



City of Quincy

Massachusetts

OFFICE OF THE CITY COUNCIL
1305 HANCOCK STREET
QUINCY, MA 02169

Ian C. Cain
Noel T. DiBona
William P. Harris
Kirsten L. Hughes, President

Brad L. Croall
Joseph G. Finn
Margaret E. Laforest
Nina X. Liang
Brian Palmucci

Nicole L. Crispo, City Clerk
Joseph J. Newton, Assistant City Clerk
Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

City Council Meeting Monday, December 5, 2016 - 7:30 PM The Great Hall

1. 2016 – 271 – Appropriation – \$1,888,627 to Community Preservations Accounts Mayor Koch
2. 2016 – 272 – Appropriation – \$50,000 from Pine Hill Sale of Lots to Capital Improvements/ Cemetery Department Mayor Koch
3. 2016 – 273 – Adopting – Housing Development Incentive Program Plan and Zone Mayor Koch
4. 2016 – 274 – Adopting – Percentages of Local Tax by Each Class of Real & Personal Property for FY17 Mayor Koch
5. 2016 – 275 – Adopting – Residential Factor of .863743 for FY17 Mayor Koch
6. 2016 – 276 – Order – Acceptance of MGL Chapter 59 Section 5K - Property tax liability reduced in exchange for volunteer services; persons over age 60 Councillor Palmucci
7. 2016 – 277 – Order – Acceptance of MGL Chapter 59 Section 5C ½ - Additional Real Estate Exemption for taxpayers who are granted personal exemptions Councillor Palmucci
8. 2016 – 278 – Order – Nominations for Park & Recreation Board Appointments President Hughes
9. 2016 – 202 – Order – Amending Council Order 2016-202 – Sterling Middle School Appropriation Mayor Koch
10. 2016 – 279 – Order – Amending Prior Loan Orders, Bond and Note Premium Application Mayor Koch
11. 2016 – 280 – Resolve – Exploring the feasibility of lowering the age exemption under the MGL Chapter 59 Section 5 Clause 41A program from 65 to 55 Councillor Palmucci

RECEIVED
2016 DEC - 1 PM 3: 59
CITY CLERKS OFFICE
QUINCY, MASS. 02169

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov

Tel. (617) 376-1341, FAX (617) 376-1345 -TTY (617) 376-1375

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-272

ORDERED:

December 05, 2016

Upon the request of the Director of Parks, Forestry and Cemetery Departments, and with the recommendation of His Honor, the Mayor, the following sum is hereby appropriated to Capital Improvements/Cemetery Department.

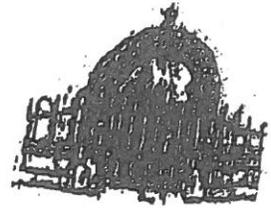
The same to be transferred from Reserve for Appropriation – Pine Hill Sale of Lots.



City of Quincy, Massachusetts

20 Sea Street, Quincy, Massachusetts 02169

Tel. 617-376-1294 fax 617-376-1293



Thomas P. Koch
Mayor

Public Burial Places

Board of Managers

Thomas M. Galvin, Chair
Arthur S. Wahlberg, Vice Chair
John A. Farmer
R. Denis Gearin
Susan Kindregan
Paul M. Mauriello
George W. Bouchard
Graves Registration Officer

Paul D. Franz
Executive Director

MEMORANDUM

TO: The Honorable Thomas P. Koch
FROM: Paul D. Franz, Executive Director
Park, Forestry and Cemetery Departments 
DATE: November 15, 2016
RE: Request for transfer of funds

Please consider this memo a request to transfer \$50,000.00 from Pine Hill Sale of Lots account to Capital Improvements / Cemetery Department account.

This request is our usual and customary transfer for the purchase of materials and equipment to repair, maintain and upgrade our cemetery system.

I am happy to answer any questions or provide any additional documentation. Thank you for your consideration of this request.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-273

ORDERED:

December 05, 2016

WHEREAS, the City of Quincy, as a Massachusetts Gateway City, is eligible for the Commonwealth's Housing Development Incentive Program, established as M.G.L. Chapter 40V.

