

GREENFIELD TOWN COUNCIL
Regular Meeting Minutes
September 24, 2008

Greenfield Community Television

7:00 p.m.

CALL TO ORDER: Meeting was called to order at 7:08 p.m. by President Maloney.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilors Letourneau and LaPointe were absent.

ALSO PRESENT: Mayor Christine Forgey; Town Clerk Maureen Winseck; Director of Municipal Finance and Administration Marjorie L. Kelly; Greenfield School Superintendent Susan Hollins; School Committee Chairman Dalton Athey; Fire Department Deputy Chief Robert Strahan; Anita Fritz, the *Recorder*; Dave Vallette, the *Republican*; members of the media; GCTV-15 staff; and members of the public.

ACCEPTANCE OF MINUTES: On a motion by Councilor Farrell, second by Councilor Allis, it was unanimously **VOTED:** TO ACCEPT THE TOWN COUNCIL MINUTES OF AUGUST 20, 2008.

PUBLIC HEARINGS:

President Maloney opened the Public Hearing at 7:09 pm for the following: Appropriation \$45,000 to repair the roof and cement cornice on the Federal Street School. Councilor Joseph read the Public Hearing notice. President Maloney asked if anyone from the public wished to speak. No members of the public spoke. President Maloney closed the Public Hearing at 7:11 pm.

Councilor Joseph held the second reading: Appropriation \$45,000 to repair the roof and cement cornice on the Federal Street School.

COMMUNICATIONS:

MAYOR: None.

SCHOOL COMMITTEE CHAIRMAN: Mr. Athey discussed the following:

- ✧ Update regarding the opening of Schools.
- ✧ Federal Street School and the Middle School were “busting at the seams.” If students wished to choice in there may not be a spot for them.
- ✧ A fourth grade would need to be added to accommodate the numbers of students in this grade.
- ✧ He met with the Education Task Force last night.
- ✧ The School was getting closer to finalizing the Fiscal Year 2008 numbers.
- ✧ The status of the two individuals placed on paid administrative leave:
 - One got another job almost immediately outside the system. Both were paid for a short amount of time because they got another job.
 - The second person was discharged prior to the Superintendent Evans leaving.
 - At no time, has there ever been any indication that either of these individuals stole money.

The School Department found out four (4) days prior to the opening of school that they would be receiving the Extended Learning Grant. He would recommend a letter be sent home to parents explaining the situation. Chairman Athey continued to communicate with the Gill-Montague School District regarding saving funds together. He stated the district may apply again to the State for renovating the High School. The deadline for this was November 2008.

Councilor Farrell announced a fundraising Golf Tournament for all of the sports in the Greenfield School System on October 4, 2008.

Chairman Athey announced two open houses on Thursday, September 25, 2008 and encouraged Town Councilors to attend.

TOWN OFFICERS: None.

MOTIONS, ORDERS, AND RESOLUTIONS

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was,

MOVED: THAT IT BE ORDERED, THE SUM OF \$45,000 BE APPROPRIATED TO REPAIR THE ROOF AND CEMENT CORNICE ON THE FEDERAL STREET SCHOOL, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$45,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER

ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

DISCUSSION: Councilor Joseph stated the Ways and Means Committee forwarded a positive unanimous recommendation for approval. He explained the repairs being made to the school.

It was unanimously

VOTED: THAT IT BE ORDERED, THE SUM OF \$45,000 BE APPROPRIATED TO REPAIR THE ROOF AND CEMENT CORNICE ON THE FEDERAL STREET SCHOOL, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$45,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was unanimously

MOVED: THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD CHAPTER 200, SECTON 2.1 TITLED "TERMS AND WORDS" SUBSECTION "B" BY DELETING THE CURRENT DEFINITION OF "FAMILY DAY-CARE HOME" AND INSERTING THE FOLLOWING:

ARTICLE II, DEFINITIONS

§ 200-2.1. TERMS AND WORDS

FAMILY CHILD CARE HOME -- A PRIVATE RESIDENCE THAT, ON A REGULAR BASIS, RECEIVES FOR TEMPORARY CUSTODY AND CARE DURING PART OR ALL OF THE DAY, CHILDREN UP TO AND THROUGH AGE TWELVE OR CHILDREN UNDER SIXTEEN YEARS OF AGE IF SUCH CHILDREN HAVE SPECIAL NEEDS, AND RECEIVES FOR TEMPORARY CUSTODY AND CARE FOR A LIMITED NUMBER OF HOURS, CHILDREN OF SCHOOL AGE IN ACCORDANCE WITH REGULATIONS PROMULGATED BY THE OFFICE OF CHILD CARE SERVICES OF THE COMMONWEALTH OF MASSACHUSETTS; PROVIDED HOWEVER, THAT THE NUMBER OF CHILDREN UNDER THE AGE OF 16 MUST NOT EXCEED TEN. A FAMILY CHILD CARE SHALL NOT MEAN A PRIVATE RESIDENCE USED FOR AN INFORMAL COOPERATIVE ARRANGEMENT AMONG NEIGHBORS OR RELATIVES, OR THE OCCASIONAL CARE OF CHILDREN WITH OR WITHOUT COMPENSATION THEREFORE.

AND FURTHER AMENDS THE TABLE OF USES TO REFLECT "FAMILY CHILD CARE-HOME" IS A USE PERMITTED BY-RIGHT IN ALL ZONING DISTRICTS AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE (SEE ATTACHED EXHIBIT A).

DISCUSSION: Councilor Guin stated the Economic Development Committee held a joint Public Hearing with the Planning Board and forwarded a unanimous recommendation to the Town Council to table this motion. This would allow the committee to review the possibility of splitting the motion into two sections: 1.) To change the definition 2.) Amend the table of uses. The EDC believed these should be dealt with as separate orders. An attorney's opinion would be requested to ascertain if this was allowable.

MOTION: On a motion by Councilor McLellan, second by Councilor Allis, it was unanimously

TABLED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD CHAPTER 200, SECTON 2.1 TITLED "TERMS AND WORDS" SUBSECTION "B" BY DELETING THE CURRENT DEFINITION OF "FAMILY DAY-CARE HOME" AND INSERTING THE FOLLOWING:

ARTICLE II, DEFINITIONS

§ 200-2.1. TERMS AND WORDS

FAMILY CHILD CARE HOME -- A PRIVATE RESIDENCE THAT, ON A REGULAR BASIS, RECEIVES FOR TEMPORARY CUSTODY AND CARE DURING PART OR ALL OF THE DAY, CHILDREN UP TO AND THROUGH AGE TWELVE OR CHILDREN UNDER SIXTEEN YEARS OF AGE IF SUCH CHILDREN HAVE SPECIAL NEEDS, AND RECEIVES FOR TEMPORARY CUSTODY AND CARE FOR A LIMITED NUMBER OF HOURS, CHILDREN OF SCHOOL AGE IN ACCORDANCE WITH REGULATIONS PROMULGATED BY THE OFFICE OF CHILD CARE SERVICES OF THE COMMONWEALTH OF MASSACHUSETTS; PROVIDED HOWEVER, THAT THE NUMBER OF CHILDREN UNDER THE AGE OF 16 MUST NOT EXCEED TEN. A FAMILY CHILD CARE SHALL NOT MEAN A PRIVATE RESIDENCE USED FOR AN INFORMAL COOPERATIVE ARRANGEMENT AMONG NEIGHBORS OR RELATIVES, OR THE OCCASIONAL CARE OF CHILDREN WITH OR WITHOUT COMPENSATION THEREFORE.

AND FURTHER AMENDS THE TABLE OF USES TO REFLECT "FAMILY CHILD CARE-HOME" IS A USE PERMITTED BY-RIGHT IN ALL ZONING DISTRICTS AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE (SEE ATTACHED EXHIBIT A).

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was **MOVED:** THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS CHAPTER 200, ZONING ORDINANCES OF THE CODE OF THE TOWN OF GREENFIELD BY ADDING SECTION 200-5.3.ADDITIONAL DIMENSIONAL PROVISIONS AS WRITTEN AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

~ 200-5.3. Additional dimensional provisions.

E. Reduced height requirements.

The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the Town, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.

- (1) The height of a proposed structure shall be the minimum necessary to accommodate anticipated future use.
- (2) The applicant shall float a balloon the same height as the proposed structure, for fourteen (14) days prior to the public hearing. The balloon should be of a size and color to be seen from a distance of at least one (1) mile.
- (3) Proposed buildings and structures shall, to the greatest extent possible, be sited off ridgelines and located where their visual impact is least detrimental to historic and scenic resources.
- (4) The minimum distance from the base of a proposed structure to any property line or road right-of-way shall be at least the height of the proposed structure. This distance will be designated as the "fall zone" of the proposed structure.
- (5) There shall be no signs or advertisements, except for no trespassing signs and a required sign giving a phone number where the owner can be reached on a twenty-four-hour basis. Any signs required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA) are allowed.
- (6) All proposed structures shall be colored, molded, and installed to blend into the landscape to the greatest extent feasible.
- (7) Existing trees and vegetation shall be preserved to the maximum extent possible. Vegetative screening shall be used to screen all abutting residential properties and roadways and shall consist of species that are consistent with the surrounding natural vegetation.
- (8) All utilities serving the facility shall be installed underground.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation to approve only the following:

~ 200-5.3. Additional dimensional provisions.

