying to address the fears and concerns of the implications of houses becoming halfway houses, having methadone clinics established? How important is it to define SSA in order to start to figure how to put some data on the table and quantify some of the facts behind those fears? Is it true that people don't want to come to Framingham because they are afraid of the residents of the Wayside facility? Is it true that the police department costs are driven X% by those facilities? Are we talking about anything other than Wayside, smoc and advocates?

Berman: we mentioned the civic league and let me add that I am on the Board of Director of the Civic League and have been for years but the CL offers many programs such as meals on weekends. Individuals who are part of programs are going back and forth to the CI and other places. One of our tasks is to find out what those places are, who is using them, what the costs to the town are and what the benefits are.

Cohn: Doesn't Dawn have the answers because she has the list of properties.

Berman: No. She has a list of properties. I don't think the CL is even on that list. This is a very painful process we are going through but I think it is important that we know what we are looking at.

Cohn: I was just wondering if it would be premature to make a motion to accept Cynthia's definition

Ritchie: I think that is dangerous. I don't think we had a thorough conversation yet. In response to Mr. Sanchez. I think it is OK to be tied up for a night to tailor the definition to Framingham and be clear what we are talking about. Mr. Palmer is correct. It may be more work for us to look at other agencies but when we talk there is the spill over and we need to do it right. And because this definition is hard to find we should start gathering facts for all the agencies and do our own comparative study. I am really excited to start getting facts on all the non profits and then deciding what is or isn't a SSA. We need to do it all and do it right.

Harkness: This was my idea. But it was shot down and we are charged by the vote of TM. I am wary of going beyond what we are asked to do. In addition the debate that was there, I asked the author of the motion we are charged with to consider my amendment as a friendly amendment to his. He absolutely rejected it. The focus for the author of this particular motion that we are charged under was to go and study the smoc and the waysides and SSA that they have been demonizing. While I disagree with the accuracy of the summary here I do not think we are charged to go beyond that.. What we are doing might be deemed wrong and we will have to go back to TM and revisit the motion I suggested. But this group is charged is limited.

Ritchie: I think we can read it as limited or read it for ourselves to go above and beyond and do a comprehensive search.

Harkness; On what arrogant theory of law are you basing that on? What do you mean we have the right to do whatever we want? We don't. We have the right to do what we are charged to do.

Ritchie: As I said earlier. I think it is in our charge to do a comparative study.

Steinberg : Mr. Palmer said we have a charge here and there is nothing saying we can't do that charge and do more than that. I am not saying I support that., but I don't see a legal issue

Harkness: you don't see the clear rejection of my motion as the clearly limiting charge to us? It was rejected soundly, addressed squarely on, every which way it could be: Can it be a friendly amendment, No Don't study the churches, don't study the schools, don't study SVT. It couldn't be clearer. I find it hard to understand how nobody in this committee can think we can go beyond that

Sanchez: I agree. And Robert's rules of Order, which we accepted, are specific that when a committee is given a particular job the committee has to perform that job.

Berman: Does anyone have a motion to define what the task charged to us from town meeting is.

Palmer:I would like to look at the second part of the motion: the comparative impact study. We all agree that the churches are providing SS's. If the town had to provide those SS's , that is part of the comparative impact study.

Harkness; I thought what was meant by comparative was compare is how much is it costing us to have them here compared to the bigger block of taxes we are collecting. How does Framingham stack up to other towns? I don't see anything to compare it to other non profits that we have been specifically told not to look at. That is stretching comparative beyond anything I heard suggested at town meeting.

Orr: We have three different interpretations of comparative. Compare cost vs. benefits: Compare to other towns; compare current to prior situations. Let's propose definition is to come up with a clear picture of the cost and benefits of SSA in Framingham and surrounding communities.

Sanchez: I would like to speak against the motion. Any studies I have seen demonstrate that the SSA have a dramatic differential impact within a town. One part of town is affected differently. So we will lose this neighborhood impact with this motion.

Orr: I don't see the conflict.

Berman : I thought the same thing

Orr: We have two interpretations of comparative study so the choice should be voted on. Either compare costs and benefits in the town o Framingham vs costs, benefits and payment to pilots in other communities.

Berman: not the same

Steinberg: I don't see how this stops going into another town with similar SSA and see how a neighborhood has been impacted and compare it to Framingham. I see no reason why we cannot study individual neighborhoods.

