



City of Springfield

Hearings Meeting

~ Draft ~

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

Linda Fitzpatrick
413-787-6559

Monday, June 22, 2015

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on June 22, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Thomas M. Ashe	At-Large Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Clodo Concepcion	Ward 5 Councilor	Present	
Kenneth E. Shea	Ward 6 Councilor	Absent	
Orlando Ramos	Vice President	Present	
Timothy J. Rooke	At-Large Councilor	Present	
Bud L. Williams	At-Large Councilor	Present	
E. Henry Twiggs	Ward 4 Councilor	Present	
Justin Hurst	At Large Councilor	Absent	
Melvin A. Edwards	Ward 3 Councilor	Present	
Zaida Luna	Ward 1 Councilor	Absent	
Kateri B. Walsh	At-Large Councilor	Present	
Michael A. Fenton	President - Ward 2 Councilor	Present	

Moment of Silence - Pledge of Allegiance

II. Special Permits

1. Petition (ID # 3089)

For a Special Permit to Operate an Indoor Place of Amusement at the Property Known as 1250 St James Avenue (11170-0182) and WS St James Avenue (11170-0183), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request: See Above
Owner: Albany Road-St James Avenue, LLC
By: Christopher J. Knisley, President
Petitioner: Albany Road-St James Avenue, LLC
By: Christopher J. Knisley, President

COMMENTS - Current Meeting:

Read and hearing held at which Attorney Frank Fitzgerald appeared on behalf of the Petitioner Albany Road-St James Avenue, LLC along with Bruce Nolan Property owner and Bill Merrill Operator spoke in favor of the Petitioner's request to operate an Indoor Place of Amusement at the former location of the Entertainment Cinemas where the

Petitioner intends to renovate the existing building into an indoor trampoline park called "Bounce! Trampoline Sports". Councilor Williams asked what the timetable to be up and running and Mr. Merrill said after building permit about 4 to 5 months or late November, 2015. Councilor Twiggs asked what is a trampoline park and Mr. Merrill said it an indoor park with trampoline game such a basketball, dunking, dodge ball and would include food court. The Petitioner said it agreed with all the Hungry Hill Neighborhood Council condition except for conditions 5 and 8 and no one appeared in opposition and the hearing was closed. Councilor Ramos said he was concerned when cinemas went dark and he is glad to see a new project going into the building. Councilor Allen made a motion to accepted the amend the conditions as offered by the Hungry Hill Neighborhood Council with the exception of conditions #8 and #5 and the following changes where made; 5. Sale or presence of alcohol shall not be allowed in the trampoline area." and 8. The entrance and exit location for the site may change subject to all necessary and appropriate approvals" and was seconded by Councilor Rooke and said amendments passed by a majority vote with Councilors Shea, Hurst and Luna absent. The Special Permit as amended with conditions was granted by the following roll call vote.

ATTACHMENTS:

- 1250_St_James_Ave_Tax_Formal_2015 (PDF)
- St_James_Ave_1250_June_2016 (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	Timothy J. Rooke, At-Large Councilor
SECONDER:	Thomas M. Ashe, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

Motion To: A. Motion to Amend Conditions

COMMENTS - Current Meeting:

Councilor Rooke made a motion to accept the amend the conditions as offered by the Hungry Hill Neighborhood Council with the exception of conditions #5 and #8 and the following changes where made: 5. Sale or presence of alcohol shall not be allowed in the trampoline area." and 8. "The entrance and exit location for the site may change subject to all necessary and appropriate approvals" and was seconded by Councilor Ashe and said amendments passed by a majority vote with Councilors Shea, Hurst and Luna absent.

RESULT:	ADOPTED VOICE
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2. Petition (ID # 3090)

For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (12 Unit Residential) at the Property Known as 2612 Main Street (08130-0279), Under Abandonment and Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request:	See Above
Owner:	City of Springfield
By:	Stephen Lonergan, Collector-Treasurer
Petitioner:	Pentecostal Christian Church, Inc.
By:	Reverend William Torres

COMMENTS - Current Meeting:

Read and hearing held at which Rev. Daniel Torres appeared on behalf of the Petitioner Pentecostal Christian Church, Inc and spoke in favor of the request to re-open a non-confirming use (12 unit residential) because the building has been vacant for over 2 years. Rev. Torres, along with his father Rev. William Torres the founder of the Church, Rev. Efram Roman, Rev. Orlando Rivera, and Rev. Carmen Rivera said that his church intends to renovate and re-open the structure with 12 units with 12 parking spaces in rear of building and that the Church owns additional properties in the area and will manager of the units and have vested interest in seeing the property and area making improvements and no one appeared in opposition and the hearing was closed and after discussion the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- 2612_Main_St_tax_Formal_2015 (PDF)
- Main_St_2612_June_2015 (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	Orlando Ramos, Vice President
SECONDER:	E. Henry Twiggs, Ward 4 Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

III. Zone Changes**3. Zoning Ordinance 2015-6**

To Change from Residence B to Residence a the Land Generally Bounded by Fordham Street, Detroit Street, Beaven Street and St James Boulevard

PETITIONER: 10 Registered Voters

ADDRESS: Fordham Street, Detroit Street, Beaven Street and St James Boulevard

CHANGE REQUESTED: Res B to Res A

HISTORY:

06/15/15 City Council RECEIVED 1ST STEP
Next: 06/22/15

COMMENTS - Current Meeting:

Read for first time on June 15, 2015 and the Council received the Report and Passed 1st step and was referred to the Committee on Ordinances by an unanimous voice vote and public hearing is set for Monday, June 22, 2015. The Planning Board recommendation is to approve.

Read and hearing held in which Marie Koski, Viola Forgette, Mike Rogers, Bob Hendricks and Kathy Brown all appeared on behalf of a Petitioner from 10 registered voters and

spoke requesting a zone change from Residence B to Residence A to re-zone the land generally encompassed by Fordham Street, Detroit Street, Breaven Street and St. James Boulevard stating that the zone change would effect 16 properties including 3 vacant lots and 3, 2-family lots and 10 single family houses and would protect the neighborhood and would not effect the current 2-family homes and no one appeared in opposition and the hearing was closed. Councilor President Fenton left the Chair and VP Councilor Ramos took the Chair and Councilor Fenton said that this is a great day when citizens come down and request "quality of life" changes will effect the whole neighborhood and he is proud to support their efforts.

The Committee on Enrollment met on June 22, 2015 and found the zone change to be properly enrolled and referred the Zone Change to the full Council for passage and the Council passed the Zone Change by the following roll called vote.

ATTACHMENTS:

- 3175_Formal_Petition_2015 (PDF)
- 3175_Fordham_Detroit_Beaven_2015_CC (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	Timothy C. Allen, Ward 7 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

4. Zoning Ordinance 2015-7

To Change the Zoning of the Properties Formally Known as 47 Marble Street (08235-0042), 51 Marble Street (08235-0041), 57 Marble Street (08235-0040), 63 Marble Street (08235-0039), 67 Marble Street (08235-0038), 75 Marble Street (08235-0037), 79 Marble Street (08235-0036), 95 Marble Street (08235-0030), 99 Marble Street (08235-0029) and 105 Marble Street (08235-0028) from Residence C to Open Space.

PETITIONER: Springfield Park Commission

ADDRESS: Marble Street

CHANGE REQUESTED: Res C to Open Space

COMMENTS - Current Meeting:

Read on June 1, 2015 and the Council received the Report and Passed 1st step and was referred to the Committee on Ordinances by an unanimous voice vote and public hearing is set for Monday, June 22, 2015. The Planning Board recommendation is to approve.

Read and hearing held in which Peter Garvey, Director of Capital Asset and Construction and Patrick Sullivan, Director of Parks, Building and Recreation Management appeared on behalf of the Petitioner Springfield Park Commission spoke requesting a zone change from Residence C to Open Space at properties formally known as 47 Marble, 57 Marble, 63 Marble, 67 Marble, 75 Marble, 79 Marble, 95 Marble, 95 Marble, 99 Marble and 105 Marble Streets seeking to provide consistency with the zoning on the remaining portions of

Emmerson Wright Park and to help facilitate the new construction of the South End Community Center, which will be located on a portion of the park and no one appeared in opposition and the hearing was closed.

The Committee on Enrollment met on June 22, 2015 and found the zone change to be properly enrolled and referred the Zone Change to the full Council for passage and the Council passed the Zone Change by the following roll called vote.

ATTACHMENTS:

- Emmerson_Wight_Zone_Change_2015 (PDF)
- 3176_Marble_St_2015_CC (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	Kateri B. Walsh, At-Large Councilor
SECONDER:	Clodo Concepcion, Ward 5 Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

IV. Petitions

5. Order (ID # 3119)

Order Approving First Amendment to Host Community Agreement

The First Amendment updates the description of the Project Site to more accurately reflect the location of the Project pursuant to Blue Tarp reDevelopment LLC's submissions to the Massachusetts Gaming Commission.

COMMENTS - Current Meeting:

Read and an explanation as given Attorney Frank Fitzgerald, representing MGM, spoke relative to the 1st amendment. Attorney Fitzgerald said that at the approval of the Host Agreement in May 2013 and Exhibit attached to the Host Agreement included the property known at 1317-1343 East Columbus Avenue (Parcel 14) but MGM does not have control of the Parcel 14 and Parcel 14 was not purchased and was not included in the gaming license approved by the Massachusetts Gaming Commission.

City Solicitor Edward Pikula spoke stating among other things that the amendment to the casino boundary must conform to the boundary as set forth in the property approved by the Gaming Commission and that the owners of the law office property did file litigation in Massachusetts Land Court that is still under review and he has to report back to the Court on June 29, 2015 relative to Council vote on the amendment and Court hearing on July 1, 2015 and Court motions on summary judgment on July 30, 2015. Solicitor Pikula also said that the casino footprint totals 14.5 acres and the amendment would eliminate Parcel 14 which was roughly 4,500 square feet. This amendment and other are allowed by the Host Community Agreement (HCA) and the owners of Parcel 14 had a purchase and sales agreement with MGM and instead of suing MGM they are trying to stop the City Council from granting a Zone Change and/or amending the HCA. Solicitor Pikula said that both parties agreed in Land Court that the HCA with MGM can be amended if the amendment is agreed upon by both sides and is in writing. Solicitor Pikula said that the City Council is

not liable individually and read from the Land Court docket sheet regarding the Land Court case is "whether the Court should grant an injunction to prevent the Springfield City Council from acting on the Zoning Map Change" and the Court said no the request for an injunction.

Councilor Allen said he had some questions and concerns which he thought could be better answered in executive session and made a motion to go in executive session to discuss on-going/pending litigation and to return to open session and was seconded by Councilor Ramos and said motion failed to pass.

Councilor Allen asked about the history of suit and legal risk to Council and/or City and Solicitor Pikula said the suit was filed January 29, 2015 in Land Court to prevent the Council from taking any actions that would take Parcel 14 out of the HCA or a zoning change and the Court said we are not going to "grant an injunction against the City" and asked whether it was the intention of the City to vote on amending the HCA or zone change and that why this amendment is before the Council. The suit does not ask for damages against the City or the Council it's just to delay and stop a vote by the Council. Councilor Allen then asked was the property part of the HCA and Solicitor Pikula said yes and is still part of the HCA and this amendment is to take it out of the HCA. Councilor Allen the asked if the suit is an attempt by the owners of Parcel 14 to have the Council resolve a private business transaction and Solicitor Pikula said in his opinion the suit has nothing to do with land use but I an attempt by the owners of Parcel 14 too slow down the process and to force MGM to come back to the table.

Councilor Allen asked if there were any risks to Council if the Council were to approve the amendment and Councilor President Fenton said that is a question for "Executive Session" and Solicitor Pikula agreed.

Councilor Ramos made a motion to go into executive session to discuss pending litigation and to return to open session and was seconded by Councilor Allen and Councilor President Fenton asked the Clerk Wayman Lee if the vote was a majority of the members present or a majority of the members of the whole body and Clerk Lee said a majority of the members of whole body or 7 votes and said motion failed to pass.

Councilor Allen asked if he could ask the question and Council President Fenton said no and Councilor Allen then asked if the City still using the Chicago Law firm with history of licensing gaming casinos and do they agreed with the Law Department assessment and Solicitor Pikula said yes to both questions. Councilor Allen asked what are the pluses and minuses if Council vote for the amendment and Solicitor Pikula said the plus is that if the Council vote to pass the amendment the case is over and he does not see any minuses or downside. Solicitor Pikula also said that if the Owners have any concerns they can be brought up at the "Site Plan Review" and "Overly Casino District" hearing and not through an action to stop the Council from voting on this amendment because they would preserve all their rights if they were dissatisfied with site plan review or overly casino district results.

Councilor Allen asked if the problems with highway construction is the reason for this request and Solicitor Pikula said no. Councilor Allen asked why is the casino map that the voters voted on has changed and Solicitor Pikula said because the Gaming Commission did not include Parcel 14 into MGM's casino license because MGM did not own or have control of Parcel 14.

Councilor Walsh asked Solicitor Pikula that there has been a change to map that was attached to the HCA and whether it is relevant to this amendment that the Council needs the "back story" as to why Parcel 14 is not part of the MGM's license and Solicitor Pikula said yes to the map change and no to the "back story" because the Council vote is on a land use issue and will report to the Court that the Council has acted and if approved will argue for dismissal of the law suit as being "moot" as suggested by the Court

Councilor Twiggs asked Solicitor Pikula "so all you are asking the Council to do is to vote yes or no on the amendment so that we understand that there has been a change in the original HCA" and Solicitor Pikula said "that's it" and the vote will change the HCA by eliminating Parcel 14. Solicitor Pikula recalled a question from the Court to Mr. Michelman "are you saying that not inch that is included in the HCA can be changed and Mr. Michelman said yes to the Court" and Solicitor Pikula said that make no sense because the HCA allow for amendments. Councilor Twiggs asked what if the Council vote no and Solicitor Pikula said he would report that to the Court. There being no further questions the Order then passed by the following roll call vote.

ATTACHMENTS:

- Exhibit #1 to Order Approving First Amendment to Host Community Agreement (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	E. Henry Twiggs, Ward 4 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

Motion To: A. Motion to Go into Executive Session and to Return to Open Session

COMMENTS - Current Meeting:

Councilor Allen said he had some questions and concerns which he thought could be better answered in executive session and made a motion to go in executive session to discuss on-going/pending litigation and to return to open session and was seconded by Councilor Ramos and said motion failed to pass by the following roll call vote.

