

CITY OF NORTH ADAMS
City Clerk's Office
January 6, 2016

I hereby notify that at twelve noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening January 12, 2016 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau
City Clerk

REGULAR MEETING OF THE CITY COUNCIL
January 12, 2016

Roll Call
Moment of silent prayer
The Pledge
Approval of the minutes of *December 22, 2015*

Approval of the Council Rules that were presented to full Council at the Organization of Government on January 1, 2016.

- 11,487** *Presentation by the North Adams Historical Society regarding four photographs of former City Councilors.*
- 11,458-1** *An Ordinance amending Chapter 2, Section 2-27 of the Revised Ordinances the Classification Plan, Schedule A, which was passed to a second reading and publish as required by law at the meeting of December 22, 2015.*
- 11,458-1a** *An Ordinance amending Chapter 2, Section 2-28 (a) of the Revised Ordinances, Schedule B the Compensation Plan for FY'16; July 1, 2015 to December 31, 2015, which was passed to a second reading and publish as a municipal bulletin at the meeting of December 22, 2015.*
- 11,458-1b** *An Ordinance amending Chapter 2, Section 2-28 (a) of the Revised Ordinances, Schedule B the Compensation Plan for FY'16; January 1, 2016 to June 30, 2016, which was passed to a second reading and publish as a municipal bulletin at the meeting of December 22, 2015.*
- 11,482** *An Ordinance amending the Zoning Ordinance, Chapter Z by deleting the entire Ordinance and insert a new Zoning Ordinance in its place, which was passed to a second reading and publish as a municipal bulletin at the meeting of December 22, 2015.*
- 11,485** *Mayor's communication #1 regarding the bonding for the City Treasurer, Assistant Treasurer and the City Clerk.*
- 11,485** *An Order establishing the bond for the City Treasurer/Tax Collector at \$250,000 for the year 2016.*
- 11,485-1** *An Order establishing the bond for the Assistant City Treasurer at \$62,500 for the year 2016.*
- 11,485-2** *An Oder establishing the bond for the City Clerk at \$15,000 for the year 2016.*

- 11,486** *Mayor's communication #2 regarding a Special Tax Assessment Agreement with Greylock Works, LLC.*
- 11,486** *A Resolution designating the property identified as Map #133, Lot #2 and #3 as Greylock Works, LLC as an Economic Opportunity Area.*
- 11,486-1** *An Order authorizing the Mayor to execute a Special Tax Assessment Agreement with Greylock Works, LLC.*
- 11,488** *Communication submitted by Councilor Moran regarding overnight parking in the winter.*
- 11,489** *Communication submitted by Councilor Bona regarding housing policies.*
- 11,490** *Communication submitted by Councilor Merrigan supporting a Resolution relative to Gas Leak Repairs.*
- 11,490** *A Resolution supporting House Bill 2879 and 2871 regarding an Act Relative to Protecting Consumers of Gas and Electricity from paying for Leaked and Unaccounted Gas.*

CORRESPONDENCE

LICENSES

An application submitted by Christine Appell, 121 Front Street to drive taxi for Tunnel City Taxi.

An application from Tanya Cravish, 32A Columbia Street, Adams to drive taxi for Tunnel City Taxi.

An application submitted by Agnes Hillard, 103B Columbia Street, Adams to drive for Tunnel City Taxi.

An application submitted by Arlene Palumbo, 17 Prospect Street, to drive taxi for Tunnel City Taxi.

An application submitted by Jennifer Serre, 106 Veazie Street, to drive taxi for Tunnel City Taxi.

An application submitted by MaryEllen Woodman, 113 East Quincy Street, to drive taxi for Tunnel City Taxi.

An application submitted by Sandra Whitney, 40 East Hoosac Street, Adams to drive taxi for Tunnel City Taxi.

OPEN FORUM

COUNCILOR & MAYOR'S CONCERNS



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

January 12, 2016

#1

The Honorable City Council
North Adams, Massachusetts

Re: Bonding Levels-City Officials

Dear Honorable Councilors:

Each year at this time the Commissioner of Revenue sets forth the minimum bonding levels for the various City Officers whose bonding is required by State statute.

In conformance with the various relevant statutes, the amount of bond for the City Treasurer/Tax Collector has been established at \$250,000; the Assistant Treasurer at \$62,500; and the City Clerk at \$15,000.

Orders to that effect are enclosed and their approval is recommended.

Respectfully submitted,

Richard J. Alcombright
Mayor

RJA:rd



City of North Adams

In City Council

January 12, 2016

Ordered:

That under the provisions of Section 35 of Chapter 41 of the General Laws, the amount of bond for the City Treasurer/Tax Collector be established at \$250,000 for the year 2016.



City of North Adams

In City Council

January 12, 2016

Ordered:

That under the provisions of Section 39A of Chapter 41 of the General Laws, the amount of bond for the Assistant Treasurer be established at \$62,500 for the year 2016.



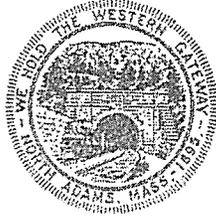
City of North Adams

In City Council

...January 12, 2016.....

Ordered:

That under the provisions of Section 13 of Chapter 41 of the General Laws, the amount of bond for the City Clerk be established at \$15,000 for the year 2016.