Sanchez: I am glad that is on the record and that we will not be prohibited from studies of individual neighborhoods. But that has to be on the record. But there are historical and other impacts we should look at too. Our problem is not the study but the definition of what a SSA is.

Palmer: Can you rather than say surrounding communities, say similar socio economic communities.

Orr: No .I don't want to restrict that.

Palmer: Sudbury, Wayland, Weston are not like communities in terms of size and socio-economic status.

Berman: One problem from my government study experience is to find communities like Framingham to compare government structure. or for whatever reasons. Most of our surrounding communities do not have the demographics that we have.

Orr: How many communities are there like us that have pilot programs? Not many.

Berman: But we are looking at something bigger. The impacts. Who has done something to work on this issue?

Harkness: My perception was Comparative impact, meant compared between the costs and benefits of SSA. How much did it cost us compared to taxes paid or other benefits Framingham receives? When we look to surrounding communities would be to look at communities that have implemented pilot programs so we can measure how we want to do that. What do we want to borrow and reject from those.

Steinberg: That is interesting. I took an entirely different meaning.

Lee: A couple of points. There are two studies going on. We are not looking at the comparative study just for the pilot. There is also the comparative Impact. Why did we jump to the second study? But since we have I see two issues. We are limited in what we can do and what we can look at by town meeting. Dawn put it perfectly. I do not feel comfortable doing something that town meeting said do not do. So we are limited in just looking at SSA. Even for the comparative impact study. The second issue is what we are not limited on how we choose to define comparative and impact as related to SS's. Why do we want to limit ourselves when we don't know what we want or will need to ask? And that may change as the study progresses. We are allowed to look at an impact that we may not see now as long as it has something to do with SS's. I do not want to define comparative because we don't have to. We just have to agree on what we are looking at here.

Betty Funk (Tmm public) Resolutions are often the result of emotions and not well thought out. The theory of the '70's was that people in need got a better chance if put in group homes. Where do you put those homes? You put them in older neighborhoods where properties cost less. We have the programs here because there is a housing stock here for these programs. Just like it is available in Springfield, Worcester, I can tell you what communities to compare Framingham to. The other suburban communities around us send those in need to our community for the services. You can see them being driven in. I don't think you are anywhere near understanding the benefits. I think you know clearly what the cost is. If you are going to look at the cost to the town for hosting SS's your focus is too narrow. You need to look at the churches. They run AA programs, companionship programs especially for kids. I think you should look at all the non-profits. SS's are just a part .You should go to the town meeting or the selectman and ask that they arrange fore someone to get information on the big picture. Look to Worcester. Worcester is having the same problems and issues. They have a team looking at ss's and some not and they will be reporting shortly. They are preparing legislation to bring money to the community via the cherry sheet for the communities that are hosting SSA. This will be an offset to the non profits. There have been studies of the impact of residential programs on neighborhoods. And the reports are generally positive. We maintain properties in our community better than our neighbors and people will tell you they have no problems whatsoever. You need to bring the data to the table so TMM can think about what is going on. So you can do this narrowly or make up your own mind and do a larger picture study of all non profits.

Sanchez: From Worcester Telegram: SSA account for only 10% of the non profits nationally and he expects the same to be true in Worcester. If that is also true of Framingham what we are being

asked by the speaker is to increase our burden by 9 times our current burden and I think we have to stick to the motion made by TM.

Ritchie: I think comparative impact definition is let's compare what we are talking about, SS's to all the non profits. I do not think comparative impact is referring to pilots. I think we can decide that separately. I really think this is clear.

Palmer: We are looking at too much at the same time. I think the study has to include everything; however I am willing to abide by the will of town meeting. When the report is made to town meeting and our work is undone we can request a continuation. So maybe we should carry out the charge of town meeting give an interim report and go on from there.

Harkness: I intend to refile my motion Maybe part of the report can be that what we are doing singling out SS's is illegal. But we have made some progress. But we need to expand this to all non profits to A, conform with the law and B, and address our fiscal issues.

Ritchie: very interesting. One reason I am so concerned is that when you introduce your motion it will be equally defeated y such a wide margin. Regardless, you might not have all the pilot committee onboard. I will support working until the next town meeting on just the SS's, however, we should not vote on a limited definition of SSA until we figure out where we are going after the next town meeting.

Lee: I don't feel comfortable saying that we will work on this until the next town meeting, and then say we need to modify what we are doing. We should take our charge to do this and complete it and at that point when we are finished consider the next step. But if we are going to do this until the next town meeting and an interim report, that is not a full effort. So we need to totally complete what we were told to do, and then move on.
And I am not so sure that this is illegal. We need to research that before we know.

