



CITY OF SPRINGFIELD

City Clerk's Office 4/2/2014 12:00:00 PM

Regular Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening April 7, 2014** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Call to Order

7:00 PM Meeting called to order on April 7, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Reports of Committees

General Business

- (2.) Demolition of the Former Chestnut Junior High School - \$2,500,000.00 (Mayor Sarno)

ATTACHMENTS:

- CAFO Certification - Chestnut Demolition (DOCX)

- (3.) Bills of Prior Year - Various Departments (Mayor Sarno)

ATTACHMENTS:

- CAFO Certification Utility Fund BOPY (PDF)
- flynn prior year inv (PDF)
- sheriff invoices - essex county (PDF)

- (4.) Springfield Cultural District

- (5.) Pvta

- (6.) City Council Facebook Page

- (7.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 263-267 Central St. to Viva Development LLC (Mayor Sarno)

ATTACHMENTS:

- Deed 263-267 Central St. (DOC)

- (8.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of NS Adams St. (00090-0016) to Raffaele Russo and Xinh Nguyen-Russo (Mayor Sarno)

ATTACHMENTS:

- Deed NS Adams St. (Par.16) (DOC)

- (9.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of ES Dawes St. (03690-0035) to Vadim Tulchinsky (Mayor Sarno)

ATTACHMENTS:

- Deed ES Dawes St. (Par.35) (DOC)

- (10.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of SS Carpenter Ct. (02410-0002) to Monica Delvalle (Mayor Sarno)

ATTACHMENTS:

- Deed SS Carpenter Ct. (Par.2) (DOC)

- (11.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of WS College St., Lot 90 (03020-0036) to Ruth M. Maio (Mayor Sarno)

ATTACHMENTS:

- Deed WS College St. (Par.36) (DOC)

- (12.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of ES Larchmont St. (07525-0033) to Kevin Carbone (Mayor Sarno)

ATTACHMENTS:

- Deed ES Larchmont St. (Par.33) (DOC)

- (13.) (ID # 2558) - Chapter 270 Pawnbrokers and Junk Dealers

Suspension of Rules

- (14.) From re:Report - Planning Board Zone Change- 263 Central St & WS Pine St –

- (15.) From re:Report- Planning Board Zone Change - Rear Stafford Street –



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Ronald Molina-Brantley
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2580

3.2

Demolition of the Former Chestnut Junior High School - \$2,500,000.00 (Mayor Sarno)

BOND ORDER TO PAY FOR COSTS ASSOCIATED WITH THE CHESTNUT JUNIOR HIGH SCHOOL DEMOLITION

BE IT ORDERED THAT : the City appropriates Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for the purpose of paying costs of demolishing the Chestnut Junior High School Building, including costs of environmental remediation, site clearance and all other costs incidental and related thereto; that to meet this appropriation the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(9) of the General Laws, subject to the approval of the Director of Accounts of the Department of Revenue, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefore.

WHEREAS, after reviewing this order, the Chief Administrative and Financial Officer has certified to the Mayor and City Council, that in his professional opinion, after an evaluation of all pertinent financial information reasonably available, the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in the transfer, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

BE IT FURTHER ORDERED: That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws any and all bonds or notes of the City authorized by this vote, and to provide such information and execute such documents as the Municipal Finance Oversight Board of The Commonwealth of Massachusetts may require.

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: Timothy J. Plante, Chief Administrative & Financial Officer
Date: April 7, 2014
Re: Order for Council Meeting – 4/7/2014
Cc: Mayor Sarno

Purpose: The purpose of this memo is to request the City Council to consider an order to authorize and appropriate the sum of Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for costs associated with demolition, remediation and removal of hazardous waste at the former Chestnut Jr. High School.

Background: On September 3, 2013 there was a fire at the former Chestnut Junior High School, on 495 Chestnut St. Under the emergency borrowing statute (Chapter 44, Section 8(9) of the General Laws) the City intends to demolish, remove all underground foundation that may still remain, remediation and removal of all hazardous waste.

The removal of rubble, charred debris, and partially standing walls, is a public health and safety need for the residents of the City's North End neighborhood. The former school building has been unoccupied for several years, suffering interior damage and deterioration during that period.

The City accepted a bid from a local bidder at \$2,111,733 for demolition and cleanup at the former Chestnut Junior High site. We are seeking authorization for the amount of \$2.5 million to reimburse the City for costs it has paid to date, which includes engineering, environmental assessments and emergency demolition.

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Lindsay B. Hackett
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2572 C

3.3

Bills of Prior Year - Various Departments (Mayor Sarno)

Bills of Prior Year - Various Departments (Mayor Sarno)

WHEREAS, to meet expenses incurred by the City of Springfield, pursuant to Mass. Gen. Laws ch. 44 Section 64 and Chapter 468 of the Acts of 2008, the Chief Administrative and Financial Officer and his Honor the Mayor have requested authorization from the City Council that the Comptroller's Office may use the Utility Account and the Treasurer's Office and Law Department use the general fund to pay bills from previous fiscal years totaling \$6,888.40. These bills cover expenses for natural gas from the Facilities, Fire, Libraries and Parks Departments, auction costs for the Treasurer's Office, and legal services bill from the Law Department;

WHEREAS, the Comptroller's Office will use the Utility account, the Treasurer's Office will use the Professional Service Account, and the Law Departments will use the Legal Service Account to make a payment for any unpaid bills of previous fiscal years from their FY14 General Fund Operating Budget;

WHEREAS, the Chief Administrative and Financial Officer has provided a written certification to the Mayor and City Council, that in his professional opinion, after an evaluation of all pertinent financial information reasonably available, the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in the payments, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008;

NOW THEREFORE BE IT ORDERED, that the City Council approves the payment of \$6,888.40 From the FY14 General Fund Departmental Operating Budget for the expenses incurred in the previous fiscal year.

