



Joint Committee on Finance/Community Resources and the Northampton City Council

Community Resources Committee Members	Finance Committee Members
<i>Councilor Garrick Perry, Chair</i>	<i>Councilor Rachel Maiore, Chair</i>
<i>Councilor Marissa Elkins, Vice Chair</i>	<i>Councilor Marianne L. LaBarge, Vice Chair</i>
<i>Councilor Alex Jarrett</i>	<i>Councilor Stanley W. Moulton, III</i>
<i>Councilor Rachel Maiore</i>	<i>Councilor Jim Nash</i>

Online Meeting via Teleconference

Meeting Date: February 8, 2023

Time: 4 p.m.

Virtual meeting

The February 8, 2023 Joint Finance Committee/Community Resources Committee meeting will be held by remote participation. The public can follow the committee's deliberations by watching the meeting live on Comcast Channel 15, live-streaming it on YouTube or joining the virtual meeting by phone or computer. For a link to the YouTube site, please go to the Northampton Open Media website at www.northamptonopenmedia.org.

Live public comment will be available using telephone call-in or video conferencing technology beginning at 4 p.m.

INSTRUCTIONS FOR CALLING IN OR JOINING THE MEETING

[PUBLIC MEETING LINK](#)

MEETING ID: 845 0471 5629

PARTICIPANT #: #

PASSCODE: 109778

- 1. Meeting Called To Order/Roll Call**
- 2. Announcement That Meeting Is Being Audio/Video Recorded**
This meeting is being audio/video recorded.
- 3. Public Comment**
- 4. Items Referred To Committee**

A. 23.241 An Order To Approve A Certified Project And TIF For Property Within The Conz Street Economic Opportunity Area, Referred To Finance Committee And Community Resources - 2/2/2023

Process note: At the sponsor's request, this order has been withdrawn. [See Request for Withdrawal of 23.241, attached]

Documents:

[23.241 an order to approve a certified project and tif for property within the conz street economic opportunity area.pdf](#)
[23.241 request for withdrawal.pdf](#)

5. Adjourn Finance Committee

6. Continue Community Resources Committee Meeting To Consider Additional Agenda Item.

7. Public Comment

8. Item Referred To Committee

A. 23.242 An Order For Special Legislation Relative To Requesting Seven Licenses For The Sale Of All Alcoholic Beverages To Be Drunk On The Premises, Referred To Community Resources - 2/2/2023

Documents:

[23.242 an order for special legislation requesting seven licenses for the sale of all alcoholic beverages to be drunk on the premises.pdf](#)

9. New Business

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

10. Adjourn

Contact: Rachel Maiore at rmaiore@northamptonma.gov

or 413-923-4318

Community Resources Committee Contact: Garrick Perry@gperry@northamptonma.gov

or 301-237-2730

**City of Northampton
MASSACHUSETTS**

In City Council, February 2, 2023

Upon the recommendation of Mayor Gina-Louise Sciarra

Ordered, that

WHEREAS, the owner of Rankin Holdings, LLC (the "OWNER") has been successful in owning, preserving, constructing, and operating historic and new hotel properties in the City of Northampton (the "CITY"), including the Hotel Northampton on King Street and the Fairfield Inn & Suites on Conz Street, and the owner has been a positive and highly regarded contributor to Northampton; and

WHEREAS, the owner intends to construct a 109-room extended stay hotel with two additional retail facilities, 2,500 square feet, and 5,000 square feet, respectively (the "PROPERTY"), to be located at 115 Conz Street, Northampton, Massachusetts 01060, Tax Map 39A Parcel 033, and wishes to obtain Tax Increment Financing (TIF) from the CITY and from the Commonwealth of Massachusetts for said PROPERTY; and

WHEREAS, this new development will provide 109 new hotel rooms, increasing the city's hotel inventory from 331 rooms to 440 rooms and providing Northampton with rooms for additional visitors and tourists. Before development activity on Atwood Drive, the city's total hotel inventory stood at 547 rooms; this development helps the city regain needed hotel capacity and tax revenue; and

WHEREAS, this new development is an extended-stay hotel model that will help alleviate pressure on the residential rental market, which has experienced decreased inventory and increased monthly rates partly due to the rapid growth of the short-term rental market; and

WHEREAS, Tax Increment Financing is a tool the CITY may use to encourage economic development. A TIF reduces the incremental increase in property tax revenues generated by a redeveloped and improved property, reducing some of the project's costs to make the project financially feasible. The incremental tax is the difference between the property's existing tax assessment and the tax assessment of the property after the improvements have been completed. The TIF reduces that difference by a percentage agreed upon between the city and the developer for a defined time; and

WHEREAS, the CITY is willing to grant a local tax increment incentive in return for a guarantee of capital investment in the PROPERTY, increased employment opportunities for local workers in creating hundreds of construction jobs and 50 new permanent positions, the construction of the PROPERTY, which will generate significant tax revenues based on spending for lodging, shopping, and dining; and

WHEREAS, at a conservative single room occupancy assumption of 60%, the PROPERTY could host at least 22,000 guests per year, which could equate to the spending of \$4.5 million annually in Northampton; and

WHEREAS, conservative estimates of new annual property tax revenues, local hotel tax revenues, and local meals tax revenues resulting from this property total \$450,000 in additional tax revenue directly to the Northampton General Fund.