RESULT:	DEFEATED [5 TO 5]
MOVER:	Timothy C. Allen, Ward 7 Councilor
SECONDER:	Orlando Ramos, Vice President
AYES:	Ashe, Allen, Ramos, Walsh, Fenton
NAYS:	Concepcion, Rooke, Williams, Twiggs, Edwards
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

Motion To: B. Motion to Go into Executive Session and to Return to Open Session

COMMENTS - Current Meeting:

Councilor Ramos made a motion to go into executive session to discuss pending litigation and to return to open session and was seconded by Councilor Allen and said motion failed to pass by the following roll call vote.

RESULT:	DEFEATED [5 TO 5]
MOVER:	Orlando Ramos, Vice President
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Ashe, Allen, Ramos, Walsh, Fenton
NAYS:	Concepcion, Rooke, Williams, Twiggs, Edwards
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna


City of Springfield

36 Court Street
Springfield, MA 01103

ADOPTED
PETITION (ID # 3089)

Meeting: 06/22/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3089

**For a Special Permit to Operate an Indoor Place of
Amusement at the Property Known as 1250 St James Avenue
(11170-0182) and WS St James Avenue (11170-0183), as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article 4, Table 4-4, Section 17.2 (1).**

Request: See Above
Owner: Albany Road-St James Avenue,
LLC
By: Christopher J. Knisley, President
Petitioner: Albany Road-St James Avenue,
LLC
By: Christopher J. Knisley, President

RESULT:	ADOPTED [10 TO 0]
MOVER:	Timothy J. Rooke, At-Large Councilor
SECONDER:	Thomas M. Ashe, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

COPY

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to operate an Indoor Place of Amusement at the property known as 1250 St James Avenue (11170-0182) and WS St James Avenue (11170-0183), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Mailing Address:

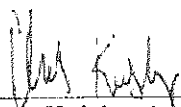
10 High Street, Suite 700
Boston, MA 02110

Owner & Petitioner:

Albany Road-St James Avenue, LLC

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY:



Christopher J. Knisley, President and
Authorized Signatory

Attachment: 1250_St_James_Ave_Tax_Form_2015 (3089 : 1250 St James Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 27, 2015

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1250 St James Avenue -- (11170-0182)

Petitioner: Albany Road -- St James Avenue LLC

Landlord: Springfield regal Associates Limited Partnership

Stephen J. Loneragan: Treasurer/Collector

Attachment: 1250 St James Ave Tax Form 2015 (3089 : 1250 St James Avenue)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 27, 2015

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: WS St James Avenue – (11170-0183)

Petitioner: Albany Road – St James Avenue LLC

Landlord: Springfield regal Associates Limited Partnership

Stephen J. Lonergan: Treasurer/Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1250 ST JAMES AVENUE (11170-0182) & WS ST JAMES AVENUE (11170-0183)
INDOOR PLACE OF AMUSEMENT (TRAMPOLINE PARK)**

General Information

Petitioner:	Albany Road – St James Avenue, LLC
Request:	Indoor place of amusement – trampoline park.
Proposed use of the property:	Trampoline park
Size:	594,158 s.f. (approx. 13.6 acres)
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 5-28-15
Tax Status:	SEE ATTACHED
Site Visit:	6-9-15
Scheduled Hearing Date:	6-22-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and Industrial A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north are a fast food restaurant and vacant commercial building zoned Business A.
- To the south are single-family homes zoned Residence A.
- To the west is the Springfield Plaza zoned Business A and Industrial A.
- To the east are single-family homes zoned Residence A.

Site plan review:

The petitioner has requested a special permit to operate an indoor place of amusement at the property located at 1250 St James Avenue. This was the former location of the Entertainment Cinemas. The petitioner intends to renovate the existing building into a trampoline park known as *Bounce! Trampoline Sports*.

As noted above, this location was the former location of a large cinema complex which recently closed. The petitioner intends to renovate the existing theater spaces into a new trampoline park. This will be a large

recreational facility which utilizes large format trampolines for a number of different uses. The site plan submitted indicates that there will be "slam dunk" basketball hoops and foam pits. Other uses include trampoline dodgeball courts and "ninja" courts. The petitioner has indicated that this facility caters to families, large groups for parties, camps, schools and other special events. It should be noted that the trampoline park will only be located in one (1) side of the building. The petitioner has indicated they do not yet have any definitive plans for the second half of the building but they believe it would be used for retail space.



After reviewing the proposed plans and visiting the site, the staff does not object to the proposed use. The staff believes this is a unique re-use of a vacant property and one that will not have a negative effect on the surrounding neighborhood. It should be noted that the existing site already has a large number of on-site parking so large groups can easily be accommodated. No changes to the exterior of the site are planned.

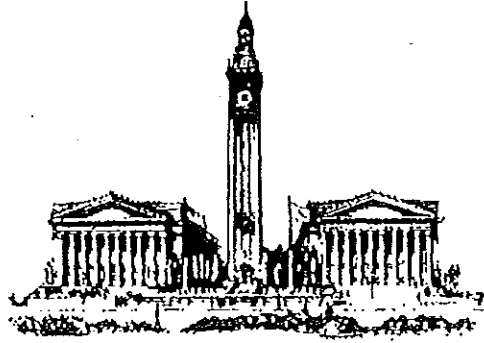
Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of an indoor place of amusement (trampoline park) at the property known as 1250 St James Avenue (11170-0182) and WS St James Avenue (11170-0183).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #10.
4. Any and all Building Permits shall be obtained prior to any construction.
5. The site, including all landscaped areas shall be maintained and kept free of all litter, trash and debris.
6. The public tree belts and sidewalks along St James Avenue shall be maintained, including snow removal.
7. Any and all dumpsters shall be completely enclosed.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$200 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 27, 2015

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1250 St James Avenue – (11170-0182)

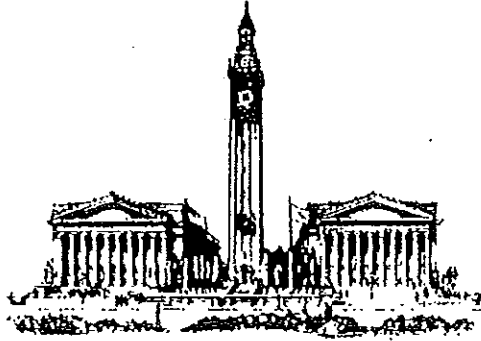
Petitioner: Albany Road – St James Avenue LLC

Landlord: Springfield regal Associates Limited Partnership

Stephen J. Loneragan: Treasurer/Collector

Attachment: St_James_Ave_1250_June_2016_(3089 : 1250 St James Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 27, 2015

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

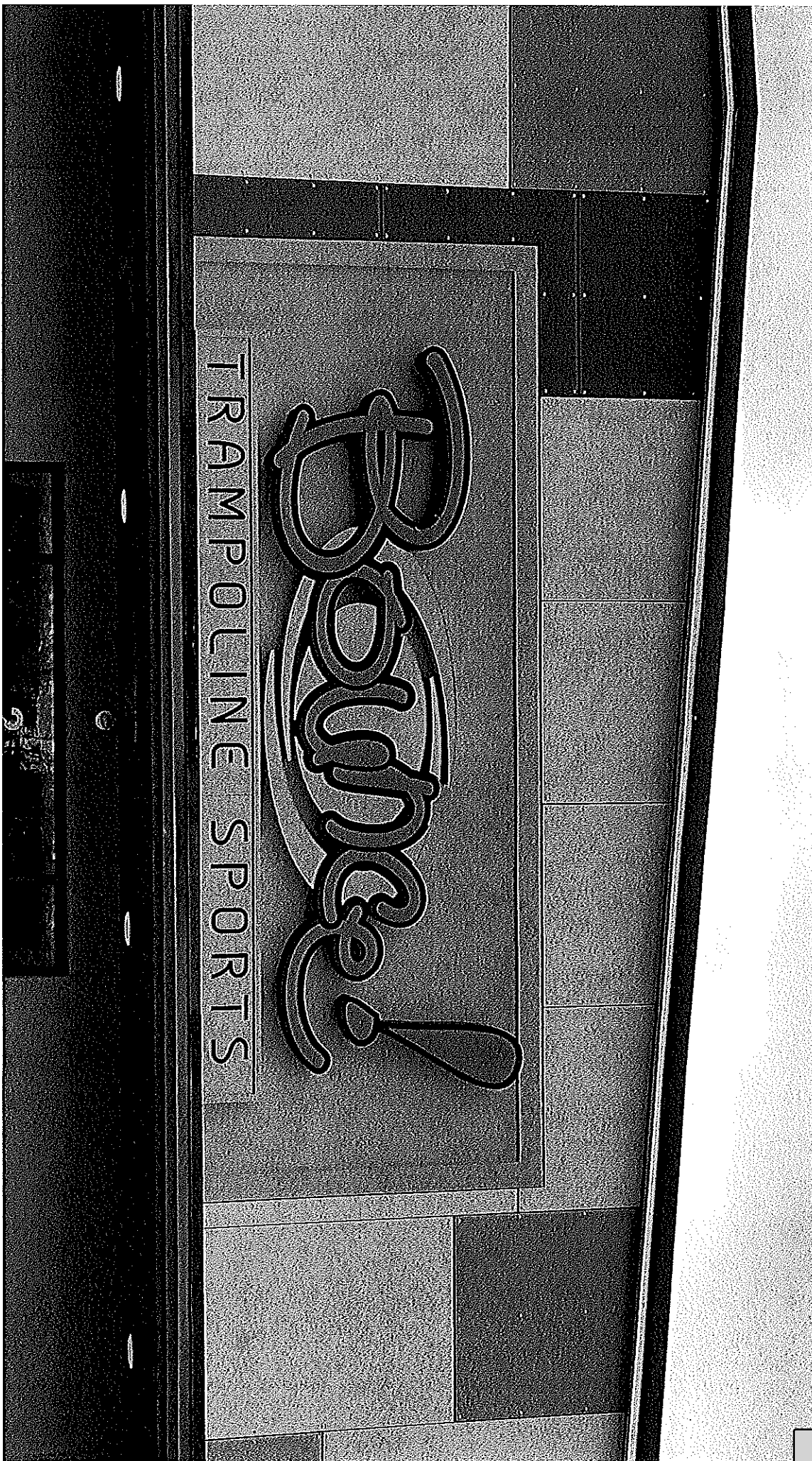
Special Permit: WS St James Avenue – (11170-0183)

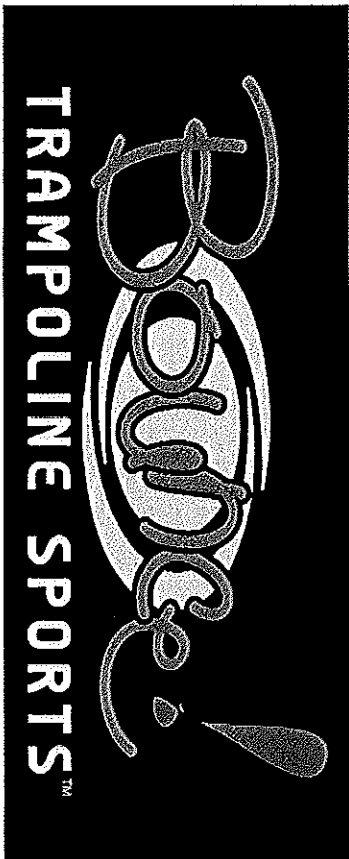
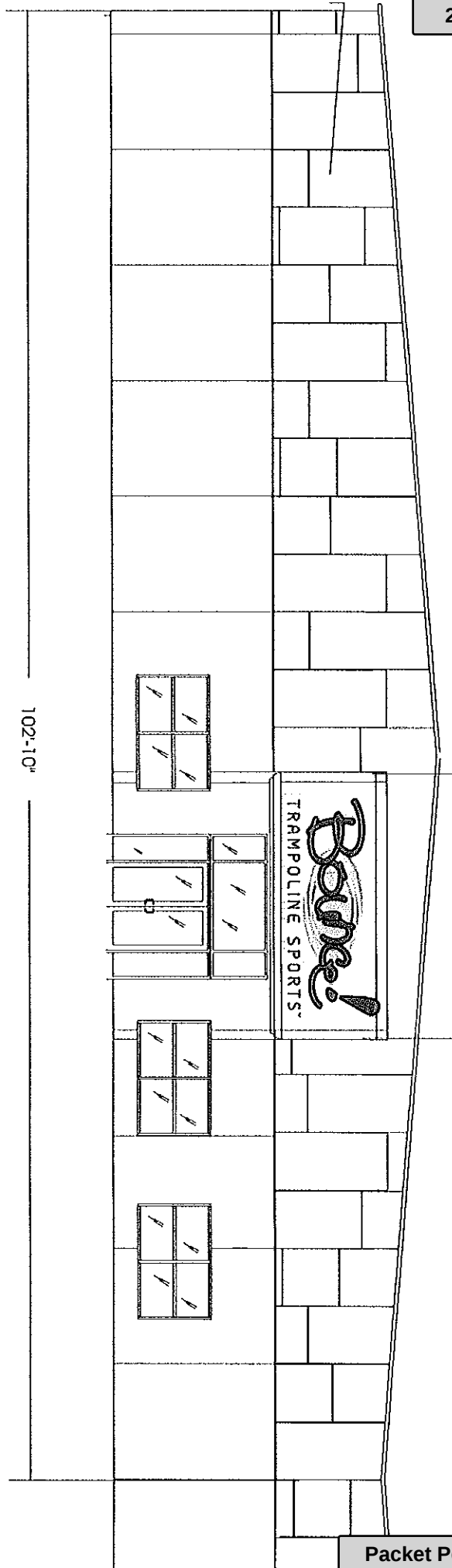
Petitioner: Albany Road – St James Avenue LLC

Landlord: Springfield regal Associates Limited Partnership

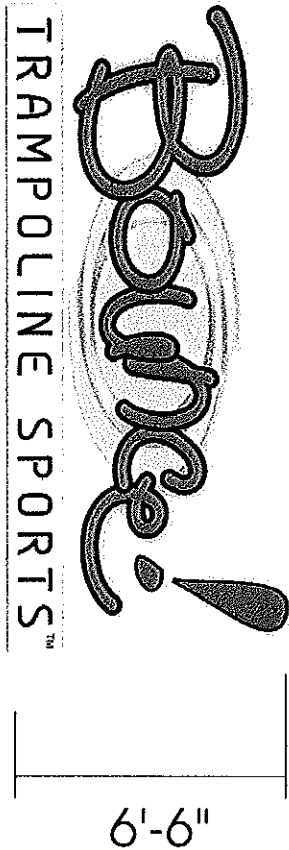
Stephen J. Loneragan: Treasurer/Collector

Attachment: St James Ave 1250 June 2016 (3089 : 1250 St James Avenue)





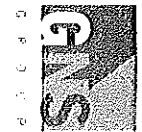
nightview



Tagline cabinet with facing painted to match sign band

Project Description:

Proposed 100 SF Channel Letter Set for Bounce! Trampoline Sports at Neptune Commerce Center



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupid.com

Client:

Bounce!