Department	Location/Parcel	Reason	Balance Due
Facilities	68 Court Street	PRIOR YR BALANCE	\$17.93
Fire	605 Worthington Street	PRIOR YR BALANCE	\$735.72
Library	122 Island Pond Road	PRIOR YR BALANCE	\$678.97
Library	765 State Street	PRIOR YR BALANCE	\$186.18
Library	1187 Parker Street	REVIEW PR YR DIFF	\$32.00
Library	204 Boston Road	REVIEW PR YR DIFF	\$49.26
Library	44 Oak Street	REVIEW PR YR DIFF	\$459.69
Library	124 Island Pond Road	REVIEW PR YR DIFF	\$35.02
Parks	135 Plumtree Rd	FY 13 BAL (MAY 17.72 & JUNE 17.51)	\$35.23
Treasurer	34000014	PRIOR YEAR BALANCE	\$650.00

Treasurer	042220171	PRIOR YEAR BALANCE	\$650.00
Treasurer	090100036	PRIOR YEAR BALANCE	\$650.00
Treasurer	125250425	PRIOR YEAR BALANCE	\$650.00
Treasurer	125900039	PRIOR YEAR BALANCE	\$650.00
Treasurer	161133	PRIOR YEAR BALANCE	\$1,350.00
Law	11016518	PRIOR YEAR BALANCE	\$58.40
			\$6,888.40

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance



To: Springfield City Council
From: TJ Plante, Acting Chief Administrative & Financial Officer
Date: March 31, 2014
Re: Order for Council Meeting – April 7, 2014
Cc: Mayor Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the April 7, 2014 Council meeting, which will pay prior years' invoices totaling \$6,888.40 for natural gas costs and services.

Background: As part of the Billing Consolidation SWAT, the Comptroller's Office reconciled Columbia Gas invoices for all City Departments. As a result, there were unpaid balances discovered from various departments, listed below. Additionally, the Law Department received a bill for services from the Essex County Sheriff's Office, and the Treasurer's Office reconciled auction invoices and discovered unpaid balances. This is a request to allow the Comptroller's Office to use the Utility Fund, the Treasurer's Office to use professional services and the Law Department to use Legal service accounts in the general fund to pay prior years' invoices from Columbia Gas, Flynn Associates, and Essex County Sheriff's Office for costs and services related to natural gas and auctions for the following locations:

Department	Location/Parcel	Reason	Balance Due
Facilities	68 Court Street	PRIOR YR BALANCE	\$17.93
Fire	605 Worthington Street	PRIOR YR BALANCE	\$735.72
Library	122 Island Pond Road	PRIOR YR BALANCE	\$678.97
Library	765 State Street	PRIOR YR BALANCE	\$186.18
Library	1187 Parker Street	REVIEW PR YR DIFF	\$32.00
Library	204 Boston Road	REVIEW PR YR DIFF	\$49.26
Library	44 Oak Street	REVIEW PR YR DIFF	\$459.69
Library	124 Island Pond Road	REVIEW PR YR DIFF	\$35.02
Parks	135 Plumtree Rd	FY 13 BAL (MAY 17.72 & JUNE 17.51)	\$35.23
Treasurer	34000014	PRIOR YEAR BALANCE	\$650.00
Treasurer	042220171	PRIOR YEAR BALANCE	\$650.00
Treasurer	090100036	PRIOR YEAR BALANCE	\$650.00
Treasurer	125250425	PRIOR YEAR BALANCE	\$650.00
Treasurer	125900039	PRIOR YEAR BALANCE	\$650.00
Treasurer	161133	PRIOR YEAR BALANCE	\$1,350.00
Law	11016518	PRIOR YEAR BALANCE	\$58.40
			\$6,888.40

Attachment: CAFO Certification Utility Fund BOPY (2572 : Bills of Prior Year - Various Departments)

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Date of Auction	Date Resolved & Note	Invoice #	Amount	Parcel	
4/16/2013	04/16/13	Default	034000014	\$650.00	34000014
6/15/2013	06/18/13	Not Sold	042220171	\$650.00	42220171
6/15/2013	06/18/13	Not Sold	090100036	\$650.00	90100036
6/15/2013	06/18/13	Not Sold	125250425	\$650.00	125250425
6/15/2013	06/18/13	Not Sold	125900038	\$650.00	125900038
6/15/2013	06/18/13	Open House	161133	\$1,350.00	n/a
Total Due				\$4,600.00	

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

BILL TO
Stephen J Lonergan City of Springfield 36 Court St. Springfield, MA 01103

INVOICE #
03400-0014

Closing Date	Auction Date	Parcel ID
	4/16/2013	03400-0014

			AMOUNT
Municipal Auction: 43 Crest St.			
High Bidder: UNSOLD Sale Price: \$			
Auctioneer's Fee			650.00
City Reimbursement Due			0.00
Bidder Reimbursement Due			
Total			\$650.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