F.

The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the Town, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit.

Discussion regarding the order of the motions was held. Councilors Guin and Farrell withdrew the motion respectively.

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD CHAPTER 200, ZONING ORDINANCE, TABLE OF DIMENSIONAL REQUIREMENTS BY ADDING FOOTNOTE 6 AND AMENDING IN THE GI AND PI DISTRICTS “HEIGHT IN FEET” AS ATTACHED HERETO:

Table of Dimensional Requirements

EXHIBIT A

District	Minimum Lot Area in Sq. Ft. ⁽¹⁾	Minimum Lot Frontage in Ft. & Lot Width ⁽¹⁾	Minimum Yard in Feet			Height in Ft.	Open Space in % of Minimum Lot Area ⁽³⁾
			Front	Side ⁽²⁾	Rear ⁽²⁾		
RA	8,000 10,000	65	25	10	30	35	50/30
RB	12,000 15,000	80	25	15	30	35	50/30
RC	40,000 50,000	200	30	20	30	35	50/30
SR	8,000 10,000	65	25	10	30	35	50/30
H	8,000 10,000	65	25	10	30	35/50 ⁽⁴⁾	25/0
CC	----	----	0	0/15	0/15	50	25/0/15 ⁽⁵⁾
LC	----	30	0	0/15	0/25	35	----
GC	----	30	25	0/15	0/25	40	----
O	----	30	25	0/15	0/25	35	25/0
GI	----	30	30	15/50	15/50	50	----
PI	43,560 (1 acre)	50	50	25	25	50	30/0
WP	60,000 80,000	200	(same as underlying district)				80/same as underlying district

Footnotes to Table of Dimensional Requirements.

¹ The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

- RA, SR, H, CC, LC, GC - 2,000 square feet
- RB - 4,000 square feet
- RC - 5,000 square feet

Frontage for multifamily dwelling lots shall be as follows:

- RA, SR, H, CC, LC, GC - 100 feet
- RB - 140 feet
- RC - 200 feet

² Minimum side and rear yards shall be increased to the second number when a nonresidential use abuts a residential, school or religious use or a residential district.

³ Open space requirements. The first number equals the minimum open space per lot. The second number equals the percent of usable open space defined as not having a slope of fifteen percent (15%) or more and not containing wetlands as delineated under the Wetlands Protection Act, MGL c. 131, § 40, and as defined in 310 CMR 10.00.

⁴ Height requirement in Health Service District. The first height applies to the Health Service District outside of the “Hospital Campus” and the second height applies to the “Hospital Campus” defined as the area bounded by Sanderson, High, Beacon, and North Streets. Additional height may be allowed in the “Hospital Campus” by special permit.

⁵ Open space requirements in Health Service District. The first two numbers are as defined in Note 3 above. The third number equals the minimum open space per lot within the “Hospital Campus” as defined in Note 4 above.

6. The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the Town, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.

DISCUSSION: Councilor Guin reviewed the original request from the Greenfield Redevelopment Authority and the recommendation from the Office of Planning and Development. He noted the EDC forwarded a positive recommendation for Town Council approval.

MOTION: On a motion by Councilor McLellan, second by Councilor Allis, it was

MOVED: TO AMEND FOOTNOTE (6) TO READ AS FOLLOWS: **6. THE MAXIMUM HEIGHT LIMIT FOR STRUCTURES AND BUILDINGS IN THE GI AND PI ZONING DISTRICTS MAY BE INCREASED ON A SPECIAL PERMIT BY THE ZBA.**

DISCUSSION: Councilor McLellan noted the reason for his amendment was because the language proposed to be deleted was part of the Special Permit criteria in 200-8.3. Councilors Guin, Farrell, and Martin would be in favor of this amendment.

It was unanimously,

VOTED: TO AMEND THE FOOTNOTE (6) TO THE FOLLOWING: **6. THE MAXIMUM HEIGHT LIMIT FOR STRUCTURES AND BUILDINGS IN THE GI AND PI ZONING DISTRICTS MAY BE INCREASED ON A SPECIAL PERMIT BY THE ZBA.**

DISCUSSION: Councilor Singer urged Councilors to think of the implications of having towers or buildings higher than 50 feet in their precincts. He was in favor of the amendment in the PI zone however, he was on the fence regarding the amendment to the GI zone. Councilor Martin explained without the special permit amendment the town would be losing the possibility of “green” entrepreneurial businesses coming to Greenfield. This amendment would open up businesses and jobs for Greenfield. Councilors Guin, Siano, Mason, Lashier, Singer and Allis would vote in favor of this amendment. Councilor Guin stated the Planning Board had forwarded a favorable recommendation on the same language recommended by the EDC.

It was unanimously,

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD CHAPTER 200, ZONING ORDINANCE, TABLE OF DIMENSIONAL REQUIREMENTS BY ADDING FOOTNOTE 6 AND AMENDING IN THE GI AND PI DISTRICTS “HEIGHT IN FEET” AS ATTACHED HERETO:

Table of Dimensional Requirements

EXHIBIT A

District	Minimum Lot Area in Sq. Ft. ⁽¹⁾	Minimum Lot Frontage in Ft. & Lot Width ⁽¹⁾	Minimum Yard in Feet			Height in Ft.	Open Space in % of Minimum Lot Area ⁽³⁾
			Front	Side ⁽²⁾	Rear ⁽²⁾		
RA	8,000 10,000	65	25	10	30	35	50/30
RB	12,000 15,000	80	25	15	30	35	50/30
RC	40,000 50,000	200	30	20	30	35	50/30
SR	8,000 10,000	65	25	10	30	35	50/30
H	8,000 10,000	65	25	10	30	35/50 ⁽⁴⁾	25/0
CC	----	----	0	0/15	0/15	50	25/0/15 ⁽⁵⁾
LC	----	30	0	0/15	0/25	35	----

Greenfield Town Council							September 24, 2008
GC	----	30	25	0/15	0/25	40	----
O	----	30	25	0/15	0/25	35	25/0
GI	----	30	30	15/50	15/50	50	----
PI	43,560 (1 acre)	50	50	25	25	50	30/0
WP	60,000 80,000	200	(same as underlying district)			80/same as underlying district	

Footnotes to Table of Dimensional Requirements.

¹ The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

RA, SR, H, CC, LC, GC - 2,000 square feet
 RB - 4,000 square feet
 RC - 5,000 square feet

Frontage for multifamily dwelling lots shall be as follows:

RA, SR, H, CC, LC, GC - 100 feet
 RB - 140 feet
 RC - 200 feet

² Minimum side and rear yards shall be increased to the second number when a nonresidential use abuts a residential, school or religious use or a residential district.

³ Open space requirements. The first number equals the minimum open space per lot. The second number equals the percent of usable open space defined as not having a slope of fifteen percent (15%) or more and not containing wetlands as delineated under the Wetlands Protection Act, MGL c. 131, § 40, and as defined in 310 CMR 10.00.

⁴ Height requirement in Health Service District. The first height applies to the Health Service District outside of the "Hospital Campus" and the second height applies to the "Hospital Campus" defined as the area bounded by Sanderson, High, Beacon, and North Streets. Additional height may be allowed in the "Hospital Campus" by special permit.

⁵ Open space requirements in Health Service District. The first two numbers are as defined in Note 3 above. The third number equals the minimum open space per lot within the "Hospital Campus" as defined in Note 4 above.

6. The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA .

MOTION: On a motion by Councilor Guin, second by Councilor Allis, it was

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS CHAPTER 200, ZONING ORDINANCES OF THE CODE OF THE TOWN OF GREENFIELD BY ADDING SECTION 200-5.3.ADDITIONAL DIMENSIONAL PROVISIONS AS WRITTEN AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

DISCUSSION: It was noted that this was now a redundant motion.

It was unanimously,

DEFEATED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS CHAPTER 200, ZONING ORDINANCES OF THE CODE OF THE TOWN OF GREENFIELD BY ADDING SECTION 200-5.3.ADDITIONAL DIMENSIONAL PROVISIONS AS WRITTEN AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

~ 200-5.3. Additional dimensional provisions.

F. Reduced height requirements.

The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the Town, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.

- (1) The height of a proposed structure shall be the minimum necessary to accommodate anticipated future use.

