



# CHARLESTOWN

PATRIOT-BRIDGE

## 'Powerhouse' PR agency moves to Charlestown

By Seth Daniel

Over the last several decades Collette Phillips and the many offshoots of her high-powered public relations company, including Get Konnected, have built a known brand and clear advocacy for clients from a large space deep in downtown Boston.

Now, in a trend that many expect to continue, they have moved out of downtown and placed their company headquarters in Charlestown at the Powerhouse Building on the Schrafft's campus – and from there they are doing an all-out blitz to help local and ethnic restaurants with the return of the Get Konnected Taste of Ethnic Boston on July 27 in Big Night Live at Causeway Street.

The return of the signature event for its 7th year, which has always meant to support ethnic

(MOVE Pg. 7)

## A TEARFUL GOOD-BYE



Charlestown's Ginaya Greene-Murray was presented with a customized Kleenex box before her going away party last Thursday, July 15. Having been at the Charlestown Coalition and working with the Turn It Around youth group since 2017, she announced she would be leaving to take another job. See Page 9 for more photos.

## Clarion Call

### Committee Chair says now they must focus on all high schools

By Seth Daniel

One of the key discoveries coming out of the laborious Exam School Admissions process changes had very little to do with the exam schools.

As the months went on, long meetings played out, and tremendous thought went into the small group of people and students affected by the changes to the exam school process, the sobering message was that the district has 27 other high schools that have rarely gotten even a fraction of the attention that exam schools

received.

That had been stated many times lately by Committee members and others involved in the process, but Chair Jeri Robinson laid it out during her comments prior to the vote on the new Exam School Admissions process. With only a few hundred students each year headed off to exam schools, she said they needed to start considering the thousands of other students at all of the other high schools.

It's a call that has gotten louder

(SCHOOLS Pg. 3)

## Councilor Edwards endorses Michelle Wu for Mayor

By John Lynds

District 1 Councilor Lydia Edwards, who represents East Boston, Charlestown and the North End said she is a 'bold, brave woman who supports bold, brave women' and that is why she has endorsed her fellow colleague Michelle Wu's candidacy for Mayor of Boston.

At a press event Wednesday at LoPresti Park in East Boston, Edwards said in her time serving

alongside Wu on the City Council she bore witness to her unflinching leadership for all Bostonians, of every neighborhood, background, and lived experience.

"That's why today, I wholeheartedly and proudly endorsed Michelle Wu, to be our next mayor," said Edwards. "We need Michelle's leadership. Boston is emerging from a pandemic and each and every single one of us is

(WU Pg. 11)

## Related Beal quickly files intentions to build lab space on newly purchased property

By Seth Daniel

Just a few days after saying they were excited to engage the public and elected officials in Charlestown on potential uses for newly-acquired property on Rutherford Avenue, developer Related Beal went ahead and filed a Letter of Intent (LOI) with the Boston Planning and Development Agency (BPDA) to build a 101,000 sq. ft. life sciences building on one of the sites.

Last week, it was reported that Related Beal had purchased three parcels on Rutherford Avenue – which included the CubeSmart building – and was preparing to engage the community on the future of those parcels, which they bought for almost \$75 million.

Just days after saying that,

though, they filed the LOI with the City to make it known they intended to demolish the CubeSmart building at 420 Rutherford Ave. and build a new, three-story, 101,000 sq. ft. research and development structure. The other two parcels – 440 Rutherford and 6 Bunker Hill Industrial Park – already have buildings occupied with life sciences uses, read the LOI.

"At this site (420 Rutherford), the Proponent proposes to replace and existing, two-story self-storage facility with a new, three-story, research and development building," read the letter. "The new building would match the building height, setbacks, and sidewalk conditions of the adjacent six-story multi-family residential building at 50 Hood Park Drive (The

Harvey). As is true today, parking for the site would be provided in a common parking lot shared with the industrial building at 440 Rutherford Avenue."

While the building is three stories tall, it would reach a maximum of 75 feet tall with roof equipment necessary for lab uses, making it about the same height as The Harvey residential building on Hood Park.

The project would also finish off what is called 'Half Pint Drive,' a small road that is meant to connect Hood Park to Bunker Hill Industrial Park, but has not been finished. This project proposes to finish off that road and turn it over for public travel.

One key provision complete-

(LAB SPACE Pg. 3)



District 1 City Councilor Lydia Edwards and Boston Mayoral Candidate Michelle Wu chat before Wednesday's press conference.

# EDITORIAL

## NOT VACCINATED? COVID-19 WILL GET YOU -- AND YOUR FAMILY

When we were writing about COVID-19 last year at the height of the pandemic, we often put it this way: COVID-19 is a hunter and we, the human animal, are its prey.

In the summer of 2021, another way to think about it is this: COVID-19 is a microscopic version of the alien monsters in the popular sci-fi movies *A Quiet Place* or *The Tomorrow War* in which the aliens have invaded Earth and are seeking to exterminate the human race.

In both of those films, the humans have banded together to fight the aliens in order to avoid extinction.

In particular, the heroes in those movies do whatever they can to protect their families.

However, unlike in the movies, many of the humans on our planet, especially here in the United States, are not acting with the same degree of rationality and unity in fighting COVID-19.

Virus infections and hospitalizations are rising sharply across the United States thanks to the Delta variant, an updated version of the virus, that is both more transmissible and causes more serious disease.

However, as President Biden succinctly put it, the new surge in cases is occurring almost entirely among those who are not vaccinated.

More than 160 million Americans have received vaccinations, roughly half of the country. However, the vaccination rate varies widely depending upon the geographic region. In the Northeast and the West Coast, vaccination rates are in the range of 70 percent, compared to under 40 percent in large areas of the South and middle of the country.

Predictably, the increase in infections, hospitalizations, and deaths are surging in those under-vaccinated areas. The numbers don't lie. It was reported last week that the seven-day moving average of new COVID-19 cases across the country increased by 16%, but that 93% of those cases were among counties with low vaccination rates.

In states with high vaccination rates, new infections are occurring almost solely among the unvaccinated. In the state of Maryland, which has a high vaccination rate, 99% of new COVID cases are occurring in persons who are not vaccinated.

The Delta variant that is now prevalent in the U.S. and across the globe is more than twice as transmissible as the original version of COVID-19. Fortunately, all three of the vaccines being used in this country (Pfizer, Moderna, and J&J) are highly-effective against infection by the Delta variant.

In addition, we have more than enough of the vaccine to inoculate every American against this dreaded disease. America is the richest country in the world and we have used our wealth to encourage the development and production of vaccines and to purchase a supply sufficient to immunize every American.

The incredible success in developing successful vaccines has been the equivalent of a 21st century Manhattan Project, which was the scientific effort to develop the nuclear bomb that eventually ended World War II.

So why are so many of our fellow citizens hesitant to get the vaccine?

President Biden noted that misinformation -- and outright disinformation -- on social media platforms are killing people. He also should have added that disinformation campaigns on certain so-called mainstream news networks similarly are contributing to vaccine hesitancy.

If you are relying on your Facebook friends or some other on-line (or mainstream news network) to persuade you from getting the vaccine, then you are a victim of bad information that can harm you and your families.

In short, the simple -- but brutal -- truth is this: If you and your loved ones are not vaccinated, it is inevitable that COVID-19 will find you, just like those science-fiction aliens in the movies. And just like the movies, for all too many of the unvaccinated, the outcome will be deadly.

## GUEST OP-ED

### Pier 5 and Community

By Christopher Nicodemus

The Pier 5 Association ([www.pier5.org](http://www.pier5.org)) continues to advocate for a public use for the future of Pier 5 in the Navy Yard. We have more than 2,000 signatures in support of our position. The community voice strongly prefers to see the Head of Boston Harbor remain open for all to appreciate. Curiously, there is sentiment voice being promoted from some corners suggesting that the most equitable disposition of the pier by the City of Boston should be to convert this location into residential living space and assure a significant fraction of built out units are affordable. Advocates for this position claim that they are supporters of social justice and the needs of our community. In their efforts toward this noble goal, they should not ignore the reality of climate change and the principles of responsible waterfront utilization that prevail throughout the world. As both affordable housing and open space have become rallying cries around social justice for all residents of the city of Boston, these two objectives should not be viewed as mutually exclusive.

Construction of a low rise three story structure along the pier as some advocate would adversely impact the views of perhaps 15 out of 200 units (less than 10%) at Flagship Wharf Condominium, but would obliterate the view corridors from the shore side of the Harborwalk when moving in either direction between Pier 4 and Pier 7 for 100% of users. The infrastructure impact associated with providing access, deliveries, and adequate public safety services out to Pier 5 would be significant. 8th Street exceeds capacity already on a regular basis. An additional 100 plus residential units and possibly businesses out on Pier 5 will negatively impact all aspects of 8th Street and its residential and commercial residents including Pier 6, Parris Landing, and the Courageous Sailing Center. Likewise, all 60 units at Constellation would be negatively impacted as well.

Pier 5 is an historic location of significance that is an asset of value to all residents of Charlestown that has been neglected for too long. The City seems prepared to shun its stewardship responsibility

for this property and turn the asset over for private development, thus monetizing a unique asset to finance the Planning and Redevelopment Authority at the expense of the community. With infrastructure dollars being authorized at the federal level the opportunity to attend to this neglected infrastructure in a creative way is before us, today. With growing attention and public support, additional philanthropic resources should be able to further enhance the importance and quality of what the future of Pier 5 might be.

The Big Sky impression of the Harborwalk, some will argue, is preserved if the "structure on Pier 5" includes a water edge promenade serving to extend the current harbor walk. It requires that the individual user meander around the edge of the pier which many would not do, be it due to disability, inconvenience, or time. Any long structure on the pier would obliterate that Big Sky impression currently evident from Pier 7 to Pier 4 from the shore and negatively impact the eastern views from Pier 3.