INVOICE #

04222-0171

BILL TO
Stephen J Lonergan City of Springfield 36 Court St. Springfield, MA 01103

Closing Date

Auction Date

Parcel ID

6/15/2013

04222-0171

			AMOUNT
Municipal Auction: WS Dwight St.			
Auctioneer's Fee			650.00
City Reimbursement Due			0.00
Bidder Reimbursement Due			0.00
Total			\$650.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

BILL TO
Stephen J Lonergan City of Springfield 36 Court St. Springfield, MA 01103

INVOICE #
161-13-3

Closing Date	Auction Date	Parcel ID
	6/15/2013	

			AMOUNT
Open House June 15 2013 Open House - 9			1,350.00
Total			\$1,350.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

BILL TO
Stephen J Lonergan City of Springfield 36 Court St. Springfield, MA 01103

INVOICE #
12525-0425

Closing Date	Auction Date	Parcel ID
REVISED	6/15/2013	12525-0425

			AMOUNT
Municipal Auction: 1349-1351 Worcester St.			
Not Sold			
Auctioneer's Fee			650.00
City Reimbursement Due			0.00
Bidder Reimbursement Due			0.00
Total			\$650.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

BILL TO
Stephen J Lonergan City of Springfield 36 Court St. Springfield, MA 01103

INVOICE #
12590-0038

Closing Date	Auction Date	Parcel ID
REVISED	6/15/2013	12590-0038

			AMOUNT
Municipal Auction: 105 Yale St			
Not Sold			
Auctioneer's Fee			650.00
City Reimbursement Due			0.00
Bidder Reimbursement Due			0.00
Total			\$650.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)

Daniel J. Flynn & Co., Inc.

161 Granite Avenue, Suite LL
Boston, MA 02124

INVOICE #

09010-0036

BILL TO

Stephen J Lonergan
City of Springfield
36 Court St.
Springfield, MA 01103

Closing Date

Auction Date

Parcel ID

REVISED

6/15/2013

09010-0036

			AMOUNT
Municipal Auction: SS Newland St			
Not Sold			
Auctioneer's Fee			650.00
City Reimbursement Due			0.00
Bidder Reimbursement Due			0.00
Total			\$650.00

Attachment: flynn prior year inv (2572 : Bills of Prior Year - Various Departments)



Frank G. Cousins, Jr.
Sheriff

Harrison L. Whitney Jr.
City of Springfield
Housing and Neighborhood Services
95 State Street
6th Floor, Legal Department
Springfield MA 01103

Essex County Sheriff's Department Division of Civil Process

P.O. Box 2019
Shetland Park
45 Congress Street
Suite 4100
Salem, MA 01970

413-886-5206



Telephone:
(978) 750-1900 x3590
Fax: (978) 741-2585
www.eccf.com

Statement of Account 1/28/2014 PLEASE RETURN THIS ENTIRE PAGE WITH YOUR PAYMENT

Please identify which invoices you are paying by marking them where indicated.

Sheriff #	Case Caption	Served	Reference #	Contact	Age	Balance
☐ 11016518	City of Springfield vs Rubia Avila	Rubia Avila		Deborah Gallant	943	51
☐ 14001008	City of Springfield vs GLIH LLC	GLIH LLC			5	1
Total Due						68

Current	31- 60	61- 90	Over 90
10.00	0.00	0.00	58.40

Attachment: sheriff invoices - essex county (2572 : Bills of Prior Year - Various Departments)



City of Springfield

36 Court Street
Springfield, MA 01103

SCHEDULED

RESOLUTION (ID # 2578)

Meeting: 04/07/14 07:00 PM

Department: City Council

Category: General

Prepared By: Susan Kacoyannakis

Initiator: Melvin A. Edwards

Sponsors: Ward 3 Councilor Melvin A. Edwards

DOC ID: 2578 A

Springfield Cultural District

- WHEREAS, the City of Springfield wishes to pursue a state-authorized cultural district through the enabling legislation, MGL, Chapter 10, Section 58A, and
- WHEREAS, the City of Springfield has a mixed-use geographical area that has a concentration of cultural facilities and assets, and
- WHEREAS, the city has held a public hearing and adopted a resolution proclaiming its interest in establishing a state-designated cultural district, and
- WHEREAS, the city has created a broad and diverse partnership of stakeholders committed to cultural, community and economic development to provide oversight of the district, and
- WHEREAS, the Massachusetts Cultural Council will be petitioned in accordance with its guidelines and criteria to designate said cultural district,
- NOW, THEREFORE, BE IT ORDERED by the City Council of Springfield, Massachusetts that the city:

Article 1: Endorses the submission of the application and agrees to foster the development of a cultural district, and

Article 2: Endorses the state-sponsored cultural district goals; attracting artists and cultural enterprises, encouraging business and job development, establishing tourist destinations, preserving and reusing historic buildings, enhancing property values and fostering local cultural development, and

Article 3: Will appoint a city official to represent the city within the district partnership of said cultural district, and

Article 4: Encourages all who own property or businesses within said cultural district to involve themselves and participate in the full development of the cultural district, and

Article 5: Directs city agencies to identify programs and services that could support and enhance the development of the cultural district and ensure that those programs and services are accessible to the cultural district.