- (2) The applicant shall float a balloon the same height as the proposed structure, for fourteen (14) days prior to the public hearing. The balloon should be of a size and color to be seen from a distance of at least one (1) mile.
- (3) Proposed buildings and structures shall, to the greatest extent possible, be sited off ridgelines and located where their visual impact is least detrimental to historic and scenic resources.
- (9) The minimum distance from the base of a proposed structure to any property line or road right-of-way shall be at least the height of the proposed structure. This distance will be designated as the "fall zone" of the proposed structure.
- (10) There shall be no signs or advertisements, except for no trespassing signs and a required sign giving a phone number where the owner can be reached on a twenty-four-hour basis. Any signs required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA) are allowed.
- (11) All proposed structures shall be colored, molded, and installed to blend into the landscape to the greatest extent feasible.
- (12) Existing trees and vegetation shall be preserved to the maximum extent possible. Vegetative screening shall be used to screen all abutting residential properties and roadways and shall consist of species that are consistent with the surrounding natural vegetation.
- (13) All utilities serving the facility shall be installed underground.

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was **MOVED:** THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING AN AMENDMENT TO THE I-91 INDUSTRIAL PARK II ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2, 2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation to the Town Council. Councilor Farrell stated an EOA needed to be established in the Town to approve Tax Increment Finance Applications. He noted this was an amendment to the I-91 TIF. Discussion was held regarding "Blighted Area."

It was unanimously,

VOTED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING AN AMENDMENT TO THE I-91 INDUSTRIAL PARK II ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2, 2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

**RESOLUTION
AUTHORIZING THE AMENDMENT OF THE
GREENFIELD INDUSTRIAL PARK
ECONOMIC OPPORTUNITY AREA**

WHEREAS, the Town of Greenfield strongly supports increased economic development to provide additional jobs for Greater Franklin County residents, and expanded commercial and industrial activity within the Town to promote and develop a healthy economy and stronger tax base;

WHEREAS, the Town of Greenfield is part of the Greater Franklin County Economic Target Area (ETA) designated on September 13, 1994 by the Massachusetts Economic Assistance Coordinating Council;

WHEREAS, the Town of Greenfield desires a beneficial economic use creating jobs for local residents and increasing commercial/industrial activity for the area know as the Greenfield Industrial Park Economic Opportunity Area; and

WHEREAS, the Town of Greenfield desires that this area, described in the attached map of the EOA Application, be amended in order for new EOAs to be allowed into the Greenfield Industrial Park as needed; and

WHEREAS, the Town of Greenfield finds that the proposed Greenfield Industrial Park II Economic Opportunity Area meets the definition of a “decadent area”; as defined by 402 CMR 2.03; and

WHEREAS, the Town of Greenfield finds that the proposed Economic Opportunity Area meets the local criteria set forth in the approved Greater Franklin County Economic Target Area application; and

WHEREAS, the Town of Greenfield supports and endorses the economic development goals for the amended Greenfield Industrial Park Economic Opportunity Area; and

WHEREAS, the ability of the municipality, the needs of proposed economic development projects, and the community benefits of proposed project will be reasonably proportional to state tax incentives offered through the Massachusetts Economic Development Incentive Program, and the resulting economic development benefits to the municipality;

NOW THEREFORE BE IT RESOLVED by the Town of Greenfield that the following activities, as necessary pursuant to an application for an Economic Opportunity Area designation in the Town of Greenfield, be authorized:

1. The Town of Greenfield hereby authorizes the submission to amend the Greenfield Industrial Park Economic Opportunity Area as the Greenfield Industrial Park II EOA Application to the Massachusetts Economic Assistance Coordinating Council substantially in the form attached hereto, which is hereby made a part of this resolution.
2. The Greenfield Industrial Park amended Economic Opportunity Area and a map of said area are hereby attached and made a part of this resolution.
3. The Town of Greenfield agrees to authorize the use of either tax increment financing or a special tax assessment for each qualified project located within said Economic Opportunity Area.

Adopted this _____ by the Town Council of the Town of Greenfield.

(signature on file)
Town Council President,
Mark Maloney
Attest:

Date

Town Clerk

SEAL

**The Massachusetts Economic Development Incentive Program
APPLICATION FOR DESIGNATION
OF ECONOMIC OPPORTUNITY AREA(S)**

PART A: Applicant Information

1. Please check one:

___ This is an application for designation of a new EOA within a previously approved ETA.

X This is a request to amend an EOA previously approved by the EACC.

2. Community submitting this application:

Greenfield MA

Name of proposed EOA(s):

I-91 Industrial Park II

PART B: MANDATORY REQUIREMENTS FOR THE PROPOSED EOA

1. Location of Proposed EOA(s):

Provide a detailed map of each proposed EOA, indicating the existing streets, highways, waterways, natural boundaries, and other physical features, along with a legally binding written description of the EOA boundaries (with parcel numbers if appropriate). If the written description is longer than one paragraph, please submit on 3 1/2" computer disk.

(attached)

2. Description of EOA(s):

Describe why each proposed EOA was chosen for designation. Include a brief, descriptive narrative of each area which helps to explain the particular situations, issues, or reasons why EOA designation is requested.

The original EOA was written in 1994 for twenty (20) years. This will expire in 2014. We currently have many parcels not yet developed within the Industrial Park. We would like to amend the existing EOA to exclude the parcels mentioned above. We will be proposing new EOA for each parcel as it is purchased and developed. This amendment is simply to take out the parcels not yet developed or purchased.

3. Basis for EOA Designation: Check the applicable category or categories (see definitions in attachment at back of application) for each proposed EOA:

- The area proposed for designation as an EOA is a "blighted open area."
- The area proposed for designation as an EOA is a "decadent area."
- The area proposed for designation as an EOA is a "substandard area."
- The area proposed for designation as an EOA has experienced a plant closing or permanent layoffs resulting in a cumulative job loss of 2,000 or more full- time employees within the four years prior to the date of filing this application.

4. Effective Time Period for EOA Designation: How long do you propose to maintain the EOA designation? The EOA designation may remain in effect for a minimum of five (5) years and a maximum of twenty (20) years.

Twenty (20) years

5. Local Criteria for Designation of EOAs: Describe how each proposed EOA meets your criteria for designation of EOAs, as specified in your application for designation of the ETA.

The Franklin County ETA allows the area to develop criteria for designating EOA’s provided the criteria advances the region’s development goals. The Greenfield Industrial Park EOA will strengthen the current environment and support new and expanding businesses in an area that has significant development constraints.

The Town of Greenfield local criteria for designation expects to:

- 1. Utilize vacant industrially zoned land
- 2. Rehabilitate and reuse vacant industrial properties
- 3. Attract new industrial businesses
- 4. Expand and diversify the industrial tax base
- 5. Create or retain industrial jobs for Greenfield residents to alleviate chronic unemployment.

6. Economic Development Goals: Describe the economic development goals for each proposed EOA during the first five years of EOA designation.

This amendment is to take out parcels from the existing EOA. The economic development goals are to be able to develop the parcels as new EOA’s looking for:

- 1. job growth
- 2. expanded tax base
- 3. attracting new businesses
- 4. population (housing and economic development) growth

7. Local Services: Describe the manner and extent to which the municipality intends to provide for an increase in the efficiency of the delivery of local services within the proposed EOA(s) (i.e. streamlining permit application and approval procedures, increasing the level of services to meet new demand, changing management structure for service delivery).

The Town of Greenfield provides the following services:

1. Full inspection services
2. Full time police and fire protection
3. Special permit requirement in Town of Greenfield bylaws that permit special consideration for locating in an otherwise ineligibly zoned area of the Town.
4. Permitting process and approval process.

8. Compliance with Community Reinvestment Act: Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.

N/A

9. Project Approval:

(a) Identify the municipal official or group/board which shall be authorized to review project proposals for and on behalf of the municipality.

1. TIF Committee consisting of 2 members of the Town Council and the Mayor
2. The Town Council approval

(b) Indicate the standards and procedures for review of project proposals, including the application procedures, the timeframe for review and determination, and the criteria and process for approval of project proposals. **If you intend to use supplemental application material (i.e. municipal cover letter with instructions, job commitment signoff sheet, supplemental questions to be required by the municipality, etc.), it must be mentioned here and must be approved by the Economic Assistance Coordinating Council (EACC). Please attach (if appropriate).**

The Town Council with support of the TIF Committee and the Mayor will institute a preliminary review and approval process for al Certified Project Applications. The Town council shall review and approve project proposals for and on behalf of the Town of Greenfield.

The applicant procedures are as follows:

1. The completed Project Certification Applications, including the EACC form and required supporting documentation shall be submitted to the Town Council by the TIF committee.
2. The Town Council will consider the application at a regular meeting in a timely manner. It will conduct further discussion if warranted, negotiate as needed and make a recommendation.
3. It is the goal of the Town of Greenfield and the Town Council to complete the Certified Project Application review process within 45 days of the date of receipt of the application.

10. Intent of Businesses to Locate in EOA:

Identify the names and the nature of businesses, if any, that have indicated an intention to locate or expand in the proposed EOA(s). If possible, include letters of intent from the businesses, outlining the number of jobs that would likely be created and providing a timetable for development of the projects.