This view corridor is not just a skyline view, but rather a unique aesthetic perspective that incorporates a level foreground, a distant perspective, and an expansive radius of backdropping sky. One can track the sun, the moon, and the stars across the ecliptic from such a location. This is an aesthetic feature of this water-

front unique to the junction of the Mystic and Charles River estuaries at the Head of the Harbor. This location is unique but vulnerable. It is an asset to all residents of Charlestown, Boston, and our visitors. The value of such a public asset is priceless. This space is not a tired building lot needing renovation but is neglected and orphaned open space that was further expanded in the war effort of World War II. The Navy indeed encroached on the communal water sheet to enhance ship repair and construction capacity in the war. The residents of Charlestown heroically rallied to that cause. Further encroachment on the water sheet and the view corridors especially in a time of rising sea levels and intensifying coastal storms must not be allowed.

The space is fragile, in harm's way, vulnerable to the forces of climate change. It is also neglected infrastructure that belongs to the people of Boston. As an attractive destination to the people of Charlestown and our visitors it can provide an aesthetic and rejuvenating experience to its visitors. An experience long appreciated by Olmsted as essential for residents confined to dense urban residential environments. Charlestown has only pocket parks. We are the most densely settled neighborhood in Boston and are home to the largest public housing complex in

(Op-Ed Pg. 3)



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## GUEST OP-ED

## Showing up for our aging residents

By Councilor Annissa Essaibi George

This past year and a half has been devastating for so many, and with that has come a long list of changes and priorities that the City of Boston must address. But perhaps voices too often left out of these critical policy conversations belong to Boston's aging residents.

Here in Boston, it is projected that 20% of our population will be age 65 or older within 15 years. It's essential that our policies reflect this and that any future planning includes measures that make our city welcoming, accessible and inclusive of our aging residents.

We must prioritize housing. Our aging residents decided to call Boston home. Many raised their families here, worked here, and have become a part of the fabric of their community. They need affordable housing options: we must build senior-specific rental units, provide them options to downsize within their own neighborhood, and lower skyrocketing property taxes that have taken many residents by surprise. Good planning will allow us to create and maintain greenspaces, open space ideal for community gatherings, and make Boston truly accessible for all with more ramps, smooth sidewalks, and benches.

Our residents need transportation options that are close to

their homes and go to and from local senior and community centers, community health centers and hospitals, places of worship, and to the grocery stores and pharmacies. By expanding shuttle services and providing free MBTA passes, we can provide our older residents the resources and tools to be mobile and lead healthy, happy and enriched lives.

As part of my public health plan, I lay out the important role community health centers (CHCs) play in our city. In addition to providing primary care, CHCs provide comprehensive community services to address food insecurity, housing instability, behavioral health, immigration support, and other social determinants of health. Mental health services, in particular, will be key in the coming months after a year and a half or more in isolation with the added stressful burdens of living through a global pandemic. Our neighborhood community health centers can be a critical link between our aging residents and the services they need to lead healthy lives.

As Mayor, I will support and strengthen the lives of older individuals in Boston by ensuring that we are intentional about addressing their needs and improving their quality of life in our policies and initiatives. I'll make bold improvements to programs that will optimize the health, safety and

inclusion of aging Bostonians, and continue to invest in the generational diversity of our residents by cultivating a safe and healthy community with resources to make Boston an enjoyable place to grow older. To do all of this and ensure older residents use these services, City Hall must make a concerted effort to conduct outreach in a way that reaches, and includes, our seniors. We have to meet them where they are. From door knocking programs to phone calls, mailers to meetings at their local senior center, we have to be on the ground, listen to their needs, and allow what we learn to drive the City of Boston's agenda.

There's no question that Boston is such a special place because of the people who choose to call this city home, who build businesses here, who enrich our neighborhoods and contribute to our communities. So let's make sure we're creating more opportunities for aging residents to stay in them, such as more senior-specific affordable housing, improved and accessible infrastructure, and community-centered care. But even more importantly, let's intentionally engage our older residents in every aspect of these policies so that all voices have the opportunity to shape our city's future—I think we could all learn a thing or two.

*Councilor Annissa Essaibi George is a candidate for Mayor.*

## LAB SPACE (from pg. 1)

ly missing from the filing is any mention of the now 18 month old PLAN Charlestown master plan process – which focuses heavily on that part of Rutherford Avenue in its quest to institute

new zoning and uses for the Town. In other filings for new projects, PLAN Charlestown has been mentioned, but this project indicates it will go through the normal and existing zoning processes without

contemplation of the upcoming changes resulting from PLAN Charlestown. Those recommended changes are expected in early 2022.

## OP-ED (from pg. 2)

New England. Many additional subsidized and market rate housing units are planned for imminent construction in Charlestown a short distance away. Density should be put where it makes the most sense, not in a location susceptible to rising tides and storm surges and allow for ALL residents to access the Boston Harbor and its environs by protecting Pier 5 for open space and public programming. Pier 5 should stand as an example of smart public planning and urban renewal, allowing

access for all to the waterfront and the environment it provides. Pier 5 at the head of Boston Harbor, small as it may be, is a keystone to the community waterfront and should be improved to enhance the public aesthetic and educational experience for all.

Many ideas for uses of the pier and its historical and scientific importance are described in the chapters of my blog on the [www.pier5.org](http://www.pier5.org) web site. I encourage readers to check them out and share their ideas at pier5.

org. For readers unfamiliar with Pier 5, I encourage you to visit the Navy Yard and if downtown, take the water shuttle from Long Wharf and walk the Harborwalk between the USS Constitution and the Spaulding Rehabilitation Hospital. It is an experience you will genuinely enjoy. It should be more accessible and more inviting for everyone and a feature of the Imagine Boston 2030 reality.

*Christopher Nicodemus is a founding member Pier 5 Association.*

## SCHOOLS (from pg. 1)

and louder from students, parents and elected officials as many question whether they want to send their student to an exam school, but at the same time struggle with the perception, or the reality at times, that there are few other options.

Robinson said it's time for that to change.

"We have to be in a place where we have 30 wonderful choices and not just three," she said.

"There is no good reason that after tonight the clarion call doesn't go out to all of us that we may be making a vote to move forward around access, but for every single classroom and to every single parent from Pre-K on, we need to look in the mirror and decide if we're prepared to provide for all our students so we will have a myriad of students in 6th grade prepared to take on this wonderful opportunity," she said. "This should not be a chance that some get to do and others are not prepared to do."

Robinson, who attended the former Girls Latin School (which transformed into a co-ed Boston Latin Academy), said the Committee needs to focus on bringing up rigor in the high schools by instituting the MassCore and focusing on high school re-design. She said it's time that there are rigorous options for those that don't want an exam school – and part of that is hard work and part of that

is changing perceptions in parent circles.

"We have 30 high schools," she said. "There's no reason that we only have three that people feel that they want to be able to go to. For me, tonight this vote is a step just a step, but the work is yet to be done in every department, in every school and in every home."

She said she would like to see Task Forces initiated soon that spend just as much time sorting out issues at Madison Park, or the McKinley Schools, as was dedicated to the exam school issue.

High School re-design actually started in Charlestown and East Boston, and the pilot of that change begins this fall when Charlestown High adds grades 7 and 8 to the school. That change goes hand-in-hand with re-designing the high school to handle more programming, more extra-curricular activities, and honors programming like the International Baccalaureate diploma.

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# Supt. Cassellius drops new recommendations for Exam Schools; Committee approves

By Seth Daniel

It seems the new Exam School admissions process cannot have a public airing without some sort of dramatic hook – with Supt. Brenda Cassellius intervening on July 14 with a new recommendation that reverts back to assigning coveted seats without the last minute 20 percent carve out that had been suggested.

Drama was the case last Wednesday, July 14, when the School Committee officially – and finally – voted unanimously (5-0) to approve a new Exam School Admissions process for the City's three exam schools. A full recommendation for a new process had been given earlier this month by the Exam School Admissions Task Force, and it had been surrounded in controversy due to the last minute carve out of 20 percent of the seats having been doled out in a way that did not consider socio-economic status. In that recommendation, 80 percent of the seats would have considered socio-economic status. However, in that same week the Task Force had agreed to assign 100 percent of the seats using a new socio-economic status tier formu-

la based on geographic Census tracts. It was alleged by some Task Force members that unnamed City Councilors had intervened in the process at the last minute to successfully push the 20 percent carve out.

So boiled the stew for the last two weeks of one of the most controversial matters in the City, and one that involves only a minute amount of the population.

Then at the July 14 meeting when the big vote on the matter – more than one year in the making – was to happen, Cassellius flipped the script and brought a recommendation to the Committee restoring the 100 percent system.

“We all must look at the data and don't be influenced by opinions and ideas that are not substantiated, or are seeded in politics, but rather look at things that are seeded in really strong policy and... consensus,” she said in a rather long introduction leading up to her alternate policy recommendation. “Good policy rises above all the noise...BPS, above all, must restore trust and confidence in our process with our community, which supported our 100 percent application.”

Member Michael O'Neill said he was comfortable with the plan,

which he labeled a compromise.

“What the superintendent has put on the table tonight is representative of the Task Force's work and an acknowledgement of some of the feedback we heard in the public listening sessions,” he said. “It is a compromise position in many respects...This is a recommendation from the superintendent that I am comfortable supporting. It may not be the recommendation that I probably would have drawn up 100 percent my way, but this is a plan that meets the charge laid out for the Task Force...This is an important night for the city.”

Chair Jeri Robinson said she also supported the plan.

“I do agree we have come to a place where we are ready to move this district forward,” she said.

There had been a tremendous amount of testimony from the public on the matter during the five-hour meeting – much of which was devoted to the Exam School issues. Opinions ranged from holding off the vote, to getting rid of the 20 percent, to keeping the 20 percent, to scrapping the plan altogether, and to scrapping the Exam Schools altogether.

