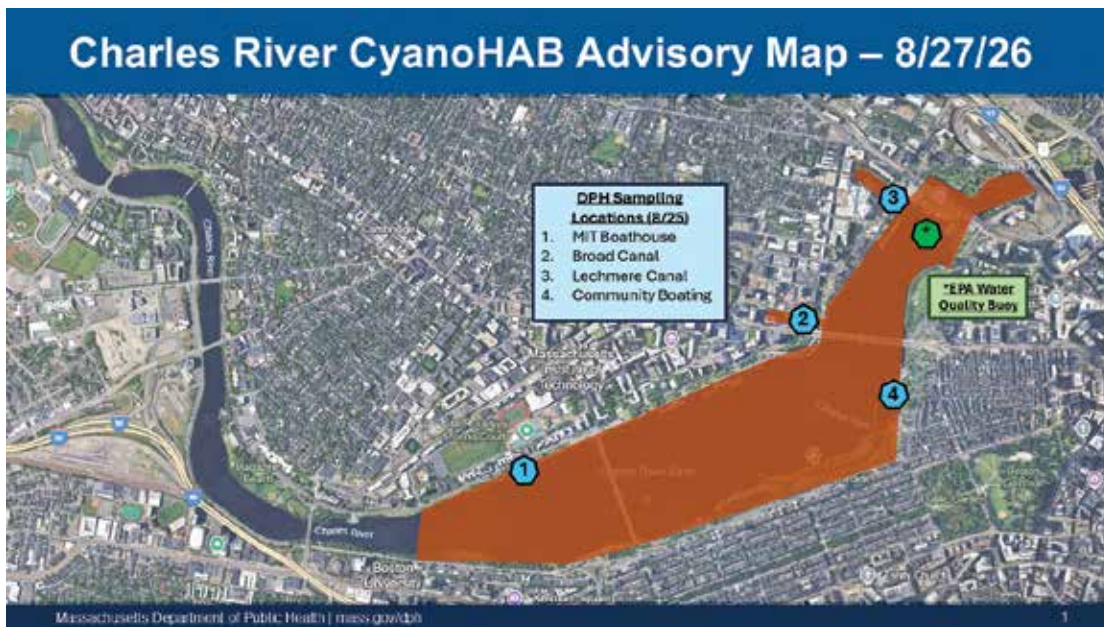


Health Advisory Issued For Charles River



By Jules Roscoe

The Boston Public Health Commission (BPHC) has issued a health advisory after a significant cyanobacterial bloom in the Charles River's lower basin

stretching from Boston University nearly to the Harbor, following a series of hot days and stagnant late summer waters.

Cyanobacteria is also known as blue-green algae, a naturally

occurring microorganism in rivers and lakes. It is usually present at minimal levels and does not have health effects at low concentrations.

Continued on Page 8



City Is Replacing Aging Streetlights

By Brandon Hill

Boston is accelerating the replacement of aging streetlights across downtown neighborhoods. With more than 5,100 fixtures changed citywide this year, officials are working toward a long-term

schedule that would give every city light a new fixture roughly once a decade.

As of August 28, crews had replaced 5,134 fixtures across Boston, according to a statement from the Office of Streets.

Continued on Page 8



Photo Credit: Courtesy of Digital Commonwealth

Infamous Crime Marks 103 Years

By Mannie Lewis

One hundred three years ago, Downtown Boston was the epicenter of history's most infamous financial crime.

Charles Ponzi launched the

fraud that would make his name synonymous with white collar malfeasance in January 1920 from his office on School Street, above what is now a Starbucks next to Old City Hall.

Continued on Page 8

Collins Wins in Landslide Recount for Brownsberger?



Senator Will Brownsberger

Mayor Michelle Wu's war against two long serving State Senators met with mixed results in Tuesday's Democratic primary.