Berman: Let us limit to our discussion at hand. Do we have a motion?

Ritchie: I move that we accept with a few changes, Cynthia's definition. I would change SSA to SSA/ SS providers. I would strike the paragraph starting with "not included and then in the first paragraph strike but its primary function is to deliver and put in an and, instead of but.

Cohn: What is the significance of adding provider?

Ritchie: It makes it easier for us to go forward with the next chapter of what we are going to do. What I hope we are going to do. It will for example make it possible for us to consider the civic league which is not a SSA but is a provider of SS's.

Laurie: This is a problem. It is making an assumption that we are going to be doing something different than we were charged to do. We were told to look at SSA. I am not comfortable taking out the part about not churches because we were told not to look at churches.

Orr: We need another motion

Berman: We have a motion on the floor .Do we have a second?

Palmer: I second Ritchie's motion

Orr. I make a motion to accept Cynthia's motion as it stands.

Berman: You are offering an amendment to the motion that makes it go back to the original definition.

Ritchie: What my motion does is take us to the next step of what a SSA/provider is. I don't think we have to do it now.

Harkness: I move that we table this to the next meeting so we can have time to think about it

Sanchez: second

Berman: to a time certain?

Harkness: to 8/16 first order of business

Berman: Only debatable time about this is time. Hearing none:
Vote: 6 in favor, 3 opposed 0 abstain

Cohn: Could I suggest, going back to Frambors, people were referencing articles and research, maybe we can begin the process of gathering a list of things we can be studying. Is there some background stuff we can start?

Berman: Sure. I think some people on this committee have already come up with websites like Mr. Sanchez found, that I found and that Laurie has put together. I would recommend if you would be willing to do this, if we can all send you at least the links.

Cohn: I am unlikely to be here next week

Berman: Ahh. OK. Why don't we do this anyway. We could just keep a page of links. Maybe Laurie can put these up on her website, so we can all use them for reference. So when you find something of interest that you might bring up at a meeting, why don't we make sure that the clerk have those web addresses or documents so we can keep them organized in one place.

Laurie: sure. I already started putting the minutes, agenda and background material up there.

Berman: Let's give the clerk the information and the links and put them up on her website:
www.laurielee.org

Motion to adjourn 9 in favor 0 opposed 0 abstain

Cynthia Laurora

Definition of Social Service Agency

The definition of a social service agency shall include private, nonprofit, tax-exempt organizations or programs that provide human services such as, but not limited to, housing assistance, rental voucher programs, residential group homes, vocational and day support, health related assistance, HIV supported housing, emergency, transitional and long-term family shelter services, rental assistance, substance abuse rehabilitation residential and otherwise, behavioral health and counseling, individual and family counseling, disability and mental health services, education and employment training and advocacy. This definition includes faith-based organizations that may provide opportunities for worship but whose **primary** function is to deliver human services similar to those provided by secular nonprofits. This definition of social service agencies shall include faith-based programs, agencies and organizations that may or may not have any religious signs and symbols in their offices, or on stationery and literature.

The definition shall include those agencies and programs that receive funding through federal and state grants and contracts from governmental agencies such as, but not limited to, DPH, DMH,

DOC, DYS, MRC, HUD, DHCD and DTA and private donor contributions. These same agencies and programs are required by Massachusetts General Laws to file financial disclosure forms with the Division of Public Charities of the State Attorney General's office.

Not included in this definition are Churches and temples whose **primary** function is to provide worship and spiritual services and are primarily funded through individual memberships.

DPH – Dept. of Public health
DMH – Dept. of Mental Health
DOC – Dept. of Corrections
DTA – Dept. of Transitional Assistance
DYS – Dept. of Youth Services
MRC – Massachusetts Rehab. Commission
HUD – Housing and Urban Development
DHCD – Dept. of Housing and Community Development

A Few Notes about 501c3's -

To be tax-exempt as an organization described in IRC Section 501(c)(3) of the Code, an organization must be organized and operated exclusively for one or more of the purposes set forth in IRC Section 501(c)(3) and none of the earnings of the organization may inure to any private shareholder or individual. In addition, it may not attempt to influence legislation as a substantial part of its activities and it may not participate at all in campaign activity for or against political candidates.

The organizations described in IRC Section 501(c)(3) are commonly referred to under the general heading of "charitable organizations." Organizations described in IRC Section 501(c)(3), other than testing for public safety organizations, are eligible to receive tax-deductible contributions in accordance with IRC Section 170.

