



## TUFTS UNIVERSITY

Office of the President

May 24, 2004

The Honorable Joseph Curtatone  
Mayor, City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

Dear Mayor Curtatone:

I am very pleased to formalize the historic agreement that has been reached between Tufts University and the City of Somerville. We share several goals in this agreement. As an integral part of the City committed to being a responsible institutional citizen, Tufts offers this financial support to help the City make progress in difficult budgetary times. In turn, Somerville agrees to a partnership that will assist Tufts in achieving many of its future plans. This agreement commemorates our mutual commitment to building a more positive relationship between the city and the university.

This ten year agreement is the first time that Tufts has agreed to such a long-term commitment. We hope this will assist both the city and the university in future planning. Tufts agrees to provide \$125,000 per year to Somerville, beginning on July 1, 2004. The agreement will total \$1.25 million over ten years. Due to pressing budgetary needs, Somerville has requested that we accelerate some of the funds to the first two years and we have agreed to do that. This will decrease the payments made in later years. The scheduled payments will be as follows:

2004	\$275,000 <sup>1</sup>
2005	\$275,000
2006	\$ 50,000
2007	\$ 50,000
2008	\$100,000
2009	\$100,000
2010	\$100,000
2011	\$100,000
2012	\$100,000
2013	\$100,000

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<sup>1</sup> \$175,000 of the funds to be paid to Somerville for 2004 and 2005 includes an agreement by Tufts to waive 50% of the Somerville lease commitment for the TAB building. Tufts also agrees to maintain the 2005 rent at the 2004 level.

The Honorable Joseph Curtatone  
May 24, 2004  
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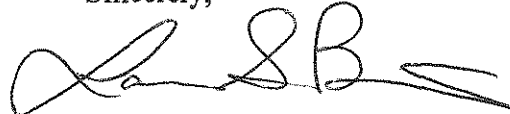
In addition to these financial contributions, Tufts commits to continuing many of its current practices and programs that provide benefit to the city and its residents. These include, among others, a reduced charge for course audits, waiver of rental fees for the use of facilities and financial support for local children in Tufts' early childhood programs. In addition, Somerville residents will receive additional consideration in the undergraduate admissions process. Tufts commits to an investment of at least \$300,000 in need-based grant aid each year for all undergraduate students from Somerville.

Tufts also commits to seeking joint projects that allow both the university and the city to achieve mutual goals particularly in economic development opportunities. We will work diligently with all city officials to resolve any issues that may arise in the neighborhoods surrounding the campus.

The city agrees to honor the 1988 zoning agreement and to work to facilitate as of right campus development projects. We of course recognize our obligation to develop in a way that is sensitive to the needs of the city. Somerville will have access to the master planning process underway at Tufts so that it is in harmony with the surrounding neighborhoods.

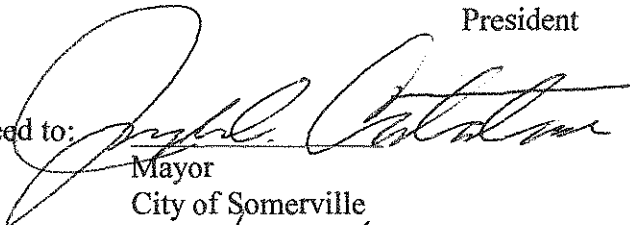
I appreciate your vision in crafting this agreement and look forward to a long and productive relationship together.

Sincerely,



Lawrence S. Bacow  
President

Agreed to:



Mayor  
City of Somerville

Date:

5/24/04

*bcc: B. Rabel ✓*



OFFICE OF THE PRESIDENT

July 3, 2008

The Honorable Joseph A. Curtatone  
Mayor  
City Hall  
93 Highland Avenue  
Somerville, Massachusetts 02143

Dear Mayor Curtatone:

Thank you for your response to our proposed amendment to the 2004 Partnership Agreement. Following up on our conversation, I have made the appropriate change to the document. It would be helpful if you could please sign one of the enclosed copies and return it to me for our records.

Thank you again for your commitment to a strong working relationship between the university and the city.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence S. Bacow".

Lawrence S. Bacow  
President

Enclosures

July 3, 2008

AMENDMENT TO PARTNERSHIP AGREEMENT BETWEEN  
THE CITY OF SOMERVILLE AND TUFTS UNIVERSITY

This amendment will revise the Partnership Agreement ("Agreement") between the City of Somerville and Tufts University that was signed on May 24, 2004, by clarifying the terms of the lease arrangement for space occupied by the City of Somerville at the TAB Building.

In the Agreement, Tufts University agreed to maintain the rent for the space leased by the City of Somerville at the TAB Building for FY2005, at the same level as was paid in FY2004. In 2006, the rent was scheduled to be adjusted to market rate.

- FY2004/2005 rent was \$15.22 per square foot.
- FY2006 rent (at market rate) was \$19.81.
- FY2008 rent (at market rate) is \$21.94 per square
- The difference between the FY2005 and FY2006/2007 rates amounts to \$80,000 per year;
- The difference between FY2006/2007 and FY 2008 amounts to \$117,000 per year.

Therefore, for FY2006, FY2007 and FY2008, Tufts University and the City of Somerville agree to consider the difference in rent (\$277,000) as a contribution by Tufts University to the City of Somerville under the Agreement.

For FY2009 and FY2010, Tufts University agrees to issue a credit of \$117,000 per year to the City of Somerville. The City and Tufts commit to continue discussions toward reaching agreement on a date when the City will vacate the TAB building.

The value of this amendment totals \$511,000 and will be considered an additional contribution to the City of Somerville by Tufts University under the Agreement.

	<u>Original agreement</u>		<u>TAB lease adjustment</u>	
2004	\$275,000			
2005	\$275,000			
2006	50,000	+	80,000	
2007	50,000	+	80,000	
2008	100,000	+	117,000	
2009	100,000	+	117,000	
2010	100,000	+	117,000	
2011	100,000			
2012	100,000			
2013	<u>100,000</u>			
	\$1,250,000		\$ 511,000	\$1,761,000

*For Tufts University:*



\_\_\_\_\_  
Lawrence S. Bacow  
President

Date:

July 3, 2008

*For the City of Somerville:*

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Joseph A. Curtatone  
Mayor

Date:

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