

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: November 18, 2021

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. November 4, 2021 Minutes

Documents:

[11-04-2021_finance committee minutes.pdf](#)

4. Financial Orders

A. 21.354 An Order To Surplus City Land For Shared Use Parking At The Roundhouse Parking Lot

Documents:

[21.354 an order to surplus city land for shared use parking at the roundhouse parking lot.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: November 4, 2021

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 8:12 p.m., Councilor Sciarra called the meeting to order.
2. **Roll Call:** Present were committee members Gina-Louise Sciarra (Chair), Marianne LaBarge (Vice-Chair) and John Thorpe. Councilor Michael J. Quinlan, Jr. was absent. Also present from the City Council were William H. Dwight, Alex Jarrett, Karen Foster, Rachel Maiore and Jim Nash. Also present were Mayor David Narkewicz, Finance Director Charlene Nardi, Office of Planning and Sustainability (OPS) Director Wayne Feiden and Administrative Assistant Laura Krutzler.
3. **Approval of Minutes of October 21, 2021**
Councilor LaBarge moved to approve the minutes of October 21, 2021. Councilor Thorpe seconded. The motion passed 3:0 by roll call vote with Councilor Quinlan absent.
4. **FINANCIAL ORDERS**
 - A. **21.350 An Order to Establish A Tax Classification For FY2022**
Councilor Sciarra read the order.

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

Councilor Jarrett shared that he is continually frustrated by the limited exemption options given to them by the state. He understands not splitting the rate and can see why it would have unintended consequences and so will support this order. He thinks what is needed is an exemption that would be income-based and assist both homeowners and renters. He would like to see a home rule petition for this.

Councilor Dwight said he would like to see the state move away from a regressive property tax system and towards a progressive tax system based on income. "The fact is, we keep going backwards," he observed. He believes there is an appetite in the state for a progressive tax system. When the ballot question was bumped, it was a sad day indeed. He agrees with Councilor Jarrett. The problem is, they spend all their

City Council Committee on Finance Meeting Minutes for November 4, 2021

time gerry-rigging and cobbling a dysfunctional and unfair system and trying to find gimmicks to offset the realized harm people experience and the inequity that it applies. For the remaining time that he has, he's with him and will be cheering him on from the peanut gallery going forward.

Councilor LaBarge said she feels they need to look to their representatives and their senators to move this along and to encourage them. She thinks it's something well worth working on.

It's hard for them as councilors knowing there are a lot of people struggling, Councilor Nash said. When the mayor does a budget presentation in January, the thing that always stands out to him is how state aid has been level-funded basically for the last 20 years. It used to cover 30% of their needs and now has dipped below 15%. Had that stayed apace over the last 20 years, they would not need to be dipping into property taxes the way that they do. It's time for the state to step up and figure out more progressive ways to pay for things so cities and towns are not digging into their property values.

He regularly points out to businesses that one of the ways the city supports them is by maintaining a flat tax rate.

5. New Business

None.

6. Adjourn: Councilor Thorpe moved to adjourn. Councilor LaBarge seconded. The motion carried on a roll call vote of 3 Yes, 0 No with Councilor Quinlan absent. The meeting adjourned at 8:21 p.m.

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

City of Northampton

MASSACHUSETTS

In City Council, November 18, 2021

Upon the recommendation of Mayor David J. Narkewicz and Planning & Sustainability

21.354 An Order to Surplus City Land for Shared Use Parking at the Roundhouse Parking Lot

WHEREAS, As part of the 2021 reconstruction and expansion of the Roundhouse Parking Lot, the city reviewed the history of the overall parking layout and management;

WHEREAS, When the Roundhouse Plaza (a/k/a Peter Pan bus terminal) was first developed on the site of a DPW maintenance building, the city permitted the owner to locate a portion of its adjacent parking lot on city property, both to encourage the redevelopment and to improve inter-urban bus access;

WHEREAS, An extensive search of city and registry records as part of the Roundhouse Parking Lot project revealed that the long-term lease agreement between the city and property owner for that additional land was never formally executed; and