File Name:

TCD Neptune Commerce
Center \ Bounce
Channels.cdr

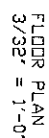
Date:

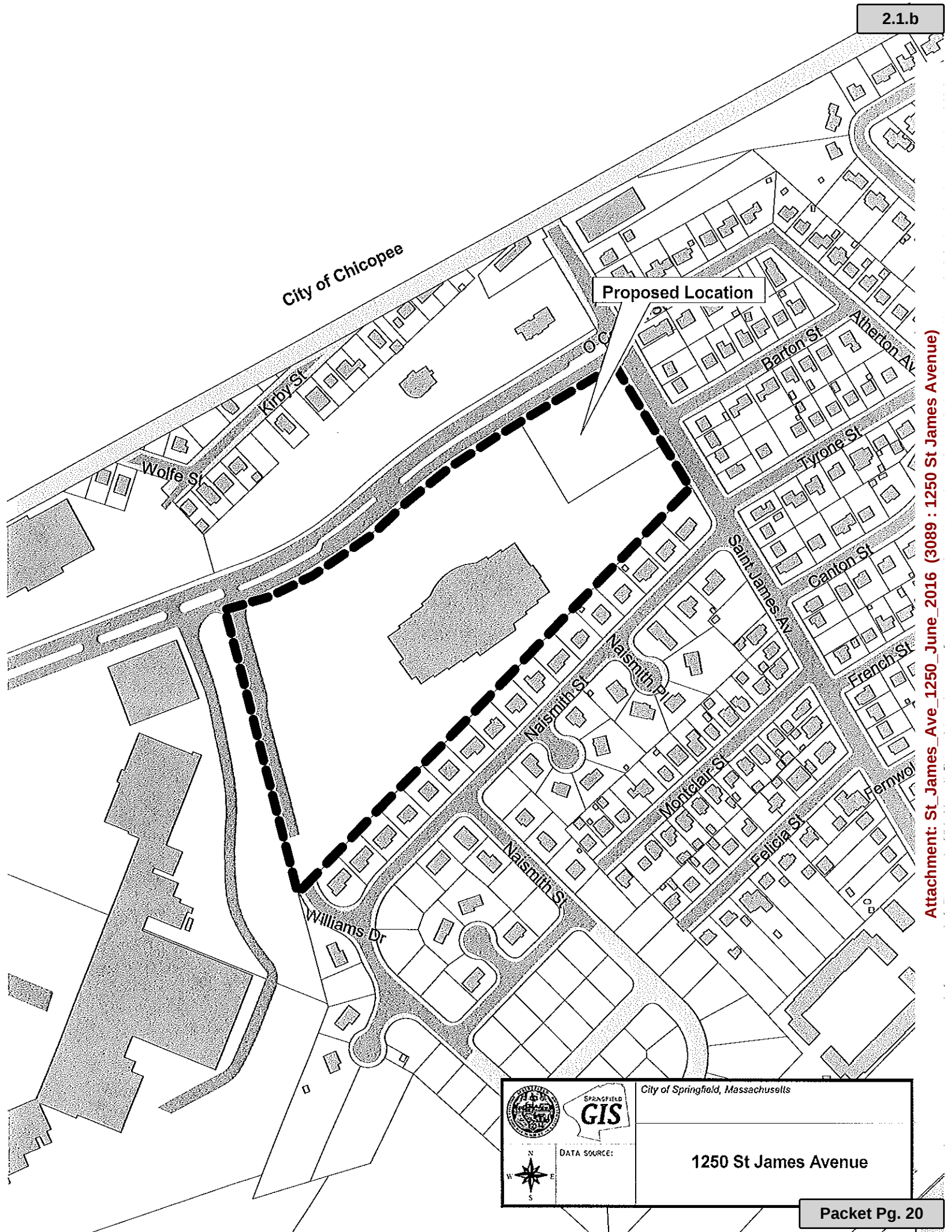
11/7/2013
rnsd 12/4

Client Approval:

Date:

This diagram is the property of GNS Group Inc. and may not be reproduced without written consent until such time an agreement has been reached as to the terms and conditions of the sale of this diagram.

PLOT DATE: May 17, 15



Attachment: St James Ave 1250 June 2016 (3089 : 1250 St James Avenue)

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	1250 St James Avenue


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
PETITION (ID # 3090)

 Meeting: 06/22/15 07:00 PM
 Department: Economic Development
 Category: Special Permit
 Prepared By: Phil Dromey
 Initiator: Phil Dromey
 Sponsors:
 DOC ID: 3090

For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (12 Unit Residential) at the Property Known as 2612 Main Street (08130-0279), Under Abandonment and Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request:	See Above
Owner:	City of Springfield
By:	Stephen Lonergan, Collector-Treasurer
Petitioner:	Pentecostal Christian Church, Inc.
By:	Reverend William Torres

RESULT:	ADOPTED [10 TO 0]
MOVER:	Orlando Ramos, Vice President
SECONDER:	E. Henry Twiggs, Ward 4 Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

To, The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to reopen a pre-existing, non-conforming use (12 unit residential) at the property known as 2612 Main Street (08130-0279), under Abandonment and Non-Use, as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

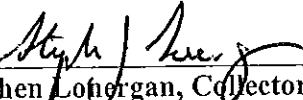
Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

I hereby certify that I am the owner or acting on behalf of the owner.

By: 
 Stephen Lohorgan, Collector-Treasurer

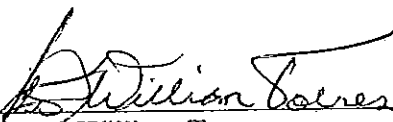
Mailing Address:

23 Arch Street
 Springfield, MA 01103

Petitioner:

Pentecostal Christian Church, Inc.

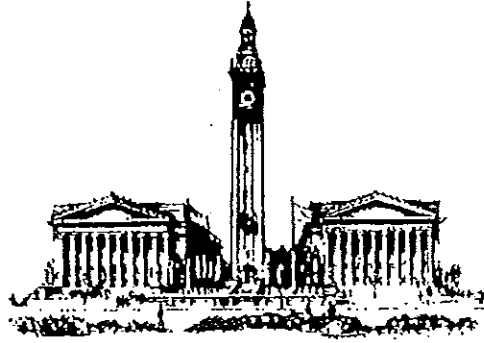
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 
 Reverend William Torres

RECEIVED
 2015 MAY 28 A 10:52
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Attachment: 2612_Main_St_tax_Form_2015 (3090 : 2612 Main Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/20/15

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 2612-2616 Main Street (08130-0249)

Petitioner: William Torres for Pentecostal Christian Church Inc.

Landlord: City of Springfield

A handwritten signature in black ink, appearing to read "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**2612 MAIN STREET (08130-0249)
RE-OPEN A PRE-EXISTING, NON-CONFORMING USE (12-UNIT RESIDENTIAL)**

General Information

Petitioner:	Pentecostal Christian Church, Inc.
Request:	Re-open a pre-existing, non-conforming, twelve (12) unit apartment building.
Proposed use of the property:	Twelve (12) unit apartment building
Size:	12,150 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 5-28-15
Tax Status:	SEE ATTACHED
Site Visit:	6-9-15
Scheduled Hearing Date:	6-22-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a mixed use commercial building zoned Business A and Business B.
- To the south is a commercial building zoned Business A.
- To the west is a church zoned Residence C.
- To the east are retail operations zoned Business A.

Site plan review:

The petitioner has requested a special permit to re-open a pre-existing, non-conforming residential apartment building at the property known as 2612 Main Street. A special permit is required as the building has been vacant for over two (2) years. The petitioner intends to renovate and re-open the structure with a total of twelve (12) units. It should be noted that this building is currently owned by the City of Springfield as it was taken through the tax title process. The City issued a Request for Proposals (RFP) and the petitioner was chosen as the preferred developer.

As noted above, this property is currently vacant and has been for a number of years. Prior to the City taking ownership of the building, the property had a long history of being poorly maintained and had experience vandalism, fires and numerous code violations. A rear section of the building was also demolished by the City.

In February of this year, the City issued an RFP for the redevelopment of the property. As noted above, the Pentecostal Christian Church was chosen as the preferred developer. The petitioner intends to completely renovate the existing building into twelve residential units. The renovations also include the creation of a twelve (12) space parking lot in the rear of the building. There is currently no on-site parking for this building.



After reviewing the submitted plans and visiting the site, the staff does not object to the proposed request. The staff is very pleased that this historic building is being restored to its original use and believes that new off-street parking will better accommodate the potential new residents. It should also be noted that the petitioner owns a number of the surrounding properties and therefore has a vested interest in the immediate area. As such the staff strongly believes that this property will have better overall management and will be better maintained over time.

Recommendation

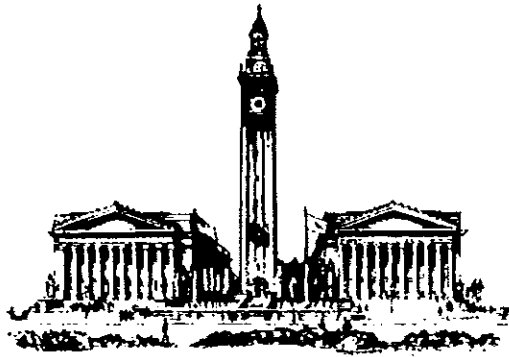
Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to re-open a pre-existing, non-conforming use (residential structure) at the property known as 2612 Main Street (08130-0249).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #10.
4. Any and all Building Permits shall be obtained prior to any construction.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit and/or the start of construction.
6. The landscaping and fencing shall be installed as per the attached plans.
7. All landscaped areas shall be maintained and kept free of all litter, trash and debris.
8. The public tree belts and sidewalks along Main Street and Arch Street shall be maintained, including snow removal.
9. The dumpster shall be completely enclosed.

10. The building shall be maintained graffiti free.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$200 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/20/15

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

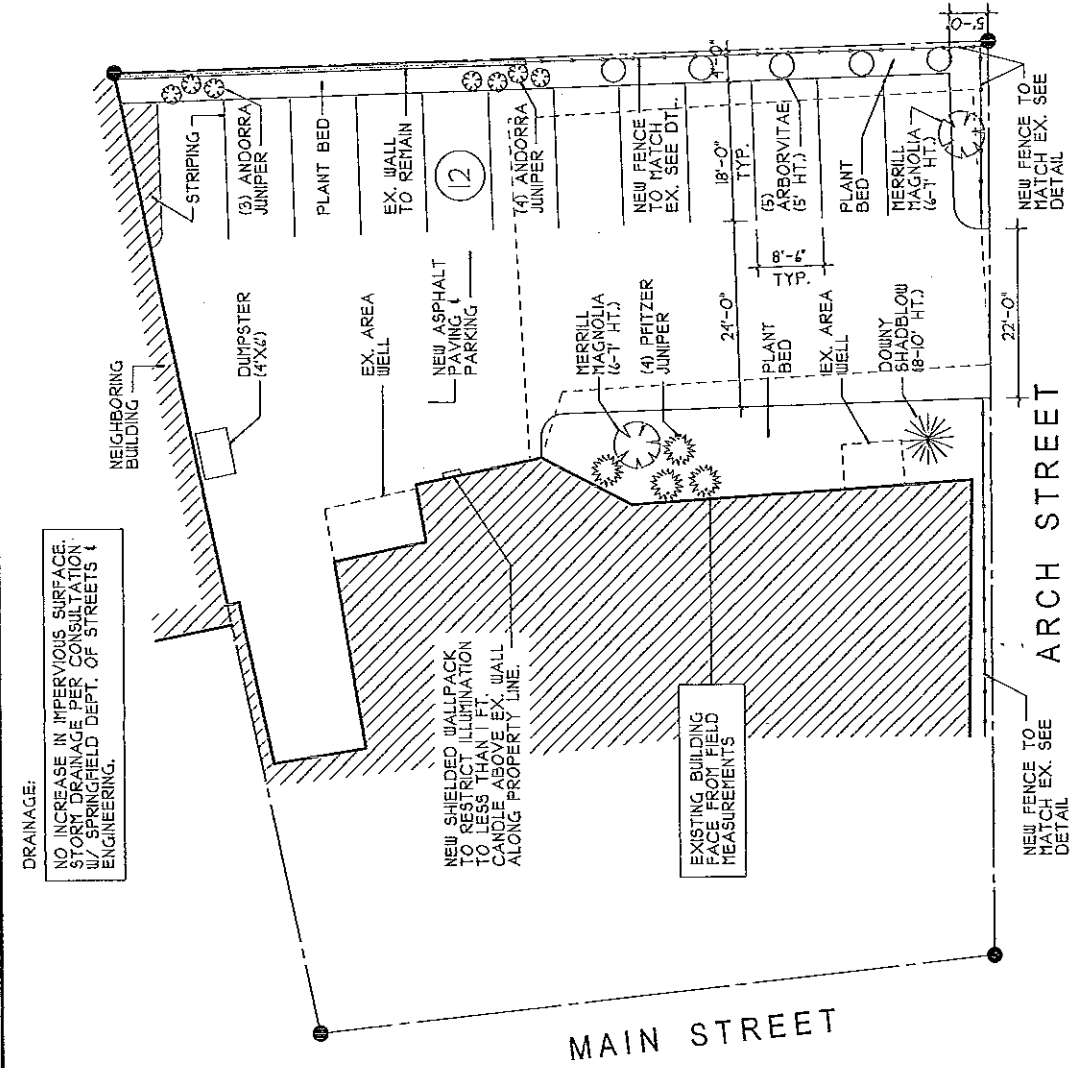
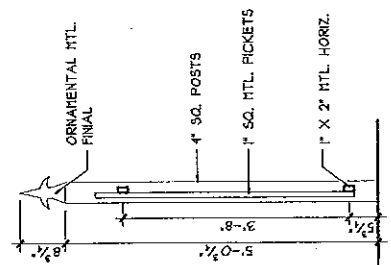
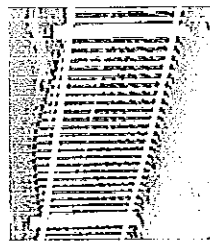
Special Permit: 2612-2616 Main Street (08130-0249)

Petitioner: William Torres for Pentecostal Christian Church Inc.

