



City Council

Finance Sub-Committee

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

~ Agenda ~

Gladys Oyola-Lopez
413-787-6096

Monday, January 9, 2023

5:30 PM

Virtual Meeting (Zoom)

I. Orders

1. Order (ID # 7183)

Mass in Motion Grant Increase - No Match Required \$29,053.00

ATTACHMENTS:

- Mass in Motion Grant Increase (PDF)

2. Order (ID # 7181)

Bills of Prior Year - Various Departments - \$919.03

ATTACHMENTS:

- 1-9-23 BOPY (PDF)

3. Order (ID # 7158)

Collective Bargaining Agreement Ratification - Collective Bargaining Agreement Ratification-
Service Employees International Union (Civil Engineers) Local-888

ATTACHMENTS:

- Letter to City Council Re City Engineers Ratification (PDF)
- City Engineers TA on contract 11-29-22 (PDF)
- CAFO CERT - Service Employees International Union (PDF)

4. Order (ID # 7178)

Collective Bargaining Agreement Ratification - Collective Bargaining Agreement Ratification-
International Brotherhood of Police ("IBPO 364) Local-364

ATTACHMENTS:

- 2022-12-28 Executed Letter to CC IBPO 364 (PDF)
- 2022-12-06 IBPO TA (PDF)
- CAFO CERT - International Brotherhood of Police (PDF)

5. Order (ID # 7182)

Collective Bargaining Agreement Ratification -Springfield Organization of Library Employees
("SOLE")

ATTACHMENTS:

- 2022-12-22 SOLE Executed TA (PDF)
- 2022-12-22 SOLE City Council Report -Executed (PDF)
- CAFO CERT - SOLE (PDF)

6. Order (ID # 7186)

Order Authorizing Contract Term Over 3 Years for Two Fiber Optic Networks Project for City and School Department

Proposed contract terms for the project options include up to 9 years, and up to 20 years, including renewal options. Renewal options are exercised in the City's sole discretion.

7. Order (ID # 7187)

Appropriation Order for Taking Damages for St. James Avenue at Carew Street Intersection Improvement

8. Order (ID # 7185)

Order of Taking of Land and Easements for St. James Avenue at Carew Street Intersection Improvement

IT IS ORDERED THAT the City Council, acting pursuant to Mass. General Laws Chapter 43, Section 30, and Mass. General Laws Chapter 79, upon the request of the Department of Public Works, does hereby take by eminent domain in the name and on behalf of the said City of Springfield, Thirteen (13) Permanent Partial Takings (Parcel 1 - Parcel 3; Parcel 6, Parcel 9 - Parcel 11, Parcel 14 - Parcel 15; and Parcels 18 - Parcel 20); Forty-Nine (49) Temporary Easements (TE-1 - TE-10; TE-12 - TE-14; TE-16 - TE-36; TE-39 - TE-44; TE-46 - TE-48; TE-51 - TE-52; TE-53 - TE-54; and TE-56 - TE-57); and Eight (8) Permanent Easements (E-1 - E-4, and HS-2 - HS-5 in the City of Springfield, for purposes of obtaining the necessary land, access and rights of way for the construction and maintenance of roadway and related improvements for the " *St. James Avenue at Carew Street Intersection Improvement Project* " ("Project"), including road and sidewalk construction and improvements, grading, driveway grading and paving, drainage, paved drainage waterway, and related improvements. The affected parcels are located on St. James Avenue, St. James Boulevard, Carew Street, and Fordum Street, in Springfield, MA.

An appropriation of money has been duly made for this purpose by an Order approved by the City Council on this date.

Such permanent partial takings, temporary easements, and permanent easements are taken together with all rights therein, both legal and equitable, including all privileges, appurtenances, restrictions, conditions, and all estates and rights of reverter, together with all trees upon said land and improvements, but excluding commercial signs, affixed to said land, excepting easements, rights, and interests specifically reserved herein.

The Permanent Partial Takings described in this Order are shown on a set of Plans entitled "*St. James Avenue at Carew Street In the City of Springfield, Hampden County, Preliminary Right of Way Plans*", dated November 23, 2022 by Greenman-Pederson, Inc. on file with the Hampden County Registry of Deeds at Book of Plans _____, Pages _____ ("Plans"), and the temporary construction easements are shown on the Plans of the same name on file with the Engineering Department of the City of Springfield Department of Public Works, 70 Tapley Street, Springfield, MA.

The property rights to be taken are described below:

SECTION I - PERMANENT PARTIAL TAKINGS:

The City is taking permanent partial rights in the properties described below, for purposes of obtaining the necessary land, access and rights of way for the construction and maintenance of roadway and related improvements for Project, including road and sidewalk construction and improvements, grading, driveway grading and paving, drainage, paved drainage waterway, and related improvements as described in the Plans. Although said parcels are described as belonging to the named owner, the ownership of said parcel is stated herein only insofar as said ownership is known or has been determined by the City Council, and accordingly, is so stated and shown only as a matter of information and belief.

Parcel 1: 1118-1122 St. James Avenue

A parcel of land owned by Springfield Housing Authority, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue, being the beginning of Section 1 of the 2023 Alteration of St. James Avenue, said point being S59°04'51"W a distance of 33.00 feet from STA 13+44.22 of the St. James Avenue baseline, and being hereinafter described: thence along said alteration line S24°30'19"E, a distance of about 4 feet to a point on the property line dividing land of Springfield Housing Authority and land of Rayonia & Patel, LLC; thence northeasterly along said property line a distance of about one foot to a point again on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along St. James Avenue sideline a distance of about 4 feet to the point of beginning.