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

January 12, 2016

#2

To: North Adams City Council
Re: Greylock Works, LLC - Special Tax Agreement (STA)

Dear Honorable Members:

Enclosed please find the following:

- Local Mechanics for STA – brief explanation of the program
- Greylock Works, LLC - letter of intent
- Resolution and order to adopt
- Assessors map of the Economic Opportunity Area (EOA)
- Special Tax Assessment Agreement (STA) with Greylock Works, LLC
- Greylock Mill Investment Schedule

At the meeting, I will be joined by Mike Nuvalie and Ross Vivori. We will further explain the STA and the tax incentive formula and reporting requirements. Additionally, representatives from Greylock Works will be at the meeting to present and to answer any questions that you may have. The appropriate papers to adopt the STA will need Council approval at this meeting.

Late last year, I received exciting and significant news as Salvatore Perry and Karla Rothstein, principals of Latent Productions from New York City began discussions to purchase the former Cariddi Mill. I met with them at that time and since, we have partnered putting together a great TEAM of local, regional and state entities who are very excited to see this project move forward. Their plan in a nut shell is for a multi-year, multi-use renovation of the property, a plan that will be presented to you at the meeting.

The STA has been drafted in compliance with all state regulations and provides for tax benefit to Greylock for the significant investment and eventual job creation while fully protecting the City should certain milestones within the agreement not be met. Additionally, Greylock will be required under the agreement to provide reporting that demonstrates their compliance with the terms of the STA.

Local Mechanics: Expansion Projects with a Special Tax Assessment (STA)

STAs apply to entire assessed value of a parcel, not just the increment. Therefore, current as well as future local tax revenues are exempted. Unlike TIF Agreements, Personal Property Taxes are not exempted under an STA Agreement. Per Statute - MGL 23A§3E(3) - STAs have 5-year minimum and 20-year maximum terms and must minimally comply with the following 5-year schedule:

<u>Year One:</u>	Business does not pay real estate taxes (non-negotiable);
<u>Year Two:</u>	Municipality is authorized to collect up to a MAXIMUM of 25% of the actual assessed value of the entire parcel;
<u>Year Three:</u>	Municipality is authorized to collect a MAXIMUM of 50% of the actual assessed value of the entire parcel;
<u>Year Four:</u>	Municipality is authorized to collect a MAXIMUM of 75% of the actual assessed value of the entire parcel;
<u>Subsequent Years:</u>	Municipality may collect up to parcel's fully assessed value.

Latent Productions
20 Renwick Street
Storefront
New York, NY 10013
P 646 336 8850
F 646 336 9600
latentnyc.com

January 13, 2015

The Honorable Richard J. Alcombright
Mayor
North Adams City Hall
10 Main Street
North Adams, MA 01247

Re: Intent to Apply for the Massachusetts Economic Development Program
(EDIP) in the City of North Adams

Dear Mayor Alcombright,

Latent Productions, LLC (Latent) is providing this letter of intent as required pursuant to the Economic Development Incentive Program (EDIP).

Thank you for taking the time to meet with us on January 06, 2015 to discuss the EDIP incentives available to Latent as a developer of the Greylock Mill at 508 State Road in western North Adams.

We intend to revitalize this roughly 240,000 SF complex with a mixed-use program centered around production space driven by entrepreneurial businesses. The development would also include residential lofts, as well as a hospitality component and cultural venue that builds on the synergistic momentum of Williams College, Mass MoCA, the Clark, MCLA, McCann Technical School, and the natural beauty of the area.

Our goal is to foster a culture of hard working people who are dedicated, conscientious, and passionate about what they are bringing to market. Our primary focus is not high-growth, but rather high-integrity - starting with the people, imbued in the products, and contagious in the community.

We intend to install a co-generation plant and solar PV panels on site in order to reduce energy costs to the users, and we will work directly with each business to ensure that they receive local support and mentoring in coordination with the economic development agencies in the area.

LATENT

Part of the complex would be dedicated to events such as art openings, dance performances, weddings, corporate retreats, symposia, fitness, etc. The users could literally "feed" the events with their products, creating an intimate, immersive connected experience for each production. We envision this currently dormant and increasingly vulnerable mill complex becoming an incredibly vibrant place to live and work.

This is a complex project that we believe can catalyze solutions to some of the pivotal challenges of our time - intelligent adaptive re-use, environment and energy, and interweaving culture with business. The total estimated cost of this endeavor is anticipated to exceed ten million private dollars.

Sincerely,

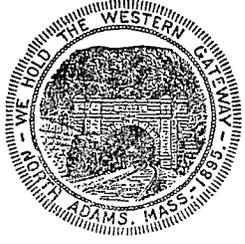


Salvatore Perry
Principal
Latent Productions



Karla Rothstein
Principal
Latent Productions

cc: Michael L. Vedovelli
Senior Regional Director
Massachusetts Office of Business Development



City of North Adams In City Council

.....January 12, 2016.....

