



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100  
Fax  
(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

June 30, 2022

Newton ARPA Investment  
Acquisition of 47 Walnut Place - \$1.5 million

Mayor Fuller submitted a docket item to the Honorable Council requesting authorization to acquire, whether by purchase or “friendly” eminent domain, the property at 47 Walnut Place in Newtonville adjacent to the current Senior Center. The acquisition of the property will create open space to support and benefit the Newton Center for Active Living (NewCAL) and Newtonville.

This purchase is the result of a partnership with the Germani family who have owned the property for more than 52 years. Working with the Germanis, terms of this acquisition are structured as a life estate which means Giosina Germani will remain in her home for the rest of her life.

The City began speaking to the Germani family about this acquisition in late 2020. At the request of the current owner, we kept these negotiations private until the agreement was finalized.

We have been confident for a few years now that we would reach an amicable solution and, as such, the land at 47 Walnut Place has been part of creating an optimal site plan, and a solution to providing meaningful open space, for the new Senior Center.

This land will result in the creation of more than twice the open space that exists on the current Senior Center site today.

We are excited to move forward with the design and construction of NewCAL which our older residents very much need as soon as possible. Once the Germanis are no longer living in the home, the small two-family building built in 1960 will be removed to allow for additional wonderful green space for Newtonville and NewCAL.

The approval of this acquisition by the City Council is required pursuant to M.G.L. Chapter 79. The City will use \$1.5 million of American Rescue Plan Act (ARPA) funds for the acquisition. The purchase price resulted from a negotiation between the City and the Germani family after examination of appraisals.