The above described parcel of land contains an area of about 1 square foot, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 2: 1116 St James Avenue

A parcel of land owned by Rayonia & Patel, LLC, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on Section 1 of the 2023 Alteration of St. James Avenue, said point being S59°04'51"W a distance of 36.00 feet from STA 13+70.90 of the St. James Avenue baseline, and being hereinafter described: thence along said alteration line S30°55'09"E, a distance of 35.52 feet; thence by a curve to the right of 2,862.00 feet radius a distance of about 67 feet to a point on the property line dividing land of Rayonia & Patel, LLC and land of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust; thence northeasterly along said property line a distance of about 3 feet to a point again on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along said southwesterly City sideline by two courses: by a curve to the left a distance of about 66 feet and thence a distance of about 58 feet (respectively), to a point on the property line dividing land of Rayonia & Patel, LLC and land of Springfield Housing Authority; thence southwesterly along said property line a distance of about one foot to a point on Section 1 of the 2023 City Layout Alteration of St. James Avenue; thence along said alteration line S24°30'19"E, a distance of about 23 feet to the point of beginning.

The above described parcel of land contains an area of about 342 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 3: 1100 St. James Avenue

A parcel of land owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the location line of Section 1 of the 2023 City Alteration of St. James Avenue, said point being S62°08'36"W a distance of 36.00 feet from STA 16+46.14 of the St. James Avenue baseline, and being hereinafter described: thence along said alteration line S62°08'36"W, a distance of 3.00 feet; thence S27°51'24"E, a distance of about 101 feet to a point on the property line dividing land of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust and land of City of Springfield (City Council); thence northeasterly along said property line a distance of about 6 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along said sideline by two courses: a distance of about 184 feet and by a curve to the left a distance of about 87 feet, respectively, to a point on the property line dividing land of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust and land of Rayonia & Patel, LLC.; thence southwesterly along said property line a distance of about 3 feet to a point again on the location line of Section 1 of the 2023 City Alteration of St. James Avenue; thence along said alteration line southeasterly by a curve to the right of radius 2,862.00 a distance of about 86 feet; thence S27°51'24"E, a distance of 84.82 feet to the point of beginning.

The above described parcel of land contains an area of about 1,112 square feet, .03 acre in the City of Springfield, Massachusetts.

Parcel 5: 1070 St. James Avenue

A parcel of land owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue and the property line dividing two lands of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, said point being S62°08'36"W a distance of 33.00 feet from STA 19+50.74 of the St. James Avenue baseline, and being hereinafter described: thence southwesterly along said property line a distance of about 3 feet to a point on the location line of Section 1 of the 2023 City Alteration of St. James Avenue; thence along said alteration line N27°51'24"W along said alteration a distance of about 154 feet to a point on the property line dividing land of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, and land of City of Springfield (City Council); thence northeasterly along said property line a distance of about 3 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence following said sideline southeasterly a distance of about 154 feet to the point of beginning.

The above described parcel of land contains an area of about 462 square feet, .01 acre in the City of Springfield, Massachusetts.

Parcel 6: St. James Avenue

A parcel of land owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue and the property line dividing two lands of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, said point being S62°08'36"W a distance of 33.00 feet from STA 19+50.74 of the St. James Avenue baseline, and being hereinafter described: thence southwesterly along said property line a distance of about 3 feet to a point on the location line of Section 1 of the 2023 City Alteration of St. James Avenue; thence S27°51'24"E along said alteration line a distance of about 149 feet to a point on the property line dividing two lands of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust; thence northeasterly along said property line a distance of about 3 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence following St. James Avenue sideline northwesterly a distance of about 150 feet to the point of beginning.

The above described parcel of land contains an area of about 449 square feet, .01 acre in the City of Springfield, Massachusetts.

Parcel 9: 1343 Carew Street

A parcel of land owned by Vasilios Bourdakakis and Harriet Bourdakakis, located southwest of St. James Avenue, east of Carew Street in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the easterly sideline of the 1921 City Layout of Carew Street and the beginning of the location line of Section 4 of the 2023 City Alteration of St. James Avenue, said point being S70°17'41"E a distance of 33.00 feet from STA 109+97.03 of the Carew Street baseline, and being hereinafter described: thence, N87°30'41"E along said alteration line a distance of 7.23 feet; thence, S27°51'24"E a distance of about 138 feet to a point on the property line dividing land of Vasilios Bourdakakis and Harriet Bourdakakis and land of Holyoke Retail, LLC; thence northeasterly along said property line a distance of about 3 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence following said sideline northwesterly a distance of about 150 feet to a point on the 1921 City Layout of Carew Street; thence southerly along the Carew Street sideline a distance of about 13 feet to the point of beginning.

The above described parcel of land contains an area of about 476 square feet, 0.01acre in the City of Springfield, Massachusetts.

Parcel 10: 1019 St. James Avenue

A parcel of land owned by T&W Realty Associates, LLC, located northeast of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the northeasterly sideline of the 1903 City Layout of Carew Street and the beginning of the location line of Section 3 of the 2023 Alteration of Carew Street, said point being N62°08'36"E a distance of 45.31 feet from STA 23+11.57 of the St. James Avenue baseline, and being hereinafter described: thence, S7°26'55"W along said alteration line a distance of 21.30 feet to a point on the northeasterly sideline of the 1898 City Layout of St. James Avenue; thence following said St. James Avenue sideline northwesterly a distance of about 5 feet to a point on the sideline of the 1903 City Layout of Carew Street; thence northeasterly along Carew Street sideline a distance of about 17 feet to the point of beginning.

The above described parcel of land contains an area of about 32 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 11: 56 St. James Boulevard

A parcel of land owned by Holyoke Retail, LLC, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue and on the property line dividing land of Holyoke Retail, LLC and land of Vasilios Bourdakos and Harriet Bourdakos, said point being S62°08'36"W a distance of 33.00 feet from STA 25+37.11 of the St. James Avenue baseline, and being hereinafter described: thence southwesterly along said property line a distance of about 3 feet to a point on the location line of Section 3 of the 2023 City Alteration of St. James Avenue; thence following said alteration line S27°51'24"E a distance of about 62 feet to a point on the property line dividing two lands of Holyoke Retail, LLC; thence northeasterly along said property line a distance of about 3 feet to a point again on southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along St. James Avenue sideline a distance of about 62 feet to the point of beginning.