Whereas: WHEREAS: The City Council of the City of North Adams strongly supports increased economic development to provide additional jobs for City residents, and expanded commercial and industrial activity within the City to promote and develop a healthy economy and a stronger tax base;

WHEREAS: The City of North Adams is part of the “Northern Berkshire Economic Target Area” (ETA) designated on September 12, 1994 by the Economic Assistance Coordinating Council (ETA, with said term used pursuant to Massachusetts General Law, Chapter 23A, Section 3D);

WHEREAS: The City Council of the City of North Adams desires a beneficial economic rejuvenation through the adaptive reuse of a former mill property that will eliminate slum and blighting conditions, and allow for an increased potential in future job creation along with other economic development benefits at a specific location on the southerly side of State Road and situate at 506 State Road;

WHEREAS: The City Council of the City of North Adams desires that this area, described as the specific area shown on Assessor’s Map # 133, Lot #'s 2 and 3, to be formally designated as the “Greylock Works Economic Opportunity Area” (EOA);

WHEREAS: The City Council of the City of North Adams finds that the proposed aforementioned EOA meets the definition of *Blighted Open, Decadent* and/or *Substandard Area* as set forth in the MGL c. 121A, Section 1;

WHEREAS: The City Council of the City of North Adams finds that the proposed EOA meets the local criteria set forth in the approved Northern Berkshire Economic Target Area application and has the potential of creating new jobs along with the creation of other economic development benefits for North Adams and the greater ETA within the Northern Berkshires;

WHEREAS: The City Council of the City of North Adams supports and endorses the economic development goals for the aforesaid EOA;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of North Adams that the following activities as necessary pursuant to an application for an Economic Opportunity Area designation within the City of North Adams be authorized:

- 1) The City Council hereby authorizes the submission of the “Greylock Works Economic Opportunity Area” application to the Massachusetts Economic Assistance Coordinating Council.
- 2) The “Greylock Works Economic Opportunity Area” is hereby defined as Assessor’s Map # 133, Lot #'s 2 & 3 (being the same parcel as located on the southerly side of State Road situate at 506 State Road). A map of the property is hereby attached and is entitled *Exhibit 1* (subject parcels outlined and shaded yellow therein) which is hereby made an integral part of this resolution.
- 3) The City Council agrees to authorize the use of either tax increment financing or creation of a special tax assessment, pursuant to the Economic Development Incentive Program requirements, for each qualified and certified project located within aforesaid EOA.



City of North Adams
In City Council

January 12, 2016.....

Ordered:

That the Mayor of the City of North Adams be and is hereby authorized to execute the Special Tax Assessment Agreement between the City of North Adams and Greylock Works, LLC ("Greylock"), a Massachusetts corporation, with its principal place of business at 508 State Road, North Adams, Berkshire County, substantially in the form attached to this Order and made a part hereof.

**SPECIAL TAX ASSESSMENT AGREEMENT
BY AND BETWEEN THE
CITY OF NORTH ADAMS AND
GREYLOCK WORKS, LLC.**

This Agreement is made this ____ day of January, 2016 between the City of North Adams (City), a municipal corporation with its principal place of business at 10 Main Street, North Adams, MA acting by and through its Mayor upon authorization of the City Council (the “City”), and Greylock Works, LLC (“Greylock”), a Massachusetts corporation, with its principal place of business at 508 State Road, North Adams, Berkshire County, MA, pursuant to Mass. Gen. Laws Ch. 23A.

RECITALS

1. Greylock intends to invest \$18,000,000 in capital and infrastructure upgrades and renovation to the its mill situate at 506 State Road, North Adams, Massachusetts, at City Assessor Map 133, Lots 2 & 3 (herein known as the “Premises”) in a multi-year development project aimed at attracting a wide variety of uses (herein known as the “Project”),
2. The Premises and Project site are located within the boundaries of an Economic Target Area (herein known as the “ETA”) as that term is used in M.G.L. Ch. 23A, Section 3D, and designated in the City by the Economic Assistance Coordinating Council (herein known as the “EACC”) pursuant to M.G.L.; C. 23A Section 3B; and,
3. The Premises and Project site is within an Economic Opportunity Area (herein known as “EOA”) as that term is used in M.G.L. Ch. 23A, Section 3E, said area being designated as such by the EACC pursuant to 402 C.M.R. § 2.08, and is located wholly within an ETA; and,
4. The Project is expected to provide economic benefits to the City through significant investment in the building which will bring new businesses, and have a positive economic effect in the Route 2 commercial corridor in the City; and,
5. The City strongly supports this increase in economic development to provide additional jobs for residents of the ETA, the City and surrounding area, increased commercial and industrial activity within the City leading to the further development of a healthy and diverse economy while growing the tax base, and,
6. Greylock is seeking a Special Tax Assessment (STA) for the Project from the City, pursuant to M.G.L. C. 23A, Section 3E and regulations issued pursuant to these statutes; and,
7. The City is willing to enter into a formal STA agreement in return for Greylock’s investment in this Project, with the resulting improvement in the City’s economy, tax base, job base and overall business growth; and,
8. The current assessed valuation for the Project property for fiscal year ending June 30, 2015 is \$759,200.00 resulting in approximately \$28,796.45 in property taxes for the City.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained herein, the City and Greylock agree as follows:

1. The City as authorized by its City Council, the local legislative body, at its meeting held on January __ 2016 hereby enters into this Special Tax Assessment Exemption Agreement (“STAEA”) with Greylock with respect to the Project Premises, encompassing the Premises (City Council Authorization attached hereto).
2. Upon the approval of the City Council of an Order Authorizing Application for EOA Designation and Authorizing Execution and Delivery of the STAEA, Greylock will assist and cooperate with the City in supplying all information, data, forms, proposals, and certifications, executed by authorized individuals, as required by 402 C.M.R. § 2.00, and as necessary for the City’s application to the EACC for the designation of the Premises as an EOA for a term of five (5) years (copy of the approved EOA attached hereto).
3. The STAEA will take effect only upon EACC’s approval. The City shall submit a complete Economic Development Incentive Program application and all other documents as necessary for the EACC consideration and approval.
4. The STA shall be in effect for a term of five (5) years commencing on July 1, 2016 and expiring on June 30, 2021.
5. The STA formula for the Project Premises will be calculated as prescribed in M.G.L. Ch. 23A, and regulated by the Department of Revenue. The City shall assess real estate taxes on the value of the property beginning at 0% for FY’2017 beginning July 1, 2016 (assuming investment has begun and at a level consistent with the plan) and increasing as indicated, culminating in 100% taxation of the full value in FY’2022 beginning July 1, 2021, with no further exemption thereafter. Subject to the terms and conditions of this agreement, the tax exemption to be applied to the schedule applicable to the Project Premises is as follows:
 - FY’2017 - 100% exemption
 - FY’2018 - 75% exemption
 - FY’2019 - 50% exemption
 - FY’2020 - 25% exemption
 - FY’2021 - 0% exemption

6. The City's granting of an STAEA is in consideration of Greylock's commitment to:
 - a. The provision of significant private investment and capital improvements into the Project during its four phases over its associated five-year period, and done so pursuant to its proposed *Project Schedule* and its proposed *Investment Schedule* that are attached hereto this STAEA.
 - b. Be responsible for payment of real estate taxes as described in Item 5 above. Greylock shall also be responsible for remaining current for all city, state and federal tax and fee assessments and be in good standing with all City ordinance.
 - c. Use its best efforts to encourage tenants to hire City residents and work closely with the Regional Employment Board (REB), Massachusetts College of Liberal Arts, Berkshire Community College, McCann Technical School and Drury High School to interview appropriate candidates and to secure training opportunities for local residents served by the ETA.
 - d. Invest \$18,000,000 in capital and building upgrades within the Project by June 30, 2021.
7. Greylock will submit semi-annual reports on the progress of the project that shall incorporate an updated *Project Schedule* and *Investment Schedule* along with other needed applicable information with respect to the Project to the City's Office of Community Development and Assessor's Office by January 20 and July 20 of each year for which tax exemptions are granted and enjoyed. The first of these reports are due by January 20, 2017 and each year subsequent for the duration of this STAEA. Said semi-annual reports must include:
 - a. The amount of capital investment via private or public dollars into the Project for the respective semi-annual time period, and on a cumulative basis.
 - b. The value of capital improvements invested by Greylock in the Project Premises annually and on a cumulative basis.
8. If Greylock fail to meet the level of investment and upgrade commitments as outlined under paragraph 6 of this agreement, or if Greylock ceases to conduct business operations at the Project Premises during the term of this agreement, the City acting through its City Council, upon recommendation of the Mayor, shall request the EACC to decertify the project, and upon decertification this agreement shall be immediately null and void.
9. This agreement is not assignable.
10. This STAEA represents the entire and integrated agreement between the City and Greylock Works LLC, and supersedes all prior negotiations, representations or agreements, either written or oral. This STAEA may be altered or amended only upon written instrument signed by the City and Greylock Works, LLC.

11. Notices to be delivered under this Agreement must be delivered as set forth below:

To the City:
Office of the Mayor
City of North Adams
10 Main Street
North Adams, MA 01247

With a copy to:
North Adams City Council
10 Main Street
North Adams, MA 01247

With a copy to:
Chairman
North Adams Board of Assessors
10 Main Street
North Adams, MA 01247

With a copy to:
City Solicitor for City of North Adams
John DeRosa
10 Main Street
North Adams, MA 01247

To Greylock Works, LLC
Salvatore Perry, Manager
20 Renwick Street
New York, NY. 10013

12. Unless otherwise expressly provided herein, all notices and other communications given pursuant to this STAE must be in writing and be sent to the persons identified above by:

- a) first class, United States Mail, postage prepaid, certified, with return receipt requested, or
- b) hand delivery to the intended address, or
- c) Nationally recognized overnight delivery service that provides written proof of delivery.

All such notices and other communications will be effective on the actual date of delivery, receipt, or rejection of delivery, if known, otherwise

- i) in three (3) business days after deposit in United States Mail in case of (a) above,
- ii) actual delivery in case of (b), above, and
- iii) the next Business Day in case of (c) above.

13. The laws of the Commonwealth of Massachusetts shall govern the validity, interpretation, construction, and performance of this Agreement.

14. The sole and exclusive forum for determination of any question of law or fact or any dispute between the parties to this STAEA shall be the Superior Court Department of the Trial Court of the Commonwealth of Massachusetts sitting in Berkshire County, or the United States District Court for the Western District, sitting in Springfield. It is the express intention of the parties that all legal actions and proceedings related to this STAEA or to any rights or relationship of the parties shall be solely and exclusively brought and heard in these courts.

IN WITNESS WHEREOF, each of the parties intending to be legally bound, has executed this STAEA as a sealed instrument by their duly authorized representatives and the City has caused said agreement to be executed in its name and behalf and its seal duly affixed by its City Councilors and its Mayor on the day and year first written above.

City of North Adams

Greylock Works, LLC.