Landlord: City of Springfield

Stephen J. Loneragan: Treasurer/Collector

Attachment: Main_St_2612_June_2015 (3090 : 2612 Main Street)

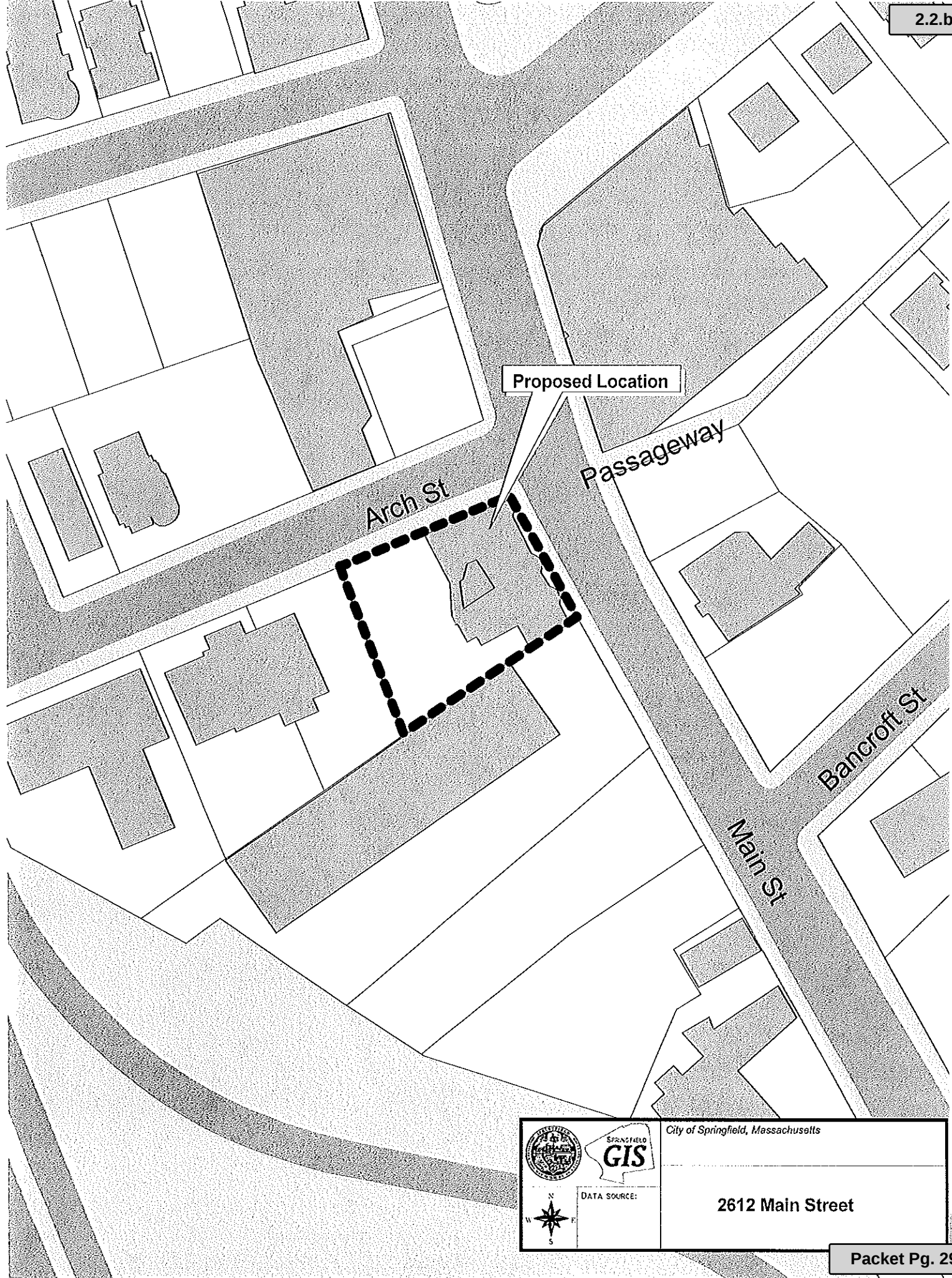


PROPOSED PARKING SPACES = 12 TOTAL

[illegible]

CS

Carlson & Schmitt Architects, Inc.
 1 BROAD AND STATION STATIONS, 4th FLOOR
 NEWTON, MASSACHUSETTS 02459
 TEL. 552-1100 FAX. 552-1101



Attachment: Main St 2612 June 2015 (3090 : 2612 Main Street)

  	City of Springfield, Massachusetts
	2612 Main Street

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to change from Residence B to Residence A, the following land:

3 Fordham Street (05250-0026), 4 Fordham Street (05250-0001), 7 Fordham Street (05250-0025), 8 Fordham Street (05250-0002), 11 Fordham Street (05250-0024), 16 Fordham Street (05250-0004), 17 Fordham Street (05250-0023), 14 Detroit Street (03870-0003), 20 Detroit Street (03870-0005), 114 St James Boulevard (11172-0015), 18 Beaven Street (01160-0003), 28 Beaven Street (01160-0005), 32 Beaven Street (01160-0006), NS Beaven Street (01160-0004), SS Beaven Street (01160-0010) and SS Beaven Street (01160-0009).

Petitioners:

Ten Registered Voters

BY: Kathleen Brown et al.

A true copy of a petition referred to the Planning Board on:
 April 17, 2015

Attest:



Wayman Lee, Esquire

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**LAND GENERALLY ENCOMPASSED BY FORDHAM STREET, DETROIT STREET,
BEAVEN STREET & ST JAMES BOULEVARD**

RESIDENCE B TO RESIDENCE A

GENERAL INFORMATION

Applicant:	Ten (10) Registered Voters
Request:	Residence B to Residence A
Location:	Land generally encompassed by Fordham Street, Detroit Street, Beaven Street and St James Boulevard.
Parcel Size:	Approximately 2.9 acres
Purpose:	To restrict the construction of or conversion to two-family houses.
Surrounding Land Use and Zoning:	The property is located within the East Springfield neighborhood and is comprised of primarily single-family homes. The surrounding land uses include: To the north is the Mary O. Pottenger Elementary School zoned Residence B. To the south are single-family homes zoned Residence A. To the east is Marshall Roy Park zoned Open Space. To the west are commercial uses zoned Business A.
Comprehensive/ Neighborhood Plan:	The East Springfield Neighborhood Plan identifies this area to be rezoned from Residence B to Residence A.
Site Visit:	4-27-15
Neighborhood Council Notification:	East Springfield Neighborhood Council: 4-21-15
Planning Board Hearing Date:	5-6-15

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The East Springfield Neighborhood Council, through ten (10) registered voters, has petitioned to rezone the land generally encompassed by Fordham Street, Detroit Street, Beaven Street and St James Boulevard from Residence B to Residence A.

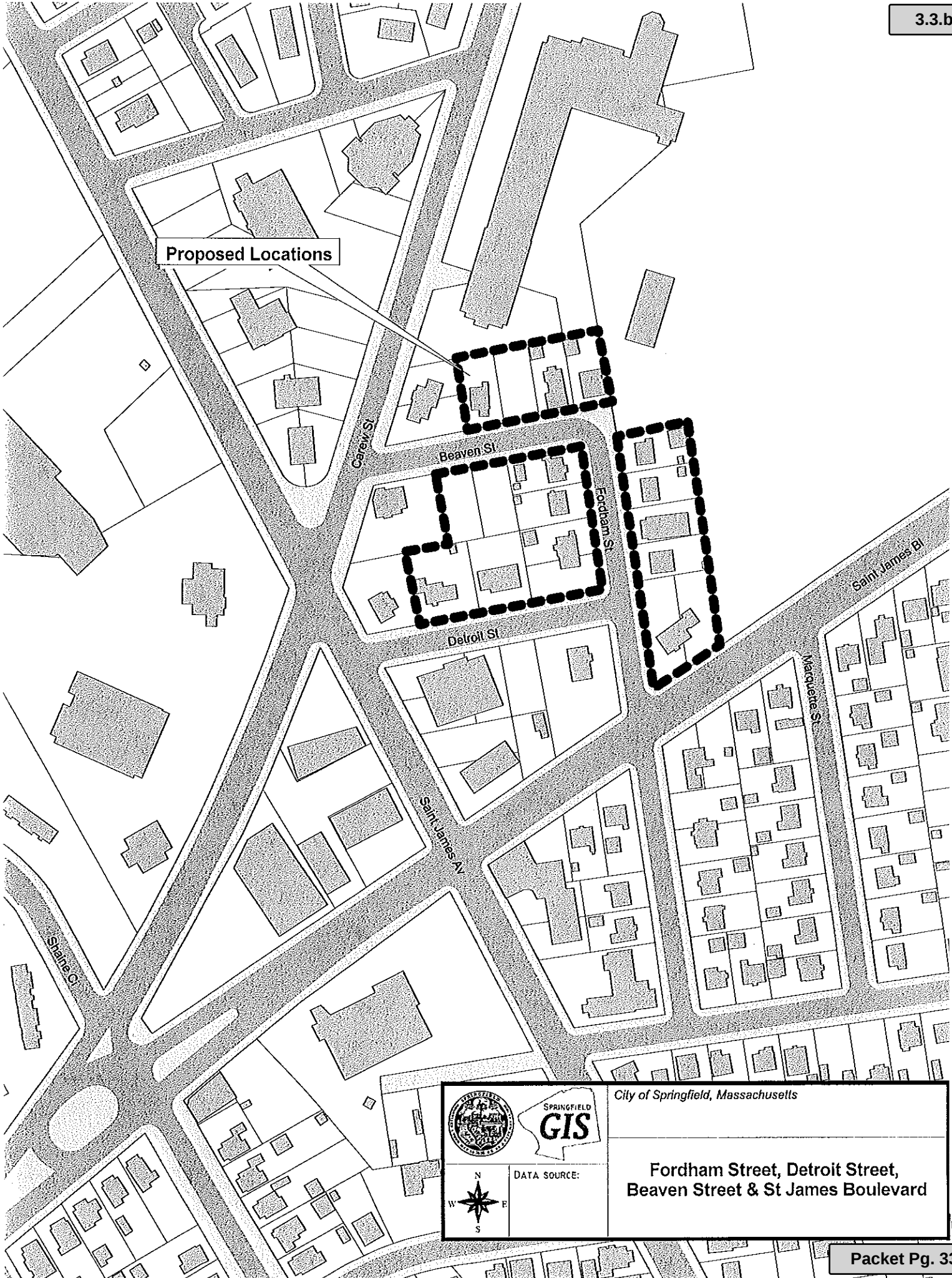
As with previous large-scale neighborhood wide zone changes, the staff reviews the properties to ensure that the proposed zone change reflects the predominate land use within the area. In this particular case, there are a total of sixteen (16) properties affected by the proposed change. Out of those sixteen (16) properties, there are three (3) vacant lots and three (3) properties currently being assessed as two-family homes. The remaining ten (10) properties are currently being assessed as single-family homes. As such, the staff believes that single-family development is clearly the predominate land use of this section of the East Springfield Neighborhood. Further, as noted above, this area of the East Springfield Neighborhood was also identified to be rezoned within the East Springfield Neighborhood Plan, created in October 1996.

It is important to note that, if approved, a change to Residence A will not affect the existing, legal, two-family homes within this area. All existing, legally permitted, uses will be allowed to continue. The proposed zone change would prohibit the construction of a two-family home on any of the vacant lots and would also not allow the conversion of a single-family house to a two-family dwelling.

RECOMMENDATION

Approve.

Proposed Locations





City of Springfield, Massachusetts



DATA SOURCE:

**Fordham Street, Detroit Street,
Beaven Street & St James Boulevard**

Attachment: 3175_Fordham_Detroit_Beaven_2015_CC (Z-2015-6 : Fordham Street, Detroit Street, Beaven Street, St James Boulevard)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3175
SECTION: 35

DATE: May 7, 2015

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: 10 Registered Voters

ADDRESS: Land generally bounded by Fordham Street, Detroit Street and St James Boulevard

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

PETITIONER'S PURPOSE STATEMENT: To restrict the construction and/or conversion of property to two-family dwellings.

DATE OF PUBLIC HEARING: May 6, 2015

DATE OF FINAL DECISION: May 6, 2015

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

FINAL MOTION: Approve

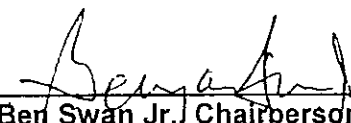
IN FAVOR: six (6): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Ms. McQuade

OPPOSED: one (1): Mr. Cignoli

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Ben Swan Jr., Chairperson

Attachment: 3175_Fordham_Detroit_Beaven_2015_CC (Z-2015-6 : Fordham Street, Detroit Street, Beaven Street, St Jame Boulevard)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

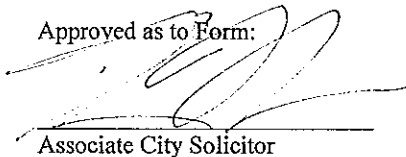
AN ORDINANCE

AMENDING SECTION 35 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 **Residence A** the zoning on Plot #3175, Section 35 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 35 Building Zone Map of the City of Springfield."

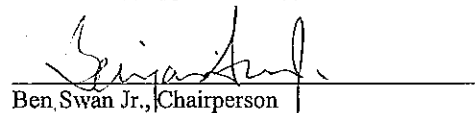
Approved as to Form:



Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 6, 2015 regarding the above Ordinance amendment.

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


Ben Swan Jr., Chairperson

CITY CLERK'S OFFICE
SPRINGFIELD, MA

2015 MAY -7 A 11:14

RECEIVED



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 35 BUILDING ZONE MAP

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 Residence A** the zoning on **Plot #3175, Section 35** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 35 Building Zone Map of the City of Springfield.**"

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to change the zoning of the properties formally known as 47 Marble Street (08235-0042), 51 Marble Street (08235-0041), 57 Marble Street (08235-0040), 63 Marble Street (08235-0039), 67 Marble Street (08235-0038), 75 Marble Street (08235-0037), 79 Marble Street (08235-0036), 95 Marble Street (08235-0030), 99 Marble Street (08235-0029) and 105 Mable Street (08235-0028) from Residence C to Open Space.