The above described parcel of land contains an area of about 185 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 14: 970 St James Avenue

A parcel of land owned by SCP 2001A-CSF-27 LLC, located southeast of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southeasterly sideline of the 1921 City Layout of St. James Boulevard, and at the beginning of the location line of Section 8 of the 2023 City Alteration of St. James Boulevard, said point being S34°08'44"E a distance of 35.00 feet from STA 208+04.51 of the St. James Boulevard baseline, and being hereinafter described: thence southwesterly along said alteration line by a curve to the left of 965.00 feet radius a distance of 96.64 feet to a point on the southeasterly sideline of the 1921 City Layout of St. James Boulevard; thence northeasterly along the St. James Boulevard sideline by two courses: a distance of about 48 feet and a distance of about 48 feet, respectively, to the point of beginning.

The above described parcel of land contains an area of about 39 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 15: 970 St. James Avenue

A parcel of land owned by SCP 2001A-CSF-27 LLC, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southeasterly sideline of the 1921 City Layout of St. James Boulevard, and the beginning of the location line of Section 7 of the 2023 City Alteration of St. James Avenue, said point being S34°08'44"E a distance of 35.00 feet from STA 207+53.51 of

the St. James Boulevard baseline, and being hereinafter described: thence N85°35'58"E along said alteration line a distance of 6.63 feet; thence by a curve to the left of 13.00 feet radius a distance of 6.75 feet; thence N55°51'16"E a distance of 10.36 feet; thence by a curve to the right of 17.00 feet radius a distance of 20.30 feet; thence by another curve to the right of 97.00 feet radius a distance of 43.29 feet; thence S30°08'50"E a distance of 63.97 feet; thence S27°51'24"E a distance of about 206 feet to a point on the property line dividing land of SCP 2001A-CSF-27 LLC and land of Ricardo Colon and Evelyn Colon; thence northeasterly along said property line a distance of about 3 feet to a point on southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along St. James Avenue sideline a distance of about 330 feet to a point again on the southeasterly sideline of the 1921 City layout of St. James Boulevard; thence southwesterly along St. James Boulevard sideline about 57 feet to the point of beginning.

The above described parcel of land contains an area of about 1,796 square feet, .04 acre in the City of Springfield, Massachusetts.

Parcel 18: 942 St. James Avenue

A parcel of land owned by Ricardo Colon and Evelyn Colon, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the location line of Section 7 of the 2023 City Alteration of St. James Avenue and on the property line dividing land of Ricardo Colon and Evelyn Colon and land of Concepcion Cruzado, said point being S62°08'36"W a distance of 36.00 feet from STA 31+51.16 of the St. James Avenue baseline, and being hereinafter described: thence along said alteration line N27°51'24"W a distance of about 53 feet to a point on the property line dividing land of Ricardo Colon and Evelyn Colon and land of SCP 2001A-CSF-27 LLC; thence northeasterly along said property line a distance of about 3 feet to a point on southwesterly sideline of the 1898 City Layout of St. James Avenue; thence southeasterly along St. James Avenue sideline a distance of about 53 feet to a point on the property line dividing land of Ricardo Colon and Evelyn Colon and land of Concepcion Cruzado; thence southwesterly along said property line a distance of about 3 feet to the point of beginning.

The above described parcel of land contains an area of about 159 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 19: 938 St. James Avenue

A parcel of land owned by Concepcion Cruzado, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the location line of Section 7 of the 2023 City Alteration of St. James Avenue and on the property line dividing land of Concepcion Cruzado and land of Ricardo Colon and Evelyn Colon, said point being S62°08'36"W a distance of 36.00 feet from STA 31+51.04 of the St. James Avenue baseline, and being hereinafter described: thence along said alteration line, S27°51'24"E a distance of about 38 feet; thence S31°51'24"E a distance of about 8 feet to a point on the property line dividing land of Concepcion Cruzado and land of Heather J. Michaud and Michael D. Michaud; thence northeasterly along said property line a distance of about 2 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along St. James Avenue sideline a distance of about 53 feet to a point on the property line dividing land of Concepcion Cruzado and land of Ricardo Colon and Evelyn Colon;

thence southwesterly along said property line a distance of about 3 feet to the point of beginning.

The above described parcel of land contains an area of about 151 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel 20: St. James Avenue

A parcel of land owned by Heather J. Michaud and Michael D. Michaud, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at the ending point of the location line of Section 7 of the 2023 City Alteration of St. James Avenue and on the southwesterly sideline of the 1898 City Layout of St. James Avenue, said point being S62°08'36"W a distance of 33.00 feet from STA 32+31.69 of the St. James Avenue baseline, and being hereinafter described: thence northwesterly along the said sideline a distance of about 26 feet to a point on to a point on the property line dividing land of Heather J. Michaud and Michael D. Michaud and land of Concepcion Cruzado; thence southwesterly along said property line a distance of about 2 feet to a point on the location line of Section 7 of the 2023 City Alteration of St. James Avenue; thence S31°51'24"E along said alteration line a distance of about 27 feet to the point of beginning.

The above described parcel of land contains an area of about 25 square feet, less than .01 acre in the City of Springfield, Massachusetts.

SECTION II - TEMPORARY CONSTRUCTION EASEMENTS:

The City is taking the following temporary construction easements for purposes of obtaining the necessary land, access and rights of way for the construction and maintenance of roadway and related improvements for Project, including road and sidewalk construction and improvements, grading, driveway grading and paving, drainage, paved drainage waterway, and related improvements as described in the Plans. *Such temporary construction easements are temporary in nature and are to be in effect from five (5) years from date of recording of this instrument, or until the construction of the Project is completed, whichever occurs first.*

Although said parcels are described as belonging to the named owner, the ownership of said parcel is stated herein only insofar as said ownership is known or has been determined by the City Council, and accordingly, is so stated and shown only as a matter of information and belief.

