

CITY OF NORTH ADAMS

City Clerk's Office

January 20, 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 26, 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 26, 2016

Roll Call

Moment of silent prayer

The Pledge

Approval of the minutes of *January 12, 2016*

- 11,492** *Mayor's communication #3 recommending the appointment of Christopher Wondoloski to the Historic Commission for a term to expire January 2, 2019.*
- 11,493** *Mayor's communication #4 recommending the appointment of Joanne Hurlbut to the Historic Commission for a term to expire January 2, 2019.*
- 11,494** *Communication submitted by Council President Lamb regarding the reappointment of Marilyn Gomeau as the City Clerk for a term to expire January 2019.*
- 11,495** *Communication submitted by Councilor Bona regarding tax incentives for home improvements.*
- 11,496** *Communication submitted by Council President regarding a presentation by Judy Grinnell for the design and development of the Hoosic River Revival.*

CORRESPONDENCE

LICENSES

An application submitted by Bonnie Rodriguez, 38 Meadow Street to drive taxi for RJ's Taxi

OPEN FORUM

COUNCILOR & MAYOR'S CONCERNS



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

January 26, 2016

#3

To: North Adams City Council
Re: Appointment to the Historical Commission

Dear Honorable Councilors:

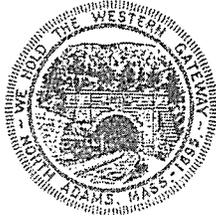
It is with great confidence that I recommend the appointment of Christopher Wondoloski to the Historic Commission for a term to expire January 2, 2019.

Chris is ever present at the North Adams Museum of History and Science and recently published a mystery based on the Hoosac Tunnel. I am confident that Chris will be a committed and valuable member.

I respectfully request confirmation.

Sincerely,

Richard J. Alcombright
Mayor



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

January 26, 2016

#4

To: North Adams City Council
Re: Appointment to the Historical Commission

Dear Honorable Councilors:

It is with great confidence that I recommend the re-appointment of Joanne Hurlbut to the Historic Commission for a term to expire January 2, 2019.

Joanne has served on the Commission well and is a committed and valuable member.

I respectfully request confirmation.

Sincerely,

Richard J. Alcombright
Mayor



Office of the City Council

City of North Adams

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

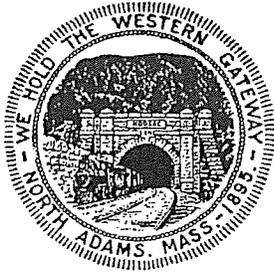
January 26, 2016

Fellow Councilors,

It is the duty of the City Council to appoint a City Clerk to a term of three years. Marilyn Gomeau has served the council and community extremely well over the past 12 years and I respectfully ask that we re-appoint her to a new term as the North Adams City Clerk.

Respectfully,

Benjamin J. Lamb
City Council President



City of North Adams

City Council

January 26, 2016

Honorable City Council,

I'm hoping the city will consider a Home Improvement Tax Incentive. This is something I have thought about for a while and planned to bring forward in a few months, but with the current discussing of tax incentives for the Greylock Mill I felt now would be a good time to get it on the agenda.

A quick online research will find many communities that offer similar programs for home improvements. What I envision is similar to how we've given tax incentives to commercial businesses doing substantial amount of renovations and expansions. Example: if someone buys a dilapidated home for \$30k and they invest another \$25k into it, the home may get assessed at \$100k when complete, after paying several fees for inspections, licenses, etc. during the renovations. I suggest we have a policy that rewards those who bring these abandoned buildings back to life and improve the neighborhoods they are located in. We could freeze the original assessed value and step it up to the full amount for a specific number of years. The city would not be losing on taxes as its not getting any less than it was prior to the renovations. The improvements to that home should increase the value of neighboring homes, as its difficult to get a good price selling a home that resides next to a condemned boarded up eyesore.

Things to be considered:

- What is the minimum renovation cost or percentage of property needed to qualify?
- Should this be limited to buildings that are condemned, abandoned, and distressed?
- Should it be designated areas such as our corridors?
- Should incentives vary based on amount of renovation costs?
- Should it be limited to: first time home buyers; single family homes; or owner occupied?
- What time will be involved from city departments?

I'm sure there will be plenty of other questions. This would be good for our Community Development Committee with input from the Mayor, Community Development and Building departments, and Assessor. I look forward to bringing this to the table and discussing its possibilities.

I've attached a couple of examples.

Respectfully submitted,

Keith Bona
City Councilor

PINE HILL — Borough homeowners now have another reason to do that long-awaited improvement project.