Based on unofficial results, Senator Nick Collins who



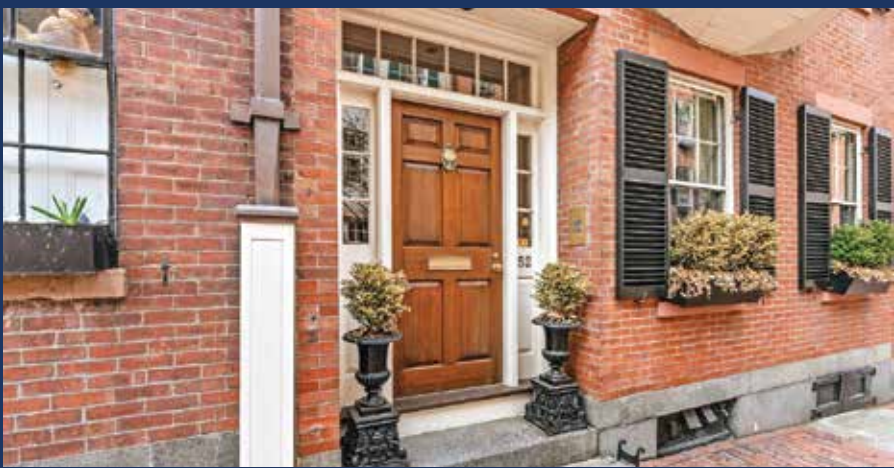
Senator Nick Collins

represents Chinatown, Dorchester, South Boston/Seaport and the South End received 55% of the vote against a Beacon Hill lobbyist.

Senator Will Brownsberger

topped Wu policy advisor Daniel Lander by just 61 votes triggering an almost certain recount. Brownsberger serves Allston/Brighton, the Fenway, Belmont, Cambridge and Watertown.

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From God To Condos



By Anthony Sammarco

Did you know that Boston University School of Theology was on Beacon Hill?

Seen here are both the faculty as well as students at the school in front of Warren Hall at 72-74 Mount Vernon Street, the former duplex townhouse of John and Nathaniel Thayer of John E. Thayer & Brother, which was reorganized as Kidder, Peabody & Company.

The double townhouse was designed by Richard Upjohn as an impressive Italianate palazzo.

Named for William Fairfield Warren, the first president of Boston University, which began classes in 1869, and the seminary officially became the first professional graduate school in 1871.

For nearly half a century, Warren was president of Boston University and sometimes Dean of the school. Warren Hall served as the location of the theological school for 60 years.

Warren Hall later became the New England College of Pharmacy, before being repurposed as luxury condominiums.

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Safety Update

The following is an update from the Downtown Boston Neighborhood Association about efforts to deal with public safety.

Dear Residents & Stakeholders,

We wanted to share a brief update on continued public safety efforts in Downtown Boston and around Boston Common.

Over the past few weeks, the Boston Police Department has conducted a number of targeted and related enforcement operations addressing concerns involving suspected drug activity, scooters and mopeds, and retail theft. These actions resulted in multiple arrests, court summonses, and

criminal complaints, including the alleged distribution or possession of crack cocaine, oxycodone, and synthetic drugs. Officers also recovered additional quantities of suspected narcotics and a firearm during these actions.

As part of ongoing enforcement efforts involving the unsafe or unlawful operation of scooters and mopeds, the Boston Police Department removed seven mopeds from Downtown on August 26. That operation also resulted in 10 motor vehicle citations, 8 criminal summonses, and 1 arrest on an outstanding warrant.

