



HEALTH & ENVIRONMENT COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Thursday, May 23, 2024

3:00 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Health and Environment Committee will meet to discuss the ongoing partnership with Neville Manor

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:07 PM
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3:20 PM
Jivan Sobrinho-Wheeler	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Ayesha M. Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council’s Health and Environment Committee was held on Thursday, May 23, 2024. The meeting was Called to Order at 3:00 p.m. by the Chair, Councillor Nolan. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, Deputy City Clerk Crane called the roll.

- Councillor Azeem – Absent*
- Councillor Nolan – Present/In the Sullivan Chamber
- Councillor Siddiqui – Absent*
- Councillor Sobrinho-Wheeler – Present/Remote
- Councillor Wilson – Present/In Sullivan Chamber

Present – 3, Absent – 2. Quorum established.

- *Councillor Azeem was present and remote at 3:07p.m.
- *Councillor Siddiqui was present and remote at 3:20p.m. and then in person at 4:05p.m.

The Chair, Councillor Nolan offered opening remarks and noted that the Call of the meeting was to discuss the ongoing partnership with Neville Manor. Present at the meeting was Acting City Solicitor, Megan Bayer, and Assistant City Manager for Finance, Claire Spinner. Councillor Pickett was also present at the meeting. Chair Nolan shared that Andy Fuqua, Chair from the Neville Manor Board was present as well as Paul Valentine, consultant to Neville Manor, both were joined via Zoom.

The Chair, Councillor Nolan recognized Claire Spinner who offered a brief overview of the updates and partnership with Neville Manor. Claire Spinner introduced Andy Fuqua who gave a presentation titled “Neville Communities”. The presentation was provided in advance of the meeting and included in the Agenda Packet. The presentation offered a review of Neville’s History and relationship with Cambridge, connection with the public, current patient data at Neville Manor, finances, steps being taken, and discussions with the City.

The Chair, Councillor Nolan recognized Councillor Sobrinho-Wheeler for comments and questions. Councillor Sobrinho-Wheeler asked if there were similar situations of other municipalities being involved in a scenario like this. Paula Valentine and Andy Fuqua responded and shared that there is a nursing home on Nantucket in a similar situation and noted that this situation is unique due to a special act where it was a requirement that the

property Neville is owned be publicly owned rather than privately operated. Councillor Sobrinho-Wheeler offered suggestions on how to move forward.

The Chair, Councillor Nolan recognized Councillor Azeem who asked if the team from Neville could clarify how much money they are requesting from the City. Andy Fuqua responded by sharing they are requesting approximately 2.5 million dollars. Councillor Azeem asked if they were to receive these funds, how confident they are that they will not be asking for additional funding from the City and or the State in the future. Andy Fuqua shared that they do not believe they would have to come back to the City for assistance. Councillor Azeem asked for more information on how Neville Manor got in such a large debt situation. Andy Fuqua provided an overview and responded to additional questions brought forward by Councillor Azeem relative to the request of a loan from the City. Andy Fuqua shared that without assistance, the challenges and results that may occur would be to close the nursing home section in Neville to keep the assisted living running.

The Chair, Councillor Nolan recognized Councillor Wilson who shared that she appreciated the conversation and the transparency from Neville during the discussion. Councillor Wilson asked if more information could be provided on how many patients are in both the nursing home and assisted living, and how much funding is coming in from both monthly if everything were to be financially stable. Andy Fuqua and Paul Valentine both responded and provided more information relative to the number of beds that are available to provide services and how much income and revenue those services bring in. Paul Valentine also provided additional information how the challenges nursing homes faced during the COVID Pandemic, and the hardships that came after. The Team from Neville also provided information on the relationship with the State.

The Chair, Councillor Nolan recognized Councillor Pickett who offered comments regarding the Affordable Housing Trust (AHT) and the Neville community. Andy Fuqua provided a review of the conditions between Neville and Cambridge Housing Authority (CHA) and the AHT. Councillor Pickett pointed out how the relationship with Rockland Trust is critical to continue moving forward, and noted how the AHT is only able to support the assisted living facility within Neville. Councillor Pickett stressed the importance of everyone involved with helping Neville financially looking at it as a partnership. Councillor Pickett asked for clarification on what the City funding would be used towards. Andy Fuqua provided a response on how Neville would be using the proceeds if they were available, noting that it would help with capital improvements and reducing the overall debt. Councillor Pickett shared some concerns about the funding being used towards reducing the amount owed to Rockland Trust.

The Chair, Councillor Nolan who shared that Neville Communities currently receives a major subsidy from the City. Claire Spinner provided more information on the subsidy. Councillor Nolan shared that it is important to support the facility in their deferred improvements and repairs and asked for more information regarding monthly payments and echoed previous comments made by Councillor Wilson. Paul Valentine provided an overview of the monthly payments and costs and Andy Fuqua provided additional information relative to the AHT. Councillor Nolan offered comments on whether the City were to provide funding, how that money could be used to help Neville. Acting City Solicitor Bayer provided feedback and comments regarding the City's relationship with Neville Communities.

The Chair, Councillor Nolan recognized Councillor Siddiqui who asked for clarity on whether the City would be potentially be providing a loan or a grant. Claire Spinner responded and shared that the City has not gotten into those specifics yet, and shared conversations are ongoing, and that Neville has been able to keep the City up to date regarding the negotiations with Rockland Trust. Councillor Siddiqui asked what the negotiation timeline looked like. Andy Fuqua shared that that is a challenging question, but Neville is pushing to have the terms of the arrangement resolved soon. Councillor Siddiqui offered comments and suggestions on how the City Council can work with the State to try and help Neville on that aspect of their situation. Councillor Siddiqui thanked everyone for the conversation today, and shared how providing the Council with more information as this moves forward will be helpful for them to make an informed decision.

The Chair, Councillor Nolan offered closing remarks and shared that there is consensus on wanting to help Neville as more information becomes available.

The Chair, Councillor Nolan recognized Claire Spinner who reiterated that the City has been in ongoing conversations with the Neville Board and their representatives the last few months, noting that it is a complicated situation, and that this was an opportunity for Andy Fuqua and Paul Valentine to answer any questions that the Committee may have had. Claire Spinner offered comments on how the City could move forward financially in regards to free cash.

The Chair, Councillor Nolan recognized Andy Fuqua who thanked everyone for their time and support.

The Chair, Councillor Nolan recognized Councillor Wilson who made a motion to adjourn the meeting. Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes

Councillor Nolan – Yes

Councillor Siddiqui – Yes

Councillor Sobrinho-Wheeler – Absent

Councillor Wilson – Yes

Yes – 4, No – 0, Absent – 1. Motion passed.

The meeting was adjourned at approximately 4:22p.m.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at: https://cambridgema.granicus.com/player/clip/755?view_id=1&redirect=true

I. Discussion

A communication was received from Claire Spinner, Assistant City Manager-Fiscal Affairs, transmitting a presentation titled "Neville Communities".