WHEREAS, the Housing Development Incentive Program provides Gateway Cities with a development tool to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated areas by providing a state and local tax incentive to Sponsors to undertake substantial rehabilitation of properties for lease or sale as multi-unit market rate housing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL:

1. That it is hereby found and determined upon receipt of the report from the Director of the City's Office of Planning and Community Development and the Mayor:
 - a. we have reviewed the Housing Development Plan and Zone;
 - b. we find that the Housing Development Plan and Zone will further increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in the designated area.

NOW, THEREFORE, in accordance with the requirements of 760 CMR 66.03(3), the City Council hereby approves the Housing Development (HD) Plan and Zone, authorizes and forwards said HD Plan and Zone to the Massachusetts Department of Housing and Community Development for its approval and endorsement, and authorizes the Mayor to negotiate tax increment exemptions for a period not to exceed 20 years for Certified HD Projects within the HD Zone in accordance with section 5M of M.G.L. c. 59.



Department of Planning and Community Development
34 Coddington Street 3rd Floor, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY /TDD (617) 376-1375



JAMES J. FATSEAS
Planning Director

THOMAS P. KOCH
Mayor

MEMORANDUM

TO: Councillor Brad Croall
FROM: Robert Muollo, Principal Planner
DATE: November 30, 2016
RE: Housing Development Incentive Plan and Zone

This memorandum is intended to provide information on the proposed Housing Development Plan and Zone.

What the HD Plan / Zone does:

- Establishes a designated area to incentivize the creation of market-rate residential units on four parcels of land near East Howard Street, including a vacant building.
- Allows qualified projects within the zone to *access*:
 - State funding of up to \$2 million per project.
 - Local real estate tax exemption on all or part of the *increased* property value resulting from the development of market-rate units.
- Advances the goals of the *Quincy Housing Production Plan*.
- Creates workforce and market-rate housing units at 116 East Howard Street, adding 140 units to the Subsidized Housing Inventory and increasing it to 9.9%. The project has been vetted, having received a special permit from the Planning Board in April, 2015.
- Authorizes the City to *negotiate* tax exemption agreements for any projects proposed in the zone; *approval* of a project-specific agreement happens separately and requires a City Council vote.



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What the HD Plan / Zone doesn't do:

- Change the City's zoning or any other ordinance.
- Approve or cause to be approved any specific development project, including any zoning relief or variance requested for any such project within the zone.
- Approve tax relief for projects.
- Entitle a developer to project permits.
- The Plan and Zone may be amended at any time with City Council approval.

How does the HD Plan incentive differ from a Tax Increment Financing (TIF) Agreement?

If the HD Plan and Zone is approved, the City may negotiate a Tax Increment Exemption (TIE) Agreement with the developer for qualifying projects as they arise. The differences between the two agreement types are:

<i>TIF ... incentive in exchange for:</i>	<i>HD/TIE ... incentive in exchange for:</i>
<i>Foster job creation</i>	<i>Foster residential growth</i>
<i>Stimulate business growth</i>	<i>Support economic development</i>
<i>Job creation</i>	<i>Diversify housing stock</i>
<i>Job retention</i>	<i>Promote neighborhood stabilization</i>
<i>Private investment</i>	<i>Private investment</i>

- Exemption percentage may not be less than 10% or more than 100% of the new value resulting from the development of market rate units
- Term of agreement may not be less than 5 years or more than 20 years

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-274

ORDERED:

December 05, 2016

WHEREAS, the Quincy City Council, in accordance with the Massachusetts General Laws, Chapter 40 § 56 and applicable guidelines of the Massachusetts Department of Revenue, conducted a Public Hearing on December 5, 2016 on the question of the adoption of the percentages of the local tax levy to be borne by each class of real estate and personal property in the City of Quincy for fiscal year 2017 (July 1, 2016 to June 30, 2017), including in connection therewith the questions or the adoption of a residential factor, and

WHEREAS, the Quincy City Council is required by said statute and applicable guidelines to adopt such residential factor: 0.863743

NOW, THEREFORE BE IT RESOLVED that the Quincy City Council does hereby adopt, in accordance with, and pursuant to, said statute and applicable guidelines for fiscal year 2017 (July 1, 2016 to June 30, 2017) the following percentages of the local tax levy to be borne by each class of real and personal property.