This amendment is to take out parcels from the existing EOA in order to propose new EOAs as needed.

PART C: SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

This section must be completed by any municipality or member of a regional ETA with a population that exceeds fifty thousand (50,000) people. The population threshold should be calculated based on the most recent statistics available from the U.S. Bureau of the Census.

1. Permit Streamlining:

(a) List each officer, board, commission or other decision- making authority in the municipality that issues permits, approvals, and licenses and indicate the type of permit, approval or license issued by each authority.

(b) Provide a proposal and plan to streamline the municipality's permit, approval and license procedures. The plan should reduce the number of steps required to obtain approvals for new development. For example, the municipality could combine two separate application forms into one form, provide for joint review by two or more decision making authorities, and set firm deadlines for final decisions on permits, approvals, or licenses. If the municipality has already implemented a plan to streamline the permit and approval process, describe that plan, indicating the strengths and weaknesses of the plan and provide a revised plan to improve upon the weaknesses.

2. Municipal Services in Proposed EOAs:

(a) Provide an analysis of the existing infrastructure support and municipal services, including transportation access, water and sewer hook-ups, lighting, and fire and police protection to and for certified projects within the proposed EOA(s). Indicate if the existing level of services and infrastructure is adequate to support the anticipated development in the proposed EOA(s).

(b) Provide a proposal for meeting additional demand for municipal services and infrastructure improvement, including costs and funding sources available for these improvements.

3. Job Training Programs:

Describe the municipality's plans to secure access to publicly or privately sponsored training programs for employees of certified projects and for residents of the municipality/ETA.

4. Local Community Involvement:

Describe the municipality's plans to increase the level of private sector involvement and the level of involvement by community development organizations in the economic revitalization of the area proposed for designation. For example, local involvement could include commitments from private persons to provide jobs and job training to residents or to employees who for certified projects in the proposed EOA(s).

PART D: COMMITMENT TO PROVIDE LOCAL PROPERTY TAX RELIEF

The municipality completing this application must provide a **binding written offer** to provide either tax increment financing or a special tax assessment to each certified project located within the proposed EOA(s).

Please attach a copy of the municipality's binding written offer.

- In cities, this shall be in the form of a City Council Order or Resolution, along with a Certified Vote by the City Clerk.
- In towns with Town Meeting form of government, this shall be in the form of a Town Meeting Motion, along with a Certified Vote by the Town Clerk.
- In towns with Town Council form of government, this shall be in the form of a Town Council Order or Resolution, along with a Certified Vote by the Town Clerk.

This amendment would take out parcels from the existing EOA in order to propose new EOAs as needed.

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was unanimously

MOVED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING THE CREATION OF THE VALLEY STEEL STAMP COMPANY #2 ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2, 2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

DISCUSSION: Councilor Guin stated the EDC committee forwarded a positive unanimous recommendation for Town Council approval. Councilor Farrell stated the TIF committee forwarded a positive unanimous recommendation. He also noted Mr. Capshaw of Valley Steel Stamp was in attendance. He noted the tax break would only be on the increased value of the property. Councilor Joseph stated the Ways and Means Committee forwarded a unanimous positive recommendation for Town Council approval.

It was unanimously,

VOTED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING THE CREATION OF THE VALLEY STEEL STAMP COMPANY #2 ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2, 2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

**RESOLUTION
AUTHORIZING THE CREATION OF A
VALLEY STEEL STAMP COMPANY
ECONOMIC OPPORTUNITY AREA**

WHEREAS, the Town of Greenfield strongly supports increased economic development to provide additional jobs for Greater Franklin County residents, and expanded commercial and industrial activity within the Town to promote and develop a healthy economy and stronger tax base;

WHEREAS, the Town of Greenfield is part of the Greater Franklin County Economic Target Area (ETA) designated on September 13, 1994 by the Massachusetts Economic Assistance Coordinating Council;

WHEREAS, the Town of Greenfield desires a beneficial economic use creating jobs for local residents and increasing commercial/industrial activity for the area known as the Valley Steel Stamp Company Economic Opportunity Area; and

WHEREAS, the Town of Greenfield desires that this area, described in the attached map of the EOA Application, be designated as the Valley Steel Stamp Company Economic Opportunity Area; and

WHEREAS, the Town of Greenfield finds that the proposed Valley Steel Stamp Company Economic Opportunity Area meets the definition of a “decadent area”; as defined by 402 CMR 2.03; and

WHEREAS, the Town of Greenfield finds that the proposed Economic Opportunity Area meets the local criteria set forth in the approved Greater Franklin County Economic Target Area application; and

WHEREAS, the Town of Greenfield supports and endorses the economic development goals for the Valley Steel Stamp Company Economic Opportunity Area; and

WHEREAS, the ability of the municipality, the needs of proposed economic development projects, and the community benefits of proposed project will be reasonably proportional to state tax incentives offered through the Massachusetts Economic Development Incentive Program, and the resulting economic development benefits to the municipality;

NOW THEREFORE BE IT RESOLVED by the Town of Greenfield that the following activities, as necessary pursuant to an application for an Economic Opportunity Area designation in the Town of Greenfield, be authorized:

4. The Town of Greenfield hereby authorizes the submission of the Valley Steel Stamp Company Economic Opportunity Area Application to the Massachusetts Economic Assistance Coordinating Council substantially in the form attached hereto, which is hereby made a part of this resolution.
5. The Valley Steel Stamp Company Economic Opportunity Area and a map of said area are hereby attached and made a part of this resolution.
6. The Town of Greenfield agrees to authorize the use of either tax increment financing or a special tax assessment for each qualified project located within said Economic Opportunity Area.

Adopted this _____ by the Town Council of the Town of Greenfield.

Town Council President,
Mark Maloney

Date

Attest:

SEAL

**The Massachusetts Economic Development Incentive Program
APPLICATION FOR DESIGNATION
OF ECONOMIC OPPORTUNITY AREA(S)**

PART A: Applicant Information

1. Please check one:

This is an application for designation of a new EOA within a previously approved ETA.

This is a request to amend an EOA previously approved by the EACC.

2. Community submitting this application:

Greenfield MA

Name of proposed EOA(s):

Valley Steel Stamp Company #2

PART B: MANDATORY REQUIREMENTS FOR THE PROPOSED EOA

1. Location of Proposed EOA(s):

Provide a detailed map of each proposed EOA, indicating the existing streets, highways, waterways, natural boundaries, and other physical features, along with a legally binding written description of the EOA boundaries (with parcel numbers if appropriate). If the written description is longer than one paragraph, please submit on 3 1/2" computer disk.

(attached)

2. Description of EOA(s):

Describe why each proposed EOA was chosen for designation. Include a brief, descriptive narrative of each area which helps to explain the particular situations, issues, or reasons why EOA designation is requested.

Valley Steel Stamp Company recently bought this parcel of land from a company (Lamson and Goodnow). The building was vacant for over a year before it was bought. The company bought the building in cooperation with the Town of Greenfield and a promise for a TIF. If not for this cooperative agreement – the building may have remained vacant. Since this company will be improving this property and adding new jobs and a new tax base, we are requesting that this property be granted a NEW EOA in order for the Town of Greenfield to issue a TIF for this company.

3. Basis for EOA Designation: Check the applicable category or categories (see definitions in attachment at back of application) for each proposed EOA:

The area proposed for designation as an EOA is a "blighted open area."

The area proposed for designation as an EOA is a "decadent area."

The area proposed for designation as an EOA is a "substandard area."

The area proposed for designation as an EOA has experienced a plant closing or permanent layoffs resulting in a cumulative job loss of 2,000 or more full- time employees within the four years prior to the date of filing this application.

4. Effective Time Period for EOA Designation: How long do you propose to maintain the EOA designation? The EOA designation may remain in effect for a minimum of five (5) years and a maximum of twenty (20) years.

Twenty (20) years

5. Local Criteria for Designation of EOAs: Describe how each proposed EOA meets your criteria for designation of EOAs, as specified in your application for designation of the ETA.

The Franklin County ETA allows the area to develop criteria for designating EOA's provided the criteria advances the region's development goals. The Greenfield Industrial Park EOA strengthens the current environment and support new and expanding businesses in an area that has significant development constraints.

The Town of Greenfield local criteria for designation expects to:

6. Utilize vacant industrially zoned land
7. Rehabilitate and reuse vacant industrial properties
8. Attract new industrial businesses
9. Expand and diversify the industrial tax base
10. Create or retain industrial jobs for Greenfield residents to alleviate chronic unemployment.

6. Economic Development Goals: Describe the economic development goals for each proposed EOA during the first five years of EOA designation.

Valley Steel Stamp Company will be adding to Greenfield's economic goals by providing:

5. job growth
6. expanded tax base
7. attracting new businesses to the area
8. population (housing and economic development) growth

7. Local Services: Describe the manner and extent to which the municipality intends to provide for an increase in the efficiency of the delivery of local services within the proposed EOA(s) (i.e. streamlining permit application and approval procedures, increasing the level of services to meet new demand, changing management structure for service delivery).