That said temporary construction easements ("TE") are taken over the parcels of land which are described below and are shown on the aforementioned Plans:

Parcel TE-1: A parcel of land located at 1130 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Springfield Housing Authority, consisting of approximately 878 square feet, 0.02 acre, from approximately Station 12+68 to Station 13+48 on the St. James Avenue Baseline, and shown as TE-1 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-2: A parcel of land located at 1116 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Rayonia & Patel, LLC, consisting of approximately

1,434 square feet, 0.03 acre, from approximately Station 13+48 to Station 14+73 on the St. James Avenue Baseline, and shown as TE-2 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-3: A parcel of land located at 1129 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Edward Hernandez, consisting of approximately 19 square feet, less than .01 acre, from approximately Station 12+65 to Station 13+01 on the St. James Avenue Baseline, and shown as TE-3 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-4: A parcel of land located at 1123 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by The Bank of New York Mellon Trust Company, National Association, consisting of approximately 197 square feet, less than .01 acre, from approximately Station 13+01 to Station 13+51 on the St. James Avenue Baseline, and shown as TE-4 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-5: A parcel of land located at 1119 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Gladys Hernandez and Jose A. Hernandez, consisting of approximately 424 square feet, less than .01 acre, from approximately Station 13+51 to Station 14+01 on the St. James Avenue Baseline, and shown as TE-5 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-6: A parcel of land located at 1113 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Todd S. Melbourne and Tracey L. Melbourne, consisting of approximately 250 square feet, less than .01 acre, from approximately Station 14+01 to Station 14+51 on the St. James Avenue Baseline, and shown as TE-6 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-7: A parcel of land located at 1103 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Moses Gonzalez, consisting of approximately 399 square feet, less than .01 acre, from approximately Station 15+00 to Station 15+50 on the St. James Avenue Baseline, and shown as TE-7 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-8: A parcel of land located at 1103 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Moses Gonzalez, consisting of approximately 57 square feet, less than .01 acre, from approximately Station 15+50 to Station 15+75 on the St. James Avenue Baseline, and shown as TE-8 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-9: A parcel of land located at 1093 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Maritza Rodriguez, consisting of approximately 53 square feet, less than .01 acre, from approximately Station 15+75 to Station 16+00 on the St. James Avenue Baseline, and shown as TE-9 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-10: A parcel of land located at 1093 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Maritza Rodriguez, consisting of approximately 147 square feet, less than .01 acre, from approximately Station 16+00 to Station 16+57 on the St. James Avenue Baseline, and shown as TE-10 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-12: A parcel of land located at 1069 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by United Co-Operative Bank, consisting of approximately 587 square feet, 0.01 acre, from approximately Station 17+66 to Station 18+66 on the St. James Avenue Baseline, and shown as TE-12 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-13: A parcel of land located at 1051 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Peoplesbank, consisting of approximately 1,296 square feet, 0.03 acres, from approximately Station 18+66 to Station 20+16 on the St. James Avenue Baseline, and shown as TE-13 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-14: A parcel of land located at 1100 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, consisting of approximately 31,492 square feet, 0.72 acre, from approximately Station 14+73 to Station 17+43 on the St. James Avenue Baseline, and shown as TE-14 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-16: A parcel of land located at 1070 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, consisting of approximately 1,567 square feet, 0.04 acre, from approximately Station 17+97 to Station 19+51 on the St. James Avenue Baseline, and shown as TE-16 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-17: A parcel of land located at St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, consisting of approximately 1,564 square feet, 0.04 acre, from approximately Station 19+51 to Station 20+01 on the St. James Avenue Baseline, and shown as TE-17 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-18: A parcel of land located at 1316 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, consisting of approximately 7,309 square feet, 0.17 acre, from approximately Station 20+01 to Station 113+55 on the Carew Street Baseline, and shown as TE-18 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-19: A parcel of land located at 1343 Carew Street in the City of Springfield, in Hampden County, Massachusetts, owned by Vasilios Bourdakos and Harriet Bourdakos, consisting of approximately 2,581 square feet, 0.06 acre, from approximately Station 23+96 to Station 25+37 on the St. James Avenue Baseline, and shown as TE-19 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-20: A parcel of land located at 1037 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Kayrouz Realty, LLC, consisting of approximately 903 square feet, 0.02 acres, from approximately Station 20+16 to Station 21+57 on the St. James Avenue Baseline, and shown as TE-20 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-21: A parcel of land located at 1037 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Kayrouz Realty, LLC, consisting of approximately 1,292 square feet, 0.03 acre, from approximately Station 106+14 to Station 107+60 on the Carew

