

GREENFIELD TOWN COUNCIL  
Regular Meeting Minutes  
February 18, 2015

GCTV-15

7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:04 p.m. by President Hoffman.

President Hoffman stated this meeting was being recorded. If any other person present was doing the same, they must notify the chairperson at this time. It was noted the Town Council was audio recording and GCTV-15 was video recording the meeting for future broadcast.

**ROLL CALL OF MEMBERS:** Roll Call was taken. Councilor's Mass and Athey were absent.

**ALSO PRESENT:** Mayor William Martin; Director of Municipal Finance and Administration Marjorie L. Kelly; Town Clerk Deborah J. Tuttle; MIS Director Fernando Fleury; Greenfield High School Building Committee Chairman Timothy Farrell; Director of Planning Eric Twarog; School Superintendent Jordana Harper; School Committee Chairwoman Maryelen Calderwood; GCTV-15 staff; Anita Fritz, *the Recorder*; and members of the public.

**ACCEPTANCE OF MINUTES:** On a motion by Councilor Allis, second by Councilor Renaud, it was unanimously,

**VOTED:** TO ACCEPT THE TOWN COUNCIL MINUTES OF JANUARY 21, 2015.

**PUBLIC COMMENT:** None.

**PUBLIC HEARINGS:** President Hoffman opened the Public Hearing at 7:08 pm. Councilor Allis read the following: In accordance with Home Rule Charter, the Greenfield Town Council will hold a public hearing on Wed., Feb. 18, 2015, at 7:00 p.m. at GCTV-15, 393 Main St. to receive public input on the following:

- MSBA Grant Program application for Green River School Project Budget \$2,340,109
- Appropriate \$720,000 from Free Cash to the General Stabilization Fund

The Town Council will consider the same on Wed., Feb. 18, 2015, at 7:00 p.m. at GCTV-15 Studio, 393 Main St. Materials can be obtained from the Town Clerk's Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, xt. 6163.

Hillary Hoffman, Greenfield Town Council President

President Hoffman asked if anyone from the public wished to speak; seeing none she stated the hearing would remain open.

Councilor Allis held the following second readings:

- I. THAT THE TOWN OF GREENFIELD APPROPRIATE THE SUM OF UP TO TWO MILLION THREE HUNDRED FORTY THOUSAND ONE HUNDRED NINE (\$2,340,109) DOLLARS FOR WINDOW REPLACEMENT AND ROOF REPAIRS AT THE GREEN RIVER SCHOOL, LOCATED AT 62 MERIDIAN STREET., INCLUDING THE PAYMENT OF ALL COSTS INCIDENTAL OR RELATED THERETO (THE "PROJECT"), WHICH PROPOSED REPAIR PROJECT WOULD MATERIALLY EXTEND THE USEFUL LIFE OF THE SCHOOL AND PRESERVE AN ASSET THAT OTHERWISE IS CAPABLE OF SUPPORTING THE REQUIRED EDUCATIONAL PROGRAM, AND FOR WHICH THE TOWN HAS APPLIED FOR A GRANT FROM THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY ("MSBA"), SAID SUM TO BE EXPENDED UNDER THE DIRECTION OF THE SCHOOL BUILDING COMMITTEE. TO MEET SAID APPROPRIATION THE TREASURER, WITH APPROVAL OF THE MAYOR, IS AUTHORIZED TO BORROW SAID SUM UNDER M.G.L. CHAPTER 44, OR PURSUANT TO

ANY OTHER ENABLING AUTHORITY. THE TOWN OF GREENFIELD ACKNOWLEDGES THAT THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY'S ("MSBA") GRANT PROGRAM IS A NON-ENTITLEMENT, DISCRETIONARY PROGRAM BASED ON NEED, AS DETERMINED BY THE MSBA, AND IF THE MSBA'S BOARD OF DIRECTORS VOTES TO INVITE THE TOWN TO COLLABORATE WITH THE MSBA ON THIS PROPOSED REPAIR PROJECT, ANY PROJECT COSTS THE TOWN OF GREENFIELD INCURS IN EXCESS OF ANY GRANT THAT MAY BE APPROVED BY AND RECEIVED FROM THE MSBA SHALL BE THE SOLE RESPONSIBILITY OF THE TOWN OF GREENFIELD; [PROVIDED FURTHER THAT ANY GRANT THAT TOWN OF GREENFIELD MAY RECEIVE FROM THE MSBA FOR THE PROJECT SHALL NOT EXCEED THE LESSER OF (1) 77.47 PERCENT (%) OF ELIGIBLE, APPROVED PROJECT COSTS, AS DETERMINED BY THE MSBA, OR (2) THE TOTAL MAXIMUM GRANT AMOUNT DETERMINED BY THE MSBA; AND THAT THE AMOUNT OF BORROWING AUTHORIZED PURSUANT TO THIS VOTE SHALL BE REDUCED BY ANY GRANT AMOUNT SET FORTH IN THE PROJECT FUNDING AGREEMENT THAT MAY BE EXECUTED BETWEEN THE TOWN OF GREENFIELD AND THE MSBA.

II. APPROPRIATE \$720,000 FROM FREE CASH TO THE GENERAL STABILIZATION FUND

**COMMUNICATIONS:**

MAYOR: Mayor Martin introduced Fernando Fleury, Information Technology Department Director. Mr. Fleury spoke of his professional experience and projects being work on through town buildings.