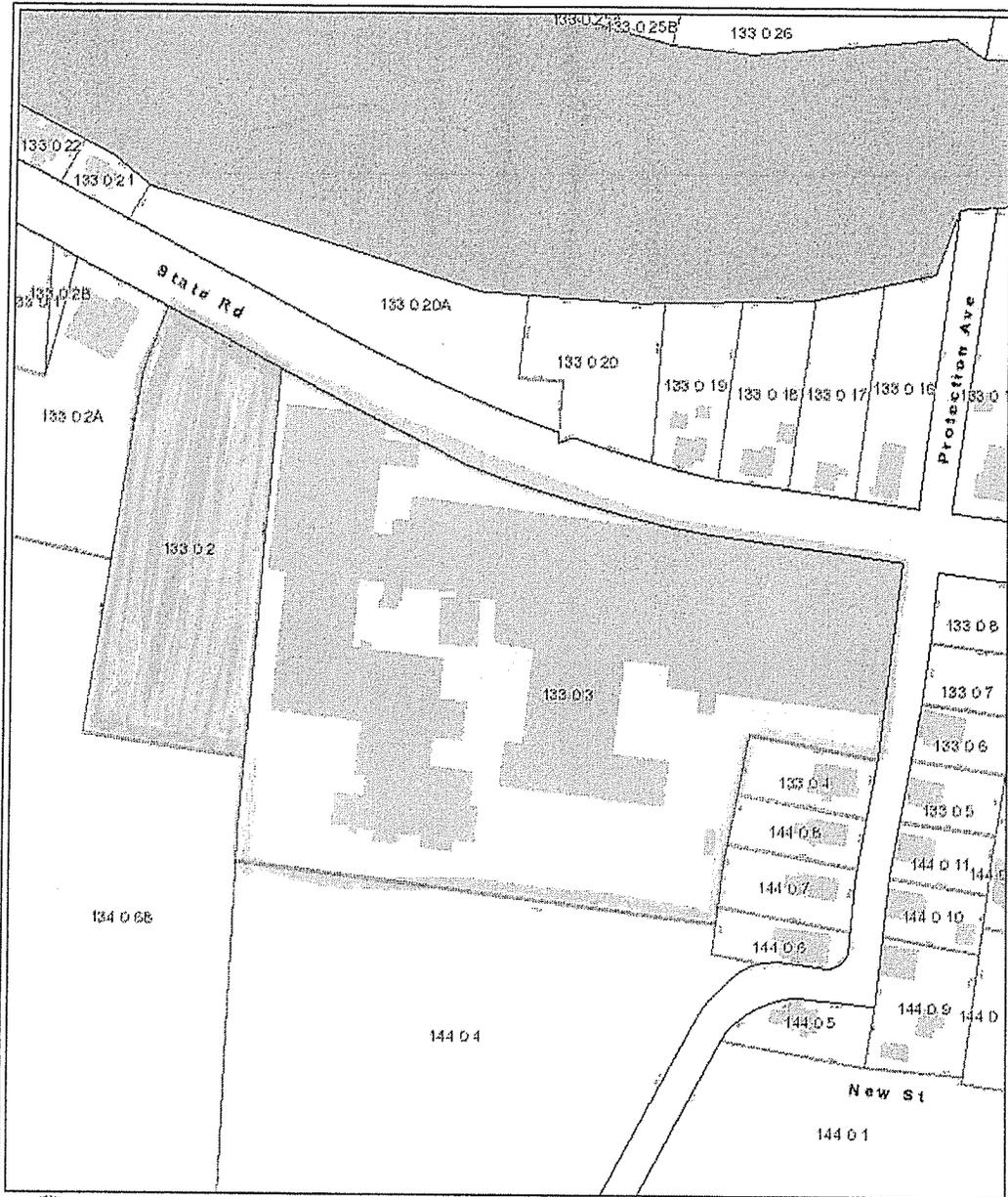
By: _____

By; _____

The Honorable Richard Alcombright
Its Mayor

Salvatore Perry
Its Manager

Exhibit 1



North Adams, MA
1 Inch = 148 Feet
October 16, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com



Greylock Mill

Investment Schedule

Calendar Month	3/1/15	6/1/15	9/1/15	12/1/15	3/1/16	6/1/16	9/1/16	12/1/16	3/1/17
Month #	3	6	9	12	15	18	21	24	27
Construction Month #	0	0	0	3	6	9	12	15	18
Construction Allocation %	0.0%	0.0%	0.0%	6.0%	6.0%	3.0%	3.0%	3.0%	3.0%
Soft Cost Allocation %	6.0%	6.0%	6.0%	6.0%	15.0%	12.0%	6.0%	3.0%	3.0%
Tenant Improvement Allocation %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%