In the end, the process voted for separates the system into two

phases – eligibility and assignment, which was one of the major changes brought in by the Task Force. It also postpones any entrance exam for this coming year once again, and foresees an entrance exam resurfacing in the fall of 2022. However, once the exam is brought back, it will only count for 30 percent of the student's ranked score, with 70 percent of their score based on grades. In the fall of 2021 admissions process, the test will be postponed, and grades will account for 100 percent of the criteria – with a B average being required to be considered for eligibility.

Beyond that, there is an eight-tier ranking system to achieve socio-economic equity that is based on Census tracts. All seats are distributed evenly between the tiers, but the lowest income tiers are awarded first, and the highest income tiers last. Students from all over the city will be grouped in the tiers based on the socio-economic conditions in each Census tract – rather than using raw zip codes as was done last fall.

The controversy brewed on just how many seats would be distributed to incoming 7th graders at the three exam schools using the tier system. The final plan puts

all 100 percent of the seats into the tier system. The failed carve-out plan set aside 20 percent of all the seats for the top students in the City no matter what their socio-economic status was.

Another change in Cassellius's plan includes the awarding of extra 10 points to a student's ranked score if they attend an elementary school that is made up of more than 40 percent low-income students. Previously, that number was 50 percent under the Task Force's plan. Meanwhile, extra points for students experiencing homelessness, students in the care of DCF and students living in Boston Housing Authority properties remained intact, and they get an extra 15 points on their ranked score.

The Committee and Cassellius said their work now will be to get the word out to parents far and wide, to let them know about the process and the changes before the upcoming school year. The Committee also asked that the issue be revisited in their September meeting, and throughout the coming school term as well.

# MassDOT prioritizes Mystic Pedestrian/Bike bridge for federal infrastructure funding

By Seth Daniel

The long-hoped-for Mystic River Pedestrian/Bike bridge that would connect a critical missing link for the Northern Strand Trail to Charlestown/Somerville has been prioritized as one of three projects by MassDOT to receive federal infrastructure funding.

Last week, MassDOT releases the news that three projects statewide had been submitted

for funding under the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program. The program is run by the U.S. Department of Transportation and takes applications from the 50 states for competitive funding to help travel and safety for pedestrians, bicyclists, rail and public transit customers.

The \$32 million pedestrian/bicycle bridge runs from the Encore Boston Harbor casino HarborWalk, which is the cur-

rent terminus of the Northern Strand, to the Draw 7 Park in Somerville on the shores of the Mystic River – with a new bike path leading from that park along the waterfront to Sullivan Square. The Bridge would connect to bike paths in Somerville, Cambridge and Charlestown – as well as an Orange Line Station on the banks at Assembly Row. It joins projects in Lynn and Springfield that were also prioritized.

The state application seeks \$25 million in federal RAISE Grant funding for the Mystic River Bicycle and Pedestrian Bridge. The project would provide important pedestrian and bicycle access from the Lower Broadway neighborhood of Everett, including the recently opened Encore Boston Harbor resort, to the MBTA Orange Line Assembly Station, read the application.

“This federal discretionary grant program gives us an opportunity to take on multi-modal projects that will increase and improve safer public travel options across the Commonwealth,” said Acting Transportation Secretary and CEO Jamey Tesler. “RAISE Grants have the potential to open doors to safer, more efficient, and more secure travel where we have

seen a demand from the public for improved connections and we appreciate the support of community members and advocates who have worked closely with members of the MassDOT team to put forth these comprehensive project applications.”

Encore had put forth the money long ago to design and engineer the Bridge, which has a striking curved design and a suspension aspect that mimics the Zakim/Bunker Hill Bridge further up the corridor.

“We are pleased that the Mystic River Bicycle and Pedestrian bridge is being considered for a RAISE Grant and are in full support of providing greater access to the City of Everett and a direct connection between Everett and the MBTA Orange Line at Assembly Station,” said Rose Salisbury, spokesperson for Encore Boston Harbor.

Patrick Herron, director of the Mystic River Watershed Association (MyRWA), said this will be the most important missing link in the path to the Mystic River, if funded.

“The Mystic crossing from Everett to Somerville is the missing link to connect residents of the North Shore to the Orange Line and better access to Somerville

and the City of Boston,” said Herron. “We are grateful for the work of MassDOT and the Cities of Somerville and Everett for their response to the overwhelming community support for this project. This is exactly the kind of active transportation links we need to be making to public transportation and the high density of jobs in the area for a sustainable economy and resilient communities.”

The three MassDOT RAISE Grant applications are subject to selection by the USDOT and specific RAISE Grant Program criteria which includes investments in transportation projects with local and regional impacts that also achieve national objectives. Previously, the program has awarded over \$8.9 billion to projects throughout the nation. For this round of grant applications, USDOT has appropriated \$1 billion total in RAISE grants prioritizing projects that can improve racial equity, reduce the effects of climate change, and create jobs, with a maximum grant of \$25 million for one project proposal and a total for each state of \$100 million. This round of RAISE grants is scheduled to be awarded by November 22, 2021.

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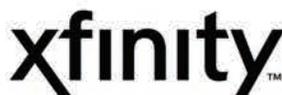
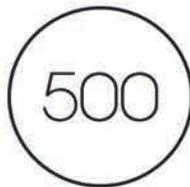
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# Water quality grades for the Mystic and Charles Rivers announced

By John Lynds

For years Save the Harbor/Save the Bay has been releasing beach reports cards that rate the quality of the water at state-run beaches from Nahant to Nantasket.

Now the Mystic and Charles River Water Watershed Associations (MRWA & CRWA) and the US Environmental Protection Agency (EPA) are getting in on the act.

For the first time the MRWA, CRWA and EPA teamed up on a river report card for the Mystic and Charles Rivers.

According to the report, continuing patterns from recent years in the Mystic Watershed, the main stem of the Mystic River received grades in the “A” to “B” range, with several smaller tributaries receiving poor grades, such as an “F” for Mill Creek in Chelsea and a “D” for Winns Brook in Belmont.

“The good news is that the Mystic—like each of the three great rivers of Boston Harbor—is a relatively clean urban river, safe and accessible for a variety of recreation,” said Executive Director of the Mystic River Watershed Association Patrick Herron. “This news represents a great success story of the Clean Water Act, and its 50-year history of improving

environmental and even economic conditions in cities. But there is still work to be done, and the report card we publish with EPA’s collaboration shows where effort should be directed on the ground,”

Also according to the report, five out of six segments in the Charles Watershed were graded in the “A” or “B” range with the Muddy River over in the Charlesgate area being the lone exception with a “D-”.

In addition to grades for E. Coli bacteria, the Charles River is separately graded on cyanobacteria blooms and Combined Sewer Overflow (CSO) discharges, which are both public health hazards, especially for boaters and other people coming into contact with the water when these contaminants are present.

According to the report cyanobacterial blooms, which have occurred with greater frequency over the past several years, are caused in part by excess phosphorus washing into the watershed from lawns and impervious surfaces. CSO discharges occur when heavy precipitation events overwhelm portions of the sewer system, and discharges of sewage mixed with stormwater are necessary to prevent sewage backups into streets and residences.

“The wide variety in Charles

River grades from an A in the middle watershed to the D- in the Muddy River reflect the predominant land use around each area,” said Executive Director of the Charles River Water Association Emily Norton. “Areas with more development and impervious surface are more polluted. We have work to do to restore all areas of the Charles to be ecologically healthy,”

During the past 30 years, the focus of improving water quality in Boston Harbor has transitioned from addressing major outflows of raw sewage being discharged into the Harbor to identifying and addressing numerous smaller sources of bacterial and other contamination further up the watersheds that discharge into Boston Harbor.

The three major watersheds—Charles River, Mystic River and Neponset River—make up a significant portion of the freshwater inputs to Boston Harbor, and all three have an impact on Boston Harbor water quality. Just as each watershed is unique, there are slight differences in how each watershed association calculates the grade.

However, the grades provide a science-based indication of what many Boston-area residents may not have realized – that bacteria

concentrations in the harbor and the rivers are low in dry weather, but that there are significant problems during and after rainstorms, as well as localized problems in some of the tributaries to the rivers.

EPA New England Acting Regional Administrator Deborah Szaro said efforts by citizens and other stakeholders are continuing to tackle these remaining problems so that all residents of Greater Boston can enjoy the benefits of clean water.

“The contributions of citizen scientists to our efforts to improve water quality in these urban rivers cannot be overstated,” said Szaro. “EPA is grateful to the three watershed associations for the scientific data collection that has helped us to direct our resources to the most critical areas in need of attention. By highlighting locations with water quality impairment, we find that we are also directing our action to improving environmental conditions for historically underserved environmental justice neighborhoods.”

Szaro added that the EPA has also taken additional actions to address elevated levels of nutrients that are harming water quality throughout the Charles River Watershed, with an eye toward how a similar approach would

work in the Mystic and Neponset Watersheds.

According to the report, last year the EPA conducted a wide-reaching process to gather stakeholder input about a potential path to address stormwater runoff from commercial, industrial, institutional, and residential properties in the Charles River Watershed that are not currently regulated. EPA is currently evaluating that input along with existing data and expects to make a decision by the end of the year.

“The Baker-Polito Administration remains committed to working with communities to address water quality issues,” said Eric Worrall, MassDEP’s Northeast Regional Director. “The investment of over \$225 million to improve wastewater, stormwater and combined sewer systems infrastructure in the Charles River, Neponset River, and Mystic River watersheds, has led to significant improvement in the water quality in all three of these important Commonwealth resources. We continue to be proud of our partnership with watershed associations and the EPA. The information we receive from citizen scientists helps to inform policy decisions that lead to cleaner waterways in the Commonwealth.”

## Zelma Lacey House gets state assistance to keep transition on track

By Seth Daniel

The state Department of Housing and Community Development (DHCD) announced last week that the Zelma Lacey House was one of 28 affordable housing projects in this year’s funding round to get tax credit financing – with proponents for the conversion of Zelma Lacey saying the award will keep the

project on its expected timeline.