The exempt purposes set forth in IRC Section 501(c)(3) are charitable, religious, educational, scientific, literary, testing for public safety, fostering national or international amateur sports competition, and the prevention of cruelty to children or animals. **The term charitable is used in its generally accepted legal sense and includes relief of the poor, the distressed, or the underprivileged; advancement of religion; advancement of education or science; erection or maintenance of public buildings, monuments, or works; lessening the burdens of government; lessening of neighborhood tensions; elimination of prejudice and discrimination; defense of human and civil rights secured by law; and combating community deterioration and juvenile delinquency**
<http://nonprofit.about.com/gi/dynamic/offsite.htm?zi=1/XJ&sdn=nonprofit&zu=http%3A%2F%2Fwww.irs.gov%2Feo> **About.com http--www.irs.gov-eo**

Town Meeting June 9, 2005

Summary of dialogue discussing the PILOT/ Impact study amendment and the intent of Town Meeting as the definition of Social Service

Ted Cosgrove: Motion regarding: Non Profit Social Services.

Doug Rich: What has been the impact over time in Framingham from the expansion. Smoc 2002 to 2005. We need to understand the monetary impacts

Robert Snyder: Dover amendment projects should be made to prove to the town that they qualify under 40A before they are allowed to operate in town.

Yaakov Cohn: Dover amendment makes clear that towns have some control over zoning of Dover amendment projects. Officials in Framingham should act to ensure we do this.

Nancy Cooper: Support this and have no more SMOC's move into Framingham, at least until we know what is going on

Norma Shulman: I raised the issue of a PILOT during an email because a number of years ago the commonwealth gave money to Framingham in relation to the amount of property that was State owned and thus off the tax roles. "If Social Service agencies and other non profits are paying any other fee in lieu of taxes" **If we approve the study, I ask that the committee doesn't restrict view to ss's but to any entity that has property that is removed from the tax role**, include: Commonwealth supporting us in any way.

A resident asked: If someone from another community comes here and receives shelter or education here can their home community pay? Do they and can they?

Dan Gittleston: When is enough enough. SMOC is taking over this town. Some programs are fantastic but the growth is killing us slowly. Why hasn't the BoS done more to stop SMOC and other non profits?

Ms. Murphy: We are hearing the questions and concerns from the entire communities. There are 82 buildings and that is a big surprise to many of us involved in the community. That makes a statement. There may be a lot of places that we don't know who lives there, the function. The concerns I am hearing has my full support and I think we should go forth with this.

Dawn Harkness: There does seem to be a lot of properties off the tax roll. But not limited to SMOC, wayside, advocates. SS's comprise a small number. General work of SS's organizations is to help people improve and their lives. **Study should include SVT, Churches, Synagogues, temples, colleges, not just holding poor people responsible for fiscal difficulties. Therefore I offer the following amendment.** * Any pilot is voluntary and if we want to have them pay us money they won't If it seems that this was an attack on poor people and ss agencies they won't comply.

Phil Ottovaniani: No one can debate that SMOC does good work. But when a local builder tried to buy that nursing home they cannot compete with the financial resources of SMOC. SMOC is large organization. They have deep pockets, lots of money. Every town has SVT's and other tax exempt but no one has the amount of social service's that we have. I support this motion as it stands.

Ms. Esty: I am in favor of the first amendment and against the second. One way to kill progress is to make this involve all non profits including churches. We know what a church, SVT, prison and colleges are all about. We need to focus on 40A, Dover amendment. 40A has no limit and a very strange interpretation of education. We can learn from other communities how they manage 40A institutions. Many towns are not bothered by 40A. We have been too welcoming and not having enough inspections and questions. Please do not water this down by extending this to churches and concentrate on 40A installations, the Dover amendment.

I move that the sum of \$2,000 be added to the Selectmen/Town Manager account to fund the research and institution of a Payment in Lieu of Taxes (PILOT) Program for all tax exempt properties in Framingham. This study shall be conducted by a new ad-hoc working group comprised of ten Framingham residents, five appointed by the Town Moderator and five appointed by the Board of Selectmen. It is the will of Town Meeting that this ad-hoc committee shall report back their findings to the Board of Selectman and the Town Manager, and suggest

hoe to implement a PILOT program. The Board of Selectman and Town Manager shall present their findings and recommendations to the next Town Meeting and shall submit progress reports at future Town Meetings as necessary.

June 9, 2005

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