

CARDINAL CUSHING CENTERS CONNECTOR



Vol. 3 No. 3

A PUBLICATION OF CARDINAL CUSHING CENTERS

FALL 2016



Like a good neighbor

Cardinal Cushing Centers is fortunate to enjoy a productive working relationship with the Town of Hanover. As part of that arrangement the Town has hired Kim Hamilton and Matthew Dane — shown above with Hanover Town Manager Troy Clarkson — to work part-time in Town Hall. **Story, page 3**

Momentum building

Funding advances Kennedy project

BY PAUL HALLORAN

The vision of creating a neighborhood at Cardinal Cushing Centers where people of all abilities can live, work and shop has come into much clearer focus with the procurement of \$11.9 million in state and federal funding.

Cushing is collaborating with the Planning Office for Urban Affairs — a nonprofit developer affiliated with the Archdiocese of Boston — to convert the Kennedy Building into 37 rental units of affordable workforce housing.

The Massachusetts Department of Housing and Community Development (DHCD) and MassHousing Finance Agency are supporting the development with approximately \$8 million in private equity, generated by the sale of tax credits, and \$3.9 million of DHCD housing financing subsidies, totaling about 80 percent of the project's financing. The remaining 20 percent will come from the Town of Hanover, the Federal Home Loan Bank of Boston, and Rockland Trust.

"This is terrific news," said Jansi D. Chandler, vice president of development at Cushing. "Our vision for the future is to continue to develop an inclusive neighborhood, where people with and without disabilities live, learn, work, and socialize together as one community."

Conversion work on the Kennedy Building, which currently houses Cushing's administrative offices, classrooms, and a health center, is set to begin in the first quarter of 2017, according to David Aiken, project manager for the Planning Office for Urban Affairs.

"We're thrilled about this opportunity to provide mixed-income housing on the Cushing Centers," Aiken said. "This development will be a valuable asset to the community."

See **KENNEDY** Page 6

Peter principal in new role at Cushing

BY PAUL HALLORAN

Peter O'Meara got a good feel for who and what make Cushing tick in his nine months as interim president and CEO.

With that in mind, he said it was "not a hard decision" to accept the position as permanent president and CEO on Oct. 28, after Michael Andrade unexpectedly resigned less than two weeks after starting in the position.

"I was more than happy to continue," O'Meara said. "Cushing is very well positioned to move forward and if I can help guide us as we make progress, that's exciting to me."

O'Meara has been associated with Cushing since joining the board of directors in 2011, after retiring as the state of Connecticut's Commissioner of Developmental Services, a post he held for 16 years. Prior to that, O'Meara served as superintendent of the Fernald School in Waltham from 1985-95. He started his career at the Pennsylvania Department of Public

Welfare, working in a variety of roles, from direct support professional to state hospital superintendent.

A Boston native who lived in Rockford, Ill. for 10 years as a child, O'Meara went to high school in Cambridge, Mass. (the former St. Mary's) and graduated from Villanova University in 1968. He earned a master's in social work from Boston College in 1972.

Former Cushing president and CEO Jo Ann Simons worked with O'Meara at Fernald and helped recruit him to the Cushing board five years ago.



Peter O'Meara is pleased to be staying on at Cushing.

See **O'MEARA** Page 2

PAGES 4-5

**MENTORING
ON THE MENU
AT CUSHING**



Putting his trust in Cushing

BY MEAGHAN CASEY

When Paul Butka and his wife, Susan, decided to set up a charitable trust that will benefit Cardinal Cushing Centers over the next 15 years, it was a no-brainer.

“When I first got involved with Cushing, my wife and I went to the Springtime event and it seemed like it would just be a night out on the town,” said Butka. “After a few years, I ended up on campus and I was just so impressed by the environment they had created. Walking around, you see kids being kids—just being so comfortable in their environment.”

That was when Butka knew he would be involved with Cushing long-term.

“I liked the idea of being able to provide help to an organization like this,” he said.