Continued on Page 8

B·H·S

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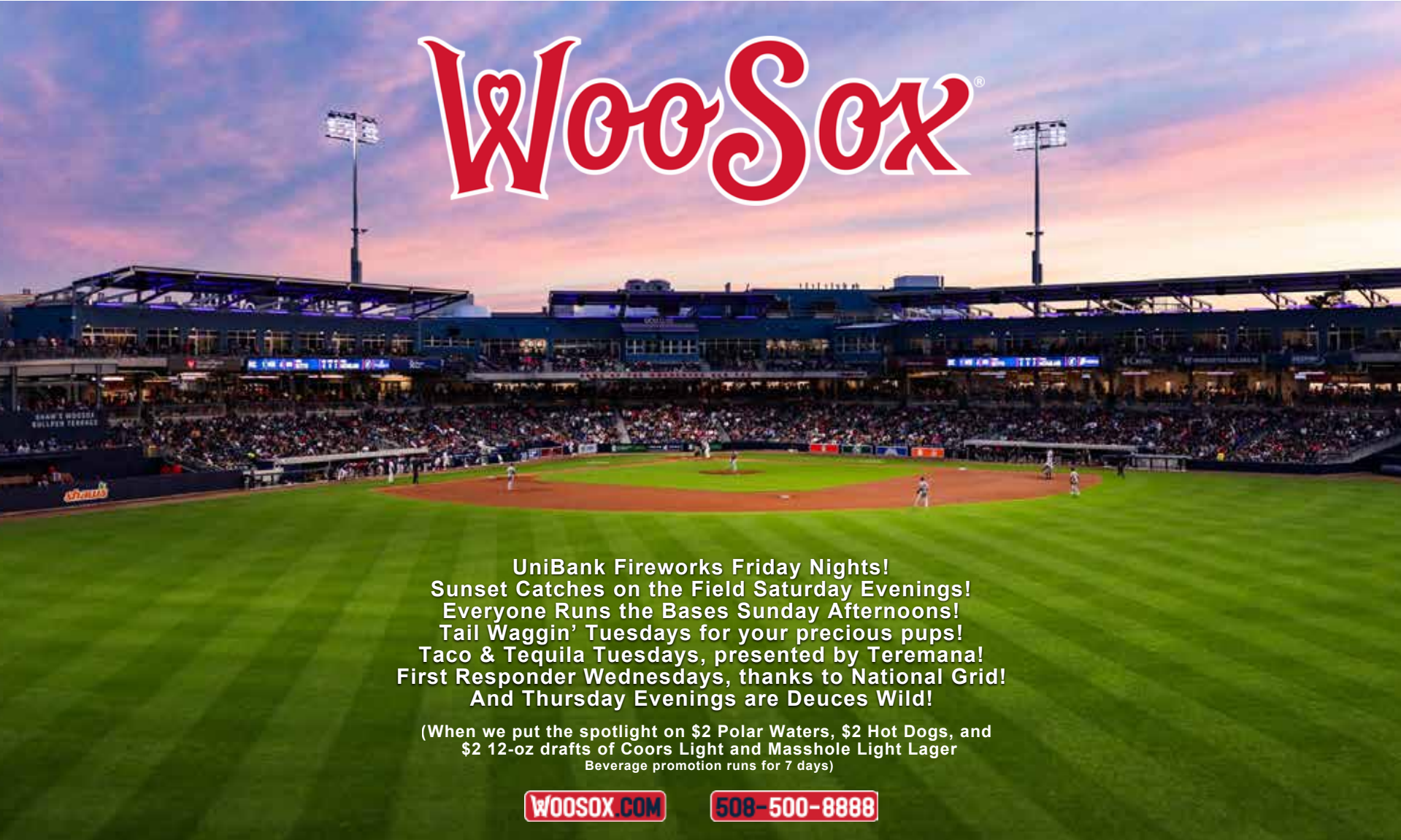


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CITY of BOSTON

Affordable Condos

Members of Fenway Forward (FF) and city officials cut the ribbon for six new affordable condos at 43 Hemenway Street last week. According to the group, the new units have increased the affordable homeownership opportunities in the Fenway by over 30%.



A New Park

On August 27, more than 45 neighbors gathered to dedicate and celebrate a new park under the Bowker Overpass.





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BURGERS & BINGO

Concord Houses, an affordable housing facility on Tremont Street, and the Claremont Neighborhood Assn. invited the neighborhood to enjoy burgers and bingo on August 28.