Street Baseline, and shown as TE-21 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-22: A parcel of land located at 1051 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Peoplesbank, consisting of approximately 1,142 square feet, 0.03 acre, from approximately Station 105+14 to Station 106+14 on the Carew Street Baseline, and shown as TE-22 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-23: A parcel of land located at 1387 Carew Street in the City of Springfield, in Hampden County, Massachusetts, owned by Michael J. O'Connor and Dina M. O'Connor, consisting of approximately 1,113 square feet, 0.03 acre, from approximately Station 105+81 to Station 106+94 on the Carew Street Baseline, and shown as TE-23 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-24: A parcel of land located at 1375 Carew Street in the City of Springfield, in Hampden County, Massachusetts, owned by Knockout Properties, LLC, consisting of approximately 1,108 square feet, 0.03 acre, from approximately Station 107+46 to Station 108+64 on the Carew Street Baseline, and shown as TE-24 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-25: A parcel of land located at 1003 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by 50 Century LLC, consisting of approximately 777 square feet, 0.02 acre, from approximately Station 24+53 to Station 25+58 on the St. James Avenue Baseline, and shown as TE-25 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-26: A parcel of land located at 80 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Speedway, LLC, consisting of approximately 2,256 square feet, 0.05 acre, from approximately Station 25+58 on the St. James Avenue Baseline, to approximately Station 204+71 on the St. James Boulevard Baseline, and shown as TE-26 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-27: A parcel of land located at 30 Fordham Street in the City of Springfield, in Hampden County, Massachusetts, owned by Estate of Esther Rodriguez, consisting of approximately 1,165 square feet, 0.03 acre, from approximately Station 203+56 to Station 204+71 on the St. James Boulevard Baseline, and shown as TE-27 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-28: A parcel of land located at 95 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Barbara E. Carr and Donald J. Carr, consisting of approximately 458 square feet, 0.01 acre, from approximately Station 203+94 to Station 204+50 on the St. James Boulevard Baseline, and shown as TE-28 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-29: A parcel of land located at 89 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Lachenauer, LLC, consisting of approximately 570 square feet, 0.01 acre, from approximately Station 204+50 to Station 205+05 on the St. James Boulevard Baseline, and shown as TE-29 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-30: A parcel of land located at 977 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Len-Steve Realty, LLC, consisting of approximately 1,326 square feet, 0.03 acre, from approximately Station 27+55 to Station 29+10 on the St. James Avenue Baseline, and shown as TE-30 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-31: A parcel of land located at 961 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Fresh Anointing Ministries Church of God in Christ, Inc., consisting of approximately 997 square feet, 0.02 acre, from approximately Station 29+10 to Station 30+22 on the St. James Avenue Baseline, and shown as TE-31 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-32: A parcel of land located at 945 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Cherrelle C. Hyde and Chaquita C. Ogbunize, consisting of approximately 627 square feet, 0.01 acre, from approximately Station 30+69 to Station 31+23 on the St. James Avenue Baseline, and shown as TE-32 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-33: A parcel of land located at 56 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 593 square feet, 0.01 acre, from approximately Station 25+37 to Station 25+99 on the St. James Avenue Baseline, and shown as TE-33 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-34: A parcel of land located at 64 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 1,834 square feet, 0.04 acre, from approximately Station 25+99 on the St. James Avenue Baseline to Station 207+89 on the St. James Boulevard Baseline, and shown as TE-34 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-35: A parcel of land located at 56 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 510 square feet, 0.01 acre, from approximately Station 207+89 to Station 208+41 on the St. James Boulevard Baseline, and shown as TE-35 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-36: A parcel of land located at 970 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by SCP 2001A-CSF-27 LLC, consisting of approximately 5,825 square feet, 0.13 acre, from approximately Station 210+36 on the St. James Boulevard Baseline to Station 30+99 on the St. James Avenue Baseline, and shown as TE-36 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-39: A parcel of land located at 942 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Ricardo Colon and Evelyn Colon, consisting of approximately 509 square feet, 0.01 acre, from approximately Station 30+99 to Station 31+52 on the St. James Avenue Baseline, and shown as TE-39 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-40: A parcel of land located at 938 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Concepcion Cruzado, consisting of approximately 434 square feet, less than 0.01 acre, from approximately Station 31+52 to Station 32+05 on the

St. James Avenue Baseline, and shown as TE-40 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-41: A parcel of land located at 932 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Heather J. Michaud and Michael D. Michaud, consisting of approximately 450 square feet, 0.01 acre, from approximately Station 32+05 to Station 32+58 on the St. James Avenue Baseline, and shown as TE-41 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-42: A parcel of land located at 922 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Lisa Fotiathis and Thomas Fotiathis, consisting of approximately 11 square feet, less than 0.01 acre, from approximately Station 33+08 to Station 33+39 on the St. James Avenue Baseline, and shown as TE-42 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-43: A parcel of land located at 935 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by Wilmarie Rodriguez, consisting of approximately 1,048 square feet, 0.02 acre, from approximately Station 31+23 to Station 32+29 on the St. James Avenue Baseline, and shown as TE-43 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-44: A parcel of land located at 931 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by John D. Koski, Marie A. Koski and Amy Koski, consisting of approximately 591 square feet, 0.01 acre, from approximately Station 32+29 to Station 32+86 on the St. James Avenue Baseline, and shown as TE-44 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-46: A parcel of land located at St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by United Co-Operative Bank, consisting of approximately 1,203 square feet, 0.03 acre, from approximately Station 104+14 to Station 105+14 on the Carew Street Baseline, and shown as TE-46 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-47: A parcel of land located at 1430 Carew Street in the City of Springfield, in Hampden County, Massachusetts, owned by Canaan Baptist Church of Christ, consisting of approximately 2,224 square feet, 0.05 acre, from approximately Station 102+01 to Station 104+14 on the Carew Street Baseline, and shown as TE-47 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-48: A parcel of land located at 1440 Carew Street in the City of Springfield, in Hampden County, Massachusetts, owned by Joao A. Dias and Julia E. Dias, consisting of approximately 48 square feet, less than 0.01 acre, from approximately Station 100+46 to Station 101+53 on the Carew Street Baseline, and shown as TE-48 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-51: A parcel of land located at 56 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 758 square feet, 0.02 acre, from approximately Station 111+32 to Station 111+94 on the Carew Street Baseline, and shown as TE-51 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-52: A parcel of land located at 40 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 2,120 square feet, 0.05 acre, from approximately Station 111+94 to Station 113+87 on the Carew Street Baseline, and shown as TE-52 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-53: A parcel of land located at 40 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Holyoke Retail, LLC, consisting of approximately 1,955 square feet, 0.04 acre, from approximately Station 208+41 to Station 210+43 on the St. James Boulevard Baseline, and shown as TE-53 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-54: A parcel of land located at 23-29 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Serem, Inc., consisting of approximately 48 square feet, less than 0.01 acre, from approximately Station 210+36 to Station 210+45 on the St. James Boulevard Baseline, and shown as TE-54 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-56: A parcel of land located at 109 St. James Boulevard in the City of Springfield, in Hampden County, Massachusetts, owned by Milagros Nunez and Mirella Cruz, consisting of approximately 51 square feet, less than 0.01 acre, from approximately Station 202+90 to Station 203+43 on the St. James Boulevard Baseline, and shown as TE-56 on the above-referenced Alteration plans on file with the DPW Engineering Division.

Parcel TE-57: A parcel of land located at 1019 St. James Avenue in the City of Springfield, in Hampden County, Massachusetts, owned by T&W Realty Associates, LLC, consisting of approximately 822 square feet, 0.02 acre, from approximately Station 23+03 to Station 24+03 on the St. James Avenue Baseline, and shown as TE-57 on the above-referenced Alteration plans on file with the DPW Engineering Division.

SECTION III - PERMANENT EASEMENT:

The City is taking the following permanent easement for purposes of obtaining the necessary land, access and rights of way for the construction and maintenance of roadway and related improvements for Project, including road and sidewalk construction and improvements, grading, driveway grading and paving, drainage, paved drainage waterway, and related improvements as described in the Plans. Although said parcel is described as belonging to the named owner, the ownership of said parcel is stated herein only insofar as said ownership is known or has been determined by the City Council, and accordingly, is so stated and shown only as a matter of information and belief.