TOTAL DEVELOPMENT USES													
Land Acquisition Inc. Closing	\$ 800,000	\$	800,000	\$	-	\$	-	\$	-	\$	-	\$	-
Hard Costs	\$ 14,000,000	\$	-	\$	-	\$	840,000	\$	840,000	\$	420,000	\$	420,000
Soft Costs	\$ 1,500,000	\$	90,000	\$	90,000	\$	90,000	\$	225,000	\$	180,000	\$	90,000
Tenant Improvements	\$ 300,000	\$	-	\$	-	\$	-	\$	-	\$	90,000	\$	90,000
Interest During Construction	\$ 845,583	4.50%	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Origination Fee	\$ 216,007	\$	-	\$	-	\$	-	\$	216,007	\$	-	\$	-
Mortgage Recording Tax	\$ 108,004	\$	-	\$	-	\$	-	\$	-	\$	-	\$	108,004
Other Funding Fees	\$ 126,007	\$	-	\$	-	\$	126,007	\$	-	\$	-	\$	-
Operating Deficit	\$ 105,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL	\$ 18,000,601	\$	890,000	\$	90,000	\$	1,056,007	\$	1,065,000	\$	816,007	\$	600,000
		\$	890,000	\$	980,000	\$	1,070,000	\$	2,126,007	\$	3,191,007	\$	4,007,014
CUMULATIVE TOTAL INVESTMENT		\$	890,000	\$	980,000	\$	1,070,000	\$	2,126,007	\$	3,191,007	\$	4,007,014
		\$	890,000	\$	980,000	\$	1,070,000	\$	2,126,007	\$	3,191,007	\$	4,607,014
		\$	890,000	\$	980,000	\$	1,070,000	\$	2,126,007	\$	3,191,007	\$	5,162,014
		\$	890,000	\$	980,000	\$	1,070,000	\$	2,126,007	\$	3,191,007	\$	5,825,018

Greylock Mill

Investment Schedule

Calendar Month	6/1/17	9/1/17	12/1/17	3/1/18	6/1/18	9/1/18	12/1/18	3/1/19	6/1/19	9/1/19
Month #	30	33	36	39	42	45	48	51	54	57
Construction Month #	21	24	27	30	33	36	39	42	45	48
Construction Allocation %	4.0%	3.0%	3.0%	3.0%	4.0%	5.0%	6.0%	6.0%	6.0%	6.0%
Soft Cost Allocation %	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Tenant Improvement Allocation %	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

TOTAL DEVELOPMENT USES													
Land Acquisition Inc. Closing	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard Costs	\$ 14,000,000	\$ 560,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000
Soft Costs	\$ 1,500,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
Tenant Improvements	\$ 300,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest During Construction	\$ 845,583	\$ -	\$ -	\$ 846	\$ 5,670	\$ 12,061	\$ 19,582	\$ 29,836	\$ 40,205	\$ 50,692	\$ 61,298	\$ 61,298	\$ 61,298
Origination Fee	\$ 216,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mortgage Recording Tax	\$ 108,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Funding Fees	\$ 126,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Deficit	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 18,000,601	\$ 635,000	\$ 465,000	\$ 465,846	\$ 470,670	\$ 617,061	\$ 764,582	\$ 914,836	\$ 925,205	\$ 935,692	\$ 935,692	\$ 946,298	\$ 946,298
CUMULATIVE TOTAL INVESTMENT	\$ 6,460,018	\$ 6,925,018	\$ 7,390,864	\$ 7,861,534	\$ 8,478,595	\$ 9,243,177	\$ 10,158,013	\$ 11,083,218	\$ 12,018,911	\$ 12,965,209	\$ 12,965,209	\$ 12,965,209	\$ 12,965,209

Greylock Mill
Investment Schedule

Calendar Month	12/1/19	3/1/20	6/1/20	9/1/20	12/1/20	3/1/21	6/1/21
Month #	60	63	66	69	72	75	78
Construction Month #	51	54	57	60	63	66	0
Construction Allocation %	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	0.0%
Soft Cost Allocation %	2.0%	0.0%	0.0%	2.0%	3.0%	0.0%	0.0%
Tenant Improvement Allocation %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

TOTAL DEVELOPMENT USES										
Land Acquisition Inc. Closing	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard Costs	\$ 14,000,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ -	\$ -	\$ -
Soft Costs	\$ 1,500,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Tenant Improvements	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest During Construction	\$ 845,583	\$ 71,968	\$ 82,362	\$ 92,817	\$ 103,560	\$ 114,765	\$ 119,418	\$ 119,418	\$ 40,501	\$ -
Origination Fee	\$ 216,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mortgage Recording Tax	\$ 108,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Funding Fees	\$ 126,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Deficit	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000
TOTAL	\$ 18,000,601	\$ 941,968	\$ 922,362	\$ 932,817	\$ 973,560	\$ 999,765	\$ 119,418	\$ 119,418	\$ 145,501	\$ -
CUMULATIVE TOTAL INVESTMENT										
	\$ 13,907,177	\$ 14,829,539	\$ 15,762,356	\$ 16,735,916	\$ 17,735,681	\$ 17,855,100	\$ 18,000,601	\$ 18,000,601	\$ 18,000,601	\$ 18,000,601



Office of the City Clerk

City of North Adams

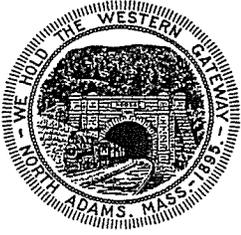
10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3000 Ext. 1

City Clerk Marilyn Gomeau

January 12, 2016

The North Adams Historical Society would like to present the City Council with four photographs of former City Councilors. It is a great opportunity for residents to see a piece of history.

1. First Mayor and City Council 1895
2. North Adams City Council 1951
3. North Adams City Council 1952-53
4. North Adams City Council 1954-56



Office of the City Council

City of North Adams

10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3015

January 12, 2016

Dear Fellow Councilors;

I have been asked by a resident Alexandr Lissee of Veazie Street to bring this issue of overnight parking in the winter to the full Council. I would like to ask that this matter be referred to the Public Safety Committee for review.