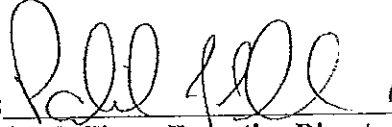
Mailing Address:

200 Trafton Road
Springfield, MA 01108

Owner & Petitioner:

Springfield Park Commission

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY: 

Patrick Sullivan, Executive Director
Department of Parks, Buildings and
Recreational Management

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**PROPERTIES FORMALLY KNOWN AS 47 MARBLE STREET, 51 MARBLE STREET, 57
MARBLE STREET, 63 MARBLE STREET, 67 MARBLE STREET, 75 MARBLE STREET, 79
MARBLE STREET, 95 MARBLE STREET, 99 MARBLE STREET
AND 105 MARBLE STREET**

RESIDENCE C TO OPEN SPACE

GENERAL INFORMATION

Applicant:	Springfield Park Commission
Request:	Residence C to Open Space
Location:	Properties formally known as 47 Marble Street, 51 Marble Street, 57 Marble Street, 63 Marble Street, 67 Marble Street, 75 Marble Street, 79 Marble Street, 95 Marble Street, 99 Marble Street and 105 Marble Street
Parcel Size:	Approximately 1.5 acres (68,339 s.f.)
Purpose:	Consistency with the surrounding zoning found within the Emmerson Wight Park and other park properties throughout the City.
Surrounding Land Use and Zoning:	The property is located within the South End neighborhood and is located in an area with primarily residential uses. The surrounding land uses include: To the north are a mix of single and two-family homes zoned Residence B, Residence C and Business A. To the south is the Emmerson Wight Park zoned Open Space. To the east is a Springfield Housing Authority housing development zoned Residence C. To the west are a mix of single and two-family homes zoned Residence C.
Comprehensive/ Neighborhood Plan:	The South End Neighborhood Plan identifies shows no changes to this area.
Site Visit:	5-28-15
Neighborhood Council Notification:	South End Citizens Council: 5-19-15
Planning Board Hearing Date:	6-3-15

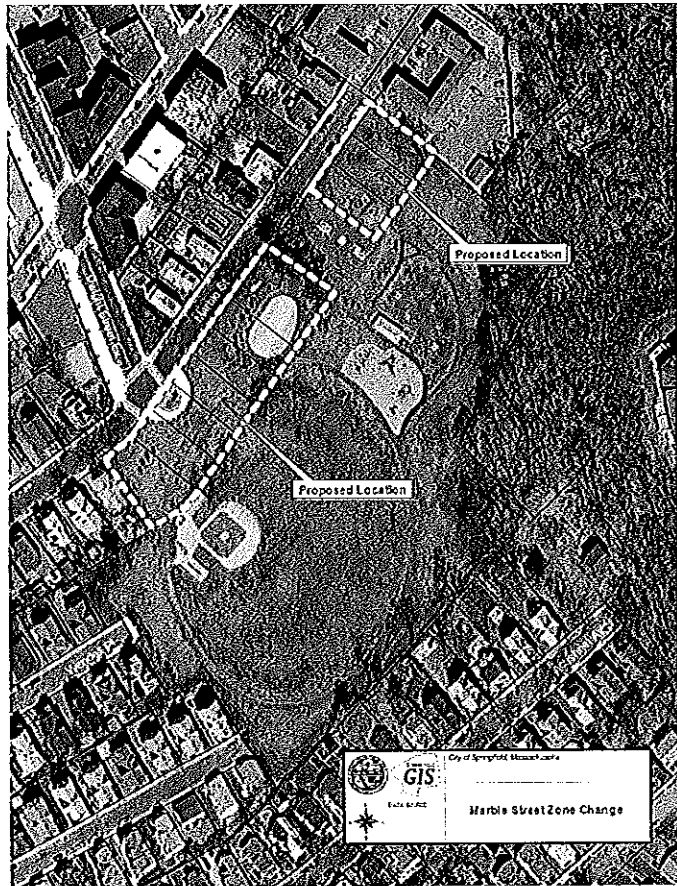
SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The Springfield Park Commission has requested to change the zoning of a number of parcels along Marble Street from Residence C to Open Space. This change will provide consistency with the zoning on the remaining portions of the Emmerson Wight Park and also help facilitate the new construction of the South End Community Center, which will be located on a portion of the park.

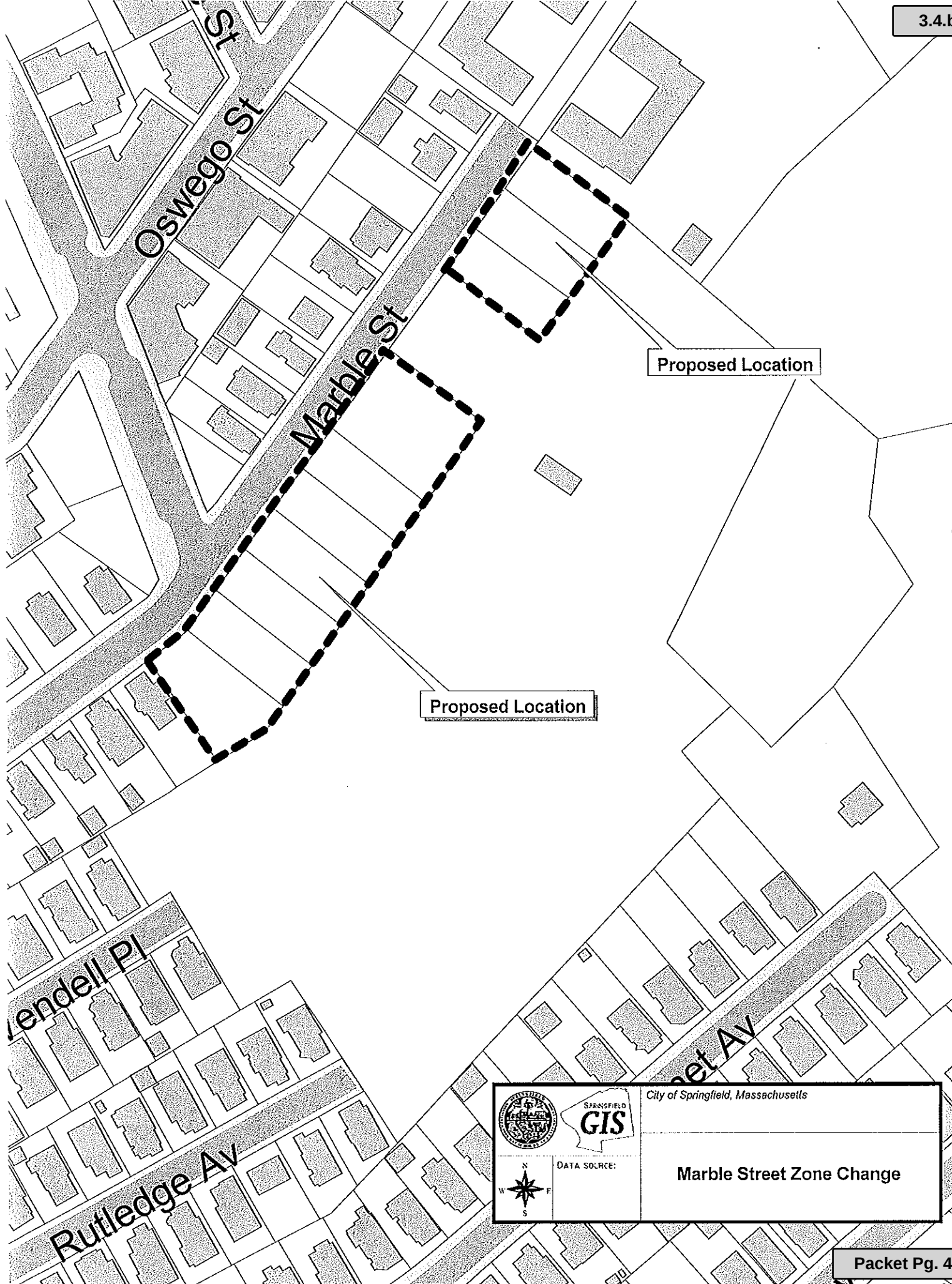
As noted above, a number of parcels are being proposed to be rezoned by the Springfield Park Commission. These parcels were taken as part of a larger South End Re-development project which included several improvements to the Main Street corridor, the redevelopment of the large housing project formally known as "Hollywood" and now known as Outing Park and lastly the expansion and rehabilitation of the Emmerson Wight Park. The ten (10) properties included within the zone change were properties that were taken by the Springfield Redevelopment Authority and the existing structures were demolished. A number of these structures were vacant, blighted properties which blocked views into the park. Once removed, the park was expanded up to Marble Street and underwent significant improvements. The park is now able to provide better amenities and direct access from Marble Street for the abutting residential properties, including the newly renovated Outing Park. As noted above, the zone change will also help facilitate the new construction of the South End Community Center which was destroyed in the June 1st tornado.



It should be noted that as part of the Zoning Modernization Project, which was approved by the City Council in May 2013, the Open Space zoning classification was created and all parks were rezoned to this new classification. As noted above, by re-zoning these properties to Open Space, the zoning will be consistent with the remaining portions of the Emmerson Wight Park as well as all park land found within the City of Springfield.

RECOMMENDATION

Approve.



Attachment: 3176_Marble_St_2015_CC (Z-2015-7 : Marble Street)

 	City of Springfield, Massachusetts	
	 N W E S	DATA SOURCE: Marble Street Zone Change



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

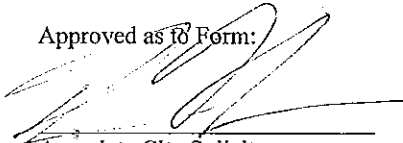
AN ORDINANCE

AMENDING SECTION 46 OF THE BUILDING ZONE MAP

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

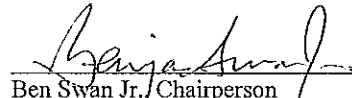
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C** to **Open Space** the zoning on **Plot #3176**, Section 46 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 46 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 June 3, 2015 regarding the above Ordinance amendment.

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


Ben Swan Jr., Chairperson

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CITY CLERK'S OFFICE
SPRINGFIELD, MA



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 46 BUILDING ZONE MAP

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 C** to **Open Space** the zoning on **Plot #3175, Section 46** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 46 Building Zone Map of the City of Springfield."

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3176
SECTION: 46

DATE: June 4, 2015

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 Park Commission

ADDRESS: 47, 51, 57, 63, 67, 75, 79, 95, 99 and 105 Marble Street

CHANGE REQUESTED: Proposed zone change from Residence C to Open Space

PETITIONER'S PURPOSE STATEMENT: Consistency with the surrounding zone found within the Emerson Wight Park and other park land throughout the City.

DATE OF PUBLIC HEARING: June 3, 2015

DATE OF FINAL DECISION: June 3, 2015

BOARD MEMBERS PRESENT and COUNT: six (6): Ms. Morin, Mr. Danielle, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

FINAL MOTION: Approve

IN FAVOR: six (6): Ms. Morin, Mr. Danielle, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero (0)

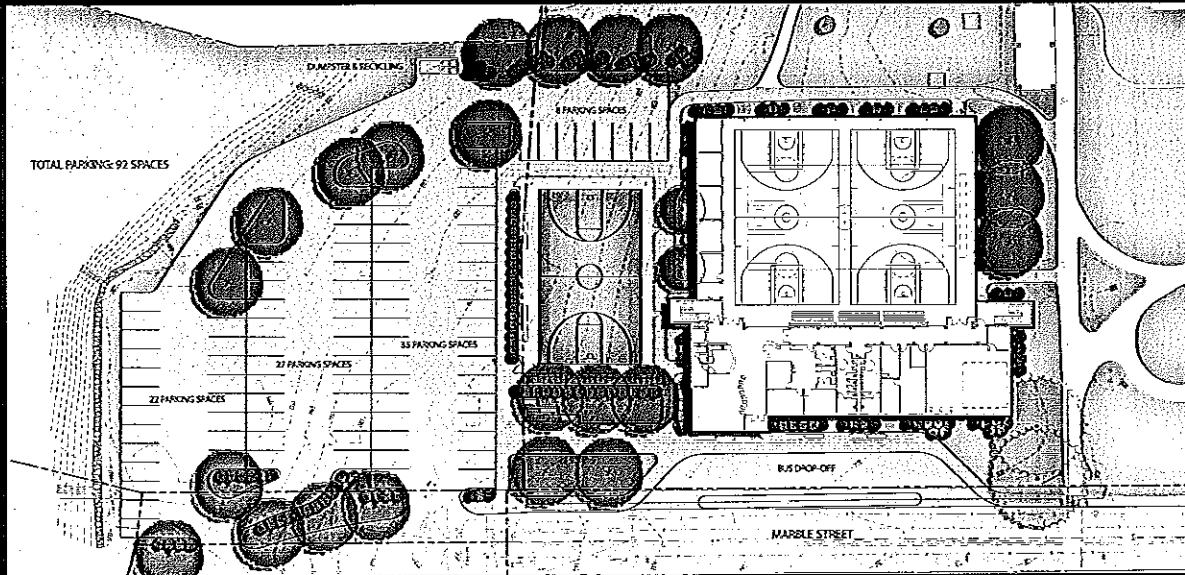
ABSTAINED: zero (0)

RECOMMENDATION: APPROVE

Respectfully submitted,


Ben Swan Jr., Chairperson

Attachment: 3176_Marble_St_2015_CC (Z-2015-7 : Marble Street)