The Town of Greenfield provides the following services:

5. Full inspection services
6. Full time police and fire protection
7. Special permit requirement in Town of Greenfield bylaws that permit special consideration for locating in an otherwise ineligibly zoned area of the Town.
8. Permitting process and approval process.

8. Compliance with Community Reinvestment Act: Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.

N/A

9. Project Approval:

(a) Identify the municipal official or group/board which shall be authorized to review project proposals for and on behalf of the municipality.

3. TIF Committee consisting of 2 members of the Town Council and the Mayor
4. The Town Council approval

(b) Indicate the standards and procedures for review of project proposals, including the application procedures, the timeframe for review and determination, and the criteria and process for approval of project proposals. **If you intend to use supplemental application material (i.e. municipal cover letter with instructions, job commitment signoff sheet, supplemental questions to be required by the municipality, etc.), it must be mentioned here and must be approved by the Economic Assistance Coordinating Council (EACC). Please attach (if appropriate).**

The Town Council with support of the TIF Committee and the Mayor will institute a preliminary review and approval process for al Certified Project Applications. The Town council shall review and approve project proposals for and on behalf of the Town of Greenfield.

The applicant procedures are as follows:

4. The completed Project Certification Applications, including the EACC form and required supporting documentation shall be submitted to the Town Council by the TIF committee.
5. The Town Council will consider the application at a regular meeting in a timely manner. It will conduct further discussion if warranted, negotiate as needed and make a recommendation.
6. It is the goal of the Town of Greenfield and the Town Council to complete the Certified Project Application review process within 45 days of the date of receipt of the application.

10. Intent of Businesses to Locate in EOA:

Identify the names and the nature of businesses, if any, that have indicated an intention to locate or expand in the proposed EOA(s). If possible, include letters of intent from the businesses, outlining the number of jobs that would likely be created and providing a timetable for development of the projects.

See attached TIF application.

PART C: SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

This section must be completed by any municipality or member of a regional ETA with a population that exceeds fifty thousand (50,000) people. The population threshold should be calculated based on the most recent statistics available from the U.S. Bureau of the Census.

1. Permit Streamlining:

(a) List each officer, board, commission or other decision-making authority in the municipality that issues permits, approvals, and licenses and indicate the type of permit, approval or license issued by each authority.

(b) Provide a proposal and plan to streamline the municipality's permit, approval and license procedures. The plan should reduce the number of steps required to obtain approvals for new development. For example, the municipality could combine two separate application forms into one form, provide for joint review by two or more decision making authorities, and set firm deadlines for final decisions on permits, approvals, or licenses. If the municipality has already implemented a plan to streamline the permit and approval process, describe that plan, indicating the strengths and weaknesses of the plan and provide a revised plan to improve upon the weaknesses.

2. Municipal Services in Proposed EOAs:

(a) Provide an analysis of the existing infrastructure support and municipal services, including transportation access, water and sewer hook-ups, lighting, and fire and police protection to and for certified projects within the proposed EOA(s). Indicate if the existing level of services and infrastructure is adequate to support the anticipated development in the proposed EOA(s).

(b) Provide a proposal for meeting additional demand for municipal services and infrastructure improvement, including costs and funding sources available for these improvements.

3. Job Training Programs:

Describe the municipality's plans to secure access to publicly or privately sponsored training programs for employees of certified projects and for residents of the municipality/ETA.

4. Local Community Involvement:

Describe the municipality's plans to increase the level of private sector involvement and the level of involvement by community development organizations in the economic revitalization of the area proposed for designation. For example, local involvement could include commitments from private persons to provide jobs and job training to residents or to employees who for certified projects in the proposed EOA(s).

PART D: COMMITMENT TO PROVIDE LOCAL PROPERTY TAX RELIEF

The municipality completing this application must provide a **binding written offer** to provide either tax increment financing or a special tax assessment to each certified project located within the proposed EOA(s).

Please attach a copy of the municipality's binding written offer.

- In cities, this shall be in the form of a City Council Order or Resolution, along with a Certified Vote by the City Clerk.
- In towns with Town Meeting form of government, this shall be in the form of a Town Meeting Motion, along with a Certified Vote by the Town Clerk.
- In towns with Town Council form of government, this shall be in the form of a Town Council Order or Resolution, along with a Certified Vote by the Town Clerk.

Please see attached TIF application.

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was unanimously **MOVED:** THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESOLUTION REQUESTING THE MASSACHUSETTS DEVELOPMENT FINANCE AGENCY TO FINANCE A PROJECT FOR THE BENEFIT OF VALLEY STEEL STAMP, INC. OR AN AFFILIATE THEREOF, AND WAIVE THE READING OF THE RESOLUTION AND AUTHORIZE THE TOWN COUNCIL PRESIDENT TO SIGN THE RESOLUTION ON BEHALF OF THE TOWN COUNCIL.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation for Town Council approval. Ms. Kelly stated this vote would waive the right of the Greenfield Industrial Financing Authority, which only exists on paper, to issue a local bond for Valley Steel Stamp and give the State of Massachusetts Development Financing Authority the right to issue that bond.

It was unanimously,

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESOLUTION REQUESTING THE MASSACHUSETTS DEVELOPMENT FINANCE AGENCY TO FINANCE A PROJECT FOR THE BENEFIT OF VALLEY STEEL STAMP, INC. OR AN AFFILIATE THEREOF, AND WAIVE THE READING OF THE RESOLUTION AND AUTHORIZE THE TOWN COUNCIL PRESIDENT TO SIGN THE RESOLUTION ON BEHALF OF THE TOWN COUNCIL.

GREENFIELD, MASSACHUSETTS
TOWN COUNCIL

A Resolution Requesting the Massachusetts Development Finance Agency
to Finance a Project for the Benefit of Valley Steel Stamp, Inc. or an affiliate thereof

WHEREAS, the Massachusetts Development Finance Agency (the “Agency”) has received an inquiry from Valley Steel Stamp, Inc. (the “Sponsor” which term includes any parent, subsidiary or other affiliate thereof) as a potential sponsor of a project to be financed by the Agency and to consist of certain industrial development facilities (the “Project”) to be located in the City of Greenfield, Massachusetts, the project being generally described as follows:

The acquisition of the land and building at 15 Greenfield Street, Greenfield Industrial Park, the renovation of the approximately 22,000 square foot manufacturing facility located thereon and the purchase of new manufacturing equipment together with other expenses related thereto, to be used by the Sponsor in connection with its business of operating a machining shop specializing in small run production of machined parts, all as more fully described in the Sponsor’s Tax-Exempt Industrial Development Bond Application dated; June 30, 2008 and;

WHEREAS, the Agency has notified the Greenfield Town Council (“Authority”) in writing of such inquiry by the Sponsor, in compliance with Section 8(a) of Chapter 23G of the Massachusetts General Laws, as amended and

NOW, THEREFORE, BE IT RESOLVED that the Authority acting in the name and behalf of the city of Greenfield, Massachusetts, hereby requires that the Agency assume the role of this Authority in financing the Project, as authorized by Section 8(a) Of Chapter 23G of the Massachusetts General Laws, as amended.

The foregoing resolution having been put to a roll call vote, the result was as follows:

For the Resolution:

Against the Resolution:

I, the undersigned official of the Greenfield Town Council, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Town Council at a meeting held on September 24, 2008, relating to the referral of the financing of a manufacturing facility project for Valley Steel Stamp, Inc. or an affiliate thereof to MassDevelopment. Said resolution has not been rescinded, repealed or amended and as of this date is in full force and effect.

I further certify that said meeting was open to the public; that notice stating the place, date and time of said meeting was filed with the City Clerk and a copy thereof was publicly posted in the City Clerk’s office or on the principal official bulletin board of the City at least forty-eight hours, including Saturdays but not Sunday and legal holidays, prior to the time of said meeting and remained so posted at the time of said meeting; that no deliberations or decision in connection with said resolution were taken in executive session; and that the official record of said meeting was made available to the public promptly and will remain available to the public, all in accordance with Chapter 39, Section 23B, of the General Laws, as amended.

President

Dated: September 24, 2008

MOTION: On a motion by Councilor Guin, second by Councilor McLellan, it was **MOVED:** THAT IT BE ORDERED, TO ADOPT THE RESOLUTION APPROVING THE APPLICATION OF VALLEY STEEL STAMP INC. AS A CERTIFIED PROJECT, AS WRITTEN IN THE CERTIFIED PROJECT APPLICATION DATED JULY 18, 2008, AND THE FORM OF THE TIF AGREEMENT ATTACHED THEREIN, AS INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation for Town Council approval.

