



Board of Assessors

Regular Meeting

~ Agenda ~

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

Patrick Greenhalgh
413-787-6085

Thursday, September 29, 2022

2:30 PM

City Hall -- Room 9

I. Call to Order

2:30 PM Meeting called to order on September 29, 2022 at City Hall -- Room 9, 36 Court Street, Springfield, MA.

II. Public Portion

A. Meeting Minutes

i. Public Meeting Minutes 9/7/2022

III. Executive Session

The Board will vote to enter into Executive Session for the following reasons:

1. ATB Docket Review

Pursuant to M.G.L.ch 30A, section 21(3) the Board will enter into executive session to discuss the litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in a open public session will have a detrimental effect on the Board's litigation strategy.

2. Personal exemptions

Pursuant to M.G.L.ch 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c. 59, section 5, the Board will enter into executive session to discuss exemption applications.

3. FY 2023 Preliminary Tax Abatements

Pursuant to M.G.L.ch 30A, section 21(7) and

A. Meeting Minutes**i. Executive Session Minutes 9/7/2022****B. 8 of 58 Applications****i. RRC #503400 T-Mobile Financial Leasing, FY22 bill# 2993 (Continuance 9/7/22 Mtg)****ii. RRC # 503700 T-Mobile Northeast LLC, FY22 bill# 2999 (Continuance 9/7/22 Mtg)****iii. RRC #505270 T-Mobile Financial Leasing, FY22 bill# 2994 (Continuance 9/7/22 Mtg)****iv. RRC #477180 Superior Tax & Accounting SVCS FY2022 (Continuance 9/7/22 Mtg)****v. PID# 040000003 W S Dorne St FY2020 & FY2021 (Continuance 9/7/22 Mtg)****vi. PID# 114500018 Temple Street Condo FY2008 (Continuance 9/7/22 Mtg)****vii. PID# 082180165 Facta Non Verba LLC / City of Springfield FY2022****C. ATB Docket Review**

The Board will enter into executive session and will not return to a public session for the following reasons:

1. Pursuant to M.G.L.ch 30A, section 21(3) to discuss litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in a open public session will have a detrimental effect on the Board's litigation strategy.

i. Memorial Square Apartments (Continuance 9/7/22 Mtg)**ii. ARCP - 770-800 Boston Road****iii. ATB Docket Review**

FY	Type	Docket	ATB Date	PARCEL ID	ADDRESS	OWNER
2018	F	336804	10/4/2022	103600775	0 Roosevelt Avenue	Outfront Media LLC
2020	F	341587	10/4/22	103600775	0 Roosevelt Avenue	Outfront Media LLC
2021	F	344347	10/4/22	103600775	0 Roosevelt Avenue	Outfront Media LLC
2022	F	346399	10/4/22	103600775	0 Roosevelt Avenue	Outfront Media LLC
2018	F	336805	10/4/2022	111700480	St. James Avenue	Outfront Media LLC
2020	F	341588	10/4/22	111700480	0 St. James	Outfront Media LLC
2021	F	344348	10/4/22	111700480	0 St James Ave	Outfront Media LLC
2022	F	346400	10/4/22	111700480	0 St James Ave	Outfront Media LLC
2018	F	337087	10/7/2022	021950100	W S Cadwell Drive	Westmass Area Development Corporation
2019	F	337938	10/12/2022	000900017	84 ADAMS ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	000900017	84 ADAMS ST	Northern Heights Limited Partnership
2018	F	336872	10/12/2022	000900026	99 Adams Street (5 other properties contiguous)	Northern Heights Limited Partnership
2019	F	337938	10/12/2022	000900026	99 ADAMS ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	000900026	99 Adams St	Northern Heights Limited Partnership

