

Regular Council Meeting 7:30 PM



The City Council of the City of Quincy met on Monday, March 2, 2015 at 7:30 pm in the City Hall Council Chambers with Council President Joseph G. Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Gutro, Councillor Hughes, Councillor Laforest, Councillor McFarland and Councillor McNamee.

▶ Moment of Silence for Divine Inspiration

▶ Pledge of Allegiance lead by Quincy Boy Scout Troop 6

City Clerk Joe Shea read Open Meeting Law

▶ Redgate Presentation – Quincy Center Redevelopment Opportunities
Introduction by Chief of Staff James Fatseas

Presenters -

Ralph F. Cox – Principal

Lisa S. Sarafine – Principal - Redgate Real Estate Advisors

Pamela S. McKinney, MAI, CRE – Principal – Byrne McKinney & Assoc. Regional Real Estate Specialist

Redgate Real Estate Advisors Team members -

Alex Dubanowitz – Project Manager – Engineering Specialist

Julie Perlman - Assistant Project Manager (not in attendance)

Redgate & Byrne McKinneys assignment was to develop a feasible and flexible strategy for the city to realize the potential of downtown Quincy Center within the context of market conditions and existing obligation. They analyzed the market, identified and assessed possible infrastructure funding sources and generated a roadmap of development implementation projects.

Lisa S. Sarafine – Principal - Redgate Real Estate Advisors

Physical Plan - 4 Phase Integrated Implementation Strategy –

Phase 1 2015 – 2016 – Near Term Streetscape Improvements and Private Residential Development
Chestnut St Utilities and Streetscape, Hancock St. Streetscape & Urgent Repairs and Programming
Activities

\$8 Million Total Costs for Utilities & Streetscapes and Placemaking Activities

Phase 2 2017 – 2018 – Hancock Lot Development & Ross Garage Surface Lot

Hancock Lot Utilities & Streetscape, New Public Parking Garage, Ross Garage Demo & Surface Parking

\$13 Million for Utilities and Streetscape & Ross Garage Demo/Surface

\$20 Million for Public Parking

Phase 3 2019 – 2023 – Ross Garage Development

Upper Ross Garage Area Utilities & Streetscape & New Public Parking Garage

\$15 Million Utilities & Streetscape

\$26 Million Public Parking

Phase 4 2024+ – Potential Full Build Out

Lower Ross Garage Area Utilities & Streetscape

Burgin Parkway Access Bridge

\$14 Million Utilities & Streetscape

\$20 Million Bridge

▶ Pamela S. McKinney, MAI, CRE – Principal – Byrne McKinney & Associates

Financial Plan – Funding Sources from both State & Federal sources will be useful as the project goes forward but plan going forward relies on land and projects the city controls. New DIF funding in each Phase will be sustainable with the lift the developments planned bring. GO Bonds are suggested for new Ross Garage and Burgin Bridge. Ross Garage does not warrant rehabilitation but demolition. Eliminating the existing structure gives developers the ability to envision other projects. There will be a mixed use element to all the projects suggested. Garages suggested will all be above ground public lots that will be half the cost of the previous projects underground garages. Advancing the development of that parcels the city owns encourages others.

▶ Lisa S. Sarafine – Principal - Redgate Real Estate Advisors

Implementation Plan for the next year and vertical development, streetscape & public relations, infrastructure, funding and governance. Feel this is a conservative and responsible plan for Quincy and this can really be turned into something special

▶ Councillor Gutro requested a cost breakdown of powerpoint for phases 1 & 2 and governance breakdown going forward and having common agreement on it, DIF revenue projection report, Streetworks parking study and hopes these can be provided in a timely manner. Councillor Gutro expresses his three concerns – 1. Putting more public investment into downtown without a concrete private investment plans or concrete development plan in hopes of luring public investments, a robust public process on permitting is needed, 2. Conflict of interest regarding Redgate and Gate Residential involvement in West of Chestnut project, 3. Benefits of a RFP block by block and requiring land control

block by block

► Councillor Palmucci raised concerns that switch in strategy from the original using private money verses public investment eliminating risk for the tax payer. This new model is a far riskier plan and a big departure from the prior plan.

James Fatseas – Streetworks was not able to execute that plan. This new downtown plan will pay for itself by using the revenue created by development. There will be a series of Land Disposition Agreements for every parcel purchased from the City. There will be negotiation on all LDAs. There is no other developer that has offered to come in and pay for infrastructure. The city has always on the hook for the infrastructure be it before or after the project. Each proposal for city owned land will be vetted by the council which will see financing. The Gate Residential/Redgate conflict and gate residential will directly benefit from the recommendation they have given us.