It was unanimously,

VOTED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION APPROVING THE APPLICATION OF VALLEY STEEL STAMP INC. AS A CERTIFIED PROJECT, AS WRITTEN IN THE CERTIFIED PROJECT APPLICATION DATED JULY 18, 2008, AND THE FORM OF THE TIF AGREEMENT ATTACHED THEREIN, AS INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

**RESOLUTION
APPROVING CERTIFIED PROJECT APPLICATION**

Valley Steep Stamp Company

WHEREAS, Valley Steel Stamp Company has applied for designation as a Certified Project under the Massachusetts Economic Development Incentive Program created by Chapter 23A of Massachusetts General Laws; and

WHEREAS, Valley Steel Stamp Company meets the minimum standards of the Economic Development Incentive Program and the local economic development goals and criteria established as part of the documents creating the Greater Franklin County Economic Target Area and the I-91 Industrial Park Economic Opportunity Area; and

WHEREAS, the proposed Certified Project will be located in the I91 Industrial Park in the Town of Greenfield, and is within the I-91 Industrial Park Economic Opportunity Area; and

WHEREAS, the Town of Greenfield has agreed to offer a TIF Agreement to Valley Steel Stamp Company; and

WHEREAS, Valley Steel Stamp Company is going to invest greater than \$1,000,000 dollars in improvement of building and equipment and retain at least seven (7) full-time jobs for residents of the Greater Franklin County Economic Target Area;

NOW THEREFORE BE IT RESOLVED that Town Council of Greenfield approves the Certified Project application of Valley Steel Stamp Company and the TIF Agreement, attached thereto and made a part thereof, and forwards said application for certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement.

Adopted this _____ 2008 by the Town Council of Greenfield.

President, Town Council

Town Clerk

SEAL

INCREMENT FINANCING AGREEMENT

between

Town of Greenfield

And

Valley Steel Stamp Company (TIF Agreement #2)

This agreement is made this ____ day of August, 2008 by and between the Town of Greenfield, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at 14 Court Square, Greenfield, MA, 01301 acting through its Town Council, (hereinafter "the TOWN"), and Valley Steel Stamp Company, 321 Deerfield Street, Greenfield MA (hereinafter "The Owner").

WHEREAS, THE OWNER intends to purchase and renovate an existing building located at 15 Greenfield Street, Greenfield, MA, (hereinafter "the PROPERTY") located within the designated I-91 Industrial Park Economic Opportunity Area and obtain certain tax incentives from the Town for said facility; and

WHEREAS, THE TOWN is willing to grant said tax incentives in return for a guarantee of capital investment at the Property and increased employment opportunities for area workers;

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties do mutually agree as follows:

A. THE OWNER'S OBLIGATIONS.

1. The OWNERS shall make investment over the term of the agreement totaling approximately \$1.2 Million to the PROPERTY.
2. As a result of these investments, the OWNER expects to retain its present thirty (30) full-time employees and add seven (7) new full-time positions per year for the first five years of this Agreement. The proposed job expansion set forth herein may vary however, based upon the future economic conditions existing in the Greater Franklin County Economic Target Area (the "Franklin County ETA") and in the market. Subject to the foregoing, the OWNER shall agree to operate its business and maintain the level of jobs described as long as the TIF Agreement is in effect.
3. The OWNER shall commit to a policy of encouraging employment of non-supervisory employees residing in the Franklin County ETA, so long as such a policy and its implementation does not result in the violation of any law or regulation.
4. If the OWNER decides to sell the facility or to otherwise transfer control of the facility and/or its operations other than to a related entity or to a purchaser which continues the operations of the facility, the OWNER shall give the TOWN at least sixty (60) days notice of said sale or transfer. Said notice shall be given to: Greenfield Town Council, 14 Court Square, Greenfield, MA 01301.
5. The OWNER shall provide to the TOWN an annual report for each year of this agreement. Said report shall be as required by the Massachusetts Economic Assistance Coordinating Council and shall generally contain the following: 1) contact information; 2) employment and wage information; 3) investment information; 4) amount of state tax credits claimed; 5) local property taxes paid and local property taxes exempted.

B. THE TOWN'S OBLIGATIONS.

1. The TOWN shall grant a tax increment financing exemption to the OWNER for the PROPERTY in accordance with Massachusetts General Laws Chapter 23a Section 3, Chapter 40 Section 59, and Chapter 59 Section 5. The exemption shall be granted and shall apply to the increase in value of the expansions/renovations of the PROPERTY, which may occur during the life of the project. The base year for determining assessed value of the

property shall be January 1, 2009. The exemption shall be valid for a period of ten years beginning with the Town's Fiscal Year 2009 (July 1, 2008).

2. The following exemption percentage and exemption schedule will apply towards the assessed value as determined by the Board of assessors for any additional incremental values added to the PROPERTY within the time period set forth in this agreement. The exemption over the ten-year period of this Agreement shall not exceed 30%.

<u>Year</u>	<u>Exemption</u>	<u>Year</u>	<u>Exemption</u>
1 (FY 2009)	25%	7 (FY 2015)	25%
2 (FY 2010)	25%	8 (FY 2016)	25%
3 (FY 2011)	25%	9 (FY 2017)	25%
4 (FY 2012)	25%	10 (FY 2018)	25%
5 (FY 2013)	25%		
6 (FY 2014)	25%		

The Tax Increment Financing Negotiation and Administration Committee will bring forth this agreement to the Town Council for ratification on_____. This agreement shall be conditional upon Town Council approval.

C. ADDITIONAL PROVISIONS

1. Pursuant to 751 Code of Massachusetts Regulations (CMR) 11.05 (8)(d), this agreement shall be binding upon subsequent owners of the property.
2. The Town of Greenfield reserves the right to review and renegotiate the TIF agreement if the business activity ceases to be fully operational during the life of the TIF agreement. Upon failure of the OWNERS to fulfill its material obligations of section A1 and A2 under this agreement, the Town reserves the right to apply to the Economic Assistance Council for de-certification of the project.
3. The OWNERS reserve the right to terminate this Agreement upon thirty (30) days prior notice to the TOWN (such notice to be given in accordance with Paragraph 4 hereof), upon the sale of its business and/or the facility.
4. This agreement is subject to MGL c. 23A, section 3A-3F inclusive; MGL c 40 section 59; MGL c 6A and St.1993 c 19.

Executed this _____ 2008.

Town of Greenfield

Valley Steel Stamp Company

By: _____
Mark Maloney, President
Greenfield Town Council

By: _____
Steve Capshaw, President

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was **MOVED:** THAT IT BE ORDERED, TO APPROVE VALLEY STEEL STAMP INC AS A CERTIFIED PROJECT AND WAIVE THE READING OF THE RESOLUTION.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation for Town Council approval.

It was unanimously

VOTED: THAT IT BE ORDERED, TO APPROVE VALLEY STEEL STAMP INC AS A CERTIFIED PROJECT AND WAIVE THE READING OF THE RESOLUTION.

MOTION TO APPROVE

Valley Steel Stamp Inc.
Located in the 191 Industrial Park

CERTIFIED PROJECT

WHEREAS, Chapter 23A, Sections 3A through F as amended by Chapter 19 of the Acts of 1993, established the Economic Development Incentive Program (EDIP);

WHEREAS, the EDIP is designed to promote increased business development and expansion in Economic Target Areas (ETAs) and Economic Opportunity Area (EOAs) of the Commonwealth;

WHEREAS, the Economic Assistance Coordinating Council (EACC), established by Section 3B of said Chapter 23A, is charged with administering the EDIP, including the review and approval of applications from municipalities for the designation of areas as ETAs and EOAs, as well as the designation of Certified Projects;

WHEREAS, the Municipality of Greenfield has been designated by the EACC as an Economic Target Area;

WHEREAS, the EACC approved the I91 Industrial Park EOA within the ETA;

WHEREAS, Valley Steel Stamp Company has committed to creating 7 full-time permanent jobs;

WHEREAS, total project investment will be approximately \$1.2M in acquisition, construction costs and related expenses during the life of this project;

WHEREAS, Valley Steel Stamp Company filed a Certified Project application with the Municipality of Greenfield, which the Municipality approved;

WHEREAS, the Municipality of Greenfield approved a TIF for the company;

WHEREAS, the EACC find that the proposed Certified Project in the Valley Steel Stamp Company EOA meets the mandatory criteria required in MGL C. 23A;

WHEREAS, the EACC find that the proposed Certified Project has received the appropriate municipal approval from Greenfield, in accordance with the statute; and

WHEREAS, the EACC find that the proposed Certified Project, if so certified, will have a reasonable chance for increasing employment opportunities for the residents to the Municipality of Greenfield and the ETA, thereby reduction conditions of blight, economic depression and widespread reliance on public assistance;

NOW THEREFORE BE IT RESOLVED by the Economic Assistance Coordinating Council that:

1. The Valley Steel Stamp Company Certified Project is approved, as the EACC has received a Certificate of Good Standing from the Department of Revenue.
2. Valley Steel Stamp Company is eligible for the Massachusetts 5% EOA Tax Credit for qualifying expenditures subject to and in accordance with all applicable rules and regulation.