Photo credit: Keiko Hiromi





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46 Plympton Street

New School Opening On Sept 8

By Jules Roscoe

After the scandal, bankruptcy, and dissolution of the Croft School earlier this year, a new nonprofit neighborhood school is opening in the South End to take its place. The South End Village Academy (SEVA), located at 1525 Washington Street, plans

to host its first academic year beginning on September 8. The school currently plans to serve kindergarten and elementary students up to the fourth grade, approximately 40 percent of those students will be on financial aid.

Continued on Page 10

Long-Stalled Franklin Redevelopment Reborn



By Jules Roscoe

A long-stalled project to redevelop the old site of Franklin Cummings Tech has been reborn with a completely new plan and completely new developer. The project to redevelop the building at 41 Berkeley Street first started in 2020, about

a year after the trade college announced its plans to move to a new location in Roxbury's Nubian Square. At that point, appointed developer Related Beal had proposed a mixed-use development area, including a "senior care facility, commercial/retail uses and affordable residential uses."

Continued on Page 10



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Charles River

Continued from Page 1

However, when certain conditions are met, it can proliferate unchecked and even produce toxins, posing serious health risks to both humans and pets like respiratory irritation and “issues with the functioning of the liver, kidneys, and neurological systems,” according to the BPHC.

“What we want is for people to avoid contact with the water, and to keep children and pets from having contact with the water,” Paul Shoemaker, the director of the BPHC’s Environmental and Occupational Health Division, said in a phone call.

“That would be walking your dog close along the shore, or paddleboarding or wading in the water. The risk to people and to pets is that you’re either getting water on you or

you’re inadvertently ingesting water. Either way, that can expose you to the cyanobacteria, which can have all of the harmful health effects.”

The advisory includes “all points downstream of the Boston University Duan Family Center for Computing & Data Sciences Building, also known as the ‘Jenga Tower.’”

The Charles River Watershed Association (CRWA), the nonprofit which stewards the river and manages water quality initiatives, first conducted a water sampling test on August 19 which showed elevated levels of cyanobacteria. The next day, the Massachusetts Department of Public Health (DPH) recommended a public health advisory. “DPH’s guideline threshold of a bloom is 70,000 cells/ml,” Carly Sherman, communications manager for the CRWA,

said in an email. “CRWA’s river science team took water quality samples in the lower basin and found 300,000 cyanobacteria cells/ml!”

This is the third consecutive summer that the Charles has experienced a significant cyanobacterial bloom.

“Cyanobacteria blooms are caused by excess phosphorus from stormwater runoff combined with warm water temperatures and low flow,” Sherman said. “Even though we had above-average rainfall in July, we are still in a drought and river flows are at their lowest this time of year. The water moves very slowly in the lower part of the river because there are dams on both sides There’s also very little shade in this part of the river, so the water heats up and barely moves, creating a welcoming environment for the cyanobacteria. Unfortunately, since cyanobacteria blooms are fueled by stormwater runoff

and high water temperatures, blooms are becoming more frequent, long-lasting, and severe due to climate change. ”

Because of the variety of environmental factors that go into a cyanobacterial bloom, it will be some time before this bloom subsides, Shoemaker said.

“The algae will continue to grow and multiply and spread until either we run into a stretch of colder weather, or we have a lot of rain that’s going flush a lot of water down through the Charles, or it runs out of nutrients and then begins to die off,” he said.

“At a minimum, in order for the advisory to be lifted, the state has to do two rounds of testing a week apart that come back below the [70,000 cells per milliliter] threshold. So even at a minimum, you’re looking at a couple of weeks. And we’ve had them in the past where they’ve lasted a couple of months.”

Streetlights

Continued from Page 1

More than half of those replacements were concentrated in neighborhoods in and around downtown, as the city prepared for this year’s surge of summer visitors.