Parcel E-1: 1316-1360 Carew Street

A parcel of land owned by Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust, located southwest of St. James Avenue in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point at the ending of the location line of Section 1 of the 2023 City Alteration of St. James Avenue and on the sideline of the 1921 City layout of Carew Street, said point being N71°17'27"W a distance of 33.00 feet from STA 109+53.17 of the Carew Street baseline, and being hereinafter described: thence northwesterly along said alteration line by a curve to the left

of 62.00 feet radius a distance of 50.39 feet; thence N27°51'24"W a distance of about 172 feet to a point on the property line dividing two lands of Charles L. D'Amour and Donald H. D'Amour, Trustees of The Big Y Trust; thence northeasterly along said property line a distance of about 3 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence following the St. James Avenue sideline southeasterly a distance of about 195 feet to a point on the 1921 City layout of Carew Street; thence southwesterly along the Carew Street sideline a distance of about 31 feet to the point of beginning.

The above described parcel of land contains an area of about 678 square feet, .02 acre in the City of Springfield, Massachusetts.

Parcel E-2: 64 St. James Boulevard

A parcel of land owned by Holyoke Retail, LLC, located southwest of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the sideline of the 1921 City layout of St. James Boulevard and at the ending of the location line of Section 4 of the 2023 City Alteration of St. James Avenue, said point being N34°08'44"W a distance of 35.00 feet from STA 207+18.27 of the St. James Boulevard baseline, and being hereinafter described: thence, northeasterly along the St. James Boulevard sideline a distance of about 29 feet to a point on the southwesterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along said sideline a distance of about 100 feet to a point on the property line dividing two lands of Holyoke Retail, LLC; thence southwesterly along said property line a distance of about 3 feet to a point on the location line of Section 4 of the 2023 City Alteration; thence along said alteration line S27°51'24"E a distance of about 80 feet; thence by a curve to the right of 17.00 feet radius a distance of 24.84 feet; thence S55°51'16"W a distance of 5.21 feet; thence S18°17'09"W a distance of 8.20 feet to the point of beginning.

The above described parcel of land contains an area of about 465 square feet, .01 acre in the City of Springfield, Massachusetts.

Parcel E-3: 64 St. James Boulevard

A parcel of land owned by Holyoke Retail, LLC, located northwest of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the northwesterly sideline of the 1921 City layout of St. James Boulevard and at the beginning of the location line of Section 5 of the 2023 City Alteration, said point being N34°08'44"W a distance of 35.00 feet from STA 207+41.30 of the St. James Boulevard baseline, and being hereinafter described: thence following said alteration line N34°08'44"W a distance of 7.00 feet; thence S55°51'16"W a distance of 13.00 feet; thence S34°08'44"E a distance of 7.00 feet to a point on the sideline of the 1921 City layout of St. James Boulevard; thence northeasterly along St. James Boulevard sideline a distance of about 13 feet to the point of beginning.

The above described parcel of land contains an area of about 91 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel E-4: 80 St. James Boulevard

A parcel of land owned by Speedway, LLC, located northeast of St. James Avenue, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point at the beginning of the location line of Section 6 of the 2023 City Alteration of St. James Avenue and on the northeasterly sideline of the 1898 City Layout of St. James Avenue, said point being N62°08'36"E a distance of 33.00 feet from STA 26+44.71 of the St. James Avenue baseline, and being hereinafter described: thence following said alteration line southeasterly by a curve to the left of 42.00 feet radius a distance of 70.58 feet to a point on the sideline of the 1911 City layout of St. James Boulevard; thence southwesterly along said sideline of St. James Boulevard about 47 feet to a point on the northeasterly sideline of the 1898 City Layout of St. James Avenue; thence northwesterly along the sideline of St. James Avenue a distance of about 47 feet to the point of beginning.

The above described parcel of land contains an area of about 487 square feet, .01 acre in the City of Springfield, Massachusetts.

Parcel HS-2: 970 St. James Avenue

A parcel of land owned by SCP 2001A-CSF-27 LLC, located southeast of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the location line of Section 8 of the 2023 City Alteration of St. James Boulevard, said point being S36°19'43"E a distance of 36.15 feet from STA 208+65.54 of the St. James Boulevard baseline, and being hereinafter described: thence following said alteration line southeasterly by a curve to the left of radius 965.00 feet a distance of 4.00 feet; thence S37°48'33"E a distance of 2.00 feet; thence N52°11'27"E a distance of 4.00 feet; thence N37°48'33"W a distance of 2.00 feet TO the point of beginning.

The above described parcel of land contains an area of about 8 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel HS-3: 970 St. James Avenue

A parcel of land owned by SCP 2001A-CSF-27 LLC, located southeast of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southeasterly sideline of the 1921 City Layout of St. James Boulevard; said point being S37°03'13"E a distance of 37.97 feet from STA 209+15.71 of the St. James Boulevard baseline, and being hereinafter described; thence S39°53'01"E a distance of 2.00 feet; thence S50°06'59"W a distance of 4.00 feet; thence N39°53'01"W a distance of 2.00 feet to a point again on the sideline of the 1921 City Layout of St. James Boulevard; thence northeasterly along St. James Boulevard sideline a distance of about 4 feet to the point of beginning.

The above described parcel of land contains an area of about 8 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel HS-4: 970 St. James Avenue

A parcel of land owned by SCP 2001A-CSF-27 LLC, located southeast of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the southeasterly sideline of the 1921 City Layout of St. James Boulevard, said point being S37°03'13"E a distance of 39.93 feet from STA 209+55.54 of the St. James Boulevard baseline, and being hereinafter described: thence S39°53'01"E a distance of 2.00 feet; thence S50°06'59"W a distance of 4.00 feet; thence N39°53'01"W a distance of 2.00 feet to a point again on the sideline of the 1921 City Layout of St. James Boulevard; thence northeasterly along the St. James Boulevard sideline a distance of about 4 feet to the point of beginning.

The above described parcel of land contains an area of about 8 square feet, less than .01 acre in the City of Springfield, Massachusetts.