MOTION by : _____

SECONDED by: _____

Ayes _____

Nays _____

Abstentions _____

Absent _____

MOTION: On a motion by Councilor Guin, second by Councilor Farrell, it was

MOVED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING THE CREATION OF THE ARGOTEC #4 ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2,

2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

DISCUSSION: Councilor Guin stated the EDC forwarded a positive unanimous recommendation for Town Council approval. Councilor Farrell stated Argotec had submitted a Tax Increment Finance application which would be considered during a future meeting.

It was unanimously

VOTED: THAT IT BE ORDERED, TO ADOPT THE RESOLUTION AUTHORIZING THE CREATION OF THE ARGOTEC #4 ECONOMIC OPPORTUNITY AREA AS WRITTEN IN THE APPLICATION DATED SEPTEMBER 2, 2008, INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

**RESOLUTION
AUTHORIZING THE CREATION OF A
ARGOTEC
ECONOMIC OPPORTUNITY AREA**

WHEREAS, the Town of Greenfield strongly supports increased economic development to provide additional jobs for Greater Franklin County residents, and expanded commercial and industrial activity within the Town to promote and develop a healthy economy and stronger tax base;

WHEREAS, the Town of Greenfield is part of the Greater Franklin County Economic Target Area (ETA) designated on September 13, 1994 by the Massachusetts Economic Assistance Coordinating Council;

WHEREAS, the Town of Greenfield desires a beneficial economic use creating jobs for local residents and increasing commercial/industrial activity for the area known as the Argotec Economic Opportunity Area; and

WHEREAS, the Town of Greenfield desires that this area, described in the attached map of the EOA Application, be designated as the Argotec Economic Opportunity Area; and

WHEREAS, the Town of Greenfield finds that the proposed Argotec Economic Opportunity Area meets the definition of a “decadent area”; as defined by 402 CMR 2.03; and

WHEREAS, the Town of Greenfield finds that the proposed Economic Opportunity Area meets the local criteria set forth in the approved Greater Franklin County Economic Target Area application; and

WHEREAS, the Town of Greenfield supports and endorses the economic development goals for the Argotec Economic Opportunity Area; and

WHEREAS, the ability of the municipality, the needs of proposed economic development projects, and the community benefits of proposed project will be reasonably proportional to state tax incentives offered through the Massachusetts Economic Development Incentive Program, and the resulting economic development benefits to the municipality;

NOW THEREFORE BE IT RESOLVED by the Town of Greenfield that the following activities, as necessary pursuant to an application for an Economic Opportunity Area designation in the Town of Greenfield, be authorized:

7. The Town of Greenfield hereby authorizes the submission of the Argotec Economic Opportunity Area Application to the Massachusetts Economic Assistance Coordinating Council substantially in the form attached hereto, which is hereby made a part of this resolution.
8. The Argotec Economic Opportunity Area and a map of said area are hereby attached and made a part of this resolution.
9. The Town of Greenfield agrees to authorize the use of either tax increment financing or a special tax assessment for each qualified project located within said Economic Opportunity Area.

Adopted this _____ by the Town Council of the Town of Greenfield.

Town Council President,
Mark Maloney

Date

Attest:

Town Clerk

SEAL

**The Massachusetts Economic Development Incentive Program
APPLICATION FOR DESIGNATION
OF ECONOMIC OPPORTUNITY AREA(S)**

PART A: Applicant Information

1. Please check one:

This is an application for designation of a new EOA within a previously approved ETA.

This is a request to amend an EOA previously approved by the EACC.

2. Community submitting this application:

Greenfield MA

Name of proposed EOA(s):

Argotech #4

PART B: MANDATORY REQUIREMENTS FOR THE PROPOSED EOA

1. Location of Proposed EOA(s):

Provide a detailed map of each proposed EOA, indicating the existing streets, highways, waterways, natural boundaries, and other physical features, along with a legally binding written description of the EOA boundaries (with parcel numbers if appropriate). If the written description is longer than one paragraph, please submit on 3 1/2" computer disk.

(attached)

2. Description of EOA(s):

Describe why each proposed EOA was chosen for designation. Include a brief, descriptive narrative of each area which helps to explain the particular situations, issues, or reasons why EOA designation is requested.

Argotech recently bought this parcel of land from a company (GBI Marketing) which had it's own TIF on the property. The building was vacant for over a year before it was bought. The company bought the building in cooperation with the Town of Greenfield and a promise for a TIF. If not for this cooperative agreement – the building may have remained vacant. Since Argotech will be expanding this property and adding new jobs and a new tax base, we are requesting that this property be granted a NEW EOA in order for the Town of Greenfield to issue a TIF for this company.

3. Basis for EOA Designation: Check the applicable category or categories (see definitions in attachment at back of application) for each proposed EOA:

The area proposed for designation as an EOA is a "blighted open area."

The area proposed for designation as an EOA is a "decadent area."

The area proposed for designation as an EOA is a "substandard area."

_____ The area proposed for designation as an EOA has experienced a plant closing or permanent layoffs resulting in a cumulative job loss of 2,000 or more full- time employees within the four years prior to the date of filing this application.

4. Effective Time Period for EOA Designation: How long do you propose to maintain the EOA designation? The EOA designation may remain in effect for a minimum of five (5) years and a maximum of twenty (20) years.

Twenty (20) years

5. Local Criteria for Designation of EOAs: Describe how each proposed EOA meets your criteria for designation of EOAs, as specified in your application for designation of the ETA.

The Franklin County ETA allows the area to develop criteria for designating EOA's provided the criteria advances the region's development goals. The Greenfield Industrial Park EOA strengthens the current environment and support new and expanding businesses in an area that has significant development constraints.

The Town of Greenfield local criteria for designation expects to:

11. Utilize vacant industrially zoned land
12. Rehabilitate and reuse vacant industrial properties
13. Attract new industrial businesses
14. Expand and diversify the industrial tax base
15. Create or retain industrial jobs for Greenfield residents to alleviate chronic unemployment.

6. Economic Development Goals: Describe the economic development goals for each proposed EOA during the first five years of EOA designation.

Argotech will be adding to Greenfield's economic goals by providing:

9. job growth
10. expanded tax base
11. attracting new businesses to the area
12. population (housing and economic development) growth

7. Local Services: Describe the manner and extent to which the municipality intends to provide for an increase in the efficiency of the delivery of local services within the proposed EOA(s) (i.e. streamlining permit application and approval procedures, increasing the level of services to meet new demand, changing management structure for service delivery).

The Town of Greenfield provides the following services:

9. Full inspection services
10. Full time police and fire protection
11. Special permit requirement in Town of Greenfield bylaws that permit special consideration for locating in an otherwise ineligibly zoned area of the Town.
12. Permitting process and approval process.

8. Compliance with Community Reinvestment Act: Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.

N/A

9. Project Approval:

(a) Identify the municipal official or group/board which shall be authorized to review project proposals for and on behalf of the municipality.

5. TIF Committee consisting of 2 members of the Town Council and the Mayor
6. The Town Council approval

(b) Indicate the standards and procedures for review of project proposals, including the application procedures, the timeframe for review and determination, and the criteria and process for approval of project proposals. **If you intend to use supplemental application material (i.e. municipal cover letter with instructions, job**

commitment signoff sheet, supplemental questions to be required by the municipality, etc.), it must be mentioned here and must be approved by the Economic Assistance Coordinating Council (EACC). Please attach (if appropriate).

The Town Council with support of the TIF Committee and the Mayor will institute a preliminary review and approval process for all Certified Project Applications. The Town council shall review and approve project proposals for and on behalf of the Town of Greenfield.

The applicant procedures are as follows:

7. The completed Project Certification Applications, including the EACC form and required supporting documentation shall be submitted to the Town Council by the TIF committee.
8. The Town Council will consider the application at a regular meeting in a timely manner. It will conduct further discussion if warranted, negotiate as needed and make a recommendation.
9. It is the goal of the Town of Greenfield and the Town Council to complete the Certified Project Application review process within 45 days of the date of receipt of the application.

10. Intent of Businesses to Locate in EOA:

Identify the names and the nature of businesses, if any, that have indicated an intention to locate or expand in the proposed EOA(s). If possible, include letters of intent from the businesses, outlining the number of jobs that would likely be created and providing a timetable for development of the projects.

See attached TIF application.

PART C: SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

This section must be completed by any municipality or member of a regional ETA with a population that exceeds fifty thousand (50,000) people. The population threshold should be calculated based on the most recent statistics available from the U.S. Bureau of the Census.

1. Permit Streamlining:

(a) List each officer, board, commission or other decision-making authority in the municipality that issues permits, approvals, and licenses and indicate the type of permit, approval or license issued by each authority.

(b) Provide a proposal and plan to streamline the municipality's permit, approval and license procedures. The plan should reduce the number of steps required to obtain approvals for new development. For example, the municipality could combine two separate application forms into one form, provide for joint review by two or more decision making authorities, and set firm deadlines for final decisions on permits, approvals, or licenses. If the municipality has already implemented a plan to streamline the permit and approval process, describe that plan, indicating the strengths and weaknesses of the plan and provide a revised plan to improve upon the weaknesses.