Thank You

Councilor Joshua Moran

Request to change/adjust 'night parking' regulations in North Adams, MA

The issue to resolve (The City Regulation, Section 13-52 / Ordinance of 5-24-1988):

After an addition to parking regulation about 'night parking' in winter (Nov.1-Apr.31) the city created an unsolvable problem for residents of the houses without off-street parking spaces. Such residents prohibited to park their cars on the street during the night (1am-6am) and during snow storms when City declares 'Emergency days').

Even when such residents tried to park their vehicles partially on the curb/sidewalk to keep more space on the street – police officers has been given out tickets for violations such as 'sidewalk' or 'night' parking, or 'impending snow removal'. That kind of situation has been going for years without any end.

Under current regulations they made it IMPOSSIBLE to have cars for residents without off-street parking at their properties. The City Council and Mayor of North Adams have been negligent to resolve this problem, even as many residents has been complaining about it multiple time over many years.

The City building code does not prohibit residential properties without any parking space allocated to them. In fact, there are hundreds of houses in North Adams that in fact don't have parking available, other than street parking. In summer it does not crate any problems; but from November 1st until April 31st of every year – it becomes a huge burden for residents of such houses!

If someone owns a car, and has no off-street parking – where one can place it? If followed by parking rules = no place exist!! There are no free public overnight parking lots throughout the City. There are no 'special exception' stickers for residents (so they won't get a parking ticket every night). There are no 'rotating street side to park on' signs. There is no 'emergency days' parking spaces available...

Those are just few examples of how other cities provide solutions to their residents.

So right now, 6 month out of the year residents of North Adams has been burden with IMPOSSIBLE TO SOLVE TASK of figuring out how and where they can leave their cars for the night... AND same situation applies to 'snow days' as well - with no public parking on city premises.

I urge City Council, Traffic Committee, and Mayor of North Adams to take immediate action, and resolve this critical situation once and for all for the common good.

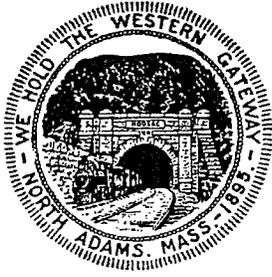
Thank you.

Aleksandr Lisser and residents of Veazie Street

General Rules of Law:

People must be asked to obey laws that they can obey.

If laws become impossible – or even difficult – to follow, the law must be repelled or changed.



City of North Adams

City Council

1/5/2016

January 12, 2016

Honorable City Council,

This is one of three housing policies I want to bring to the city council this term. I wish to have the city council, mayor, and appropriate city officials discuss a possible nuisance ordinance that deals with landlords who tolerate drug activity in their rental properties.

The idea is when police make an arrest for illegal drug activity and possibly other crimes at a residence, the owner will be notified by registered letter. If the owner does not take action to evict the tenants within a limited time the city could enforce fines.

North Adams has a high percentage of rental properties and many non-resident drug dealers rent apartments or reside with existing tenants. When police make an arrest at one of these homes, the property owner may never know it happens. If the address isn't listed in the media, or the owner is out of the area and don't have constant communication with people in the city, how would they know? If they do know but fear the tenant, this ordinance gives the landlord the excuse to use. They can blame it on city. If they do know and don't care, a hefty fine and their name attached to the illegal activity of allowing it to continue may be the persuasion they need to remove those tenants.

I've read other laws from various communities that have implemented similar laws. This is one more tool the city can use to keep drug dealers out of our neighborhoods. I expect good discussion on this subject either through general government or public safety committee, with input from the Police Director and City Solicitor.

See the attached ordinance I copied from a NY state city.

Thank you for your consideration.

Keith Bona
City Councilor

Chapter X Eviction for Illegal Drug Use and Possession

X-1 Eviction.

A special proceeding to evict a tenant from leased premises may be maintained upon the ground that the premises, or any part thereof, have been used or occupied for the purpose of using or possessing illegal drugs. For purposes of this section, the term "tenant," in addition to its ordinary meaning, shall include an occupant of one or more rooms in a rooming house or a resident, not including a transient occupant, of one or more rooms in a hotel who has been in possession for 30 consecutive days or longer.

X-2 Procedures.

The procedures applicable to summary proceedings to recover possession of real property under state law shall be applicable to any proceeding brought under this chapter.

X-3 Service of notice; commencement of eviction proceedings.

A.

The following persons, corporations and agencies may serve personally upon the owner or landlord, or upon his agent, of demised real property used or occupied, in whole or in part, for the use or possession of illegal drugs a written notice requiring the owner or landlord to make an application for the removal of the person(s) so using or occupying the premises:

(1)

Any domestic corporation organized for the suppression of vice, subject to or which submits to visitation by the State Department of Social Services or the County Department of Social Services and possesses a certificate from such department of such fact and of conformity with regulations of the department.

(2)

Any duly authorized enforcement agency of the state, or of a subdivision thereof, under a duty to enforce the provisions of the Penal Law or of any state or local law, ordinance, code, rule or regulation relating to buildings.

B.