WHEREAS, The eight parking spaces on the southernmost edge of the Roundhouse Plaza building, which are located on city land, remain integral to the successful operation of the bus terminal and offices and the owner wishes to continue that historical use and is willing to execute a proper 30-year lease with the city, consistent with MGL 30B, the Uniform Procurement Act; and

WHEREAS, Those eight spaces are heavily used during the day by the Roundhouse Plaza, but have a high vacancy rate after office hours and on weekends, the times when the public parking system is most stressed;

WHEREAS, The Roundhouse Plaza property owner supports a lease that would limit use of the eight parking spaces by its tenants to office hours while allowing the city to utilize the spaces for public parking when needed most at nights and on weekends;

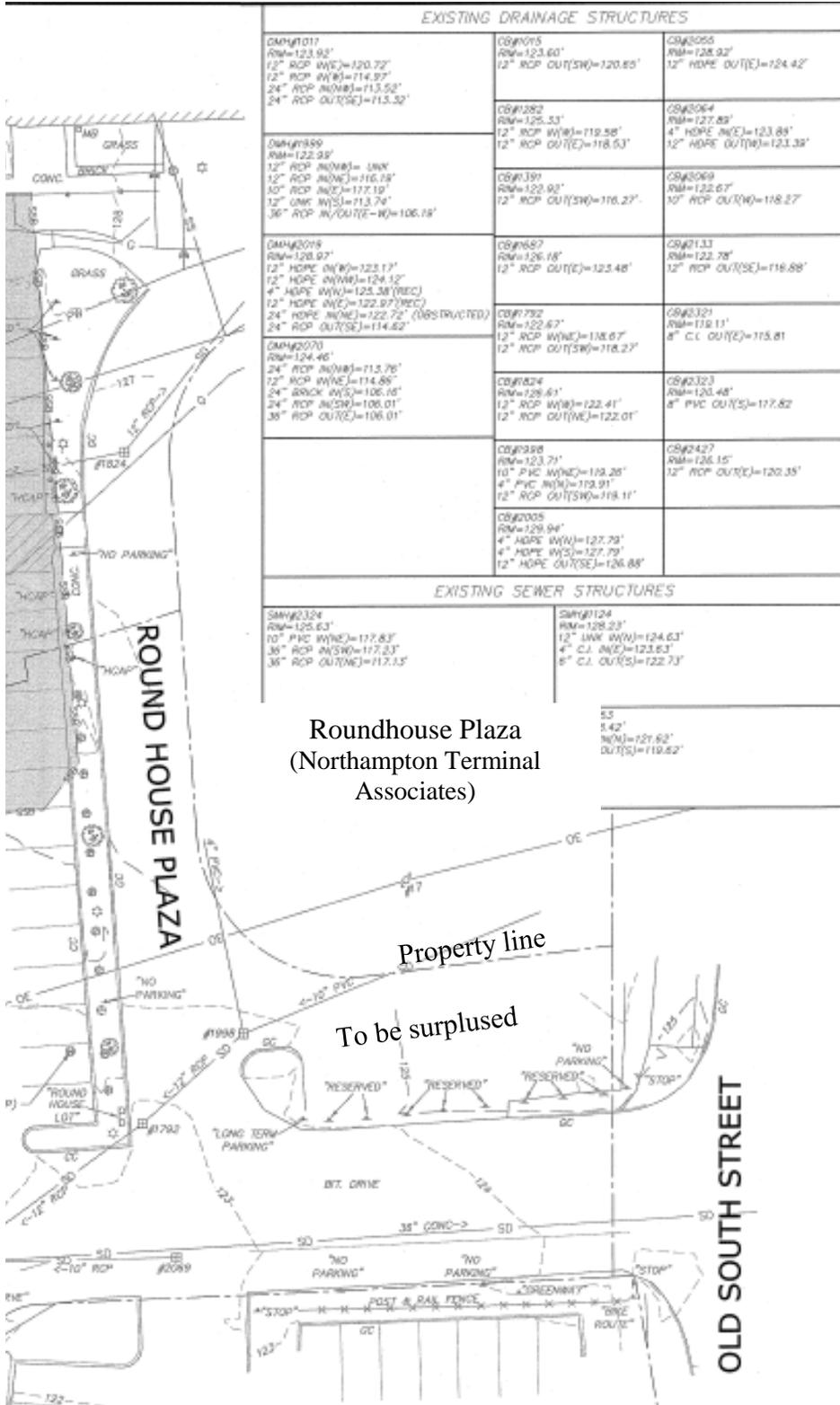
WHEREAS, The property owner would continue to be responsible for all of the maintenance, landscaping, and snow removal in and around the eight parking spaces resulting in no additional maintenance costs to the city as a result of any lease agreement;