2. Municipal Services in Proposed EOAs:

(a) Provide an analysis of the existing infrastructure support and municipal services, including transportation access, water and sewer hook-ups, lighting, and fire and police protection to and for certified projects within the proposed EOA(s). Indicate if the existing level of services and infrastructure is adequate to support the anticipated development in the proposed EOA(s).

(b) Provide a proposal for meeting additional demand for municipal services and infrastructure improvement, including costs and funding sources available for these improvements.

3. Job Training Programs:

Describe the municipality's plans to secure access to publicly or privately sponsored training programs for employees of certified projects and for residents of the municipality/ETA.

4. Local Community Involvement:

Describe the municipality's plans to increase the level of private sector involvement and the level of involvement by community development organizations in the economic revitalization of the area proposed for designation. For example,

local involvement could include commitments from private persons to provide jobs and job training to residents or to employees who for certified projects in the proposed EOA(s).

PART D: COMMITMENT TO PROVIDE LOCAL PROPERTY TAX RELIEF

The municipality completing this application must provide a **binding written offer** to provide either tax increment financing or a special tax assessment to each certified project located within the proposed EOA(s).

Please attach a copy of the municipality's binding written offer.

- In cities, this shall be in the form of a City Council Order or Resolution, along with a Certified Vote by the City Clerk.
- In towns with Town Meeting form of government, this shall be in the form of a Town Meeting Motion, along with a Certified Vote by the Town Clerk.
- In towns with Town Council form of government, this shall be in the form of a Town Council Order or Resolution, along with a Certified Vote by the Town Clerk.

Please see attached TIF application.

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was **MOVED:** THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD SCHOOL DEPARTMENT TO BE TRANSFERED INTO THE ACCOUNTS LISTED TOTALING \$152,509.00:

FROM	TO	DESCRIPTION	AMOUNT
0100.132.5781	0100.303.5200.0000.810.9.4120.01.08	HEAT FS	\$ 38,833
	0100.308.5200.0000.810.9.4120.06.08	HEAT NS	\$ 8,465
	0100.312.5200.0000.810.9.4120.06.08	HEAT HS	\$ 13,394
	0100.312.5200.0000.820.9.4130.04.08	UTILITIES HS	\$ 68,336
	0100.311.5200.0000.820.9.4130.04.08	UTILITIES MS	\$ 23,481
			\$ 152,509

DISCUSSION: Councilor Joseph stated the Ways and Means Committee forwarded a positive unanimous recommendation for Town Council approval. He expected departments would need heat and utility Reserve Fund Transfers for Fiscal Year 2008. Ms. Kelly stated this would balance the accounts to the end of the Fiscal Year. She stated the School Administration was committed to conserving energy and heating cost in all of the department buildings.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD SCHOOL DEPARTMENT TO BE TRANSFERED INTO THE ACCOUNTS LISTED TOTALING \$152,509.00:

FROM	TO	DESCRIPTION	AMOUNT
0100.132.5781	0100.303.5200.0000.810.9.4120.01.08	HEAT FS	\$ 38,833
	0100.308.5200.0000.810.9.4120.06.08	HEAT NS	\$ 8,465
	0100.312.5200.0000.810.9.4120.06.08	HEAT HS	\$ 13,394
	0100.312.5200.0000.820.9.4130.04.08	UTILITIES HS	\$ 68,336
	0100.311.5200.0000.820.9.4130.04.08	UTILITIES MS	\$ 23,481
			\$ 152,509

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was **MOVED:** THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT TO BE TRANSFERED INTO VARIOUS ACCOUNT NUMBERS IN THE AMOUNT OF \$39,125.00.

DISCUSSION: Councilor Joseph stated the Ways and Means Committee forwarded a unanimous positive recommendation to the Town Council. He noted a portion of the funds would pay for a rented generator. Deputy Chief Strahan stated the department had purchased a new generator through grant funding, which cost approximately \$33,000.00.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT TO BE TRANSFERED INTO VARIOUS ACCOUNT NUMBERS IN THE AMOUNT OF \$39,125.00.

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR LEGAL FEES TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-151-5302 IN THE AMOUNT OF \$10,550.00.

DISCUSSION: Councilor Joseph stated the Ways and Means Committee forwarded a unanimous positive recommendation to the Town Council. The majority of the cost was due to a lawsuit by the ROBAR Corporation and the Town regarding a sign on the Mohawk Trail.

It was by majority (9 yes, 1 no and 1 abstention)

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR LEGAL FEES TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-151-5302 IN THE AMOUNT OF \$10,550.00.

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR EMERGENCY MANAGEMENT/CIVIL DEFENSE TO BE TRANSFERED INTO ACCOUNT NUMBER 0100- 291 -5421 IN THE AMOUNT OF \$5,500.00.

MOTION: On a motion by Councilor Joseph, second by Councilor Guin, it was unanimously

TABLED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR EMERGENCY MANAGEMENT/CIVIL DEFENSE TO BE TRANSFERED INTO ACCOUNT NUMBER 0100- 291 -5421 IN THE AMOUNT OF \$5,500.00.

MOTION: On a motion by Councilor Joseph, second by Councilor Farrell, it was

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT, REPAIRS/MAINTENANCE BUILDING, TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-220 -5241 IN THE AMOUNT OF \$1,200.00.

DISCUSSION: Councilor Joseph stated the Ways and Means Committee forwarded a majority positive recommendation for Town Council approval. This was to pay for a structural engineer to inspect cracks on the floor under the equipment. Councilor Martin did not believe the requested amount was adequate to cover the cost of the inspection, therefore he would vote against this request. Deputy Chief Strahan stated the Fire Department would be performing a lot of the work for the inspection, which kept the cost down. If samples of the floor need to be done the cost would increase. He also spoke of water getting through the cracks and running into the cellar. Deputy Chief Strahan noted the cracks were on the main apparatus floor not the tower floor.

It was by majority (10 yes and 1 no)

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT, REPAIRS/MAINTENANCE BUILDING, TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-220 -5241 IN THE AMOUNT OF \$1,200.00.

MOTION: On a motion by Councilor Joseph, second by Councilor Allis, it was

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-291- 5421 IN THE AMOUNT OF \$2,180. 00.

DISCUSSION: Councilor Joseph stated the Ways and Means Committee did not make a recommendation, because the committee ran out of time. \$780.00 would be used to repair a generator at the Middle School and \$1,400.00 would purchase a two year service contract for repairs to three generators located at the Police Department, DPW, and the Middle School. Ms. Kelly reviewed the request.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESERVE FUND TRANSFER FOR GREENFIELD FIRE DEPARTMENT TO BE TRANSFERED INTO ACCOUNT NUMBER 0100-291- 5421 IN THE AMOUNT OF \$2,180. 00.

PRESENTATIONS OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES

APPOINTMENTS AND ORDINANCE COMMITTEE Chairman Allis announced the committee would be meeting on October 14, 2008 due to the Columbus Day Holiday.

EDUCATION TASK FORCE Chairman Joseph reported the committee met on September 23, 2008 with the School Superintendent and School Committee Chairman. Discussion was held regarding the first month of school. The Superintendent and School Committee Chairman would be attending regular meetings. He also invited anyone from the Schools and community to attend the meetings.

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: President Maloney noted the issues tabled this evening would be on the October agenda for consideration. He thanked all Councilors who were able to make the September 18, 2008 meeting. Committee Chairs would consider a suggestion by Councilors Siano and Lashier regarding Question One on the November ballot. President Maloney stated the Town Clerk’s Office had received Hassan Elzeneiny’s resignation from the School Committee.

The Ways and Means Committee would discuss a letter sent to the Mayor regarding staffing and moral at the Fire Department.

Councilor Farrell stated Councilors Guin, Letourneau, and himself would be participating in the Chamber of Commerce “Tapas Tour” on Tuesday, October 1, 2008. Citizens must sign up and would accompany a Councilor to four different restaurants for hors d'oeuvre, drinks, and conversation.

MOTIONS FOR RECONSIDERATION: None.

PUBLIC FORUM: None

ADJOURNMENT: On a motion by Councilor Guin, second by Councilor Siano, it was unanimously **VOTED:** TO ADJOURN THE MEETING AT 9:05 P.M.

A true copy,

Attest: _____
Maureen T. Winseck, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15
Regular Meeting
September 24, 2008

1.	Lashier, Dennis	P						
2.	McLellan, Thomas	P						
3.	Allis, Brickett	P						
4.	Maloney, Mark	P						
5.	Singer, David	P						

6.	Letourneau, Danielle	EX.						
7.	Martin, William	P						
8.	Joseph, Christopher	P						
9.	LaPointe, Andrew	A						
10.	Farrell, Timothy	P						
11.	Guin, Daniel	P						
12.	Siano, Alfred	P						
13.	Mason, John	P						