Butka, who serves as the senior vice president and chief information officer at Bob's Discount Furniture, was introduced to Cushing through The TJX Companies, where he worked for 35 years. Both TJX and Bob's—which have been led by long-time Cushing supporter Ted English at different points—have been generous partners over the years.

“The executive team at TJX taught me the importance of giving back,” said Butka. “I saw it year after year. To follow Ted and come to Bob's, it was nice to join an organization that embraces the same spirit of generosity.”

A Southborough resident, Butka and his wife have three sons. The entire family has made the Cushing community part of their extended family.

“When I was still with TJX, my sons would go over to Cushing with me and hand out t-shirts that the company was donating,” said Butka. “It's been a part of our lives for many years now.”

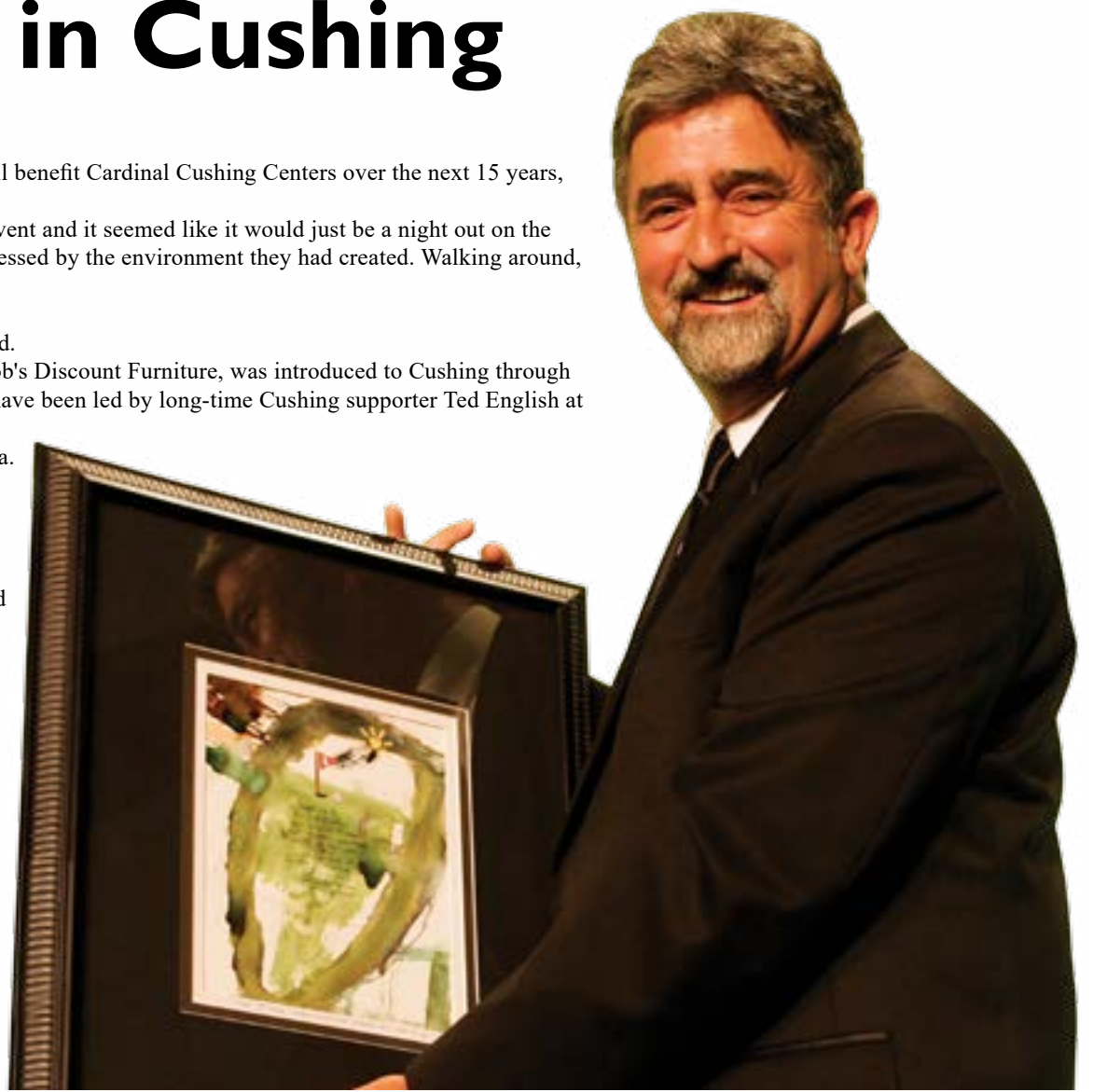
Butka also served on the board of directors at Cushing for five years, and he now serves on the board of overseers.