NOW THEREFORE BE IT ORDERED,

That the City Council approve the PROPERTY as a certified project within the Conz Street Economic Opportunity Area (EOA) located on Tax Map 39A Parcel 033 and that a TIF for a period of eight (8) years with a 75% reduction of the tax difference (increment) between the existing (current) value of the property and the improved value of the property for year 1, a 50% reduction in year 2, 25% reduction for year 3, a 15% reduction for year 4, a 10% reduction for year 5, and 5% reductions for each year thereafter through year 8. City Council further authorizes the submission of the certified project to the Massachusetts Economic Assistance Coordinating Council.



**City of
Northampton**

Laura Krutzler <lkrutzler@northamptonma.gov>

Withdrawal of 23.241 and the Community Resources meeting

Mayor of Northampton Mass. <mayor@northamptonma.gov>

Tue, Feb 7, 2023 at 5:23 PM

To: Laura Krutzler <lkrutzler@northamptonma.gov>, Jim Nash <jimnashcitycouncil@gmail.com>, Karen Foster <kfoster@northamptonma.gov>, Marissa Elkins <melkins@northamptonma.gov>, Jamila Gore <jgore@northamptonma.gov>, Stan Moulton III <smoulton@northamptonma.gov>, Garrick Perry <gperry@northamptonma.gov>, Alexander Jarrett <ajarrett@northamptonma.gov>, Marianne LaBarge <mlabargeward6@aol.com>, Rachel Maiore <rmaiore@northamptonma.gov>

Cc: Alan Wolf <awolf@northamptonma.gov>, Annie Lesko <alesko@northamptonma.gov>

Dear Councilors and Laura,

I spoke with Mansour Ghalibaf today and he has asked for 23.241 *An Order To Approve A Certified Project And TIF For Property Within The Konz Street Economic Opportunity Area* to be withdrawn. I appreciate the Finance Committee's willingness to meet with Community Resources to discuss it.

As that item is being withdrawn, Commissioner O'Leary and Chief Kasper and I will be present at the start of the meeting at 4pm to speak to the home rule petition for additional all alcohol licenses. At 5:30pm, I have an in-person School Committee retreat that has been on my calendar for weeks. I will need to leave in time to get to that, but Alan Wolf and Annie Lesko will also be at the meeting and can help answer any questions.

Best,
Gina-Louise

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Office of Mayor Gina-Louise Sciarra
City of Northampton
210 Main Street, Room 12
Northampton MA 01060
[413-587-1249 phone](tel:413-587-1249)
[413-587-1275 fax](tel:413-587-1275)
www.northamptonma.gov

**City of Northampton
MASSACHUSETTS**

In City Council, February 2, 2023

Upon the recommendation of Mayor Gina-Louise Sciarra

23.242 An Order for Special Legislation Relative to Requesting Seven (7) Licenses for the Sale of All Alcoholic Beverages to be Drunk on the Premises

Ordered, that

WHEREAS, the City of Northampton has a vibrant community with unmatched entertainment, restaurant, and retail offerings and wishes to continue the growth and stability of our economically healthy downtowns; and

WHEREAS, the City of Northampton is over its quota for section 12 all alcoholic beverages licenses established in section 17 of Chapter 138 of the Massachusetts General Laws; and

WHEREAS, the City of Northampton recognizes that the availability of over quota liquor licenses is synergistic with existing entertainment and restaurant venues and will help encourage additional development in downtown Northampton and Florence center; and

WHEREAS, the inability to serve all alcoholic beverages hinders the ability of existing restaurants with no all alcohol licenses from expanding its offerings and bringing additional patrons and revenue to Northampton; and

WHEREAS, the inability to offer a section 12 all alcoholic beverages license to potential entrepreneurs looking to locate in the City of Northampton has been detrimental to the city's economic development and growth; and

WHEREAS, special legislation is necessary to allow the City of Northampton to issue seven (7) over quota section 12 all alcoholic beverages licenses to strengthen and enhance the existing economic vitality of our community and to welcome new establishments to our downtowns.

NOW, THEREFORE, BE IT ORDERED

Voted, to petition the General Court to the end that legislation be adopted precisely as follows. The General Court may make clerical or editorial changes of form only to the bill, unless the mayor approves amendments to the bill before enactment by the General Court. The mayor is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE CITY OF NORTHAMPTON TO GRANT SEVEN (7) OVER QUOTA LICENSES FOR THE SALE OF ALL ALCOHOLIC BEVERAGES TO BE DRUNK ON THE PREMISES

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding section 17 of chapter 138 of the General Laws or any other general or special law to the contrary, the licensing authority of the City of Northampton may grant seven (7) additional licenses for the sale of all alcoholic beverages to be drunk on the premises, under section 12 of said chapter 138, to seven entities deemed appropriate by the licensing authority of the City of Northampton. The licenses shall be subject to all of said chapter 138, except said section 17.

The licensing authority shall not approve the transfer of a license granted pursuant to this act nor shall a license be marketed for sale, sold or pledged to any other entity or location. For purposes of this paragraph, a conveyance or transfer of more than forty-nine percent interest in the entity holding the license shall constitute a sale of the license. Violation of this paragraph shall, after due notice and public hearing, be grounds for revocation of the license issued hereunder.

If a license granted pursuant to this act is canceled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority of the City of Northampton, which may then grant the license to a new applicant at the same location or new location in the city under the same conditions as specified in this act. The applicant for a license returned to the licensing authority shall file with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.

SECTION 2. This act shall take effect upon its passage.