In the Financial District, Waterfront and Downtown Crossing, 766 fixtures have been updated. Also updated have been 719 in the Back Bay, 516 in the North End and West End, and 217 in the South End.

The scale of the work represents a sharp increase from recent years. Street Lighting Superintendent Mike Donaghy said the updates represent a shift from repairs to proactive replacement.

“We just didn’t have the level of funding

we needed to be as proactive as we are now, and so we were changing out a couple 100 fixtures a year,” Donaghy said. “The total number of lights we manage is 71,000. So the magic number is about 7,000 [a year] to get to the 10-year replacement schedule we’re chasing.”

Downtown received particular attention this year as Boston prepared for major summer events including the FIFA World Cup, America 250 programming and the Tall Ships. Donaghy said crews updated every fixture along a corridor running from Massachusetts Avenue on Boylston Street, down Stuart Street and along Atlantic Avenue to North Street.

“We’re trying to be equitable in where we do our installations, so every neighborhood is getting attention,” Donaghy said. “We

start with the main streets, because we feel that gives the greatest public benefit, but we will soon start to work into the side streets.”

The updates to the lighting fixtures are primarily a change of the entire fixture mounted to the top of the posts, the light and its surrounding hardware, though light posts can also be entirely replaced when crews identify structural problems.

In areas with decorative lighting, including the South End, Donaghy said the city tries to preserve the existing appearance. “It looks almost exactly the same. You would have to be a lighting aficionado to pick things out.”

One visible change on the South End’s common fixtures is an “acorn” cap added to the top. The design directs more light downward and reduces uplighting. Donaghy also said that new fixtures allow for more

subtle adjustments to the fixtures’ lighting levels. Where previous fixtures were limited to either off or on, new fixtures have adjustable outputs and schedules.

“We’re trying to strike the right balance, which is difficult when concerns come in that the lights are too bright,” Donaghy said. “In some cases, we can go down to 30% with a new light that is still an improvement over the light we’ve replaced.”

The expanded replacement program is also tied to a new asset management system that records each fixture, replacement date and installation cost. Donaghy said that tracking has helped the department demonstrate the value of expanding the proactive replacement schedule and moving away from reacting to equipment failures. “This scale of infrastructure requires a long-term strategy,” he said.

Infamous Crime

Continued from Page 1

Ponzi bilked victims in Boston and beyond out of what today would be hundreds of millions of dollars before his exposure and eventual prosecution. Yet a century later, the details of the original Ponzi scheme and its impact on Bostonians have largely been forgotten.

By the time he settled in Boston in 1917, the Italian born Ponzi was already an established con man who served prison time in both Atlanta and Montreal. He came to Boston ostensibly for a fresh start, marrying the daughter of a local produce distributor and eventually taking over his business. But the company failed within a year, leaving Ponzi penniless and in debt. It didn’t take long for the former scammer to turn to less legitimate means of income.

Ponzi’s scheme centered around an obscure postal service voucher called an “international reply coupon (IRC),” which could be redeemed for a postage stamp in both the US and throughout Europe. He told investors he would purchase IRC’s in Italy, where postal rates were much lower, then resell them in the US for a 50%

profit.

There is little evidence that Ponzi ever purchased a single IRC.

Charming and manipulative, he pitched his bogus investment opportunity throughout Boston’s Italian community, using money from new investors to pay out fraudulent dividends to existing clients.

Word spread quickly about the financial wizard providing 50% returns, and soon Bostonians of all stripes were clamoring to give Ponzi their money. By March, he was bringing in nearly a million dollars a month.

“The cash is coming in so fast that they have bags in the office that they are filling up with cash,” Suffolk University history professor and Ponzi expert Robert Allison told the Smithsonian Institution in 2016. “The police have to hire special details to keep track of what’s happening on School Street because you have these crowds of people coming in either to invest with Ponzi or get paid by Ponzi.”

Not everyone was fooled. Financial journalist Clarence Barron identified Ponzi as a fraud, but his exposé was so steeped in xenophobic language that it actually promoted further investment throughout Boston’s immigrant communities.