“This award allows us to stay on track with the schedule we proposed,” said Mike Mattos, director of the Affordable Housing and Services Collaborative. “If we wouldn’t have gotten it, it would have delayed the re-positioning and re-configuration another year. So, we are very grateful to have received it. It’s not like a monthly application process; you only get

one chance each year to get the financing in place for this program. It allows our proposal to stay on track.”

Zelma Lacey House is an occupied assisted living project that is going through a transition from mixed-income assisted-living to all-affordable senior housing with service delivery. The sponsor is the non-profit Affordable Housing and Services Collaborative, Inc. (AHSC). Using federal and state low-income housing tax credits from DHCD, they will rehabilitate the project into independent living units for seniors. When completed, Zelma Lacey House will offer 48 units for seniors. All 48 units will be affordable to seniors earning less than 60% of AMI, with seven units further restricted for seniors earning less than 30% of AMI. AHSC said it will provide extensive on-site services to the residents of Zelma Lacey House.

“As Massachusetts continues to

recover from the COVID-19 pandemic, it is important that we continue to prioritize new affordable housing development to help our most vulnerable families,” said Governor Charlie Baker at the award ceremony, which was held in Lawrence. “Stable housing is the foundation of healthy, prosperous communities, which is why our administration has proposed an immediate infusion of nearly \$1 billion in federal recovery funds to rapidly increase capacity for production in every part of the state.”

Mattos said the process of meeting with residents to find the best situation for them is ongoing, though many residents have already moved out to other locations. Right now, only 27 of the 66 units in Zelma are occupied, with 27 still having residents living within the assisted living model.

He said they had a family/resident meeting on June 30, and they will have another in mid-August

with the timeline on the project now firm. He said they will talk with individuals one-on-one, and go over individual circumstances and needs. He said they would accommodate anyone that wants to stay under the new model, where services would be customized to each resident, but provided by an outside agency.

He said the process will take time to work with residents, and the financing announcement doesn’t mean things will move any faster than already announced. It simply means the project won’t be delayed. He said he expected the construction and re-configuration to conclude in early 2023 after one year of construction.

“From our perspective, we’re thankful the state and DHCD gave us this award,” said Mattos. “Now the real work begins as we start this process and it’s not a quick process. It takes time to close. We just now have the ability to start that process.”

The City of Boston reminds you:

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**MOVE** (from pg. 1)

and minority-owned restaurants, has really taken a step up this year after being cancelled last year. This year they hope to get a good turnout to sample a variety of foods from a dozen or more diverse purveyors from around Boston – all to raise money for restaurant relief from the Get Connected Fund.

“We want to thank all of our partners, especially the Greater Boston Convention and Visitors Bureau, Big Night Entertainment, NBC Boston 10 and Boston Beer Company, who have come together to support neighborhood restaurants and establishments – and to spotlight and amplify all of these companies that have been impacted by the pandemic,” said Phillips this week. “We’re inviting as many people as possible to come out and support the organization because the proceeds of which will benefit these restaurateurs.”

The difference between now and previous events is that such things would have been planned from the former downtown office of Collette Phillips Communications, which she founded in 1986 and has formed several off-shoots such as Get Connected. Now, however, the plans are rolling out of the company’s new Charlestown office.

They moved from their State Street offices last September, and have just settled in as everyone has returned to the office, and folks work a variety of schedules.

“The former office was a beautiful spot, but it’s deep in downtown,” said Lilly Pillsbury, digital content creator at the agency. “With Collette’s base, we have people coming in and out all the time. So being in a place like Charlestown is very accessible and still in an urban area. It’s perfect for our events like Taste of Ethnic Boston because we want to target places like Charlestown and Jamaica Plain and other neighborhoods in the city.”

Executive Assistant Noa Vardy



The Collette Phillips Communications company, and its subsidiary Get Connected, have relocated from downtown Boston to Charlestown on the Schrafft's campus.

said they have also downsized the office, coming out of COVID-19 and realizing they didn’t need so much space to do the job they do – and also didn’t need everyone to come into the office every day.

“The office at State Street was huge and now we’re maybe half, if not a quarter, of that size here,” she said. “We’re a small team doing big things. I think everyone realized we didn’t need those huge spaces.”

Right now, the team is working to coordinate all of the restaurants and purveyors for the Taste of Ethnic Boston event, and expect to have about 250 people in attendance.

“It’s going to be a little of everything,” said Pillsbury. “We even have a hot sauce company and a wine tasting company. And it’s all in a great space like Big Night Live that was just renovated.”

Each year, A Taste of Ethnic Boston has partnered with a non-profit organization to support its mission and donate a percentage of the event’s ticket sales. This year they teamed up with the Boston Black Hospitality Coalition, prioritizing the preservation of a 180-plus year legacy of food, culture, and business in Boston’s Black and ethnic communities. A Taste of Ethnic Boston will feature a variety of ethnic cuisines: African, Afghani, Caribbean, Chinese, Dominican, Ethiopian,

Italian, Mexican, Middle Eastern, Vietnamese and more.

“This year, A Taste of Ethnic Boston will serve as a reminder that people can use the power of their purse to help revitalize Boston’s restaurants. This is an opportunity to ensure an equitable recovery for all our neighborhood food and beverage establishments,” said Phillips.

The event runs from 5:30-8 p.m. on July 27 at Big Night Live, and tickets are still available online.

# Charlestown COVID update listed

By John Lynds

Throughout June and the beginning of July COVID infections were virtually nonexistent in the neighborhood with an average of 0.10 percent of residents testing positive week after week.

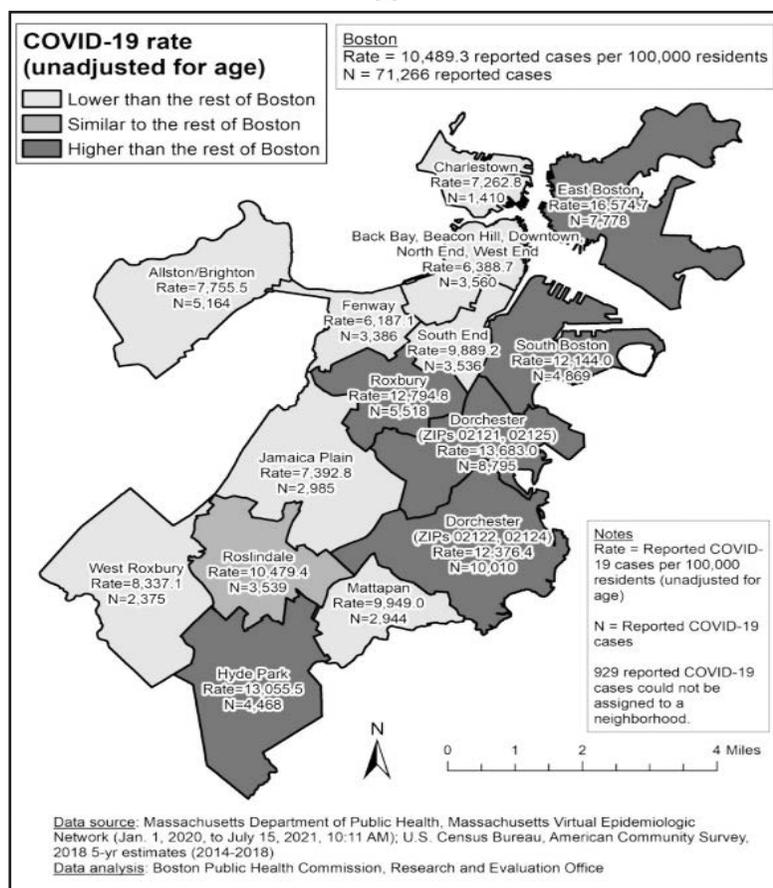
However, with new variants of the virus penetrating the US, Charlestown is not immune to the recent spikes in cases that are sweeping the US and infecting unvaccinated people with vengeance.

According to the weekly report released last Friday released by the Boston Public Health Commission (BPHC), 336 residents were tested and 2.7 percent were found to be positive—a huge increase considering no one tested positive for the virus for two consecutive weeks according to the BPHC’s June 25 report.

According to the weekly report, of the 16,274 Charlestown residents tested for the virus since the pandemic began 8.7 percent were found to be positive by last Friday. This was a 1.1 percentage decrease from the 8.8 percent reported by the BPHC on June 25.

Citywide, the weekly positive test rate increased. According to the BPHC 11,704 residents were tested and 1.5 percent were COVID positive--this was a 275 percent increase from the 0.4 percent reported by the BPHC on June 25.

The BPHC data released last Friday showed Charlestown’s infection rate was 726.2 cases per 10,000 residents--up 0.43 percent



On Friday the BPHC released its weekly COVID-19 stats by neighborhood that tracks infection rates and COVID testing results in Boston neighborhoods.

from the 723.1 cases per 10,000 residents reported on June 25.

Six additional Charlestown residents tested positive for the virus since June 25 and the number of positive cases increased to 1,410 overall since the start of the pandemic.

The statistics released by the BPHC as part of its weekly COVID19 report breaks down the number of cases and infection

rates in each neighborhood. It also breaks down the number of cases by age, gender and race.

Citywide positive cases of coronavirus increased 0.6 percent since July 9 and went from 70,998 cases to 71,457 confirmed cases in a week. Two additional Boston residents died from the virus in the past two weeks and there are now 1,395 total deaths in the city from COVID.

## CHARLESTOWN BEAT

**POLICE/COMMUNITY MEETING:** Meet the police & discuss public safety issues on the last Wednesday of every month at the police station, 20 Vine Street, at 6:00 p.m., 2nd floor, community room.  
**POLICE RELATED INFO:** Contact the District A-1 Community Service Office at 617-343-4627.

**Assault Aggravated**

07/18/2021 - Upon arrival at 37 First Ave. at about 3:12 p.m., officers spoke to 7-Eleven staff, who stated they have been having ongoing problems with a male suspect who harasses their customers. Staff noted the male was harassing customers for money outside of the store and kept trying to buy cigarettes with a card, which was repeatedly declined.

