



Committee on Finance and the Northampton City Council

*Councilor Gina-Louise Sciarra, Chair
Councilor Marianne L. LaBarge, Vice Chair
Councilor Michael J. Quinlan, Jr.
Councilor John Thorpe*

Online Meeting via Teleconference

Meeting Date: October 15, 2020

Note: The Finance Committee Meeting will take place during the City Council Meeting as announced. The City Council Meeting is scheduled to begin at 7:05 pm.

1. Meeting Called To Order

2. Roll Call

3. Approval Of Minutes From The Previous Meeting

A. Minutes Of September 3, 2020

Documents:

[09-03-2020_finance committee minutes.pdf](#)

4. Financial Orders

A. 20.133 An Order To Accept Gift Of Value Of Replacing Sidewalk Sections Adjacent To 109 Main Street

Documents:

[20.133 109 main street sidewalk diagram.pdf](#)

[20.133 an order to accept gift for the value of replacing sidewalk sections adjacent to 109 main street.pdf](#)

B. 20.134 An Order To Appropriate Funds To Complete The Stormwater Analysis Beaver Brook Estates Leeds

Documents:

[20.134 an order to appropriate funds to complete the stormwater analysis beaver brook estates leeds.pdf](#)

5. New Business

-Reserved for topics that the Chair did not reasonably anticipate would be discussed.

6. Adjourn

Contact: G-L Sciarra at glsciarra@northamptonma.gov

or 413-570-3133



Committee on Finance and the Northampton City Council

*Councilor Gina-Louise Sciarra, Chair
Councilor Marianne LaBarge, Vice Chair
Councilor Michael J. Quinlan, Jr.
Councilor John Thorpe*

On-line Zoom Meeting

Meeting Date: September 3, 2020

Note: The Finance Committee Meeting took place during the City Council Meeting as announced. The City Council Meeting began at 7 p.m.

1. **Meeting Called To Order:** At 10:01 p.m., Councilor Sciarra called the meeting to order.
2. **Roll Call:** Present were committee members Gina-Louise Sciarra (Chair), Marianne LaBarge (Vice-Chair), Michael J. Quinlan, Jr. and John Thorpe. Also present from the City Council were William H. Dwight, Alex Jarrett, Karen Foster, Rachel Maiore and Jim Nash.
3. **Financial Orders**
 - A. **20.111 An Order To Accept Land And Surplus It For Affordable Housing At Laurel Street And Burts Pit Road**

Councilor Sciarra read the order.

Councilor LaBarge moved to forward the order with a positive recommendation. Councilor Thorpe seconded.

It has been a long process to get to this point, Mayor Narkewicz said. When the Northampton State Hospital closed, there was legislation decommissioning it and a series of parcels were dispersed under the Acts of 1994 for various purposes, including the community gardens to the Recreation Department and agricultural land to Smith Vocational and Agricultural High School. Several parcels were also designated to go to the Northampton Housing Authority (NHA) to be redeveloped as affordable housing and a time certain was given for this purpose. NHA was able to develop some of the parcels that were deeded (i.e., the Mary McColgan house on Grove Street) but, because of lack of funding from the state, it was never able to develop these two parcels for affordable housing and the legislation tolled.

The city began a process back in 2015, first, asking the housing authority to declare that it was unable to develop the parcels, then getting a home rule petition from the City Council to seek an amendment to 1994 legislation to transfer the parcels to the city to develop as affordable housing rather than giving them to NHA. The initial legislation referenced in the order was adopted, but there was a glitch somewhere between the house and the senate in that language providing that there be no consideration was omitted. The city

City Council Committee on Finance Meeting Minutes for September 3, 2020

then began a process of trying to re-amend the legislation but lost both its state representative and state senator. The bill got carried over to the most current session where they have been working with Senator Comerford and Representative Sabadosa to finally get it over the finish line, which they almost have. It is basically corrective language to what was adopted in 2016 and says that these two parcels will be transferred to the City of Northampton for no consideration and developed for affordable housing.

This is anticipating that the governor will sign the legislation and the land will be transferred to the city. The council is then authorizing this land to be surplus to city uses and moved to affordable housing. Once the governor signs, there will be a citation (the Acts of 2020) so they expect to amend the order to fill that in on 2nd reading. City officials have really wanted to get these parcels into production. There used to be an old structure on the lot on Laurel Street and is still a structure on the property on Burts Pit Road. Planners would work with the local affordable housing development community to get those converted into affordable housing. They are asking the council to authorize the next steps in that process, he concluded.