Site Plan

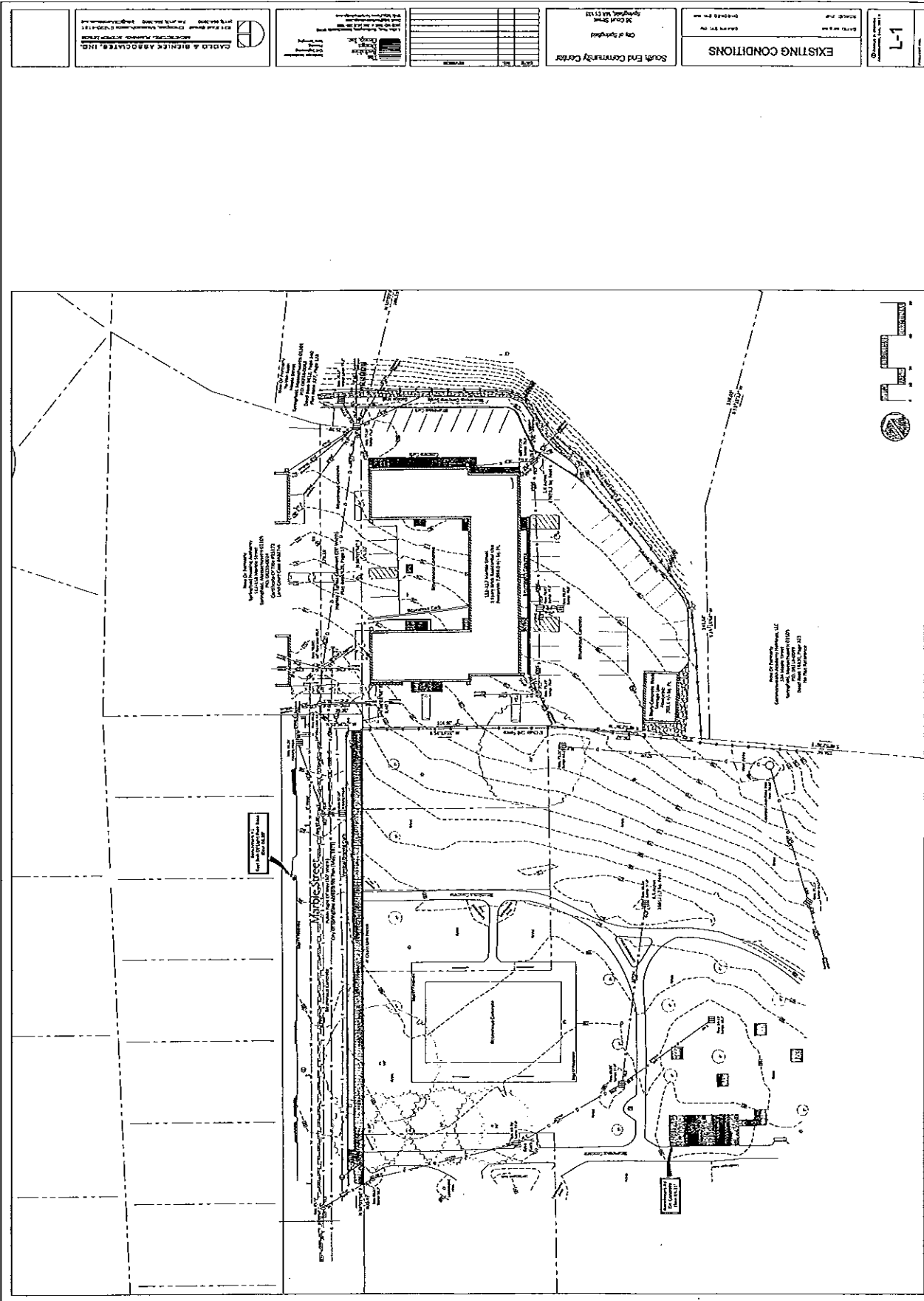


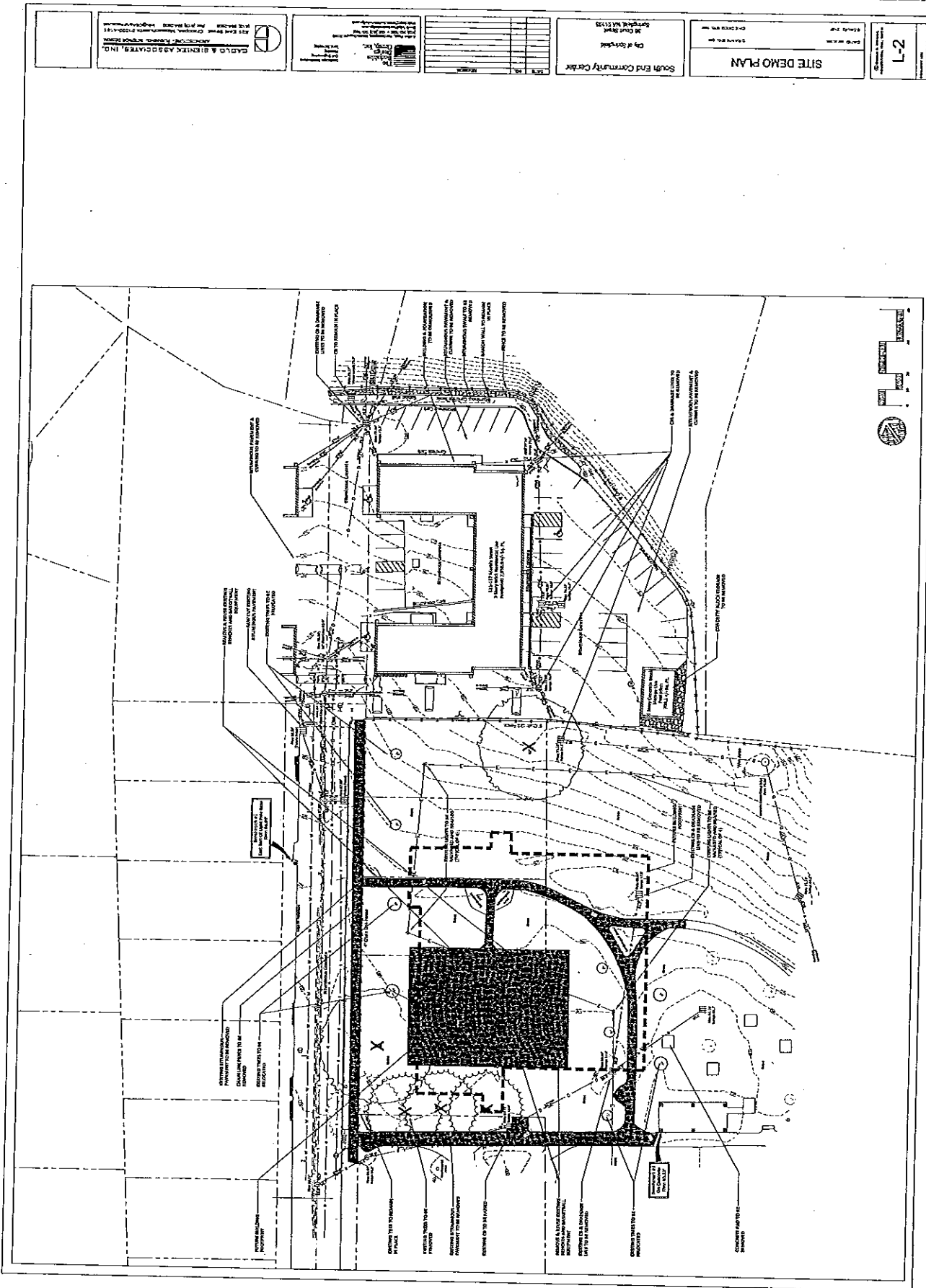
Exterior Rendering



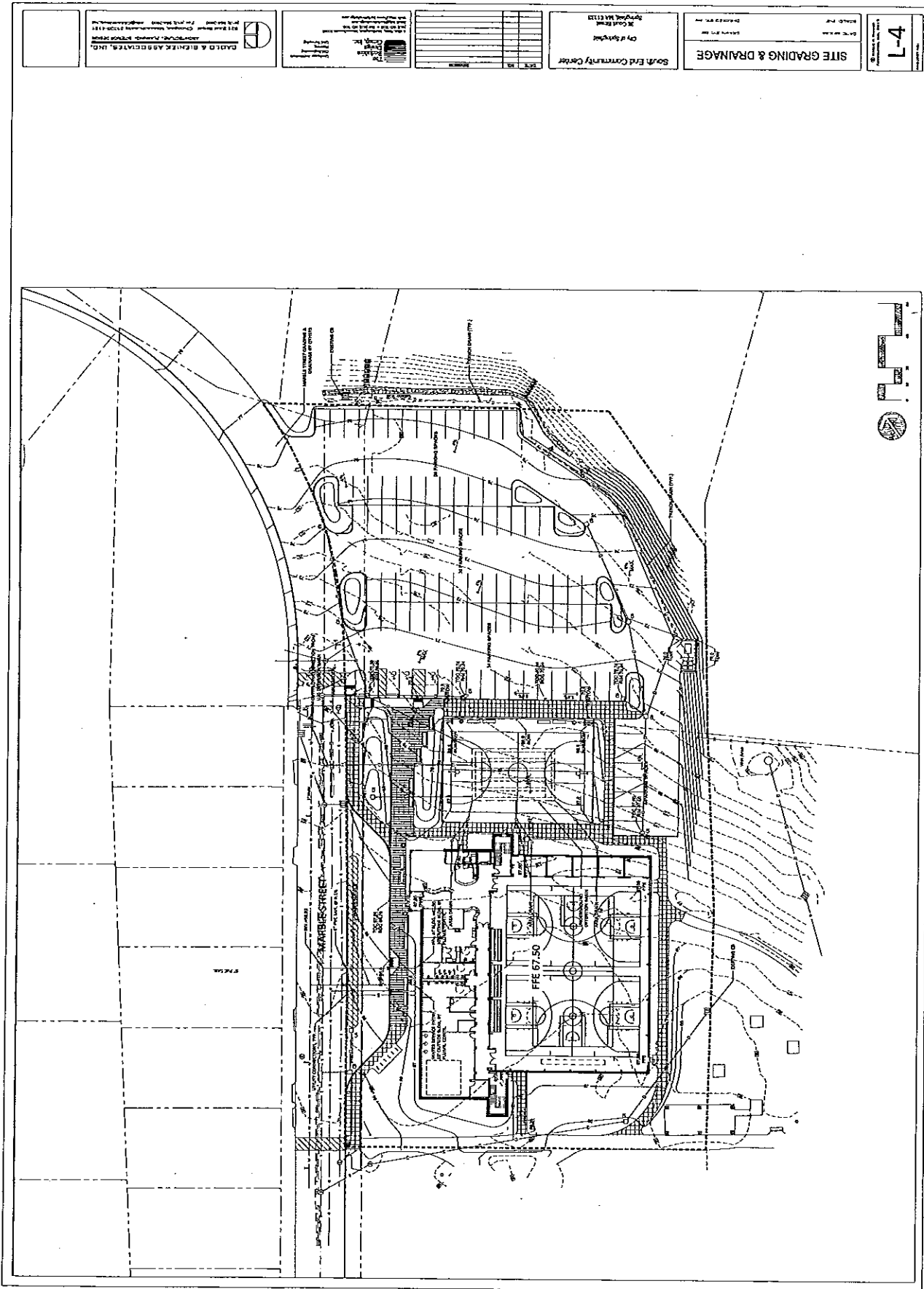
Caolo & Bieniek Associates, Inc.
Architecture Planning Interior Design