City of Springfield

36 Court Street
Springfield, MA 01103

SCHEDULED

RESOLUTION (ID # 2577)

Meeting: 04/07/14 07:00 PM

Department: City Council

Category: General

Prepared By: Susan Kacoyannakis

Initiator: Kateri B. Walsh

Sponsors: Vice President - At-Large Councilor Kateri B. Walsh

DOC ID: 2577 A

Pvta

Whereas, the Springfield City Council recognizes the need for public transit services within the City of Springfield and surrounding communities, and

Whereas, The Pioneer Valley Transit Authority is the largest regional transit authority in Massachusetts and was created by Massachusetts General Laws Chapter 161B in 1974 as a funding source and to provide oversight and coordination of public transportation within the Pioneer Valley region, and

Whereas, Funding for the PVTA comes from federal, state and local governments and fare box and advertising revenues, and

Whereas, The cities and towns that are served by the PVTA pay an assessed amount, depending on the number of fixed route miles and paratransit passengers served in that city or town, and

Whereas, The Pioneer Valley Transit Authority has invited the public to attend a series of public meetings on proposed service recommendations including new crosstown routes, improved hours of services and improved frequencies, and

Whereas, four (4) of the fourteen (14) scheduled public hearings took place within the City of Springfield, and

Whereas, several residents and users of the PVTA have expressed concerns about changes to the "G-5" PVTA bus route,

Now, Therefore It Be Resolved, that the Springfield City Council encourages the PVTA Advisory Board and representatives from the surrounding communities to vote to keep service to Georgetown Condominiums and to Bay Path College in Longmeadow from the City of Springfield.



City of Springfield

36 Court Street
Springfield, MA 01103

Meeting: 04/07/14 07:00 PM

Department: City Council

Category: General

Prepared By: Kelley Mickiewicz

Initiator: Justin Hurst

Sponsors: At Large Councilor Justin Hurst

DOC ID: 2567 C

TABLED

RESOLUTION (ID # 2567)

City Council Facebook Page

WHEREAS, Facebook is fast becoming a way in which many people get their news and stay connected and current on events and happenings locally and globally, and

WHEREAS, keeping up with the changing times of 2014, the Springfield City Council has many reasons to have their own official Facebook page, and

WHEREAS, the Springfield City Council being the duly elected legislative branch should be open and transparent and create yet another venue to share information and also allow for public feedback, and

WHEREAS, the creation of an official Springfield City Council Facebook page would open up communication between the City Council and the public regarding meetings, pending legislation, roll call votes and even videos of previous meetings, and

WHEREAS, a City Council Facebook page would also allow for information outside of City Council business to be shared such as public safety announcements, school and business closings, City sponsored events, information from the County and State and positive profiles of Springfield citizens, etc.

NOW, THEREFORE, BE IT RESOLVED that the Springfield City Council supports the creation of a Springfield City Council Official Facebook page.

HISTORY:

03/24/14 City Council
Next: 04/07/14

REFERRED TO COMMITTEE



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2568

3.7

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 263-267 Central St. to Viva Development LLC (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to land, with building thereon, located in Springfield, Massachusetts known as 263-267 Central Street through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Procurement solicited request for proposals for the purchase and redevelopment of said property pursuant to RFP (Bid) Number SPG-14-131; and

WHEREAS, the Mayor upon the recommendation of the City's RFP Review Committee has accepted the proposal submitted by Viva Development LLC.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Viva Development LLC for the transfer of title to 263-267 Central Street for consideration of Thirty Thousand and 00/100 (\$30,000.00) in substantially the same form as the draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00)**, grants to **VIVA DEVELOPMENT LLC** (“Grantee”), a Massachusetts limited liability company, of 50 Clayton Street, Springfield, Massachusetts 01107, with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land, with building thereon, known as 263-267 Central Street a/k/a 263 Central Street (Parcel-ID # 02560-0183), and being the parcel described in a deed recorded July 16, 2009, in Hampden County Registry of Deeds, Book 17893, Page 214, and supposed to contain about 4828 square feet; and being the same parcel described in an Instrument of Taking dated January 26, 2011, and recorded in Hampden County Registry of Deeds, Book 18666, Page 12; and also being the same parcel foreclosed by Judgment of the Land Court entered on February 12, 2013, in Case No.: 12 TL 144928, and recorded in Hampden County Registry of Deeds, Book 19724, Page 35; and being more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the “Property”).

The Property is sold pursuant to Chapter 30B of the Massachusetts General Laws “as is” and is conveyed subject to the following conditions, restrictions, or covenants which are to be taken and construed as running with the Property and are to be binding upon said Grantee, its successors, assigns, grantees, and lessees for a term of thirty years after the date of this deed creating them unless released by the City of Springfield:

(1) Rehabilitation shall be undertaken by the Grantee to ensure that the Property meets in the sole discretion of the City of Springfield, Federal Housing Quality Standards and Lead Abatement Standards; (2) Rehabilitation of the Property must be completed by the Grantee within one year from the date of transfer of title; (3) Grantee cannot sell the Property until the rehabilitation work is completed and approved by the City of Springfield Office of Housing; (4) All excess trash, brush, rubbish, and debris shall be cleared from the Property within two months from the date of transfer of title; and (5) All exterior changes to the Property must be reviewed and approved by the Springfield Historical Commission prior to the commencement of work.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

Attachment: Deed 263-267 Central St. (2568 : Sale 263-267 Central St.)