Councilor LaBarge said she tried to find that house. Mayor Narkewicz explained that the lot is really overgrown.

She asked about specific plans for the lot.

The city would put out an RFP and work with organizations like Valley CDC or Habitat for Humanity to develop the property, Mayor Narkewicz advised. He assured the legislature in testimony and letters that the city would not be making any kind of a profit on this. The city is just going to carry out the actual mission of the legislation. There is not an end user or design yet. His assumption would be that they would be looking at one or two units of housing.

There being no further comments, the motion passed 4:0 by roll call vote.

4. **New Business**

None.

5. **Adjourn:** There being no further business, Councilor Quinlan moved to adjourn. Councilor Thorpe seconded. The motion carried on a roll call vote of 4 Yes, 0 No. The meeting adjourned at 10:17 p.m.

Contact: G-L Sciarra @glsciarra@northamptonma.gov or 413-570-3133



Approximately 50 Linear Feet of Sidewalk proposed to be replaced

Gothic St

Main St - Route 9

Center St

109

129

102
100
104
100

110

108

CITY OF NORTHAMPTON

MASSACHUSETTS

In City Council, October 15, 2020

Upon the recommendation of the Mayor, City Solicitor and Department of Public Works

20.133 An Order to Accept Gift for the Value of Replacing Sidewalk Sections Adjacent to 109 Main Street

Whereas, the City is the owner of the Main Street and Gothic Street layouts, Northampton, Massachusetts; and

Whereas, Trident Realty Corporation is the owner of property at 109 Main Street, Northampton, Massachusetts (Assessors' Map 32A, Parcel 140), with Grantors rights to said parcel contained in a deed recorded in the Hampshire Registry of Deeds in Book 6062, Page 34; and

Whereas, the parties are uncertain as to the location of their common boundary line between their respective parcels, which date back to the early development of Northampton; and

Whereas, Trident Realty wishes to replace approximately fifty (50) linear feet of concrete sidewalk at its own cost within the uncertain area in front of the building due to its current disrepair and potential safety hazard; and

Whereas, to the extent that the City has an interest in the location of the proposed sidewalk replacement, Trident Realty needs the consent of the City to make such repairs and to accept such repairs as a gift to the City; and

Whereas, the DPW has no objection to the proposed repairs that meet the DPW standards for concrete sidewalk construction and appreciates the offer of Trident Realty to make such repairs.

Ordered that, Northampton City Council, authorizes Trident Realty undertake the replacement of approximately fifty (50) linear feet of concrete sidewalk in front of their building at 109 Main Street and accepts such sidewalk replacement as a gift to the City.

CITY OF NORTHAMPTON

MASSACHUSETTS

In City Council, October 15, 2020

Upon the recommendation of the Mayor, Office of Planning & Sustainability, and Planning Board

20.134 An Order to Appropriate Funds to Complete the Stormwater Analysis Beaver Brook Estates, Leeds

Whereas, The Planning Board has retained a \$40,000 escrow as a financial performance guarantee at Beaver Brook Estates, as a special permit condition of approval to ensure the completion of this project; and

Whereas, the DPW staff have repeatedly requested the final calculations of a professional engineer to ascertain substantial compliance with stormwater standards and with the Stormwater Permit approved by the DPW and incorporated by Planning Board as a condition of approval of the project; and

Whereas, the developer of Beaver Brook has failed and refused to provide the requested documentation.

Whereas, As a result of the failure to provide evidence of compliance, the Planning Board has voted to refuse the return of the escrow funds; and

Whereas, The City will utilize these funds to hire a professional engineer to evaluate the stormwater system infiltration structures, estimate storage volumes, complete recharge calculations to determine if the systems are in compliance with the stormwater recharge standards and, to the extent that the system is non-compliant, to prepare bid contracts to compete this system to the extent necessary to bring the system into compliance; and

Whereas, improvements will be completed only to the extent that they can be paid for with the escrow funds, and any additional work required will be the responsibility of the condominium association and/or property owners at Beaver Brook to come into and maintain compliance with the Stormwater Permit.

Ordered that, Northampton City Council, authorizes the expenditure of Forty Thousand Dollars from the Escrow Account designated as Beaver Brook Estate/Patrick Melnick to be used to meet the costs and expenses of the City to complete the stormwater assessment and compliance as specified in the approved plan and to refund remaining funds, if any.