Class	@ 175 PERCENTAGE
Class One – Residential	73.0948
Class Two – Open Space	0.0000
Class Three – Commercial	21.7847
Class Four – Industrial	1.1793
Personal Property	3.9412

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-275

ORDERED:

December 05, 2016

WHEREAS, the Quincy City Council, in accordance with the Massachusetts General Laws, Chapter 40 § 56 and applicable guidelines of the Massachusetts Department of Revenue, conducted a Public Hearing on December 5, 2016 on the question of the adoption of the percentages of the local tax levy to be borne by each class of real estate and personal property in the City of Quincy for fiscal year 2017 (July 1, 2016 to June 30, 2017), including in connection therewith the questions or the adoption of a residential factor, and

WHEREAS, the Quincy City Council is required by said statute and applicable guidelines to adopt such residential factor: 0.863743

NOW, THEREFORE BE IT RESOLVED that the Quincy City Council does hereby adopt, in accordance with, and pursuant to, said statute and applicable guidelines for fiscal year 2017 (July 1, 2016 to June 30, 2017) a residential factor of 0.863743

INTRODUCED BY: **WARD FOUR COUNCILLOR – BRIAN PALMUCCI**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-276

ORDERED:

December 05, 2016

BE IT ORDAINED:

It is hereby ordered that the Quincy City Council accept Chapter 59 of the Acts of 2016 Accepting Chapter 59 Section 5K of the Massachusetts General Laws which allows persons over the age of 60 to volunteer to provide services to the City of Quincy, in exchange the City shall reduce the real estate property tax, such reduction nor shall the reduction of real estate property tax bill exceed \$1,500 in any given tax year.

INTRODUCED BY: **WARD FOUR COUNCILLOR – BRIAN PALMUCCI**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-277

ORDERED:

December 05, 2016

BE IT ORDAINED:

It is hereby ordered that the Quincy City Council accept Chapter 59 of the Acts of 2016 Accepting Chapter 59 Section 5C1/2 of the Massachusetts General Laws which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under Massachusetts General Laws Chapter 59, Section 5, including certain blind persons, veterans, surviving spouses and seniors, and to provide that the additional exemption shall be up to 100 percent of the personal exemption, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2017 or take any other action relative thereto.

INTRODUCED BY: **PRESIDENT KIRSTEN L. HUGHES**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-278

ORDERED:

December 05, 2016

Nominations for Park & Recreation Board Appointments

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-202

ORDERED:

December 05, 2016

ORDER AMENDING COUNCIL ORDER 2016-202

STERLING MIDDLE SCHOOL APPROPRIATION

ORDERED: That Order No. 2016-202 adopted by this Council on October 3, 2016, which Loan Order appropriated \$59,000,000, to be raised by borrowing, for the purpose of paying costs of designing and constructing a new Sterling Middle School, including the payment of all costs incidental or related thereto, is hereby amended in its entirety to provide as follows:

ORDERED: That the City council of the City of Quincy does hereby appropriate the amount of Fifty-Nine Million (\$59,000,000) Dollars for the purpose of paying costs of paying costs of designing and constructing a new Sterling Middle School to be constructed to the rear of the existing school, and will have the same mailing address, once completed, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of His Honor the Mayor and the School Building Committee. To meet this appropriation the Treasurer, with the approval of His Honor the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided further that any grant that City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-three and 22/100 percent (73.22%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA; and that any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. That the City Treasurer is authorized to file an application with The Commonwealth of Massachusetts' Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws any and all bonds or notes of the City authorized by this vote and any previous vote of the City Council, and to provide such information and execute such documents as the Municipal Finance Oversight Board of the Commonwealth of Massachusetts may require.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-279

ORDERED:

December 05, 2016

ORDER AMENDING PRIOR LOAN ORDERS

BOND AND NOTE PREMIUM APPLICATION

ORDERED: Each prior loan order of the City that authorizes the borrowing of money to pay costs of capital projects is hereby supplemented to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the City upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied.

INTRODUCED BY: **WARD FOUR COUNCILLOR – BRIAN PALMUCCI**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2016-280

ORDERED:

December 05, 2016

WHEREAS, under M.G.L. Chapter 59, §. 5 Clause 41A Property Exemptions are allowed for of a person sixty-five years of age or over; and

WHEREAS, the exemption is not automatically given but rather a property owner must meet the criteria to receive it and must also have properly applied for the exemption;

NOW THEREFORE BE IT RESOLVED, that the Administration explore the feasibility of lowering the age exemption under the 41A program from 65 to 55 and provide the City Council with an analysis of how such exemptions may be used, and the advisability of same.