“[Barron] sees through it almost immediately, but then he says, ‘Well of course you couldn’t expect someone like Ponzi to understand banking because he’s an uneducated Italian,’” Allison told the Smithsonian. “If you’re an uneducated Italian, you now know you have to show your solidarity by investing with Ponzi to show this Barron guy.”

Others soon caught on. An article in *The Boston Post* proved that there were not enough IRCs in the world to generate the amount of income Ponzi claimed to generate. Just six months after Ponzi lured his first customers, his scheme crumbled. He would spend years in a Massachusetts jail before being deported, dying impoverished in Brazil.

In those six short months, Ponzi created a trail of financial ruin that sent shockwaves through the city. Six banks shuttered in the wake the scheme’s collapse, and hundreds of Bostonians, from recent immigrants to Brahmins, faced financial ruin. Seventy percent of the Boston police force was estimated to have lost money in the scam.

A century after he enticed his first victims, Ponzi’s name lives on in infamy, even if his connection to Downtown has largely faded from memory.

Safety Update

Continued from Page 3

Separately, an August 20 traffic stop involving a moped operating in the pedestrian-only area of Washington Street resulted in an arrest and the recovery of a loaded firearm.

Retail theft has also been a continued focus. An August 6 targeted enforcement operation conducted in collaboration with CVS staff (631 Washington Street) resulted in 5 arrests and 3 additional summonses for alleged shoplifting.

There is also additional work underway across multiple areas of city and state government in response to the public safety concerns and feedback raised by Downtown residents, businesses, and community partners. A special thank you to the Boston Police Department (District A-1 and other specialized units) for its continued support and partnership, Suffolk County District Attorney Kevin Hayden and his team for their ongoing engagement and communication, our elected officials and public agencies, and the many community partners helping to implement and support these efforts. There is still much to be done in the days and weeks ahead, but the continued coordination, responsiveness, and follow through are important to note. We will continue advocating for our neighborhood and sharing updates as they become available.



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Franklin

Continued from Page 7

But the Impact Advisory Group (IAG) created for that development was unenthusiastic about the prospect of the private-pay-only senior healthcare included as a part of that proposal.

"It was certainly not for South Enders who are looking for senior housing," said Steve Fox, head of the South End Forum, a community group that liaises between city officials and residents, who served on the IAG at the time.

After two years of working sessions, the IAG meetings stopped, and the Planning Department board "rubber-stamped" the

project despite the IAG's objections, Fox said. But then, the project stalled. Its last update on the Planning Department website was listed in March of 2024.

"We as an IAG, and as community members, were left saying, 'You couldn't meet with us?'" Fox said. "And last week, we learned that apparently Franklin Cummings has a new buyer."

On August 21, a Notice of Project Change was filed with the Planning Department. That notice outlines a brand-new project idea, with a brand-new developer, that fully scraps the senior housing and senior care plans in favor of a mixed-use rental development. The notice states that Related Beal had to "abandon the pursuit" of its original

proposal "due to market conditions."

The new project "proposes three components," the Planning Department states on its website. The Tremont component would have 234 residential units and 6,130 square feet of retail space. The Franklin Union component would have about 57 residential units and 2,120 square feet of retail space. Finally, the Appleton component would have about 21 residential units. "Approximately 93 parking spaces will be located in a below grade garage. The Project also includes new open space on the site." The developer named in the notice, Ben Franklin Development LLC, first formed in March of this year, according to documents available through the Secretary of the Commonwealth. Its

manager, Jonathan Lee, is also the owner of Continuum Development, a firm specializing in "thoughtful, livable homes."

Neither Franklin Cummings nor Continuum Development responded to requests for comment.

"We all know that we need more housing, so I'm not concerned about the fact that they've made a change," Fox said. "What I'm concerned about is making sure that this gets the proper level of review from the IAG and from the community at large. I am looking forward to IAG meetings to talk about this so that we can understand what they're doing and what the change encompasses."