Store employees stated after an extended period of disorderly behavior by the male, they had gone outside and asked him to leave. Staff reported that at this time, the suspect began to call them racists and threw a rock at the manager, but the rock did not hit the victim. Employees said the male sus-

pect then got into a blue Honda Civic and fled the area.

**Vandalism**

07/17/2021 - Officers were flagged down 42 Eighth St. at approximately 10:27 a.m., by the victim, who stated that his vehicle was vandalized outside his residence at 42 Eighth St.. The victim said he parked his vehicle there about 4 p.m. on Friday, July 16, and when he returned home on July 17 at around 9 a.m., he observed that his windshield was damaged.

Officers observed the entire passenger’s side windshield was cracked.

The victim stated that his building at 42 Eighth St. has cameras outside.

**Weapon Violation**

07/13/2021 - Officers responded to the area of Main and Walker streets at around 4:38 p.m. to assist with a report of five males fighting.

On arrival, one suspect began running down Main Street before police caught up to him and stopped him in front of 271 Main St.

Officers recovered a loaded firearm from the suspect’s backpack. The suspect was charged with Possession of a Firearm without an FID card, Possession of Ammunition without an FID card, and Carrying a Loaded Firearm on a Public Way.

# COUNCILOR EDWARDS HOSTS RACE AND EQUITY DISCUSSION

Photos by Seth Daniel

Councilor Lydia Edwards and the Turn It Around youth group hosted their 13th Race and Equity Discussion, and the first in-person event in some time, on Tuesday, July 13, in the Peace Park.

“We have done this for 13 months straight, from face-to-face to Zoom and now back to face-to-face, discussing race in Charlestown,” said Edwards. “We should be proud of that because this is how things change. It’s not one moment, one march, or one protest, but consistent action over time.”

The discussion this time focused on gun violence in the Black community, a very timely topic as street violence has picked up in Boston and in cities all over the United States. It was one of the most intense and thoughtful discussions to date, many said afterward.



Ibrahim Balde, of Turn It Around, said he believes many young people turn to guns to protect themselves if they are selling drugs. Bobby Iacoviello looks on.



Connor Ring talks about his experiences with violence as a young man, as Ricardo Patron of Lydia Edwards’s Office looks on.



Councilor Lydia Edwards congratulated everyone present for holding 13 months of race and equity discussions over the past year.



Joe Savage talked about how frustrating gun violence can be, and the circular nature of the issue.



Sarah Frederick shared her experiences and thoughts on the issue.



Turn It Around Director Mswati Hanks said they had received a grant to discuss gun violence in the Black community, and led off the discussion with some of his observations.

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## EVERETT CRIMSON TIDE POP WARNER 2021 FOOTBALL & CHEER

Practices begin August 2<sup>ND</sup> 5:30-7:30pm  
Sacramone Park (next to Best Buy in Everett)  
Registration is open to Charlestown residents  
Ages; for football are 5 years old to 14,  
for cheerleaders are 5 to 16

### REGISTRATION JULY 28<sup>TH</sup> 5:30-7:30pm

The Village Bar & Grill  
(38 Norman St., Everett)

We will also accept registrations at August 2<sup>nd</sup> practice beginning at 4 pm.

MOTORCYCLE. AND A SUDDEN TURN.

When she was a young college student, Elisabeth Marra had a serious motorcycle accident that ultimately changed her life. Two years after the crash, her painful open fractures had failed to heal. Then she heard about a new and complex surgery pioneered by a surgeon who used a patient’s own stem cells to concentrate the healing process. This time, her surgery and subsequent therapy were successful.

Elisabeth’s experience caused her to redirect her own career aspirations. Inspired by the medical professionals who helped her reclaim her active lifestyle, she changed her major to study physical therapy—a profession where her own experience could help other patients prevail through difficult recoveries.

We tell Elisabeth Marra’s story here to illustrate two of the most profound messages we know. Don’t give up, and remember to give back. If reading it inspires just one more person to achieve something special, then its telling here has been well worth while.

American Academy of Orthopaedic Surgeons  
73 Years  
[aaos.org/75years](http://aaos.org/75years)

AAOS  
CELEBRATING HUMAN HEALING  
[orthoinfo.org](http://orthoinfo.org)

# Long-time Turn It Around leader leaves for new position

By Seth Daniel

When Charlestown's Ginaya Greene-Murray applied to run the Turn It Around youth group in 2017, she wasn't the typical candidate.

Some on the hiring committee didn't think she had the right experience, and admittedly, she didn't have the typical youth development credentials.

But she got the job, and this week she leaves the position anything but typical, having run that program and others in the Charlestown Coalition for several years – making a deep imprint on the organization and the youth that count her as a mentor and a friend.

Greene-Murray announced she would be leaving the Coalition, and members and co-workers gathered with community members last Thursday, July 15, at the First Church in Charlestown to share memories and bid farewell.

Greene-Murray, a lifelong Charlestown resident, said she was compelled to apply for the job after being recruited by Coalition colleague Shannon Lundin-White. While she had youth development experience at her church, she never had worked in mainstream youth development. However, she had a calling, she said, especially in her

hometown.

"I just felt like I've always had a calling to encourage young people to be their best," she said. "It sounded like the perfect fit for where I was at in my life – to be able to serve youth and especially the young people in my own neighborhood. I particularly wanted to work with a broader group of kids that are so kind and caring and aren't always perceived that way here. I wanted to change that perception in Charlestown and I think we have."

Greene-Murray said she will be transitioning to a human resources position where she will do work internally within the new company, and she said it was just the right time to make the move – despite the many tears that were shed during the good-bye party for her.

"This was a great time to transition for me as a mom, and it was either now, or I probably would have never left," she said. "I feel like I've given this group all I have and the season was over."

Sarah Coughlin, director of the Coalition, said Greene-Murray was the perfect candidate to lead the organization when she comes on.

"She had the energy and all the skills we needed at the Coalition," she said. "She exceeded all our



Greene-Murray with Javon Robinson, who she knew when she was a teen leader at the Boys & Girls Club of Charlestown, and now works with at the Coalition, where he is on the Trauma Team.

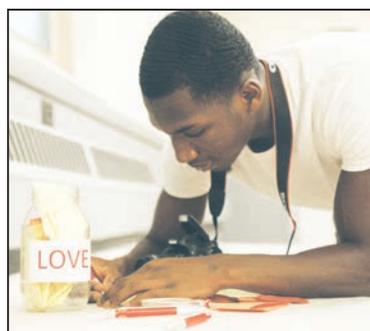


The Dream Team – Several of the Coalition staff members gathered for their last photo with Greene-Murray. (L-R) Phenice Zawatsky, Sarah Coughlin, Greene-Murray, Mswati Hanks, and Shannon Lundin-White.

expectations. We were just getting started on our social media and newsletter and she blew it away. She was also able to build great relationships with kids that were just very hard to engage."

That was clearly the case last Thursday after a large group of teens, some that were currently in Turn It Around and some that had graduated from the program, came back to tell their favorite "Ginaya Story."

There were lots of laughs and lots of tears, but Greene-Murray said she will still be living in Charlestown, and she's only a phone call away.



Turn It Around member Ibrahim Balde writes down one of his favorite memories to put in the 'Love Jar.'



Greene-Murray and Charlestown Preservation Society President Amanda Zettel.

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- Free for all!

**GARDENS for Charlestown**

# The Boch Center announces first holiday programming for the 2021 season

Special to the Patriot-Bridge

From the songwriting team behind the smash hit Tony Award-winning musical Dear Evan Hansen and the Academy Award-winning film La La Land, A Christmas Story, The Musical, brings the classic 1983 movie to hilarious life on stage in Boston at the Boch Center Wang Theatre, December 7 – 19, 2021. The Boch Center Wang Theatre continues its tradition as the premiere destination for live holiday entertainment in Boston. Tickets for A Christmas Story, The Musical are now on sale.

“We are excited to announce one of the first pieces of holiday programming this 2021 season with A Christmas Story, The Musical,” said Joe Spaulding, President and CEO of the Boch Center. “It has been a challenging year for our entire community, and what a great way to look forward to the holidays than with a classic live stage show – we are thrilled to welcome back one of our favorite family holiday productions.”

Expanding on health guidelines required by the Commonwealth of Massachusetts and City of Boston, the Boch Center has adopted a comprehensive program of health safeguards designed to assure audiences of maximum protection against pathogens including the virus that causes COVID-19.

The Boch Center is the first Massachusetts-based performing arts venue to integrate ActivePure Technology as part of its COVID-19 protection protocols. ActivePure Technology, backed by extensive independent testing, is the fastest-acting, most powerful surface and air disinfecting technology available. The system evolved from the NASA space program and is now used by thousands of schools, hospitals, restaurants, event facilities, businesses, places of worship and residences worldwide. It inactivates up to 99.9 percent of surface and airborne contaminants within minutes or hours of operation (including SARS-CoV-2, the virus that causes COVID-19, bacteria, mold, fungi and more) without the use of chemicals or ozone.

A Christmas Story, The Musical chronicles young and bespectacled Ralphie Parker as he schemes his way toward the holiday gift of his dreams, an official Red Ryder® Carbine-Action 200-Shot Range Model Air Rifle (“You’ll shoot your eye out kid!”). An infamous leg lamp, outrageous pink bunny pajamas, a maniacal department store Santa, and a triple-dog-dare to lick a freezing flagpole are just a few of the distractions that stand between Ralphie and his Christmas wish. Chock-full of delightful songs and splashy production numbers, A Christmas Story, The Musical, has proudly

taken its place as a perennial holiday classic for the whole family.

Hailed by The Associated Press as “a joyous Christmas miracle,” The New York Times writes “I was dazzled. You’d have to have a Grinch-sized heart not to feel a smile spreading across your face.” A Christmas Story, The Musical premiered on Broadway in 2012 and was a critical and commercial success. The musical was nominated for three TONY Awards® including Best New Musical, Best Original Score, and Best Book of a Musical.