Parcel HS-5: 30 Fordham Street

A parcel of land owned by Estate of Esther Rodriguez, located northwest of St. James Boulevard, in the City of Springfield, in Hampden County, Massachusetts bounded and described as follows:

Beginning at a point on the northwesterly sideline of the 1911 City Layout of St. James Boulevard, said point being N34°08'44"W a distance of 35.00 feet from STA 204+21.20 of the St. James Boulevard baseline, and being hereinafter described: thence N34°08'44"W a distance of 4.00 feet; thence S55°51'16"W a distance of 4.00 feet; thence S34°08'44"E a distance of 4.00 feet to a point again on the sideline of the 1921 City Layout of St. James Boulevard; thence northeasterly along St. James Boulevard sideline a distance of about 4 feet to the point of beginning.

The above described parcel of land contains an area of about 16 square feet, less than .01 acre in the City of Springfield, Massachusetts.

AWARD OF DAMAGES

It is ORDERED that the City of Springfield makes the following awards for damages sustained by the owner/owners, and mortgagees of record and others as required by law, having an interest in the area or areas hereinbefore described in the taking of or injury to his/their/its property by reason of the taking of the permanent easement and temporary construction easements taken for the purposes of the Project described above, including any improvements, trees or shrubs:

Damages for Permanent Partial Takings:

Taking ID	Titleholder	Property Address	Parcel No.	Total Area	Affected Area	Award Amount
Parcel 1	Springfield	1118-	111700162	242344	1 S.F.	\$25

	Housing Authority	1122 St. James Avenue		S.F.		
Parcel 2	Rayonia & Patel, LLC	1016 St. James Avenue	111700160	12,954 S. F.	342 S.F.	\$6,850
Parcel 3	Big Y Trust*	1100 St. James Avenue	11700158	201,539 S.F.	1,112 S.F.	\$10,575
Parcel 5	Big Y Trust*	1070 St. James Avenue	11700152	91,885 S.F.	462 S.F.	\$5,075
Parcel 6	Big Y Trust*	Parcel 148, W S St. James Avenue	11700148	17,041 S.F.	449 S.F.	\$8,975
Parcel 9	Vasilios and Harriet Bourdakos	1343 Carew Street	236000360	11,024 S.F.	476 S.F.	\$9,525
Parcel 10	T&W Realty Associates, LLC	1019 St. James Avenue	111700235	8,247 S.F.	32 S.F.	\$650
Parcel 11	Holyoke Retail, LLC C/O Bacon Wilson	56 & 64 St. James Boulevard	111720009	1,8381 S.F.	185 S.F.	\$3,325
Parcel 14	SCP2001A-CSF-27, LLC	970 St. James Avenue	11700140	82,600 S.F.	39 S.F.	\$3,325
Parcel 15	SCP2001A-CSF-27, LLC	970 St. James Avenue and Parcel 140, W S St. James Avenue	11700140 and 11700142	82,600 S.F. and	1,796 S.F.	\$22,550
Parcel 18	Ricardo and Evelyn Colon	942 St. James Avenue	111700139	5,171 S.F.	159 S.F.	\$1,650
Parcel 19	Conception Cruzado	938 St. James Avenue	111700138	4,990 S.F.	151 S.F.	\$2,100
Parcel 20	Debra Bartels, Heather Michaud and Michael Michaud	932 St. James Avenue	111700137	5,821	25 S.F.	\$2,050

Total Damages for Permanent Partial Takings- \$76,675

Damages for Temporary Easements

Taking ID	Titleholder	Property Address	Parcel No.	Total Area	Affected Area	Award Amount
TE-1	Springfield	1118-	111700162		878 S.F.	\$1,775

	Housing Authority	1122 St. James Avenue				
TE-2	Rayonia & Patel, LLC	1016 St. James Avenue	111700160		1,434 S.F.	\$4,300
TE-3	Edward Hernandez	1129 St. James Avenue	111700217		19 S.F.	\$25
TE-4	Sandra Cappas	1123 St. James Avenue	111700218		197 S.F.	\$200
TE-5	Gladys & Jose Hernandez	1119 St. James Avenue	111700219		424 S.F.	\$450
TE-6	Todd S. and Tracey L. Melbourne	1113 St. James Avenue	111700220		250 S.F.	\$275
TE-7	Moses Gonzalez	1103 St. James Avenue	111700221		399 S.F.	\$350
TE-8	Moses Gonzalez	ES St. James Avenue	111700222		57 S.F.	\$450
TE-9	Maritza Rodriguez	1093 St. James Avenue	111700225		53 S.F.	\$50
TE-10	Maritza Rodriguez	ES St. James Avenue	111700223		147 S.F.	\$150
TE-12	United Co-Operative Bank	1069 St. James Avenue	111700229		587 S.F.	\$1,415
TE-13	People's Bank	1051 St. James Avenue	111700230		1,296 S.F.	\$4,125
TE-14	Big Y Trust*	1100 St. James Avenue	11700158		31,492 S.F.	\$49,875
TE-16	Big Y Trust*	1070 St. James Avenue	11700152		1,567 S.F.	\$2,575
TE-17	Big Y Trust*	Parcel 148, W S St. James Avenue	11700148		1,564 S.F.	\$4,700
TE-18	Big Y Trust*	1316 Carew Street	236000220		7,309 S.F.	\$10,425
TE-19	Vasilios and Harriet	1343 Carew	236000360		2,581 S.F.	\$7,750