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit B.

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016

Attachment: Deed 263-267 Central St. (2568 : Sale 263-267 Central St.)

EXHIBIT A

Certain real estate situated in Springfield, Hampden County, Massachusetts, as shown on a plan entitled Owner: William E. Scott, et al November 1944, recorded in Hampden County Registry of Deeds in Book of Plans 22, Page 109, being more particularly bounded and described as follows:

NORTHERLY: by Central Street, as shown on said plan, sixty-six (66) feet, more or less;

EASTERLY: by Pine Street, as shown on said plan, fifty-seven and 70/100 (57.70) feet;

SOUTHERLY: by land now or formerly of Thelma A. Daly, as shown on said plan, eighty-two and 36/100 (82.36) feet; and

WESTERLY: by land now or formerly of one Hattie Belle Hill, as shown on said plan, seventy-three and 65/100 (73.65) feet.

Attachment: Deed 263-267 Central St. (2568 : Sale 263-267 Central St.)



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2570

3.8

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of NS Adams St. (00090-0016) to Raffaele Russo and Xinh Nguyen-Russo (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to vacant land in Springfield, Massachusetts now known as North Side Adams Street (Parcel-ID # 00090-0016), formerly with buildings thereon and formerly known as 78 Adams Street, through tax title foreclosure proceedings in Land Court;

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Housing solicited requests to abutters to submit applications for the purchase and redevelopment of said property pursuant to the Abutter Lots Sales Program of the City of Springfield; and

WHEREAS, the application submitted by Raffaele Russo and Xinh Nguyen-Russo, owners of 74 Adams Street, was accepted by the Abutter Lots Sales Program Committee.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Raffaele Russo and Xinh Nguyen-Russo for the transfer of title to North Side Adams Street (Parcel-ID # 00090-0016) for consideration of One Thousand One Hundred Seventy-Five and 00/100 Dollars (\$1,175.00) in substantially the same form as the draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **ONE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$1,175.00)**, grants to **RAFFAELE RUSSO** and **XINH NGUYEN-RUSSO** (“Grantees”), husband and wife as tenants by the entirety and not as tenants in common, both of 110 Lawnwood Avenue, Longmeadow, Massachusetts 01106, with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land now known as North Side Adams Street, formerly with buildings thereon and formerly known as 78 Adams Street (Parcel-ID # 00090-0016), and supposed to contain about 4700 square feet, and being Lot 11, shown on a plan recorded in Hampden County Registry of Deeds, Book of Plans 387, Page 601, bounded and described as follows:

Beginning at a point in the northerly line of Adams Street, five hundred fifty (550) feet easterly by said line from the easterly line of an avenue running from Adams Street to Central Street and running thence WESTERLY on Adams Street, fifty (50) feet; thence NORTHERLY at right angles with Adams Street and along land now or formerly of one Mary Papineau, about one hundred (100) feet to the center of a passageway; thence EASTERLY on said passageway, about fifty (50) feet to land believed to be now or formerly of one Allen; and thence SOUTHERLY along land of said Allen, about one hundred (100) feet to Adams Street and the place of beginning.

Subject to the rights of others to use said passageway.

Being the same premises described in a deed dated November 6, 1951, and recorded in Hampden County Registry of Deeds, Book 2144, Page 344; and being the same premises described in an Instrument of Taking dated May 8, 1973, and recorded in Hampden County Registry of Deeds, Book 3803, Page 571; and also being the same premises foreclosed by Judgment of the Land Court entered October 21, 2009, in Case No.: 84 TL 071120, and recorded in Hampden County Registry of Deeds, Book 18064, Page 579 (hereinafter referred to as the “Property”).

This conveyance is made pursuant to the Abutter Lots Sales Program of the City of Springfield and is sold “as is” and is conveyed subject to the following restrictions which shall run with the land and which shall be enforceable by the City of Springfield:

- (1) The Property must be combined with the abutting parcel located at 74 Adams Street, Springfield, Massachusetts owned by the Grantees within three months from the date of transfer of title; (2) The Property may be used solely for open space and/or parking to an immediate adjacent parcel; and (3) All excess trash, brush, rubbish and debris shall be cleared from the Property within one month from the date of transfer of title.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit A.

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2571

3.9

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of ES Dawes St. (03690-0035) to Vadim Tulchinsky (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to vacant land located in Springfield, Massachusetts known as East Side Dawes Street (Parcel-ID # 03690-0035), formerly with building thereon and formerly known as 73 Dawes Street, through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Housing solicited requests to abutters to submit applications for the purchase and redevelopment of said property pursuant to the Abutter Lots Sales Program of the City of Springfield; and