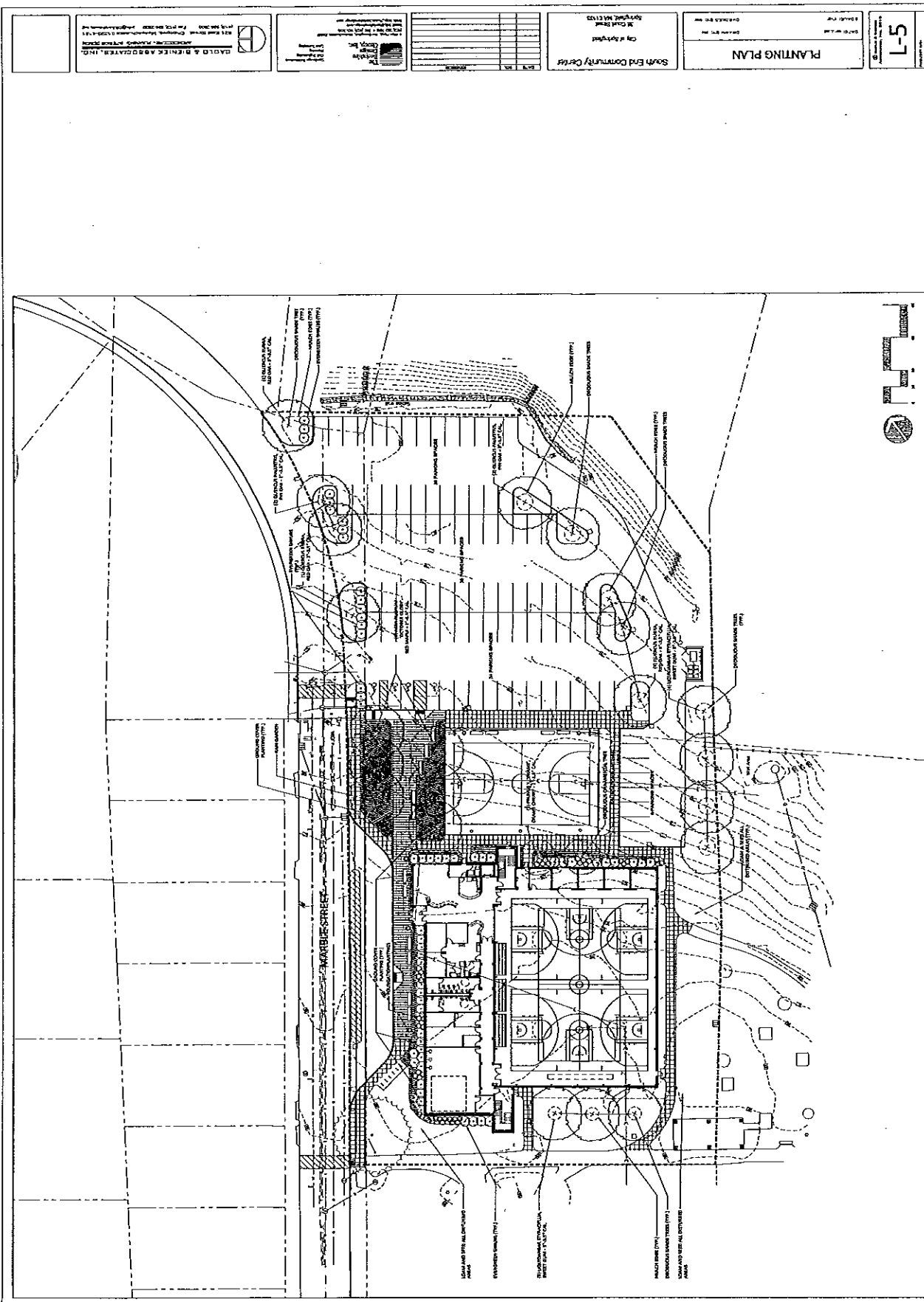
Springfield South End Community Center











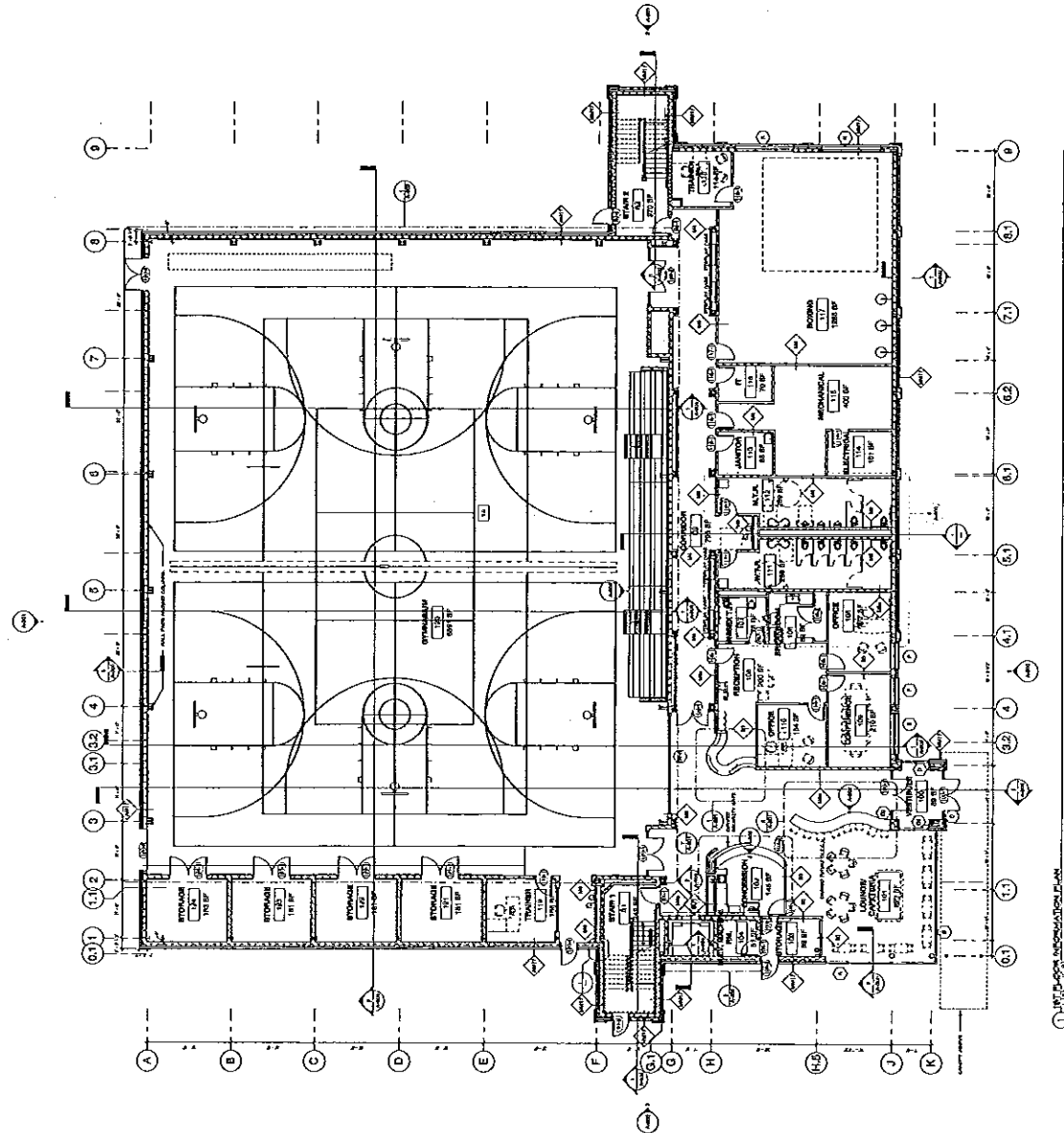

CAROL & BENICK ASSOCIATES, INC.
 1000 East 10th Street, Suite 100
 Minneapolis, MN 55406
 Tel: 612.338.1111 Fax: 612.338.1112
 www.carolbenick.com

NO.	REV.	DESCRIPTION
1	1	ISSUED FOR PERMIT

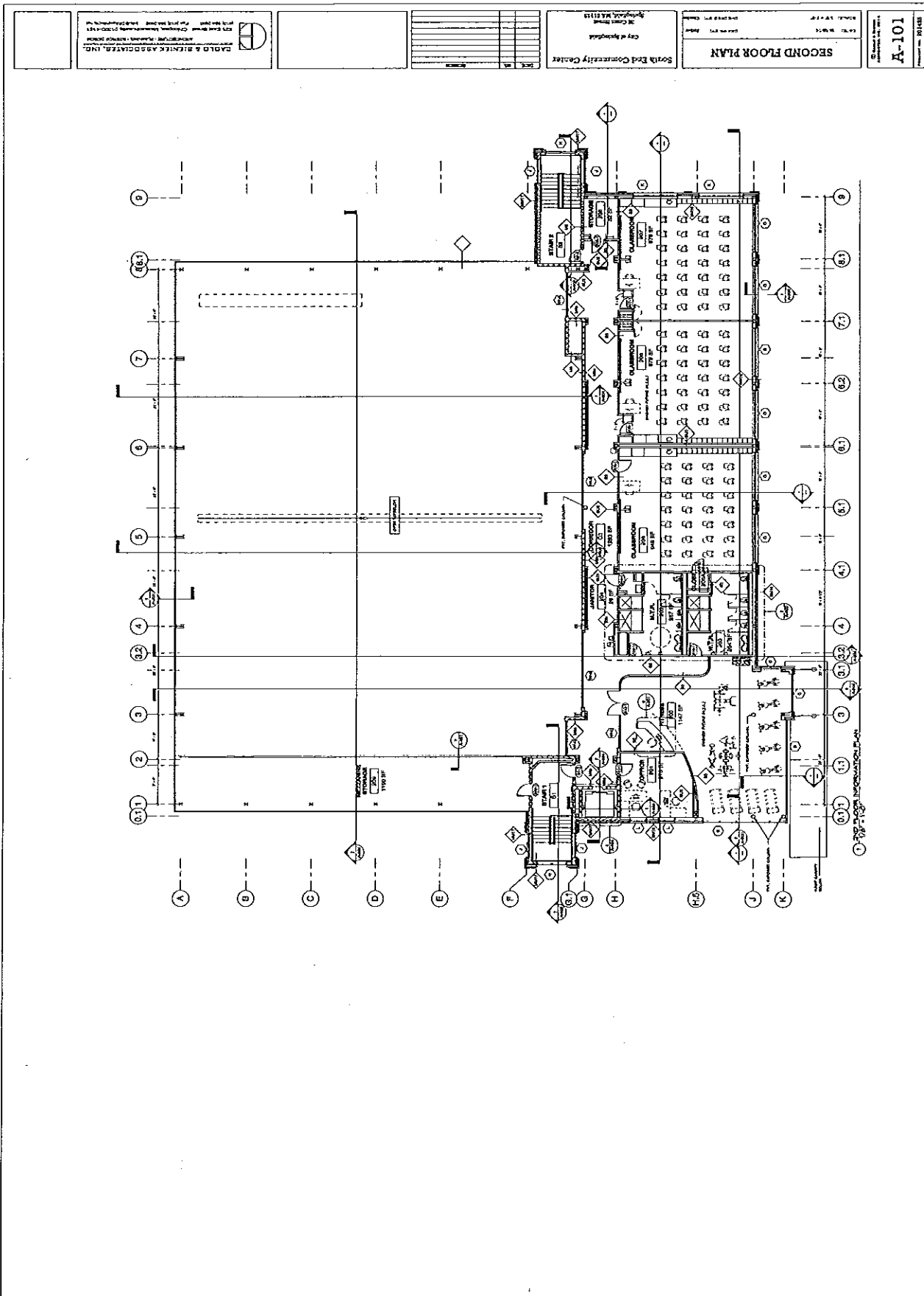
South End Community Center
 300 East 10th Street
 Minneapolis, MN 55406

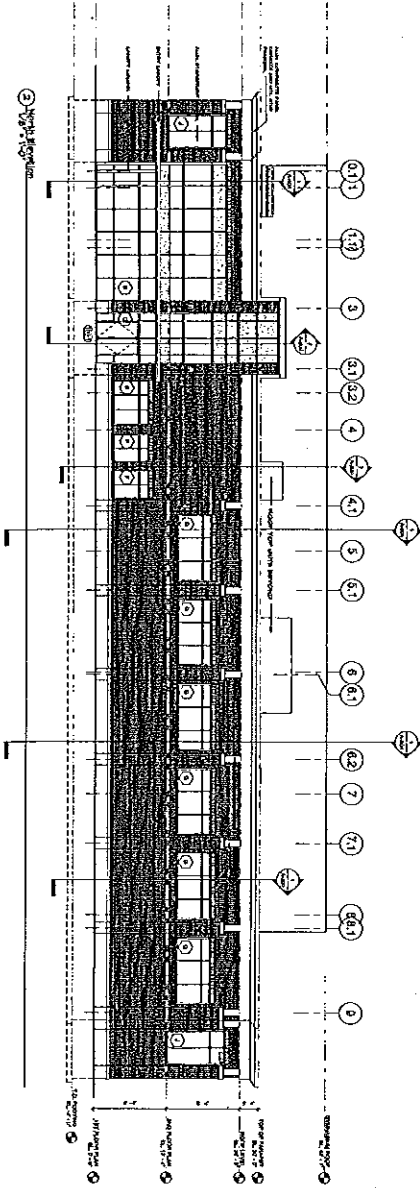
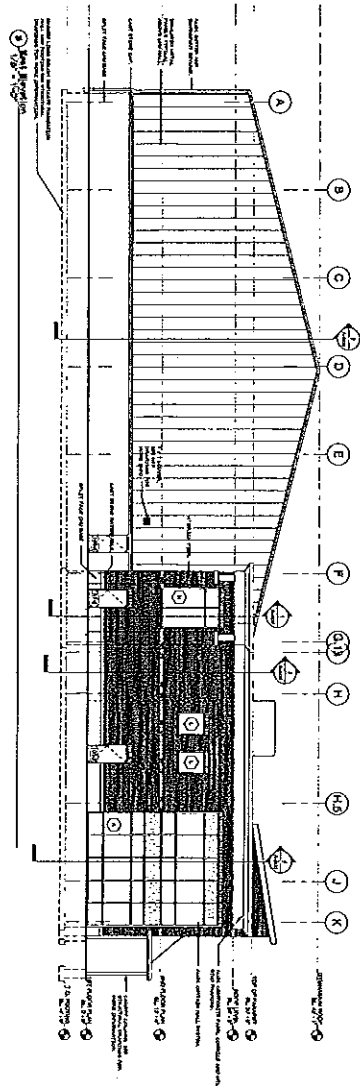
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 08/14/15
 DRAWN BY: JLB
 CHECKED BY: JLB

A-100
 SHEET NO. 001100



1. FIRST FLOOR INFORMATION PLAN





A-200

EXTERIOR ELEVATIONS

DATE: 05/16
SCALE: 1/4" = 1'-0"

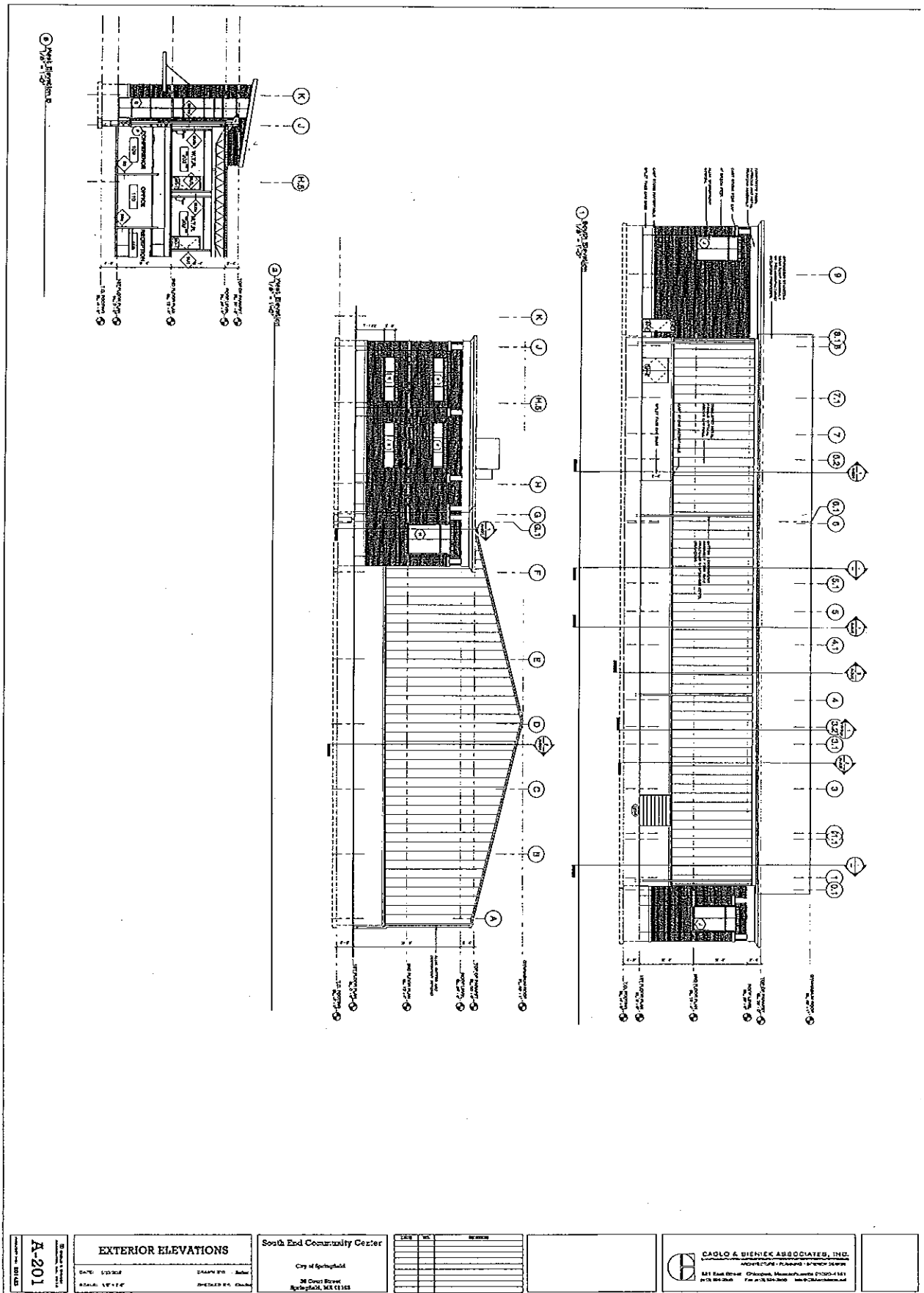
South End Community Center

City of Springfield
34 Court Street
Springfield, MA 01108

REV	DATE	DESCRIPTION



CADLO & BENIEK ASSOCIATES, INC.
ARCHITECTS & PLANNERS
621 East River, Chicago, Massachusetts 01003-4161
P: 617.554.8888 F: 617.554.8888





Order Approving First Amendment to Host Community Agreement (Mayor Sarno)

WHEREAS, pursuant to “An Act Establishing Expanded Gaming in the Commonwealth”, codified at Chapter 194 of the Acts of 2011 and regulations promulgated thereunder (collectively, the “Act”), the Mayor selected "Blue Tarp reDevelopment, LLC, an affiliate of MGM Resorts International" ("Blue Tarp"), as preferred developer, to construct and operate a destination casino resort project in the City on a site bounded generally by State Street, Main Street, Union Street, and East Columbus Avenue; and

WHEREAS, the City and Blue Tarp subsequently entered into a Host Community Agreement which was approved by the City Council and signed by the Mayor and other City officials on behalf of the City; and

WHEREAS, Section 13.15 of the Host Community Agreement allows for amendments by a written instrument signed by the parties; and

WHEREAS, in Section 13.21 of the Host Community Agreement, the City and the Developer (Blue Tarp) agreed to cooperate and work together in good faith to the extent reasonably necessary and commercially reasonable to accomplish the mutual intent of the Parties that the Project be successfully completed as expeditiously as is reasonably possible; and

WHEREAS, Blue Tarp has requested a "*First Amendment to the Host Community Agreement*", a copy of which is attached hereto as Exhibit #1, containing an updated description of the Project Site, in order to more accurately reflect the location of the Project pursuant to Blue Tarp's submissions to the Massachusetts Gaming Commission; and

NOW THEREFORE BE IT ORDERED, pursuant to Section 13.15 of the Host Community Agreement, that the City Council hereby:

- 1) Approves the First Amendment to the Host Community Agreement in substantially the same form as the draft First Amendment submitted by the Mayor to the City Council and attached hereto as Exhibit #1; and
- 2) Authorizes the Mayor to execute the First Amendment to the Host Community Agreement referenced herein, in substantially the same form as the draft First Amendment submitted by the Mayor to the City Council and attached hereto as Exhibit #1.