Ordered, that

City Council declares the land on which those eight Roundhouse Plaza parking spaces sit surplus to city needs;

Further that the Mayor is authorized to sign a lease for parking during office hours on those eight spaces, subject to restrictions and conditions that the Mayor imposes to accomplish these needs.





Roundhouse Plaza
(Northampton Terminal Associates)

Property line
To be surplused

5.3
5.42'
RM)=121.62'
OU(TS)=119.52'

EXISTING DRAINAGE STRUCTURES

DM#1017 RM=123.92' 12" RCP WVC)=120.72' 12" RCP W(W)=114.92' 24" RCP W(S)=113.52' 24" RCP OU(TSE)=113.52'	CS#1015 RM=123.60' 12" RCP OU(TSW)=120.85'	CS#3055 RM=128.32' 4" HDPE OU(TE)=124.42'
DM#1999 RM=122.99' 12" RCP W(W)= UNK 12" RCP W(S)=116.19' 10" RCP W(C)=117.19' 12" C.I. W(S)=113.24' 36" RCP W(OUTE-W)=106.18'	CS#1282 RM=125.33' 12" RCP W(W)=119.58' 12" RCP OU(TC)=118.03'	CS#2064 RM=127.89' 4" HDPE W(C)=123.89' 12" HDPE OU(TW)=123.32'
DM#2019 RM=128.02' 12" HDPE W(W)=123.13' 12" HDPE W(W)=124.12' 4" HDPE W(W)=125.38'(REC) 12" HDPE W(C)=122.97'(REC) 24" HDPE W(W)=122.72'(UNSTRUCTURED) 24" RCP OU(TSE)=114.62'	CS#1687 RM=126.18' 12" RCP OU(TE)=123.48'	CS#2133 RM=122.78' 12" RCP OU(TSE)=116.88'
DM#2070 RM=124.46' 24" RCP W(W)=113.76' 12" RCP W(S)=114.85' 24" BRCK W(S)=106.16' 24" RCP W(SW)=106.01' 36" RCP OU(TC)=106.01'	CS#1792 RM=122.67' 12" RCP W(W)=118.07' 12" RCP OU(TSW)=118.27'	CS#2321 RM=118.11' 8" C.I. OU(TC)=115.81'
	CS#1824 RM=128.61' 12" RCP W(W)=122.41' 12" RCP OU(TWE)=122.01'	CS#2323 RM=120.48' 8" PVC OU(TS)=117.82'
	CS#1988 RM=123.71' 10" PVC W(W)=119.28' 4" PVC W(S)=119.91' 12" RCP OU(TSW)=118.11'	CS#2427 RM=126.15' 12" RCP OU(TC)=120.35'
	CS#2035 RM=129.94' 4" HDPE W(W)=127.79' 4" HDPE W(S)=127.79' 12" HDPE OU(TSE)=126.88'	

EXISTING SEWER STRUCTURES

SM#2324 RM=125.63' 10" PVC W(W)=117.83' 36" RCP W(SW)=117.23' 36" RCP OU(TWE)=117.13'	SM#1124 RM=128.23' 12" UNK W(W)=124.63' 4" C.I. W(C)=123.63' 8" C.I. OU(TS)=122.73'
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Tighe & Bond



Handwritten signature and date: 4/27/21



Handwritten signature and date: 4/27/21

**Roundhouse
Parking Lot
Rehabilitation
Project**

Central Services
Department

Northampton, MA