City of Springfield

Special Meeting

~ Agenda ~

36 Court Street
Springfield, MA 01103
http://www.springfieldcityhall.com

Linda Fitzpatrick
413-787-6559

Wednesday, February 6, 2013 | 5:00 PM | Springfield City Hall -- Council Chambers

I. Call to Order

5:00 PM Meeting called to order on February 6, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

II. Orders

1. Order (ID # 2025)

Order Authorizing and Approving Disposition of Real Property Known as South Side State Street Parcel # 11110-475

2. Order (ID # 2026)

Order Authorizing and Approving Disposition of Real Property Known as South Side State Street Parcel # 11110-482

City of Springfield

SCHEDULED

Meeting: 02/06/13 05:00 PM
Initiator: Wayman Lee
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2025

Order Authorizing and Approving Disposition of Real Property Known as South Side State Street Parcel # 11110-475 (Mayor Sarno)

WHEREAS, the Massachusetts Housing Finance Agency ("MassHousing") is the owner of certain real property known as 831 State Street, Springfield, Massachusetts, also known as Indian Motocycle "A" in Springfield Massachusetts, and the City of Springfield (the "City") is the owner of certain real properties known as South Side State Street Parcel #11110-475, also known as Indian Motocycle "B", and South Side State Street, Parcel # 11110-482 and the Mason Square Fire Station in, Springfield, Massachusetts, (herein the "the Properties"); and

WHEREAS , the City, in cooperation with MassHousing, issued a Request for Proposals (#10-228) for the disposition and redevelopment of the Properties, with proposals due on January 6, 2010; and

WHEREAS, in accordance with Massachusetts General Laws c. 30B section 16, the RFP Selection Committee identified American International College ("AIC") as the entity submitting the most advantageous proposal; and

WHEREAS, on April 20, 2010, AIC was designated preferred developer for the Properties, contingent upon the completion of certain due diligence actions on site; and

WHEREAS, at this time, AIC has completed due diligence actions at the Properties, and has partnered with First Resource Management Company to redevelop the Properties in accordance with the goals of the RFP; and

WHEREAS, as a part of this real property transfer, the Parties will enter into a Land Disposition Agreement to track and monitor the redevelopment of the Properties, which

contains reverter clauses to ensure compliance with all development obligations; and

WHEREAS, the RFP Selection Committee believed the benefits of returning the property to the tax rolls, new job creation, and providing newly renovated housing would all be benefits to the city; and

WHEREAS, **NOW THEREFORE, BE IT ORDERED**, that the City Council of the City of Springfield with the approval of the Mayor hereby approves the transfer of the Property known as South Side State Street, Parcel # 11110-475, Springfield, Massachusetts, also known as Indian Motocycle “B” to American International College, or its designated development entity, in substantially the same form as the attached Exhibit A.

City of Springfield

SCHEDULED

Meeting: 02/06/13 05:00 PM
Initiator: Wayman Lee
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2026

Order Authorizing and Approving Disposition of Real Property Known as South Side State Street Parcel # 11110-482 (Mayor Sarno)

WHEREAS, the Massachusetts Housing Finance Agency ("MassHousing") is the owner of certain real property known as 831 State Street, Springfield, Massachusetts, also known as Indian Motocycle "A" in Springfield Massachusetts, and the City of Springfield (the "City") is the owner of certain real properties known as South Side State Street Parcel #11110-475, also known as Indian Motocycle "B", and South Side State Street, Parcel # 11110-482 and the Mason Square Fire Station in, Springfield, Massachusetts, (herein the "the Properties"); and

WHEREAS , the City, in cooperation with MassHousing, issued a Request for Proposals (#10-228) for the disposition and redevelopment of the Properties, with proposals due on January 6, 2010; and

WHEREAS, in accordance with Massachusetts General Laws c. 30B section 16, the RFP Selection Committee identified American International College ("AIC") as the entity submitting the most advantageous proposal; and

WHEREAS, on April 20, 2010, AIC was designated preferred developer for the Properties, contingent upon the completion of certain due diligence actions on site; and

WHEREAS, at this time, AIC has completed due diligence actions at the Properties, and has partnered with First Resource Management Company to redevelop the Properties in accordance with the goals of the RFP; and

WHEREAS, as a part of this real property transfer, the Parties will enter into a Land Disposition Agreement to track and monitor the redevelopment of the Properties, which contains reverter clauses to ensure compliance with all development obligations; and

WHEREAS, the RFP Selection Committee believed the benefits of returning the property to the tax rolls, new job creation, and providing newly renovated housing would all be benefits to the city; and

WHEREAS, **NOW THEREFORE, BE IT ORDERED**, that the City Council of the City of Springfield with the approval of the Mayor hereby approves the transfer of the Property known as South Side State Street, Parcel #11110-482, also known as the Mason Square Fire Station to American International College, or its designated development entity, in substantially the same form as the attached Exhibit A.