James Fatseas – Contract with Redgate was signed before Gate Residential met with Quincy Mutual. Any developer will benefit from infrastructure and streetscape. Gate Residential development with Quincy Mutual is a private development. Gate Residential will not be able to participate in City owned land development and Redgate has only given a road map and not told the city to specifically put a sewer line here or landscaping there.

► Motion by Councillor McFarland to referred to Downtown & Economic Growth Committee & Finance Committee
Seconded by Councillor Palmucci

► Councillor Finn clarified the Redgate role in the Downtown as well as the City Councils role in the two public parcels going forward.

Is have it. Moved to Downtown & Economic Growth Committee & Finance Committee

► Woodward Update by City Solicitor Jim Timmons
Solicitor Timmons discusses the Supreme Judicial Court ruling. The SJC affirmed some of the damages that were awarded. Interest on damages needed to be recalculated for a total of \$1,065,762 settlement including interest. Auditor Susan OConnor stated an appropriation will be needed to satisfy deficit in judgment account this was paid out of.

► 2015 – 024 - \$250 from ECO Muffler Centers Inc. to D.A.R.E
Thank you letter to be sent
Motion by Councillor McFarland, Seconded by Councillor Gurto
Motion passed by 9-0 roll call vote

▶ 2015 – 025 - Adopting 2015 Political Calendar

Motion to adopt by Councillor McFarland, Seconded by Councillor Coughlin

Motion passed by 9-0 roll call vote

▶ 2015 – 026 - Adopting 2015 Designated Polling Places – No Changes

Motion to adopt by Councillor McFarland, Seconded by Councillor Coughlin

Motion passed by 9-0 roll call vote

▶ 2015 – 027 - Re: Residential Sidewalk Snow Removal Ordinance Feasibility

Councillor Hughes, Councillor Croall, Councillor Coughlin, Councillor Laforest, Councillor Palmucci
Reading waived

Motion to refer to Ordinance Committee, Public Works Committee and Public Safety Committee
by Councillor Hughes, Seconded by Councillor Croall

Is have it moved to Ordinance Committee, Public Works Committee and Public Safety Committee

▶ 2015 – 028 – Re: Review of Lowes Special Permit Compliance - Councillor Palmucci

Councillor Palmucci would like the City Council to request a review by the SPGA of Lowes Compliance.
Councillor Palmucci has sent a letter to Lowes and not received a response.

▶ Solicitor Timmons suggested the best way to handle this resolve is for the City Council to hold an
Oversight Committee hearing and have Building Inspector report on Lowes Compliance with the Special
Permit. After an Ordinance Committee hearing the City Council could request that recommendations
and executive action could be taken by the administration.

Motion to refer to Oversight Committee by Councillor Palmucci, Seconded by Councillor Hughes

Is have it

Communications & Reports-

Approval of February 17, 2015 Meeting

Motion to approve by Councillor Coughlin, Seconded by Councillor McFarland

Unfinished Business from Previous Meeting-

None

Report of Committees –

Ordinance Committee – Traffic

2015 – 017 - Councillor Hughes – No Parking Staunton Street North Side -Davis Street to Elm Avenue

Motion by Councillor Coughlin, Seconded by Councillor Hughes

Motion passed by 9-0 roll call vote

Petitions, Memorial, Remonstrance –

▶ Councillor Finn commended Councillor Palmucci & Troop 42s on the Ward 4 Shoveling effort to help elderly shovel out

Motions, Orders, Resolutions -

▶ Councillor McNamee – Long Island Bride Resolve to Support Rep. Bruce Ayers

House Docket#2192 An Act providing for a study to be conducted on the cost feasibility of implementing a ferry service to Long Island in Boston Harbor.

Motion by Councillor McNamee, Seconded by Councillor McFarland

Is have it

▶ Councillor Hughes congratulated Councillor Coughlin on becoming a Grandfather to a beautiful little girl Christina.

Scheduling of Committee Meetings & Public Hearings –

Monday, March 16, 2015 7:30 PM Regular Council Meeting

Finance Committee Meetings for Budget-

Monday, May 11, 2015 7:00 PM Finance Committee

Tuesday, May 26, 2015 7:00 PM Finance Committee

Wednesday, June 3, 2015 7:00 PM Finance Committee

Adjournment at 10:35 pm