WHEREAS, the application submitted by Vadim Tulchinsky, owner of 69 Dawes Street, was accepted by the Abutter Lots Sales Program Committee.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Vadim Tulchinsky for the transfer of title to East Side Dawes Street (Parcel-ID # 03690-0035) for consideration of One Thousand Two Hundred Twenty-Five and 25/100 Dollars (\$1,225.25) in substantially the same form as the draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **ONE THOUSAND TWO HUNDRED TWENTY-FIVE AND 25/100 DOLLARS (\$1,225.25)**, grants to **VADIM TULCHINSKY** (“Grantee”), individually, of 69 Dawes Street, Apartment #2, Springfield, Massachusetts 01109, with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land now known as East Side Dawes Street, Lot 24 (Parcel-ID # 03690-0035), formerly with building thereon and formerly known as 73 Dawes Street, and being the parcel described in a deed recorded December 17, 1992, in Hampden County Registry of Deeds, Book 8278, Page 253, and supposed to contain about 4901 square feet; and being the same parcel described in an Instrument of Taking dated September 21, 1994, and recorded in Hampden County Registry of Deeds, Book 8952, Page 196; and also being the same parcel foreclosed by Judgment of the Land Court entered March 1, 2007, in Case No.: 06 TL 133621, and recorded in Hampden County Registry of Deeds, Book 16578, Page 457; and being more particularly bounded and described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the “Property”).

The conveyance is made pursuant to the Abutter Lots Sales Program of the City of Springfield and is sold “as is” and is conveyed subject to the following restrictions which shall run with the land and which shall be enforceable by the City of Springfield:

- (1) The Property must be combined with the abutting parcel located at 69 Dawes Street owned by the Grantee within three months from the date of transfer of title; (2) The Property may be used solely for open space and/or parking to an immediate adjacent parcel; and (3) All excess trash, brush, rubbish and debris shall be cleared from the Property within one month from the date of transfer of title.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

Attachment: Deed ES Dawes St. (Par.35) (2571 : Sale ES Dawes St. (Par.35))

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit B.

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016

Attachment: Deed ES Dawes St. (Par.35) (2571 : Sale ES Dawes St. (Par.35))

EXHIBIT A

A certain parcel of land situated in Springfield, Hampden County, Massachusetts, known and designated as Lot #24 (twenty-four) on a plan of lots recorded at Hampden County Registry of Deeds, Book 518, Page 601, said lot being more particularly bounded and described as follows:

WESTERLY: by Dawes Street, fifty (50) feet;

NORTHERLY: by Lot #22 (twenty-two) on said plan, ninety-eight and 49/100 (98.49) feet;

EASTERLY: by land now or formerly of George C. Kingsbury and E. B. Maynard, fifty (50) feet; and

SOUTHERLY: by Lot #26 (twenty-six) on said plan, ninety-eight and 57/100 (98.57) feet.

Attachment: Deed ES Dawes St. (Par.35) (2571 : Sale ES Dawes St. (Par.35))



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2573

3.10

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of SS Carpenter Ct. (02410-0002) to Monica Delvalle (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to vacant land located in Springfield, Massachusetts known as South Side Carpenter Court (Parcel-ID # 02410-0002), formerly with building thereon and formerly known as 9 Carpenter Court, through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Housing solicited request to abutters to submit applications for the purchase and redevelopment of said property pursuant to the Abutter Lots Sales Program of the City of Springfield; and

WHEREAS, the application submitted by Monica Delvalle, owner of 129 Orleans Street, was accepted by the Abutter Lots Sales Program Committee.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Monica Delvalle for the transfer of title to South Side Carpenter Court (Parcel-ID # 02410-0002) for consideration of Five Hundred Fifty-Six and 00/100 Dollars (\$556.00) in substantially the same form as the attached draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **FIVE HUNDRED FIFTY-SIX AND 00/100 DOLLARS (\$556.00)**, grants to **MONICA DELVALLE**, of 129 Orleans Street, Springfield, Massachusetts 01109 (“Grantee”), with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land now known as South Side Carpenter Court (Parcel-ID 02410-0002), formerly with building thereon and formerly known as 9 Carpenter Court, and being the parcel described in a deed recorded December 14, 1977 in Hampden County Registry of Deeds, Book 4527, Page 231, and supposed to contain about 2224 square feet; and being the same parcel described in an Instrument of Taking dated July 31, 1984, and recorded in Hampden County Registry of Deeds, Book 5663, Page 108; and also being the same parcel foreclosed by Judgment of the Land Court entered June 12, 2009, in Case No.: 86 TL 079001, and recorded in Hampden County Registry of Deeds, Book 17873, Page 559 (hereinafter referred to as the ‘Property’).

This conveyance is made pursuant to the Abutter Lots Sales Program of the City of Springfield and is sold “as is” and is conveyed subject to the following restrictions which shall run with the Property and which shall be enforceable by the City of Springfield:

(1) The Property may be used solely for open space and/or for parking needs to an immediate adjacent parcel; and (2) All excess trash, brush, rubbish and debris shall be cleared from the Property within one month of transfer of title.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

Attachment: Deed SS Carpenter Ct. (Par.2) (2573 : Sale SS Carpenter Ct. (Par.2))

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit "A".