The First Amendment updates the description of the Project Site to more accurately reflect the location of the Project pursuant to Blue Tarp reDevelopment LLC's submissions to the Massachusetts Gaming Commission.

RESULT:	ADOPTED [10 TO 0]
MOVER:	E. Henry Twiggs, Ward 4 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Ramos, Rooke, Williams, Twiggs, Edwards, Walsh, Fenton
ABSENT:	Kenneth E. Shea, Justin Hurst, Zaida Luna

Fitzgerald

ATTORNEYS AT LAW, P.C.

June 15, 2015

VIA HAND DELIVERY

Mayor Domenic Sarno
City of Springfield, City Hall
36 Court Street, Room 210
Springfield, MA 01103

Re: Amendment Pursuant to Section 13.15 of the Host Community Agreement

Dear Mayor Sarno:

Pursuant to Section 13.15 of the Host Community Agreement between the City of Springfield, Blue Tarp reDevelopment, LLC and, via joinder, MGM Springfield reDevelopment, LLC (collectively, "MGM"), MGM hereby provides the City with a proposed Amendment to the Host Community Agreement. This Amendment revises the Project Site description which now more accurately reflects the location of the Project pursuant to MGM's submissions to the Massachusetts Gaming Commission.

By way of a copy of this letter to the City Clerk and the City Solicitor we are requesting that this Amendment be presented to the City Council at its June 22, 2015 regularly scheduled meeting for approval. Pursuant to Section 13.21 of the Host Community Agreement, we anticipate the City's full cooperation in obtaining the approval of this Amendment.

Should you have any questions or concerns please feel free to contact me.

Sincerely,

Frank P. Fitzgerald

cc: Michael Mathis, President and COO, MGM Springfield
Edward Pikula, Solicitor, City of Springfield
Kevin Kennedy, Chief Development Officer, City of Springfield
Wayman Lee, Clerk, City of Springfield
Seth N. Stratton, Vice President and General Counsel, MGM Springfield

**FIRST AMENDMENT TO THE HOST COMMUNITY AGREEMENT BY AND BETWEEN
CITY OF SPRINGFIELD, MASSACHUSETTS AND
BLUE TARP REDEVELOPMENT, LLC**

This Amendment dated _____, 2015 is made to the Host Community Agreement
By and Between City of Springfield, Massachusetts and Blue Tarp reDevelopment, LLC (the
“Agreement”) as of May 14, 2013;

WHEREAS, the City of Springfield Massachusetts and Blue Tarp reDevelopment, LLC
(collectively referred to as the “Parties”)¹ wish to amend the Agreement with respect to the parcels
on which the Project² will be located; and

NOW THEREFORE, for good and valuable consideration the Agreement is hereby amended
as follows:

Exhibit H to the Agreement shall be amended and replaced in its entirety as follows:

EXHIBIT H

PROJECT SITE

The Project Site shall be the premises in the following Legal Description and the Locus bounded by
the property lines on the below map.

¹ MGM Springfield reDevelopment, LLC executed a Joinder to the Agreement.

² Capitalized terms not defined in this Amendment shall have the same definition as in the Agreement.

LEGAL DESCRIPTION
SUBJECT PREMISES – LOT 1 – PROJECT PROPERTY LINE PLAN
SPRINGFIELD, MA

A certain parcel of land situated within the block formed by Main Street, Union Street, East Columbus Avenue and Main Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Northerly most point of the lot to be described hereafter, said point being shown as "P.O.B.#1" on the hereinafter referenced plan; thence

S50°52'48"E	Two hundred eight and twenty-three hundredths feet (208.23') to a point; thence
S45°44'56"E	Three hundred thirty-one and sixty-one hundredths feet (331.61') to a point; thence
S43°10'27"W	One hundred eighty-two and twenty-one hundredths feet (182.21') to a point of curvature; thence
Southwesterly	Along an arc to the right having a radius of twenty and no hundredths feet (20.00'), an arc length of eighteen and sixty hundredths feet (18.60'), a chord length of seventeen and ninety-four hundredths feet (17.94') and a chord bearing of S69°49'13"W to a point of reverse curvature; thence
Southwesterly	Along an arc to the left having a radius of thirty-six and no hundredths feet (36.00'), an arc length of one hundred twenty-two and six hundredths feet (122.06'), a chord length of seventy-one and forty-four hundredths feet (71.44') and a chord bearing of S00°39'45"E to a point of non-tangency; thence
S46°49'33"E	Eight and three hundredths feet (8.03') to a point; thence
N43°10'41"E	One hundred three and no hundredths feet (103.00') to a point; thence
S47°29'19"E	One hundred seventy-one and forty-five hundredths feet (171.45') to a point; thence
S43°15'22"W	One hundred three and no hundredths feet (103.00') to a point; thence
S47°30'32"E	Sixty-seven and fifty-four hundredths feet (67.54') to a point; thence
N43°21'15"E	Two hundred forty-one and fifty hundredths feet (241.50') to a point; thence
S45°44'56"E	One hundred six and ninety-one hundredths feet (106.91') to a point; thence
S30°31'25"W	Fifteen and no hundredths feet (15.00') to a point; thence
S42°41'58"W	Three hundred forty-eight and no hundredths feet (348.00') to a point; thence
S46°19'02"W	One hundred fifty-five and no hundredths feet (155.00') to a point; thence
S42°37'25"W	One hundred fifteen and no hundredths feet (115.00') to a point of curvature; thence

Southwesterly	Along an arc to the left having a radius of two hundred fifty and no hundredths feet (250.00'), an arc length of sixty-seven and forty-nine hundredths feet (67.49'), a chord length of sixty-seven and twenty-nine hundredths feet (67.29') and a chord bearing of S34°53'22"W to a point of tangency; thence
S27°09'19"W	Thirty-four and no hundredths feet (34.00') to a point; thence
N47°13'58"W	Three hundred sixty-four and thirty-five hundredths feet (364.35') to a point; thence
N45°44'56"W	Forty-nine and forty-eight hundredths feet (49.48') to a point; thence
S42°59'19"W	One hundred forty-two and fifty-three hundredths feet (142.53') to a point; thence
N48°19'48"W	One hundred forty-one and seventy-three hundredths feet (141.73') to a point; thence
S43°46'56"W	Thirty-three and thirty-three hundredths feet (33.33') to a point; thence
N49°13'21"W	Forty-six and sixty-four hundredths feet (46.64') to a point of curvature; thence
Northwesterly	Along an arc to the right having a radius of fifty and no hundredths feet (50.00'), an arc length of seventy-nine and ninety-eight hundredths feet (79.98'), a chord length of seventy-one and seventy-two hundredths feet (71.72') and a chord bearing of N03°23'40"W to a point of tangency; thence
N42°26'00"E	Three hundred eight-two and sixty-one hundredths feet (382.61') to a point; thence
N48°10'00"W	Two hundred eighty-three and fifty hundredths feet (283.50') to a point; thence
N42°13'15"E	Thirty-eight and eighty-nine hundredths feet (38.89') to a point; thence
N41°54'09"E	Four hundred forty-nine and seventy-six hundredths feet (449.76') to the point of beginning.

The above described parcel contains an area of 601,741 square feet (13.81 acres), more or less, and is more particularly shown as "Lot 1" on a plan entitled "Project Property Line Plan – State Street, Main Street, Union Street, Bliss Street, Howard Street, MGM Way & East Columbus Avenue, Springfield, MA". Dated June 15, 2015. Scale: 1" = 80'. Prepared for Blue Tarp reDevelopment, LLC. Prepared by Allen & Major Associates, Inc.

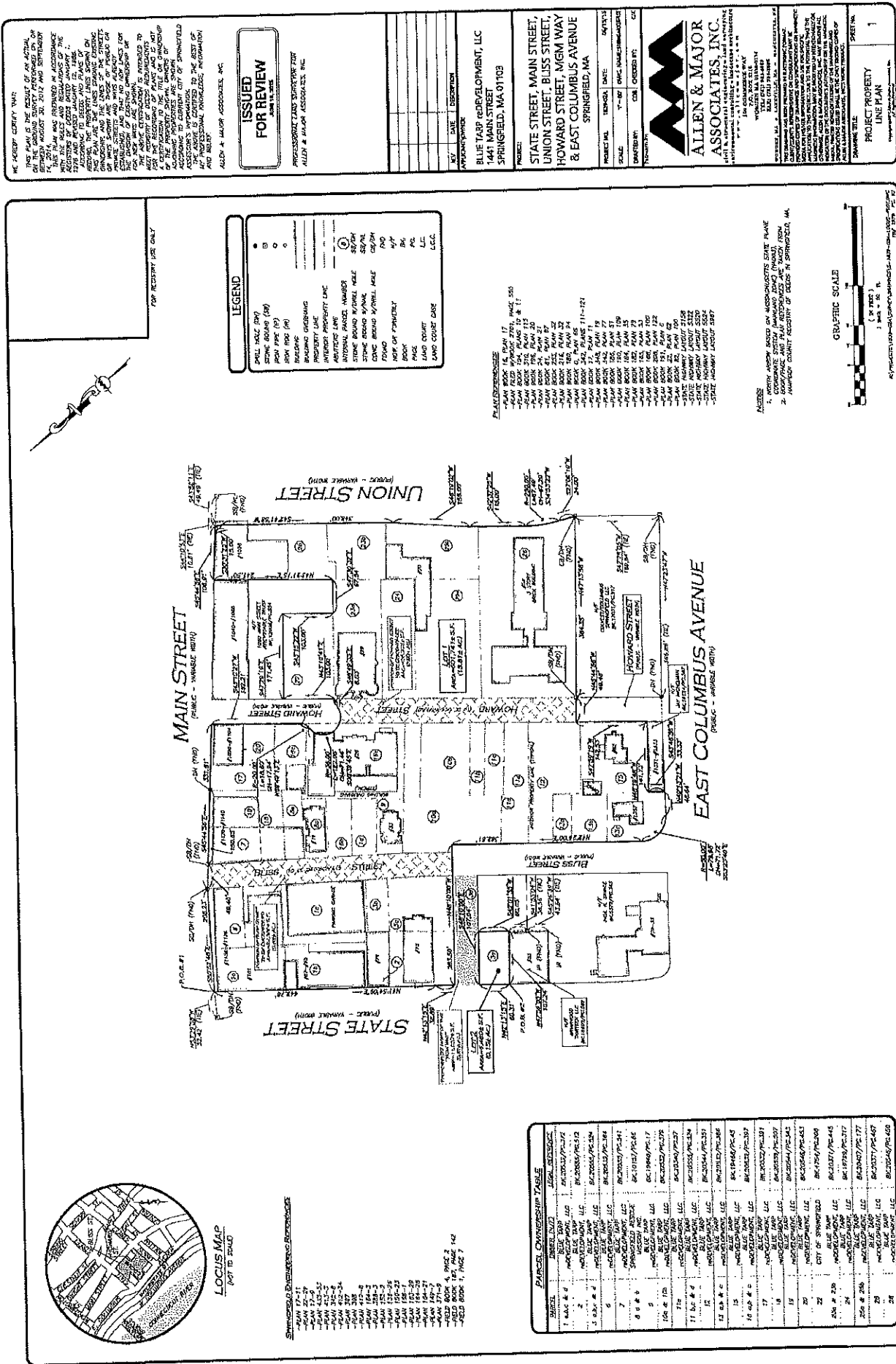
LEGAL DESCRIPTION
SUBJECT PREMISES – LOT 2 – PROJECT PROPERTY LINE PLAN
SPRINGFIELD, MA

A certain parcel of land situated within the block formed by Main Street, Union Street, East Columbus Avenue and Main Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Southwesterly most point of the lot to be described hereafter, said point being shown as "P.O.B.#2" on the hereinafter referenced plan; thence

N42°13'15"E Sixty and thirty-one hundredths feet (60.31') to a point; thence
 S48°10'00"E One hundred seven and four hundredths feet (107.04') to a point; thence
 S42°01'55"W Sixty and sixty-five hundredths feet (60.65') to a point; thence
 N47°59'05"W One hundred seven and twenty-four hundredths feet (107.24') to the point of beginning.

The above described parcel contains an area of 6,480 square feet (0.15 acres), more or less, and is more particularly shown as "Lot 2" on a plan entitled "Project Property Line Plan – State Street, Main Street, Union Street, Bliss Street, Howard Street, MGM Way & East Columbus Avenue, Springfield, MA". Dated June 15, 2015. Scale: 1" = 80'. Prepared for Blue Tarp reDevelopment, LLC. Prepared by Allen & Major Associates, Inc.



All other terms and provisions of the Agreement shall continue to have full force and affect.

CITY OF SPRINGFIELD, MASSACHUSETTS, a municipal corporation

Approved:

Chief Development Officer

Date Signed: _____

Approved as to appropriation:

City Comptroller

Date Signed: _____

Approved as to form:

Edward Pikula, City Solicitor

Date Signed: _____

Reviewed:

Chief Administrative and
Financial Officer

Date Signed: _____

APPROVED:

DOMENIC J. SARNO, MAYOR

Date Signed: _____

BLUE TARP reDEVELOPMENT, LLC, a Massachusetts
limited liability company,

MICHAEL MATHIS, President and Chief Operating Officer
Dated Signed: _____

MGM SPRINGFIELD reDEVELOPMENT, LLC, a
Massachusetts limited liability company,

MICHAEL MATHIS, Authorized Signatory
Dated Signed: _____