	Bourdakis	Street				
TE-20	Kayrouz Realty, LLC	1037 St. James Avenue	111700234		903 S.F.	\$2,700
TE-21	Kayrouz Realty, LLC	1037 St. James Avenue	111700234		1292 S.F.	\$3,975
TE-22	People's Bank	1051 St. James Avenue	111700230		1,142 S.F.	\$4,075
TE-23	Michael and Dina O'Connor	1387 Carew Street	236000356		1113 S.F.	\$4,850
TE-24	Knockout Properties, LLC	1375 Carew Street	236000357		1108 S.F.	\$3,325
TE-25	50 Century, LLC	1003 St. James Avenue	111700237		777 S.F.	\$2,100
TE-26	Hess Retail Stores, LLC	991 St. James Avenue	111700239		2,256 S.F.	\$6,775
TE-27	Juan Cruz and Esther Rodriguez	30 Fordham Street	052500006		1,165 S.F.	\$2,525
TE-28	Barbara and Donald Carr	95 St. James Boulevard	111720076		458 S.F.	\$1,200
TE-29	Lachenauer, LLC	89 St. James Boulevard	111720077		570 S.F.	\$1,450
TE-30	Len-Steve Realty	977 St. James Avenue	111700240		1,326 S.F.	\$3,975
TE-31	Fresh Anointing Ministries Church of God in Christ, Inc.	961 St. James Avenue	111700244		997 S.F.	\$1,200
TE-32	Cherrelle C. Hyde and Chaquita C. Ogbunzie	945 St. James Avenue	111700245		627 S.F.	\$650
TE-33	Holyoke Retail, LLC	56 St. James	111720008		593 S.F.	\$2,600

	C/O Bacon Wilson	Boulevard				
TE-34	Holyoke Retail, LLC C/O Bacon Wilson	64 St. James Boulevard	111720009		1,834 S.F.	\$4,950
TE-35	Holyoke Retail, LLC C/O Bacon Wilson	56 St. James Boulevard	111720008		510 S.F.	\$1,375
TE-36	SCP2001A-CSF-27, LLC	970 St. James Avenue /Parcel 140, WS St. James	11700140/ 11700142		5,825 S.F.	\$12,475
TE-39	Ricardo and Evelyn Colon	942 St. James Avenue	111700039		668 S.F.	\$2,175
TE-40	Conception Cruzado	938 St. James Avenue	111700138		585 S.F.	\$2,100
TE-41	Debra Bartels, Heather Michaud and Michael Michaud	932 St. James Avenue	111700137		450 S.F.	\$475
TE-42	Lisa and Thomas Fothiathis	922 St. James Avenue	111700136		11 S.F.	\$25
TE-43	Wilmarie Rodriguez	935 St. James Avenue	111700247		1048 S.F.	\$3,425
TE-44	John, Marie, and Amy Koski	931 St. James Avenue	111700248		591 S.F.	\$1,325
TE-46	United Co-Operative Bank	1069 St. James Avenue	111700229		1,203 S.F.	\$2,735
TE-47	Canaan Baptist Church of Christ	1430 Carew Street	236000229		2224 S.F.	\$1,675
TE-48	Joao Dias and Julia	1440 Carew	236000231		48 S.F.	\$50

	Dias	Street				
TE-51	Holyoke Retail, LLC C/O Bacon Wilson	56 St. James Boulevard	111720008		726 S.F.	\$3,050
TE-52	Holyoke Retail, LLC C/O Bacon Wilson	40 St. James Boulevard	111700006		2,120 S.F.	\$5,725
TE-53	Holyoke Retail, LLC C/O Bacon Wilson	40 St. James Boulevard	111700006		1,955 S.F.	\$5,275
TE-54	Serem, Inc.	23-29 St. James Boulevard	111720089		48 S.F.	\$150
TE-56	Milagros Nunez and Mirella Cruz	109 St. James Boulevard	111720075		51 S.F.	\$50
TE-57	T&W Realty Associates, LLC	1019 St. James Avenue	111700235		822 S.F.	\$2,475

Total Damages for Temporary Easements:

\$179,800

Damages for Permanent Easements Easements:

Taking ID	Titleholder	Property Address	Parcel No.	Total Area	Affected Area	Award Amount
E-1	Big Y Trust*	1316 Carew Street	236000220	159,038 S.F.	678 S.F.	\$3,225
E-2	Holyoke Retail, LLC C/O Bacon Wilson	64 St. James Boulevard	111720009	10,552 S.F.	465 S.F.	\$1,475
E-3	Holyoke Retail, LLC C/O Bacon Wilson	64 St. James Boulevard	111720009	10,552 S.F.	91 S.F.	\$1,650
E-4	Hess Retail Stores, LLC	991 St. James Avenue	111700239	15640 S.F.	487 S.F.	\$8,700
HS-2	SCP2001A-CSF-27,	970 St. James	11700140	80,785 S.F.	8 S.F.	\$100

	LLC	Avenue				
HS-3	SCP2001A-CSF-27, LLC	970 St. James Avenue	11700140	80,785 S.F.	8 S.F.	\$100
HS-4	SCP2001A-CSF-27, LLC	970 St. James Avenue	11700140	80,785 S.F.	8 S.F.	\$100
HS-5	Juan Cruz and Esther Rodriguez	30 Fordham Street	052500006	15,103 S.F.	16 S.F.	\$75

Total for Permanent Easements Easements:

\$15,425

TOTAL FOR ALL TAKINGS COMBINED:

\$ 271,900

The property rights described above are taken subject only to such interests of mortgagees and others as are required by law, and are subject to the prior payment of any unpaid taxes, water and sewer use charges, betterments, if any, to the City of Springfield, MA.

It is further ORDERED: that the City Treasurer be and is hereby authorized to pay said sums to the owners of the land specified above, or to their heirs, successors, or assigns when the same shall become payable as above provided;

that no damages be awarded, other than those above mentioned, inasmuch as no other damages will be sustained by any person, firm, or corporation in their land abutting the public way by reason of laying out and construction of the project within the limits described herein;

that no assessments be levied;

that the City Clerk, in the name and on behalf of the City, is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that within 30 days after the adoption of this order, the City Clerk is hereby ordered to certify and record a copy hereof, together with the aforementioned Plans, in the Hampden County Registry of Deeds.

Approved by the City Council on _____, 2023:

Gladys Oyola-Lopez.
City Clerk

A true copy attest:

Approved pursuant to Mass. Gen. Laws ch. 43, sec. 30:

Domenic J. Sarno

Mayor

Date signed:_____

Financial Impact:

Total proposed award of damages for the takings is \$271,900. See separate Appropriation Order which must be approved before this Order of Taking can be approved.

II. Resolutions

1. Resolution (ID # 7179)

Order to Use 3.7 Million Dollars to Eliminate Trash Fee