Following in the footsteps of many neighboring towns, the Borough Council unanimously passed an ordinance on Monday that will give property-tax abatements to residents who make improvements on homes older than 20 years.

The ordinance will allow up to \$15,000 of home improvements to be made without increasing the assessed value of the property for five years. Normally, when a homeowner makes improvements, the property is reassessed and then taxed at the higher value.

That could mean up to \$500 of annual savings for the resident, Mayor Curt Noe said. "And it costs the town very little," he added.

"We're really trying to give our taxpayers an incentive to fix up some of the older homes in town," said Councilman Bob McGlinchy, who spearheaded the ordinance's creation. "Some of our older homes are not being fixed up because people can't afford to pay the additional tax."

To be eligible for the new tax abatement, residents must apply to the borough tax assessor's office within 30 days of the project's completion. Residents can claim up to \$15,000 in abatements for each improvement project completed in a tax year.

Residents who owe back taxes cannot apply for the abatement.

The ordinance will expire in five years, at which time the borough will examine its costs and benefits, McGlinchy said.

"We've been considering tax incentives for businesses, so some of us felt that if we're doing that for business, we need to try to give something back to the residents without hurting our tax base," Noe said. "The impact on the town is minimal, but the benefits to the taxpayer are great."

ELIGIBILITY REQUIREMENTS

All residential property zoned single-family is eligible for participation in the program. Projects for home improvements, modifications or remodeling of single-family residences are eligible for the incentive provided the certified construction costs of the project are a minimum of \$20,000. The project must be completed within twenty-four (24) months after approval by the City as an eligible project for participation in the program. The property owner will be required to consent to periodic inspections by the City as the project is constructed. Property owners or persons who are delinquent in payment of property taxes or other fees owed to the city are ineligible to participate in the program.

APPLICATION AND REVIEW PROCESS

In addition to this application, the property owner will be required to provide such information as the City staff may reasonably require to verify the costs incurred for the project. The Director of Community Services or designee shall review the application and determine whether the proposed project qualifies for the incentive program and determine the amount of the project costs. The Director of Community Services or designee shall review a completed application within fifteen (15) business days after submission. If an application is incomplete or if additional information is required, the Director of Community Services or designee shall notify the Property Owner accordingly. The Property Owner shall provide a complete application and provide all requested information within the stated time period or the application shall be deemed withdrawn. The Director of Community Services or designee shall notify the Property Owner in writing if the application is denied or approved, and if approved, the amount of the Approved Project costs, as well as provide the required Incentive Agreement. The Property Owner shall be required to execute and return the Incentive Agreement and W9 Form within fifteen (15) business days after receipt from the City.

INCENTIVE PAYMENT

A one-time incentive equal to 10 times the amount of the increase in city taxes will be paid to the homeowner based on the property's pre-construction and post-construction appraised value. The appraisal district will determine the home's certified value. The incentive will be paid to the homeowner pursuant to the economic development agreement on April 1 of the first full calendar year after completion of the approved project.

Example

Assume that a home improvement project is completed in June, 2008. Further assume that the 2009 property taxes increased \$300 above the 2008 property taxes as a result of the increase in the taxable value of the improvements. The total incentive would be \$3,000 and would be paid on April 1, 2010.

By my signature, I certify that all information submitted on this application is true and correct. I also certify that I have reviewed the eligibility requirements and that the project described above meets those requirements. I further certify that I have reviewed the application and review process and agree to comply with its requirements.

Applicant Signature

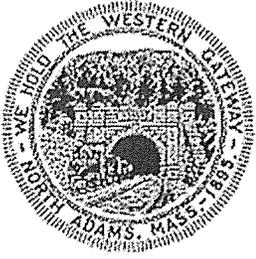
Date

Project approved: Yes No

Director of Community Services or designee

Date

Your incentive payment may result in federal income tax consequences. You should consult your own tax advisor. All or a portion of your incentive payment may constitute taxable income regardless of whether you receive a Form 1099-Misc from the City. If the amount of your incentive payment is \$600 or more, you may receive Internal Revenue Service Form 1099-MISC from the City.



Office of the City Council

City of North Adams

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

January 26, 2016

Dear Fellow Councilors,

Judy Grinnell of the Hoosic River Revival and Nick Nelson of Inter-Fluve, Inc. would like to present an update on the Hoosic River design and development phases and answer any questions the council may have in relation to the project's progress.

Respectfully,

Benjamin J. Lamb
City Council President