The comment period for this new proposal ends on October 5.

School Opening

Continued from Page 7

"The effort that ultimately became SEVA began in March, when Croft families learned that the school would not be able to continue operating without immediate intervention," SEVA parents Casey Ford and Suzanne Mendes, who have been serving as media spokespeople for the school, wrote in an email.

"Parents mobilized within days, forming a nonprofit organization with two purposes, to raise funds to keep the school open through the end of the academic year, and, if Croft could not be saved, to serve as the foundation for a new school. When it became clear that no buyer would emerge for the schools as a whole, we established the organization and its board, secured a school location, built the necessary operations, offered employment to many of our educators and enrolled 85 students from families across Boston."

SEVA's leadership as listed on its website

currently includes head of school Cristina Lopez, who served as founding head of school at Croft, as well as two other Croft founding administrators and a new head of finance.

Since its beginnings in March, the school has been working to formally establish itself. The Boston School Committee approved it for operations on July 8. It also submitted to the Zoning Board of Appeals in late June, to change the Washington Street building's allowed occupancy to include kindergarten and elementary school usage.

The building isn't currently formally zoned for school use. But the school's ZBA hearing is scheduled for September 22, and Ford and Mendes said SEVA had "applied for a temporary certificate of occupancy" in the interim.

They also noted that the building's zoning subdistrict already conditionally allows some educational uses. Conditional use, however, still requires ZBA approval. This lack of clarity has raised concerns for a number of community members, who expressed that it was reminiscent of a lack of transparency by

Croft. They also were concerned that, despite having evidently been actively working towards establishing the school since March, SEVA leaders had not reached out to them until late last week, less than two weeks before opening day.

Steve Fox, head of the South End Forum, which groups neighborhood organizations and serves as a platform for wider communications within Boston, said he had attempted to communicate with Lopez to recommend a "robust communication strategy" and ensure that "there is the right level of partnership between the school and the neighborhood."

"Given the experience that we had with the Croft School, we need to bend over backwards to make sure that all of the financial and ownership and management and auditing functions for the South End Village Academy are solid and recognized as reliable," Fox said.

Jonathan Alves, head of the Washington Harrison Neighborhood Association, the resident group which covers the school's location, echoed Fox's concerns. "It's been a

little murky," he said. "The issue, I would say, that residents had with the Croft School was really just a lack of transparency in what they were doing. We would like to have a different relationship with the new entity. But that involves communication."

Alves said he and the association were not in the slightest against having a new school in the neighborhood. "What we would like to see is more collaboration and transparent communication on what the plans are, so we can support and meet the needs of the school and the residents."

Alves and other leaders said the first outreach message they received from Lopez came last Thursday. In the message, Lopez announced that the school had "plans to expand to 46 Plympton Street," a few blocks away, in order to serve students through the sixth grade.

"We chose this location thoughtfully, taking into consideration feedback we have heard from some of you as community leaders and the broader community itself, in collaboration with our board and families," Lopez wrote. "Ensuring that we consider properties that are appropriately zoned, located in an approved area within the South End, and go beyond all required processes has been a high priority for us. We are always open to conversation and welcome the opportunity to share more about our plans."

46 Plympton Street is a largely empty four-story office building. According to documents from the Suffolk County Registry of Deeds, it was sold to SEVA in early August for \$6.45 million, then mortgaged for the same amount to a recently created limited liability company, owned by someone directly related to SEVA leadership.

"We are planning for SEVA to begin occupying the third and fourth floors of 46 Plympton Street for the 2027-28 academic year," Ford and Mendes, the SEVA spokespeople, wrote. "The street and that building specifically are currently very underutilized. A number of the floors are vacant, and existing tenants are low volume office users with leases ending within the next two years, making the building an opportunity to create a long-term home for a growing neighborhood institution while bringing additional activity to an underutilized part of the South End."

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