A Christmas Story, The Musical features a festive and nostalgic holiday themed score by composer/lyricist team Benj Pasek and Justin Paul (TONY Award for Dear Evan Hansen, OSCAR for La La Land), with a book by Joseph Robinette, based on the writings of radio humorist Jean Shepherd and the 1983 holiday film favorite. The tour features direction by Matt Lenz, with casting by Alison Franck. TONY Award® winner Warren Carlyle’s Broadway choreography will be reset for the tour by Jason Sparks. A CHRISTMAS STORY, THE MUSICAL features scenic design by Mike Carnahan, with costume design by Lisa Zinni and lighting design by Charlie Morrison. The hours will play themselves.

A Christmas Story, The Musical Performance Schedule:

Tuesday- December 7, 2021  
7:00pm  
Wednesday- December 8, 2021  
7:00pm Press Night  
Thursday- December 9, 2021  
7:00pm  
Friday- December 10, 2021  
7:00pm  
Saturday- December 11, 2021  
2:00pm  
Saturday- December 11, 2021  
7:30pm  
Sunday- December 12, 2021  
1:00pm  
Sunday- December 12, 2021  
6:30pm ASL/Open Captioned  
Tuesday- December 14, 2021  
7:00pm  
Wednesday- December 15, 2021  
7:00pm  
Thursday- December 16, 2021  
7:00pm  
Friday- December 17, 2021  
7:00pm  
Saturday- December 18, 2021  
2:00pm  
Saturday- December 18, 2021  
7:30pm  
Sunday- December 19, 2021  
1:00pm  
Sunday- December 19, 2021  
6:30pm

Tickets for A Christmas Story, The Musical are now on sale and can be purchased at and will be available at the Boch Center Box Office, [www.bochcenter.org](http://www.bochcenter.org), by calling (800) 982-ARTS (2787) and via Ticketmaster. Groups of 10 or more may reserve tickets by contacting Boch Center

Group Sales at (617) 532-1116 or [groups@bochcenter.org](mailto:groups@bochcenter.org).

A Christmas Story, The Musical is produced by Big League Productions, Inc. Led by President and Executive Producer Daniel Sher, Big League is celebrating its 29th season of producing, general managing and booking Broadway musicals and special attractions for touring throughout North America and the world. For more information visit [www.bigleague.org](http://www.bigleague.org).

About the Boch Center

The Boch Center is one of the nation’s leading nonprofit performing arts institutions and a guardian of the historic Wang and Shubert Theatres. As New England’s largest cultural venue, the Boch Center is home to theater, classical and popular music, dance, comedy, opera, Broadway musicals, family entertainment, and more. Located in Boston’s historic Theater District, the Boch Center also offers a diverse mix of educational, cultural and community outreach initiatives, including the City Spotlights Leadership Program, ArtWeek and the Folk Americana Roots Hall of Fame; collaborates with artists and local nonprofit arts organizations; preserves historic venues; and acts as a champion for Greater Boston’s arts and cultural community. Learn more at [bochcenter.org](http://bochcenter.org).

## Lessons learned during the pandemic, community banking more relevant than ever

Staff Report

In this pandemic year, the strength of community banks was put to a test.

It was a new ballgame. They had to switch to a remote work environment and adjustments were made to help fuel the success of the PPP (Paycheck Protection Program). TCB The Cooperative Bank, like many local banks, had to work around the clock to serve its customers. But during this year of COVID-19, TCB’s CEO John Battaglia said in a recent interview that the company pivoted and thrived - making some new hires and gaining customers through the PPP loan program.

“In the beginning, we had to be flexible and implement some technical operational changes to better serve our customers, but our first priority was to keep our employees and customers safe,” said Battaglia, CEO of TCB. “We adjusted to working more remotely in a very short timeframe while handling record residential lending



*TCB Bank’s CEO John Battaglia said community banks like TCB have come out of the pandemic gaining customers and trust with existing and new customers.*

volume and helping the Federal Government with its paycheck protection program, which provided lifesaving services to small businesses. Fortunately, the strength of our community banking model has never been stronger, and more needed, during a year when larger banks were buying up smaller

banking entities and our customers were looking for deeper connections. Community bank offices like ours are deeply involved with their local community. Our clients and local businesses are always at the center of everything we do,” continued Battaglia.

Community banks have long been the backbone of cities across the country. Even though this year proved a challenge to the banking industry as a whole, TCB continued to thrive and worked to meet the commitment to its customers and to solidifying long-term relationships within the communities they serve.

Battaglia said they were able to help business, and also non-profits in the communities they serve – noting they did one PPP loan for a non-profit that helped them when there were no fundraisers allowed. He also said it has helped TCB and other community banks that rely on personal relationships rather than an overabundance of technology.

He said during the pandemic, it

was important to be able to speak with someone that one knew, like TCB’s Tom Coots in Charlestown, about their business and how it would make it through the storm.

“The tech side is great because you can pay bills online and it’s convenient,” he said. “But if you really need to talk to someone, you have to be able to call someone you know or be able to go to a branch. That’s the kind of philosophy we have – you have to be able to do both.”

Founded in 1898, The Cooperative Bank (TCB) is a

full-service community bank committed to meeting the financial needs of individuals, families and small businesses. Offering up-to-date products, competitive interest rates and the highest quality personalized service TCB has assets totaling \$439 million and provides banking services to over 8,400 customers. TCB has branches in Roslindale, West Roxbury, Charlestown and Jamaica Plain. For more information, please visit [www.thecooperativebank.com](http://www.thecooperativebank.com), or call 617-325-2900.

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# TCC to donate 140,000 backpacks full of school supplies to children across the nation on August 1

Staff Report

Round Room LLC, the nation's largest Verizon authorized retailer, announces that its TCC and Wireless Zone stores are donating 140,000 backpacks full of school supplies to children across the U.S. during its ninth annual School Rocks Backpack Giveaway. Since 2013, TCC has donated 1.2 million backpacks filled with supplies to students nationwide to ensure children are well prepared for the start of the school year. TCC will also award three students each \$10,000 college scholarships.

Nearly 750 participating TCC and Wireless Zone stores are inviting local families to their locations on Sunday, August 1, between 1-4 p.m. to pick up a backpack filled with pencils, paper, a pencil box, a ruler, folders and glue. One backpack per child present will be given away on a first-come, first-served basis while supplies last.

Each store location will adhere to local and CDC guidelines to provide a safe environment for event attendees and TCC employees.

"The start of the school year is an exciting time, and we are thrilled to support the education of the youth in our communities through our School Rocks Backpack Giveaway," said Scott Moorehead, CEO of Round Room, parent company of TCC. "By providing families across the country with essential school supplies, we're easing the back-to-school shopping burden and helping set children up for success."

According to the National Retail Federation, American families with school-aged children spent an average of \$789.49 on school supplies in 2020 — totaling \$33.9 billion spent in America last year on school supplies alone. TCC is working to ease the strain of rising school supplies costs through its annual program.

For a list of TCC stores participating in the School Rocks Backpack Giveaway or to find

a store near you, visit locations.tccrocks.com. Each participating TCC store will donate up to 150 backpacks with all leftovers being donated to local schools.

Supporters of the School Rocks Backpack Giveaway are encouraged to use hashtags #SchoolRocks and #BetterTogether on Instagram and Twitter to help spread the word.

TCC is a Culture of Good, Inc. company and makes ongoing investments in the local communities where it operates. Recently, the company donated \$50,000 to in-person children's summer camps as part of its annual Kids Rock program. Additionally in 2021, TCC donated more than 500 appreciation boxes to schools nationwide honoring teachers juggling education hurdles caused by the coronavirus pandemic. The company's nonprofit organization, TCC Gives, recently surpassed \$2.5 million in donations to local nonprofits across the country as well.

WU (from pg. 1)

in some form of recovery. No one can say that they weren't impacted by 2020. Fewer and fewer of us can actually say that we've been made whole, or that things were fine. We watched George Floyd get murdered and we saw a racial reckoning emerge around the country. We were isolated from each other. We were angry. Some are financially crippled and many people still to this day have no idea how they're going to care for their children. We have the right to question all systems and how things are going. So we need a leader today that can see the moment and create a movement that brings us together. That leader is Michelle."

Edwards said Wu has spent her eight years on the Boston City Council standing up for residents, families, and workers.

"She has a clear plan to end the ongoing housing crisis — one of the worst in Boston's history — and amidst record-breaking heat waves and floods, understands the urgency of tackling the climate crisis," said Edwards. "All that Michelle has done is based on her love of Boston. She is protective of our city. Protective of our city from Airbnb; protective of our city from irresponsible developers; protective of our city from those who want to threaten our clean air and water. She, like no one else I know, believes in what the government can do especially at the local level. So much of what the city is doing today is based on her legacy and ideas."

Edwards continued, "To those people who look at our government and wonder, 'Are you hearing me? Are you seeing me? Do you value me?' and to those who are struggling with addiction, mental health, or struggle with childcare Michelle will never forget you.

She will empower you. She will be there for you. Michelle is the best candidate for this moment, to create the movement that we need to bring us together."

Edwards' endorsement adds to the Michelle for Mayor campaign's coalition, including leaders like Senator Elizabeth Warren, Charlestown State Senator and Assistant Majority Leader Sal DiDomenico, former South End State Representative and Assistant Majority Leader Byron Rushing; unions Teamsters Local 25, New England Joint Board of Unite Here!, Alliance of Unions at the MBTA, MBTA Inspectors Union Local 600, OPEIU Local 453; environmental organizations Sunrise Boston, Sierra Club, the Environmental League of Massachusetts, 350 Mass Action; Progressive West Roxbury/Roslindale; and fellow municipal elected officials from across Greater Boston and the Commonwealth of Massachusetts.