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016

Attachment: Deed SS Carpenter Ct. (Par.2) (2573 : Sale SS Carpenter Ct. (Par.2))



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2574

3.11

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of WS College St., Lot 90 (03020-0036) to Ruth M. Maio (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to vacant land located in Springfield, Massachusetts known as West Side College Street, Lot 90 (Parcel-ID # 03020-0036), formerly with building thereon and formerly known as 206-208 College Street, through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Housing solicited requests to abutters to submit applications for the purchase and redevelopment of said property pursuant to the Abutter Lots Sales Program of the City of Springfield; and

WHEREAS, the application submitted by Ruth M. Maio, owner of 200-202 College Street, was accepted by the Abutter Lots Sales Program Committee.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Ruth M. Maio for the transfer of title to West Side College Street (Parcel-ID # 03020-0036) for consideration of One Thousand Sixty-Two and 50/100 Dollars (\$1,062.50) in substantially the same form as the draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **ONE THOUSAND SIXTY-TWO AND 50/100 DOLLARS (\$1,062.50)**, grants to **RUTH M. MAIO** (“Grantee”), individually, of 202 College Street, Springfield, Massachusetts 01109, with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land now known as West Side College Street, Lot 90 (Parcel-ID # 03020-0036), formerly with building thereon and formerly known as 206-208 College Street, and being the parcel described in a deed recorded November 30, 1959, in Hampden County Registry of Deeds, Book 2716, Page 469, and supposed to contain about 4250 square feet; and being the same parcel described in an Instrument of Taking dated September 9, 1997, and recorded in Hampden County Registry of Deeds, Book 10043, Page 272; and also being the same parcel foreclosed by Judgment of the Land Court entered June 29, 2009, in Case No.: 02 TL 128926, and recorded in Hampden County Registry of Deeds, Book 17887, Page 325; and being more particularly bounded and described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the “Property”).

This conveyance is made pursuant to the Abutter Lots Sales Program of the City of Springfield and is sold “as is” and is conveyed subject to the following restrictions which shall run with the Property and which shall be enforceable by the City of Springfield:

- (1) The Property must be combined with the abutting parcel located at 200-202 College Street owned by the Grantee within three months from the date of transfer of title; (2) The Property may be used solely for open space and/or for parking needs to an immediate adjacent parcel; and (3) All excess trash, brush, rubbish and debris shall be cleared from the Property within one month from the date of transfer of title.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

Attachment: Deed WS College St. (Par.36) (2574 : Sale WS College St. (Par.36))

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit B.

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016

Attachment: Deed WS College St. (Par.36) (2574 : Sale WS College St. (Par.36))

EXHIBIT A

A certain tract or parcel of land located in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Bounded EASTERLY by College Street fifty (50) feet; NORTHERLY by Lot #89 (eighty-nine) on a plan of lots recorded with Hampden County Registry of Deeds in Book of Plans 2, Page 140, eighty-five (85) feet; WESTERLY by Lots #69 (sixty-nine) and #70 (seventy) on said plan, fifty (50) feet; and SOUTHERLY by Lot #91 (ninety-one) on said plan, eighty-five (85) feet.

Being Lot #90 as shown on the aforementioned plan.

Attachment: Deed WS College St. (Par.36) (2574 : Sale WS College St. (Par.36))



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM
Initiator: Melvyn Altman
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2579

3.12

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of ES Larchmont St. (07525-0033) to Kevin Carbone (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to vacant land in Springfield, Massachusetts known as East Side Larchmont Street (Parcel-ID # 07525-0033) through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said property is not needed for general municipal purposes; and

WHEREAS, the Office of Housing solicited requests to abutters to submit applications for the purchase and redevelopment of said property pursuant to the Abutter Lots Sales Program of the City of Springfield; and

WHEREAS, the application submitted by Kevin Carbone, owner of 91 Larchmont Street, was accepted by the Abutter Lots Sales Program Committee.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Kevin Carbone for the transfer of title to East Side Larchmont Street (Parcel-ID # 07525-0033) for consideration of One Thousand Ten and 00/100 Dollars (\$1,010.00) in substantially the same form as the draft deed attached hereto.

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (short form)

KNOW ALL PERSONS BY THESE PRESENTS that **CITY OF SPRINGFIELD** (“Grantor”), a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 36 Court Street, Springfield, Hampden County, Massachusetts, for consideration paid and in full consideration of **ONE THOUSAND TEN AND 00/100 DOLLARS (\$1,010.00)**, grants to **KEVIN CARBONE** (“Grantee”), individually, of 91 Larchmont Street, Springfield, Massachusetts 01109, with **QUITCLAIM COVENANTS**, the land in said Springfield, described as follows:

Land known as East Side Larchmont Street (Parcel-ID # 07525-0033), and supposed to contain about 4040 square feet, and being known and designated as Lots 177 and 178 on plan of Riverton Annex made by Merrill and Sears, C.E., dated July 1921, and recorded in Hampden County Registry of Deeds, Book of Plans M, Page 44

Being the same premises described in a deed recorded October 31, 1938, in Hampden County Registry of Deeds, Book 1665, Page 461; and being the same premises described in an Instrument of Taking dated December 14, 2000, and recorded in Hampden County Registry of Deeds, Book 11500, Page 102; and also being the same premises foreclosed by Judgment of the Land Court entered April 14, 2009, in Case No.: 08 TL 136357, and recorded in Hampden County Registry of Deeds, Book 17787, Page 477 (hereinafter referred to as the “Property”).

This conveyance is made pursuant to the Abutter Lots Sales Program of the City of Springfield and is sold “as is” and is conveyed subject to the following restrictions which shall run with the Property and which shall be enforceable by the City of Springfield:

(1) The Property must be combined with the abutting parcel located at 91 Larchmont Street, Springfield, Massachusetts owned by the Grantee within three months from the date of transfer of title; (2) The Property may be used solely for open space and/or for parking needs to an immediate adjacent parcel; and (3) All excess trash, brush, rubbish and debris shall be cleared from the Property within one month from the date of transfer of title.

