

AGENDA

Mayor Menino's PILOT Task Force Meeting

March 27, 2009

2:00 p.m. – 4:00 p.m.

Boston City Hall, Room 608

Review of February Task Force Meeting

Massachusetts Law - Property Tax Exemptions

- Presentation by Eric Carriker, Massachusetts Assistant Attorney General
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Additional Property Data

- Tax-exempt property owned by other charitable institutions
 - Real estate taxes paid by educational and medical institutions
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Topics for Future Task Force Meetings

Other Large Tax-Exempt Property Owners

Other Educational	FY09 Land Area (SF)
Boston Baptist College	181,377
Boston College High School	1,701,414
The Boston Conservatory	37,200
New England Conservatory of Music	92,602
Roxbury Community College	235,617
Roxbury Latin	1,537,587
The Winsor School	322,767
University of Massachusetts	1,137,618

Other Medical	FY09 Land Area (SF)
Brighton Marine Health Center	379,669
Dimock Community Health Center	329,432
East Concord Medical, Inc.	56,800
Franciscan Hospital	453,997
Hebrew Rehabilitation Center	409,417
Rox Comp Community Health Ctr	41,699
Shriners Hospital	39,414
St. Mary's Women & Infants Ctr	104,092

Museums	FY09 Land Area (SF)
Children's Museum	65,509
Institute of Contemporary Art	38,363
Isabella Gardner Museum	76,193
Museum of Fine Arts	696,532
New England Aquarium	342,715

Cultural/Other Institutions	FY09 Land Area (SF)
Action for Boston Comm Dev	215,292
Boston Symphony Orchestra	68,238
Florence Crittendon League	190,246
Home for Italian Children	320,162
MA Audubon Society	2,643,821
NE Home for Little Wanderers	327,235
WGBH	102,496
YMCA	484,334

Educational Institutions	FY09 Land Area (SF)
Berklee College of Music	152,087
Boston College	4,639,001
Boston University	4,077,983
Emerson College	108,201
Emmanuel College	607,226
Fisher College	43,841
Harvard University	8,337,472
Mass College of Pharmacy	100,886
New England Law Boston	18,435
Northeastern University	2,677,962
Showa Institute	1,717,730
Simmons College	565,736
Suffolk University	135,830
Tufts University	126,119
Wentworth Institute of Tech	1,065,778
Wheelock College	153,650

Medical Institutions	FY09 Land Area (SF)
Beth Israel Deaconess Med Ctr	741,090
Boston Medical Center	287,336
Brigham and Women's Hospital	650,802
Caritas St. Elizabeth's Med Ctr	1,152,029
Children's Hospital	396,360
Dana Farber Cancer Institute	146,232
Faulkner Hospital	771,950
Mass Bio-Medical Research Corp	163,073
Mass General Hospital	794,324
NE Baptist Hospital	766,741
Spaulding Rehab Hospital	228,517
Tufts Medical Center	420,477

Taxable vs. Tax-Exempt Property: Medical and Educational Institutions

Medical Institution	FY09 Taxable Value	FY09 Taxes Paid	FY09 Exempt Value	Revenue If Taxable [†]
Beth Israel Deaconess Med Ctr	\$12,264,000	\$332,477	\$823,114,100	\$22,314,623
Boston Medical Center	\$2,228,500	\$60,415	\$300,928,700	\$8,158,177
Brigham and Women's Hospital	\$7,486,200	\$202,951	\$815,886,700	\$22,118,688
Caritas St. Elizabeth's Med Ctr*	\$8,308,500	\$225,243	\$252,504,700	\$6,845,402
Children's Hospital	\$52,574,500	\$1,425,295	\$691,857,800	\$18,756,265
Dana Farber Cancer Institute	\$1,402,500	\$38,022	\$226,522,000	\$6,141,011
Faulkner Hospital*	\$9,583,700	\$259,814	\$181,881,400	\$4,930,805
Mass Bio-Medical Research Corp	\$16,026,500	\$434,478	\$146,236,500	\$3,964,472
Mass General Hospital	\$9,976,300	\$270,457	\$1,457,667,100	\$39,517,355
NE Baptist Hospital*	\$5,622,400	\$152,423	\$144,781,500	\$3,925,026
Spaulding Rehab Hospital	\$188,000	\$5,097	\$86,751,700	\$2,351,839
Tufts Medical Center	\$50,380,500	\$1,365,815	\$581,770,900	\$15,771,809
TOTAL	\$176,041,600	\$4,772,488	\$5,709,903,100	\$154,795,473

*Institution does not currently pay a PILOT to the City of Boston

[†]Figures reflect property taxes if taxed at the commercial rate (\$27.11 per thousand)

Educational Institution	FY09 Taxable Value	FY09 Taxes Paid	FY09 Exempt Value	Revenue If Taxable [†]
Berklee College of Music	\$5,879,500	\$159,393	\$161,741,600	\$4,384,815
Boston College	\$14,136,800	\$383,249	\$561,952,500	\$15,234,532
Boston University	\$270,291,000	\$7,327,589	\$2,115,919,700	\$57,362,583
Emerson College	\$6,368,000	\$172,636	\$177,826,400	\$4,820,874
Emmanuel College*	-	-	\$165,162,000	\$4,477,542
Fisher College*	\$6,098,500	\$165,330	\$16,719,000	\$453,252
Harvard University	\$255,650,900	\$6,930,696	\$1,477,225,500	\$40,047,583
Mass College of Pharmacy	\$229,500	\$6,222	\$106,910,300	\$2,898,338
New England Law Boston	-	-	\$15,888,500	\$430,737
Northeastern University	\$108,308,560	\$2,936,245	\$1,351,225,100	\$36,631,712
Showa Institute	-	-	\$54,718,800	\$1,483,427
Simmons College	\$757,000	\$20,522	\$152,572,500	\$4,136,240
Suffolk University	\$262,500	\$7,116	\$237,230,300	\$6,431,313
Tufts University	\$3,304,000	\$89,571	\$151,760,200	\$4,114,219
Wentworth Institute of Tech	\$529,400	\$14,352	\$207,977,400	\$5,638,267
Wheelock College*	-	-	\$60,362,200	\$1,636,419
TOTAL	\$671,815,660	\$18,212,923	\$7,015,192,000	\$190,181,855

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