"I'm honored to have the support of my friend and partner on the Council, Councilor Lydia Edwards," said Wu. "In the years that we've known each other, even before serving together on the Council, I've always respected her tenacity, empathy and leadership. It's been a delight to organize alongside her for economic justice, housing stability, and workers' rights, and I look forward to continuing our partnership to make Boston a city for everyone. So I couldn't be prouder today to stand with someone who I treasure, and to be in a community that I've worked with for so many years. We need to bring a sense of community building and a fierce relentless passion for what we could do together into City Hall and into the mayor's office."

## Real Estate Transfers

BUYER 1	SELLER	ADDRESS	PRICE
Eckler, David C	Phillippe, Kathryn	106 13th St #116	\$502,000
Gandolfo, James V	Zhang, Yiyang	106 13th St #303	\$338,000
Wu, Emma Y	A&S Navy Yard RT	197 8th St #402	\$2,770,000
Wu, Emma Y	A&S Navy Yard RT	197 8th St #403	\$2,770,000
Gordon, Kyle G	Ogilby, Amanda	20 Auburn St #A	\$1,380,000
Miller, Andrew	Hennessey, Sean	16 Austin St	\$1,360,000
Haydon, Yolande	Bunkerhillct LLC	3 Bunker Hill Ct	\$1,020,000
RREF 3 6 Bunker Hill LLC	6 Bunker Hill Owner LLC	6 Bunker Hill Industrial Pa	\$12,500,000
Signore, Justine	292 Bunker Hill NT	292 Bunker Hill St #2	\$640,000
Thomas, Sean W	Swiatek, Sean M	27-37 Chestnut St #108	\$930,000
Johnston, Gregory	Barrow, Megan E	16 Eden St #2	\$860,000
Freund, Daniel	Robinson, Chelsey	16 Eden St #3	\$955,000
Okelly, Ryan P	Appleton, Colin	1 Hadley St #1E	\$850,000
Zaas, David W	Pennace, Marissa	10 Hancock St #5	\$665,000
Ruykhaver, Jonathan	Chen, Michael Y	11 Main St #E	\$920,000
Costa-Leabo, Stefanie	Nehill, Sean	3 N Mead Street Ct	\$770,000
Tocci, Danielle	Levecque, Michael	30 Polk St #101	\$674,000
RREF 3 420 Rutherford LLC	420 CFL Investment LLC	420-438 Rutherford Ave	\$36,000,000
RREF 3 440 Rutherford LLC	CC Bunker Hill Owner LLC	440-458 Rutherford Ave	\$25,950,000
Pritchard, Lauren M	610 Rutherford Avenue	610 Rutherford Ave #403	\$725,000
Schaft, Allison W	Saitta, Ann M	18 Saint Martin St	\$1,392,000
Even, John P	Leabo, Stefanie C	17 Salem St #2	\$699,000
Herrmann, Charles G	Dechomai Asset T	181 Salem St #6F	\$375,000
Yura, Renee E	Ashe, Charles	16 Shipway Pl #16	\$1,179,000
Richardson, William	Tosi, Andrew	62 Sullivan St #3	\$870,000



Boston Mayoral Candidate Michelle Wu thanks District 1 City Councilor Lydia Edwards for her endorsement at Lopresti Park in East Boston Wednesday.



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Photo Credit: Greg M. Cooper Photography/USS Constitution Museum

*A parent and child enjoying the USS Constitution Museum recently.*

## USS Constitution Museum winner of favorite historic site by Boston Parents Paper

Staff Report

The USS Constitution Museum is the winner in the “Historic Sites & Tours” category for Boston Parents’ Family Favorites. It is the fourth year in a row that the Museum has received this award from the readers of Boston Parents Paper.

The USS Constitution Museum is honored to receive this recognition in a field with so many other dynamic sites and tours including Fenway Park, the John F. Kennedy Presidential Library and Museum, Plimoth Patuxet Museums, and Old Sturbridge Village.

All winners will be featured

in Boston Parents Paper’s August 2021 issue.

Boston Parents’ Family Favorites gives readers in Greater Boston and throughout the Northeast a chance to voice their opinions on their personal family favorites in 100 categories. Voting is conducted in a two-round process: the first round gathers open write-in nominations and the second round asks voters to select their favorite from the top nominees in each category.

“We are thrilled to receive this award for the fourth year in a row,” said Anne Grimes Rand, USS Constitution Museum President & CEO. “The USS Constitution Museum educates and entertains families from

Boston and beyond, sharing the stories of ‘Old Ironsides’ through hands-on exhibits and engaging experiences.”

The USS Constitution Museum was also recently ranked #5 in USA Today’s 2021 10Best Readers’ Choice travel awards in the category of “Best History Museum.” In a highly competitive category of top museums from around the United States, online votes determined the winners from a group of 20 initial nominees. The Museum was the sole nominee and winner in this category from New England.

The USS Constitution Museum is open daily from 10:00 a.m.-5:00 p.m.

## LION’S CLUB DONATES TO HARVEST ON VINE



*The Charlestown Lion’s Club donated \$500 to Harvest on Vine this Monday to provide funds to buy specialized foods for those with diabetes. The funding came from a program that is part of the mission of the Lion’s Club, which is advocating for those with diabetes and those with vision issues. The local program came from a grant given to the Lion’s from the Charlestown Community Mitigation Fund. Shown here and Lion’s members Moe Gillen and John Dillon presenting a check to Harvest on Vine Director Tom MacDonald. MacDonald said the donation was “much needed” and the food pantry was grateful for the Lion’s advocacy for those with specialized diabetic diets.*

## NEWS BRIEFS

### BPDA BOARD APPROVES NAVY YARD ACTIVATION

The Boston Planning and Development Agency (BPDA) Board of Directors this month addressed activation issues in the Navy Yard's Shipyard Park.

•Charlestown Navy Yard Activation

The BPDA is committed to the activation of the Charlestown Navy Yard by providing programming that promotes accessibility and community.

The BPDA Board voted to authorize a licensing agreement with Groovy Baby Music Inc. for use of a portion of Shipyard Park. Groovy Baby Music Inc. will use their portion of the park, which is BPDA-owned land, to provide children's community music classes. The company is planning to provide outdoor music and movement classes for children and their families. Classes are open to everyone regardless of their ability to pay. The classes will be in July and August.

The BPDA Board also voted to authorize a licensing agreement with the Navy Yard Garden Association to install an interactive public art display known as "Night Skies." The Garden Association was able to purchase the installation through private donations and a grant from the Browne Fund. The BPDA will help install the mesh light art exhibit which is coming in four large sections from Germany. The display will be installed on the mezzanine of the building at 0 Terry

Ring Way. The exhibit will be installed this fall and the Garden Association will program the art exhibit to change seasonally.

### KEY MEMBERS OF BOSTON'S STATE HOUSE DELEGATION ENDORSE DAVID HALBERT

David Halbert's campaign for Boston City Council At-Large has been endorsed by several members of Boston's State House delegation. Two State Senators - State Senator Joe Boncore representing First Suffolk and Middlesex and State Senator Sal DiDomenico representing Middlesex and Suffolk - are joined by State Representatives Nika Elugardo from the 15th Suffolk, State Representative Adrian Madaro from the 1st Suffolk, and State Representative Dan Ryan from the 2nd Suffolk.

Similar sentiments were expressed by Assistant Majority Leader, State Senator Sal DiDomenico, who noted that "David's dedication to thoughtful and impactful public service shows throughout his platform. From combating food insecurity, to improving educational outcomes, to working to lift families out of poverty, David and I share a deep commitment towards equity & improving the lives of others. I know he will be a strong voice on Boston's City Council."

Charlestown State Rep. Dan Ryan remarked that he knew Halbert to be "the kind of leader

in City Hall who will advocate for Charlestown, just as I know he will advocate for every neighborhood in Boston. David has the perspective to give voice to those in the city that have felt forgotten or unseen, and I am excited to see what he will accomplish on the Council."

The two State Senators and three State Representatives join Halbert's steadily growing list of notable supporters.

### COUNCILOR EDWARDS NAMES MICHAEL BONETTI AS DIRECTOR OF CONSTITUENT SERVICES

City Councilor Lydia Edwards has announced that Michael Bonetti will elevate to Director of Constituent Services for District 1.

He first joined Councilor Edwards' staff shortly after her inauguration in 2018 as her North End community liaison and took over the management of her schedule in 2019. He has also led the office through outdoor dining in District One and has worked closely with many other departments in that process. As director of constituent services, Bonetti will oversee all constituent cases throughout the district and will manage community liaisons within the office.

"Micheal Bonetti is one of the hardest working people I know," said Edwards. "He is kind, funny, and follows through. He is passionate about constituent services

and will serve the entire district well."

"I'm excited to serve the people of district one in this new capacity and look forward to the new challenges that come with this position," said Bonetti. "I look forward to meeting people and making new connections in East Boston and Charlestown while continuing my work in the North End. This is an exciting opportunity and I can't wait to get to work!"

In addition to his job on Edwards' staff, Bonetti serves as a Master of Ceremonies for his local parish of Saint Leonard's in the North End, and is a proud member of the Saint Anthony Society that hosts the annual Saint Anthony's Feast in the North End. He is a life-long resident of the North End and currently lives there with his family.

### MASSPORT'S COMMUNITY SUMMER JOBS PROGRAM CELEBRATES 30TH ANNIVERSARY

The Massachusetts Port Authority (Massport) is celebrating the 30th anniversary of its Community Summer Jobs Program, which has supported thousands of local students through partnerships with community organizations. This year, 25 organizations are receiving grants to support nearly 300 seasonal jobs.

The annual program is designed to help civic and social service

agencies by providing funds to hire youth workers in Massport's neighboring communities including Bedford, Charlestown, Chelsea, Concord, East Boston, Lexington, Lincoln, Revere, South Boston, Winthrop, and Worcester. Without the assistance of Massport's Community Summer Jobs Program, many local organizations would not be able to offer affordable summer programs to local residents. Since 1991, close to 8,000 local students have gained valuable work experience in various jobs, such as camp counselor, office assistant, maintenance worker and lifeguard, paid for by the grant.