In 2014, when Bob's Furniture was purchased by an investment company, Butka felt as though he was in a secure position, financially, to increase his charitable donations.

“Life's been very good to Sue and me,” said Butka. “We've had good jobs and healthy children and we've been effective savers. The Bob's transaction gave us an opportunity to pay some of our good fortune forward.”

After learning more about charity lead annuity trusts, Butka decided to move forward and set up a trust, naming Cushing, the Worcester County Food Pantry, the Yarmouth Food Pantry and the Ann Romney Center for Neurological Disease Research at Brigham & Women's Hospital as the beneficiaries. The organizations will receive funding over the next 15 years.

“It's a win-win because we're able to reduce our tax obligations and leave more money for distribution to the charities we favor,” Butka said.



A closer look at charitable trusts

BY BRYAN FECTEAU

Clients often have multiple goals when they meet with an advisor, including supporting their favorite charity as well as providing income for themselves or their loved ones and saving on income and estate taxes.

The good news is that establishing a charitable trust can achieve all of these goals. A

charitable lead trust makes payments to a charity for a period of time. When the designated time period ends, the balance of the trust goes to the named beneficiaries.

A charitable remainder trust is just the opposite. This trust provides income to the beneficiary (either the donor or a named individual) for a period of time or the beneficiary's life. At the end of this period, the

remainder is gifted to the named charity.

Both of these trusts provide income to beneficiaries, support the client's favorite charities, provide a tax deduction at the time the trust is established, and may result in lower estate taxes at the donor's death.

Bryan Fecteau is a trust and estates attorney at Delaney & Muncy, P.C. in Plymouth, Mass.

Financing builds momentum for Kennedy project

KENNEDY from Page 1

When completed in the first quarter of 2018, the building will include eight 1-bedroom units, including four reserved for individuals with disabilities who can live independently and receive funding and support from the Mass. Department of Mental Health. There will be 25 2-bedroom and four 3-bedroom units. The building will also have on-site management, a laundry, fitness room, community room, bicycle storage, parking for residents, and a modernized health center for use by Cardinal Cushing Centers.

The goal is for the new residents to be integrated with the Cushing community, especially those who live on campus, as much as possible, whether it be enjoying an outdoor movie night or dining in Bass Café.

The Planning Office for Urban Affairs is the developer and owner, while Peabody Properties will manage the building. The new housing is part of a master plan which includes construction by

Cardinal Cushing Centers of a new 30,000-square-foot Marketplace building that will house retail shops and 14 support classrooms along Route 53.

Businesses operated by Cushing—The Bass Café, the Timeless Treasures Thrift Shop, The Cushing Trader Gift Shop—will move into the new building. Accessible directly from Route 53, the Marketplace building, a strategic component of Cushing's employment training program, is expected to attract more customers, providing a more realistic job training environment.

Cushing is in the second year of a \$13 million capital campaign that aims to raise \$11 million to construct the Marketplace building and \$2 million for a permanent endowment to fund building maintenance. The Changing Lives - Building a Community campaign has raised nearly \$6 million to date.

Marketing for the apartments will begin in mid-2017, and the Cushing Connector will provide information as it becomes available.