2021	F	343817	10/12/2022	000900026	99 Adams Street (5 other properties contiguous)	Northern Heights Limited Partnership
2019	F	337938	10/12/2022	007200010	E S ASHMUN ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	007200010	ES Ashmun St	Northern Heights Limited Partnership
2019	F	337938	10/12/2022	025600005	22-24 CENTRAL ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	025600005	22 24 Central St	Northern Heights Limited Partnership
2019	F	337938	10/12/2022	025600238	11 CENTRAL ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	025600238	11 Central St	Northern Heights Limited Partnership
2019	F	337938	10/12/2022	081300605	759-769 MAIN ST	Northern Heights Limited Partnership
2020	F	340933	10/12/22	081300605	759 769 Main ST	Northern Heights Limited Partnership
2020	F	341177	10/13/22	081300132	1500 Main St	Mittas Hospitality LLC
2019	F	337446	10/19/2022	081300496	1985 Main Street	Northgate Center LLC
2020	F	340773	10/26/22	014120030	215 Bicentennial Highway	NHP Springfield Business Trust
2021	F	343636	10/26/22	014120030	215 Bicentennial Highway	NHP Springfield Business Trust
2020	F	341599	11/1/22	016550440	1525 1585 Boston Road	TF Springfield MA (Site 1093) LLC
2021	F	343554	11/8/22	027500005	10 Chestnut St	Chestnut Park Preservation LP
2021	F	343555	11/8/22	042220400	115-185 Dwight St	Chestnut Park Preservation LP
2021	F	343553	11/8/22	063500015	70 Harrison Ave	Chestnut Park Preservation LP
2021	F	343615	11/16/22	016550338	1690 Boston Rd	Haymarket Square Associates LP
2021	F	343616	11/16/22	016550345	1722 Boston Rd	Haymarket Square Associates LP
2021	F	343617	11/16/22	016550358	1750 Boston Rd	Haymarket Square Associates LP
2021	F	342452	11/18/22	016550337	1686 Boston Rd	OSJ of Springfield
2021	F	344131	11/23/22	095100620	1242 Parker St	CVS
2021	F	344130	11/23/22	111100108	N S State St	CVS
2021	F	344129	11/23/22	112800404	S S Sumner Ave	CVS
2021	F	344126	11/23/22	012350245	N S Belmont Ave	CVS
2021	F	344127	11/23/22	012350246	N S Belmont Ave	CVS
2021	F	344132	11/23/22	095100640	W S Parker St	CVS
2021	F	344133	11/23/22	095100642	W S Parker St	CVS
2021	F	344128	11/23/22	111100117	600 State St	CVS
2021	F	344125	11/23/22	012350242	615 Belmont Ave	CVS
2021	F	344124	11/23/22	111700140	W S St James Ave	CVS Pharmacy
2021	F	344123	11/23/22	111700142	970 St James Ave	CVS Pharmacy
2021	F	343887	11/30/22	016550276	1380 Boston Rd	Route 20-21 Associates Inc
2021	F	343888	11/30/22	016550277	1420 Boston Rd	Route 20-21 Associates Inc
2019	F	339112	12/28/22	081300544	1459 Main St	SIS Center, Inc. F/K/A Center Square Inc
2020	F	341876	12/28/22	081300544	1459 Main St	SIS Center, Inc. F/K/A Center Square Inc
2021	x	309572	12/28/2022	081300544	1459 Main St	SIS Center, Inc. F/K/A Center Square Inc

D. Personal Exemptions Review***E. Uncollectible Excise Taxes***

- i. YR 2011 Bill #8817***
- ii. YR 2011 Bill #48776 & YR 2012 Bill #48560***
- iii. YR 2020 Bill #12791 & YR 2021 Bill #12647***
- iv. YR 2022 Bill #18042***
- v. YR 1997 Bill #23406 & #77337; YR 1998 Bill #23825; YR 1999 Bill #78349; YR 2000 Bill #24034; YR 2001 Bill #24835***
- vi. YR 2022 Bill #49158***
- vii. YR 2022 Bill #53701***
- viii. YR 2020 Bill #108972; YR 2021 Bill #59649, #59650 & #104113; YR 2022 Bill #60962***
- ix. YR 2021 Bill #69787; YR 2022 Bill #71703***
- x. YR 2022 Bill #75003***
- xi. YR 2022 Bill #84741***
- xii. YR 2022 Bill #94767 & Bill #94768***
- xiii. YR 2018 Bill #75159; YR 2019 Bill #76663***