"Massport is proud to partner with and support the great work of these non-profit groups and community organizations, especially as they recover from the impacts of the pandemic," said Massport CEO Lisa Wieland. "These summer jobs provide a great opportunity for young people to learn important life skills, gain professional experience, and earn a paycheck, while giving back to their communities."

The 2021 program will support the following local organizations:

Charlestown Boys & Girls Club  
Charlestown Community Center

John F. Kennedy Center

Massport also supports local youth athletic and enrichment programs throughout the year and offers scholarships for graduating high school seniors. For more information on Massport's community initiatives and youth programs, visit [www.massport.com](http://www.massport.com).

## Register Arroyo, Councilor Arroyo endorse Janey for Mayor

Staff Report

Acting Mayor Kim Janey has been endorsed by Suffolk County Register of Probate Felix D. Arroyo and Councilor Ricardo Arroyo in the 2021 Boston mayoral race.

"Janey deserves a mayor like Kim Janey, and I am proud to endorse her candidacy," said Register Arroyo. "I first met Kim over 20 years ago when I was a member of the Boston School Committee, where I saw her advocacy for quality public schools for

all students. As a member of the Boston City Council and now as Mayor, Kim has continued to fight for justice and equity for all. I know Kim's heart and I know her values. She is the right person to lead our City, and I will be working hard to elect her to a full term. I ask that you join me."

"I am enthusiastically endorsing Kim Janey for Mayor," said Councilor Arroyo. "I have worked with Kim as my colleague on the Boston City Council and as our Mayor. Kim has been a strong progressive partner in our work to address racial and systemic inequi-

ties in both roles, and I know she shares my values. As our Mayor, she has met the moment and shown a commitment to ensuring that Boston is a city that works for everyone — whether by increasing accountability and transparency at the Boston Police Department, joining forces with the Council to create a participatory city budget process or standing for equity in all of our public schools."

"I couldn't be more proud to have earned the endorsements of two of Boston's great warriors on the front lines of the fight for justice and equity in our City —

Suffolk County Register of Probate Felix D. Arroyo and Boston City Councilor Ricardo Arroyo," said Mayor Janey. "Felix is a legendary and groundbreaking leader who has, for decades, been a steadfast champion for every resident of the city. Ricardo has brought his passion, his commitment and his advocacy for those who are too often unseen and unheard in Boston to the City Council — fighting for them every single day. I thank them both for their service and their support of my campaign to build a more equitable, just and resilient Boston."

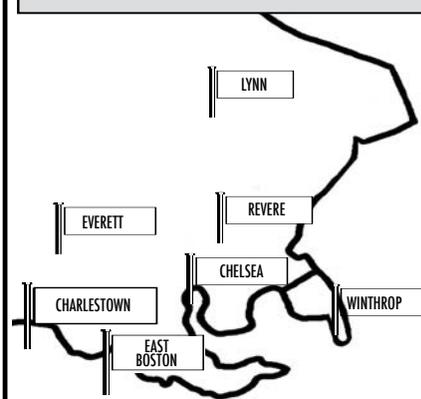
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# Red Cross needs blood donors now

Staff Report

While donors across the country have rolled up a sleeve to give this summer, the need for blood and platelets remains crucial for patients relying on lifesaving transfusions. The American Red Cross continues to experience a severe blood shortage and donors of all blood types – especially type O and those giving platelets – are urged to make an appointment to give now.

Right now, the Red Cross needs to collect more than 1,000 additional blood donations each day to meet current demand as hospitals respond to an unusually high number of traumas and emergency room visits, organ transplants and elective surgeries.

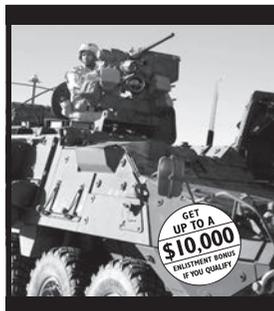
To thank donors who help refill the blood and platelets supply this month, all who come to give until July 31 will receive a \$10

Amazon.com Gift Card via email, and will also receive automatic entry for a chance to win gas for a year (a \$5,000 value). More information and details are available at [rcblood.org/fuel](http://rcblood.org/fuel). Also, all those who come to donate throughout the entire month of July will be automatically entered for a chance to win a trip for four to Cedar Point or Knott's Berry Farm. To learn more, visit [rcblood.org/CedarFair](http://rcblood.org/CedarFair).

Donors who give now will help stock the shelves for the rest

of the summer season. Schedule an appointment to give blood or platelets by using the Red Cross Blood Donor App, visiting [RedCrossBlood.org](http://RedCrossBlood.org), calling 1-800-RED CROSS (1-800-733-2767) or enabling the Blood Donor Skill on any Alexa Echo device.

In most cases, those who have received a COVID-19 vaccine can donate. However, knowing the name of the manufacturer of the vaccine they received is important in determining donation eligibility.



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## For the Record

### SCHOOL INFORMATION – SUMMER EATS

The Mayor's Office of Food Access (OFA) announced that 53 Boston Summer Eats Program meal sites opened on June 21, 2021, with an additional 14 sites opening later in the summer. The Boston Summer Eats program is an innovative effort to lessen the summer food gap by increasing the availability of non-traditional meal sites. The program launched in 2017 with the goal to expand access to free and healthy meals for youth and teens in Boston.

The Charlestown site will be the Kennedy Center, 50 Monument St., open Tuesdays and Thursdays, 10 a.m. to 2 p.m.

### PANDEMIC EBT SUMMER EDITION

P-EBT funds will now be available for Summer 2021. All K-12 students who received P-EBT this school year will receive a total of \$375 in P-EBT benefits in two equal payments of \$187.50 this summer. The first payment was issued on July 1, 2021 and the second payment will be issued on August 1, 2021.

These funds will go directly to the P-EBT card or your SNAP/EBT card if you are enrolled in SNAP. Remember to keep your P-EBT cards even when you have used all of the funds, in case benefits are added in the future.

From the July 22 Zoning Advisory

Board of Appeal, 5 p.m., 1010 Mass. Avenue:

•89 Russell Street. Applicant: Sean George. Purpose: Finishing of existing basement to create livable space, increasing ceiling height and adding to the buildings GSF by, lowering basement slab, framing level as shown, adding an additional bedroom with bathroom & window well as second means of egress.

•6 Wall Street. Applicant: Timothy Sheehan. Purpose: A new 20' x 20' roof deck along with new rooftop access stairs and a hatch to access said deck. ZBA relief will be required. We request the nominal fee since we will be going through the ZBA (see attached letter).

•2 Lawnwood Place. Applicant: Timothy Sheehan. Purpose: This is for a new private roof deck for unit 2 accessed through a hatch and a new set of stairs.

From the July 23 Board of Election Commissioners meeting, City Hall, noon:

•The City of Boston's Board of Election commissioners will hold an in person ballot position drawing for the September 14, 2021, municipal preliminary election.

From the July 27 Virtual Licensed Premise Violations hearing, 10 a.m., online:

Chelsea City Square Corp., doing

business as: Blackmoor Bar & Kitchen, 1 Chelsea St. Date: 05/31/2021 - ABDW patron on patron (outside of premise); Person under 21 drinking alcohol on premise; and Failure to call 911.

From the June 27, 10 a.m., COMMITTEE ON PLANNING, DEVELOPMENT, AND TRANSPORTATION HEARING: Order for a hearing to discuss zoning and the community outreach process for life sciences laboratories in the City of Boston.

This matter is sponsored by Councilor Ed Flynn and Councilor Michael Flaherty and was referred to the Committee on Planning, Development and Transportation on February 10, 2021.

The USS Constitution is hosting the first "Charlestown Navy Yard Concert Series" event for the park on July 24 at 6 p.m. The stage will be between the Golden anchors next to the ship. It's lining up to be a fun night with a great local indie rock n roll band, Hallelujah the Hills, a multi-time winner of the Boston Music Awards.

The Friends of the Training Field will bring back their concerts this summer, with the first one in the Field on Saturday, July 24. President Billy Kelly said the concert is sponsored by The Cooperative Bank and will feature the

Blue Troubadours with Charlestown's Johnny Kelly from 3- 7 p.m.. Bring blankets and chairs and maybe a picnic. Rain date is July 31.

### REPORTING WORKPLACE SAFETY CONCERNS

Workers in any size organization have options if they feel they are being pressured into an unsafe situation. Attorney General Maura Healey has created resources for workers to report safety concerns during reopening. They include an online form at the Attorney General's website and a dedicated Fair Labor hotline at 617-727-3465. People can also find those resources by calling 311.

### HOW TO REPORT A PROBLEM PROPERTY

Since taking office in 2014, Mayor Walsh has made fixing quality of life issues a priority in his administration. From investing in Public Works to making sure community policing is a staple in every neighborhood, we are making sure every neighborhood is clean, safe and a great place to live and work in. Unfortunately some properties in Boston need more help than others, and that's why we are here. If you know of a property that fits one of the following criteria: multiple calls to 911, one that's blighted or just a general concern, we encourage you to reach out to your neighborhood liaison.

# Planting new roots?

30 Year Fixed Purchase Jumbo Special

# 2.875%<sup>1</sup>

Interest Rate

# 2.908%<sup>APR<sup>1</sup></sup>

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<sup>1</sup>Annual Percentage Rate ("APR") and Interest Rate ("Rate") are effective July 2, 2021 and are subject to change without notice. The APR and Rate are calculated using a loan amount of \$548,251 for a term of 30 years or 360 months and a down payment of 20%. Payments are \$4.15 per \$1,000 borrowed. Payment does not include taxes and insurance, your payment may be greater. Complete application required, with approval subject to meeting underwriting qualifications. Available on owner occupied, 1-4 unit (condominiums must meet CSB's condo guidelines), purchase transactions with a maximum loan amount of \$2,000,000 for up to 60 days lock period. Fees and closing costs may apply. This rate and APR are not available for programs offering discounted rates or closing costs. Please inquire. NMLS ID# 543370 MOR-0233b Rev. 7/21