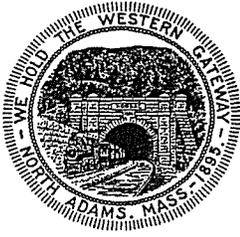
If the owner or landlord, or his agent, does not make such application within five days thereafter or, having made it, does not in good faith diligently prosecute it, the person, corporation or enforcement agency giving notice may bring a proceeding under this chapter for such removal as though the petitioner were the owner or landlord of the premises, and shall have precedence over any similar proceeding thereafter brought by such owner or landlord or to one theretofore brought by him and not prosecuted diligently and in good faith. Proof of the ill repute of the demised premises or of the occupants thereof or of those resorting thereto shall constitute presumptive evidence of the unlawful use of the demised premises required to be stated in the petition for removal. Both the person(s) in possession of the property and the owner or landlord shall be made respondents in the proceeding.

X-4 Multiple convictions to constitute presumptive evidence.

Two or more convictions of any person or persons had, within a period of one year, for any of the offenses defined in Article X or X of the Penal Law, arising out of conduct engaged in at the same real property consisting of a dwelling as that term is defined in Subdivision X of the Multiple Dwelling Law shall be presumptive evidence of conduct constituting use and occupancy of the premises for the purpose of using and possessing illegal drugs and of the tenant knowledge thereof.

X-5 Civil penalties.

A court granting a petition pursuant to this section may, in addition to any other order provided by law, make an order imposing and requiring the payment by the respondent of a civil penalty not exceeding \$5,000 to the municipality in which the subject premises is located and the payment of reasonable attorneys' fees and the costs of the proceeding to the petitioner. In any such case, multiple respondents shall be jointly and severally liable for any payment so ordered, and the amounts of such payments shall constitute a lien upon the subject real property.



Office of the City Council

City of North Adams

10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3015

January 12th, 2016

Dear Fellow Councilors,

Please see the attached resolution to support, as a Council, MA House Bills 2870 and 2871.

I was approached by resident Dominick Villane about this matter in December. Dominick has been working with Ed Woll of the MA Sierra Club chapter to secure support for these legislative measures from elected officials in Berkshire County. The Pittsfield City Council has passed a resolution very much like the one I have attached.

The legislation is intended, basically, to protect consumers from paying for leaked or unaccounted for gas in the state of Massachusetts. I was not aware, until talking with Dominick and Ed, of the volume of gas annually that is wasted due to minor leaks in gas lines across the Commonwealth. Consumers are still charged for this wasted gas. If you are interested in learning about how many gas leaks exist in communities across the state, you can visit this site: <http://www.heetma.org/squeaky-leak/natural-gas-leaks-maps/>. The numbers range from just a few leaks in some communities to hundreds in others.

Below, I am including language from Ed Woll that describes the legislative intent in more detail:

The Gas Consumer Cost Protection Bill, H.2870, protects all ratepaying customers of gas and electricity from paying for unaccounted-for-gas lost through neglected, obsolete and decrepit leaking pipes and infrastructure. The bill does this by precluding the regulated Providers from including in the rate base the cost of the unaccounted-for-gas as well as the cost of reducing or remedying those losses, e.g., repairing the leaks. Consumer here means not only homeowners, but businesses, companies that use gas in their manufacturing process, municipalities, and the state and federal governments. These consumers have no ability otherwise to control or reduce this waste.

The bill, H.2870, contemplates that Providers will recover the cost of remedying unaccounted-for-gas from the sale of the recovered gas at full retail price. The bill therefore has a sound economic incentive for gas transportation, distribution and storage companies and public utilities to mitigate leaks and other sources of loss to recover the gas and then sell it in order to meet the bill's requirements. Requiring utilities to pay for the leaked gas is a greater incentive to recover this wasted resource.

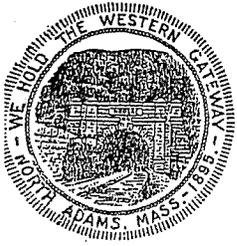
The companion street repair bill, H.2871, An Act Relative to Gas Leak Repairs During Road Projects, expands the coverage of last year's gas leaks safety bill, Chapter 149 of the Acts of 2014.

I can provide more information at the meeting, but I wanted to at least provide this context in advance. Again, my intention is to ask this Council to resolve to support passage of this legislation.

Sincerely,

Kate Hanley Merrigan

City Councilor



City of North Adams In City Council

January 12, 2016

Whereas:

Resolution in Support of MA House Bills 2870 and 2871

WHEREAS "Unaccounted for gas" (UFG) and "Lost and unaccounted for gas" (LAUFG) represents the difference between the total gas from all sources and the total gas accounted for as sales, interchanges, and use and includes leakage or loss by other means, discrepancies in measuring or monitoring, variations of temperatures or pressures and other variants and

WHEREAS the cost of UFG is typically passed from gas companies to consumers and

WHEREAS leaking gas in the ground is harmful to vegetation and can kill valuable shade trees by depriving roots of oxygen and

WHEREAS House Bill 2870, "An Act Relative to Protecting Consumers of Gas and Electricity from Paying for Leaked and Unaccounted for Gas," precludes utilities from charging consumers for leaked and unaccounted for gas and

WHEREAS House Bill 2871, "An Act Relative to Gas Leak Repairs During Road Projects," makes the utilities fix all gas leaks when streets are repaved. This ensures that all gas leaks are repaired, not just the most dangerous.

THEREFORE, BE IT RESOLVED that the North Adams City Council supports passage of MA House Bills 2870 and 2871

BE IT FURTHER RESOLVED that the North Adams City Clerk's Office send a copy of this resolution to members of the Berkshire County Legislative Delegation as well as House Speaker Robert DeLeo and Senate President Stanley Rosenberg.