This deed shall also be subject to all easements and restrictions of record, if any, lawfully existing in, upon or over said Property or appurtenant thereto.

There has been full compliance with the provisions of Chapter 44, Section 63A of the Massachusetts General Laws.

The Mayor has received the appropriate affidavit as prescribed in Chapter 60, Section 77B of the Massachusetts General Laws.

IN WITNESS WHEREOF, the said **CITY OF SPRINGFIELD** has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Domenic J. Sarno, its Mayor, hereto duly authorized, this _____ day of _____, 2014, executing this instrument by authority granted by Chapter 40, Section 3 of the Massachusetts General Laws and by Order passed by its City Council on _____, 2014, and attached hereto as Exhibit A.

CITY OF SPRINGFIELD

By _____
Domenic J. Sarno, Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

Springfield, Massachusetts

On this _____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, Mayor, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed, and as the free act and deed of the City of Springfield.

Melvyn W. Altman
Notary Public
My Commission Expires: December 16, 2016

Attachment: Deed ES Larchmont St. (Par.33) (2579 : Sale ES Larchmont St. (Par.33))


City of Springfield

36 Court Street
Springfield, MA 01103

Meeting: 04/07/14 07:00 PM

Department: Law

Category: General

Prepared By: Anthony I. Wilson

Initiator: Anthony I. Wilson

TABLED

Sponsors: At-Large Councilor Williams, President - Ward 2 Councilor Fenton

ORDINANCE (ID # 2558)

DOC ID: 2558 A

Chapter 270 Pawnbrokers and Junk Dealers

AN ORDINANCE TO AMEND the Code of the City of Springfield, Chapter 270 thereof, entitled Pawnbrokers and Junk Dealers, by repealing and amending the following sections:

Be it ordained by the Council of the City of Springfield, as follows:

Section 3 of Chapter 270, Records of purchases, of the Code of the City of Springfield, is hereby amended to include:

- G. The purchase, sale or barter of junk, old metal or secondhand articles weighing more than one ton for a single transaction shall be exempt from the provisions of Subsection E and D.

Section 7 of Chapter 270, Time period for holding articles prior to resale, of the Code of the City of Springfield, is hereby amended to include:

- C. The purchase, sale or barter of junk, old metal or secondhand articles weighing more than one ton for a single transaction shall be exempt from the provisions of Subsection A.

HISTORY:

03/03/14	City Council	TABLED
03/24/14	City Council	TABLED

Next: 03/24/14

Next: 04/07/14



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM

Initiator: Wayman Lee

Sponsors:

DOC ID: 2582 B

4.14

Report - Planning Board Zone Change

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to

Report - Planning Board Zone Change- 263 Central St & WS Pine St

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on April 7, 2014

City Clerk

We hereby certify that on , at , at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the April 7, 2014, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 47 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B** to **Commercial A** the zoning on **Plot #3161, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 47 Building Zone Map of the City of Springfield."

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on April 2, 2014 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.

Katie Stebbins, Chairperson

Attachment: 263 Central St (2582 : Report - Planning Board Zone Change- 263 Central St & WS Pine St)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3161
SECTION: 47

DATE: April 3, 2014

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Viva Development

ADDRESS: 263 Central Street (02560-0183) & WS Pine Street (09715-0052)

CHANGE REQUESTED: Proposed zone change from Residence B to Commercial A

PETITIONER'S PURPOSE STATEMENT: Management Office

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

BOARD MEMBERS PRESENT and COUNT: eight(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florin, Ms. McQuade and Mr. Cignoli

FINAL MOTION: Approve

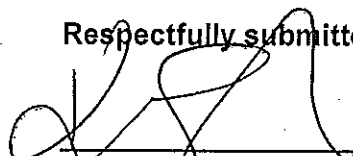
IN FAVOR: eight(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florin, Ms. McQuade and Mr. Cignoli

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 263 Central St (2582 : Report - Planning Board Zone Change- 263 Central St & WS Pine St)



City of Springfield

SCHEDULED

Meeting: 04/07/14 07:00 PM

Initiator: Wayman Lee

Sponsors:

DOC ID: 2583

4.15

Report- Planning Board Zone Change - Rear Stafford Street

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to

Report- Planning Board Zone Change - Rear Stafford Street

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on April 7, 2014

City Clerk

We hereby certify that on , at , at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the April 7, 2014, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B** to **Industrial A** the zoning on **Plot #3162, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 49 Building Zone Map of the City of Springfield.**"

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on April 2, 2014 regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.

Katie Stebbins, Chairperson

Attachment: Rear Stafford St (2583 : Report- Planning Board Zone Change - Rear Stafford Street)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3162
SECTION: 49

DATE: April 3, 2014

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Planning Board

ADDRESS: Rear Stafford Street (11070-0023)

CHANGE REQUESTED: Proposed zone change from Residence B to Industrial A

PETITIONER'S PURPOSE STATEMENT: Solar Field

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

BOARD MEMBERS PRESENT and COUNT: EIGHT(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

FINAL MOTION: Approve

IN FAVOR: eight(8); Ms. Mroin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: Rear Stafford St (2583 : Report- Planning Board Zone Change - Rear Stafford Street)