Mayor Martin stated Senator Rosenberg and Representative Mark had filed the appropriate legislation relating to a Special Town Election for the creation and operation of a Municipal Telecommunications System.

Mayor Martin spoke regarding the following in response to Councilor's questions:

- The proposed School Administrative Office move and the associated cost. Negotiations were ongoing for a lease at 324 Main Street.
- The cost associated with the Veterans Office and 114 Main Street rentals.
- Regionalization of Veterans Services; currently 26 towns were part of the regional Veterans district.
- The last feasibility study done for a new Municipal Office building had an estimated cost of \$9,000,000.
- Priorities were for a new Council on Aging and Public Safety complex.
- Relocation of the Town Clerk's office and Energy Department.
- Plans for a Rehab Center at the old Lunt site. Reasons this plan may not be a "good use" for that space.

The Town Council and Mayor extended a hospitable "thank you" to the DPW for all the work done clearing the streets and lots during recent storms.

Mr. Farrell stated the following relating to the Greenfield High School building project:

- The project was more than half way through the second faze and the third faze had begun.
- Monthly Executive Summary Reports.
- Waiting on a true cost for an 8 lane track rather than 6 lanes and the cost of the field. This decision will be made in March and will not be outside of the budget.
- Veterans Field has nothing to do with the Greenfield High School building project.
- The Gym would be ready in the fall for elections to be held in the high school gymnasium.

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: Superintendent Harper and School Committee Chairwoman Calderwood discussed the following:

- Working conditions at Davis Street Administration building and accessibility issues for the building.
- The School Committee was in favor of the move .
- The School Committee will discuss the reconfiguration of 4<sup>th</sup> grade during their March meeting.
- School Business Manager Certification.
- A Special Education stabilization account would be a valuable tool for the School Department. Special Education costs are the most difficult cost to estimate.

Mayor Martin stated the cost to install a new heating system, windows and insulation to the Davis Street building would be more than 30% of the buildings assessed value. This percentage would trigger a law that would then require the entire building to be brought up to code and ADA standards.

TOWN OFFICERS: None.

President Hoffman asked if anyone wished to speak at the Public Hearing; seeing none she closed the Public Hearing at 8:43 pm.

**MOTIONS, ORDERS, AND RESOLUTIONS**

**Order no. FY 15- 106**

**MOTION:** On a motion by Councilor Siano, second by Councilor Devlin, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10, ACCEPTS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE YOUTH COMMISSION – JENNIFER DAVIS-BULKO –TERM TO EXPIRING JUNE 30, 2016.

**DISCUSSION:** Councilor Siano stated the Appointment and Ordinance Committee forwarded a unanimous positive recommendation.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -106.

**Order no. FY 15-107**

**MOTION:** On a motion by Councilor Siano, second by Councilor Devlin, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10, ACCEPTS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE PLANNING BOARD – DAVID MOSCARITOLO – 1<sup>ST</sup> ALTERNATE – REMAINDER OF A THREE YEAR TERM EXPIRING JUNE 30, 2016 (TO FILL AN EXISTING VACANCY).

**DISCUSSION:** Councilor Siano stated the Appointment and Ordinance Committee forwarded a unanimous positive recommendation.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -107.

**Order no. FY 15-108**

**MOTION:** On a motion by Councilor Siano, second by Councilor Devlin, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10, ACCEPTS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE YOUTH COMMISSION – PETER MCIVER –TERM EXPIRING JUNE 30, 2016.

**DISCUSSION:** Councilor Siano stated the Appointment and Ordinance Committee forwarded a unanimous positive recommendation.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -053.

Order no. FY 15- 105

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

**MOVED:** THAT IT BE ORDERED THAT THE TOWN OF GREENFIELD APPROPRIATE THE SUM OF UP TO TWO MILLION THREE HUNDRED FORTY THOUSAND ONE HUNDRED NINE (\$2,340,109) DOLLARS FOR WINDOW REPLACEMENT AND ROOF REPAIRS AT THE GREEN RIVER SCHOOL, LOCATED AT 62 MERIDIAN STREET., INCLUDING THE PAYMENT OF ALL COSTS INCIDENTAL OR RELATED THERETO (THE "PROJECT"), WHICH PROPOSED REPAIR PROJECT WOULD MATERIALLY EXTEND THE USEFUL LIFE OF THE SCHOOL AND PRESERVE AN ASSET THAT OTHERWISE IS CAPABLE OF SUPPORTING THE REQUIRED EDUCATIONAL PROGRAM, AND FOR WHICH THE TOWN HAS APPLIED FOR A GRANT FROM THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY ("MSBA"), SAID SUM TO BE EXPENDED UNDER THE DIRECTION OF THE SCHOOL BUILDING COMMITTEE. TO MEET SAID APPROPRIATION THE TREASURER, WITH APPROVAL OF THE MAYOR, IS AUTHORIZED TO BORROW SAID SUM UNDER M.G.L. CHAPTER 44, OR PURSUANT TO ANY OTHER ENABLING AUTHORITY. THE TOWN OF GREENFIELD ACKNOWLEDGES THAT THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY'S ("MSBA") GRANT PROGRAM IS A NON-ENTITLEMENT, DISCRETIONARY PROGRAM BASED ON NEED, AS DETERMINED BY THE MSBA, AND IF THE MSBA'S BOARD OF DIRECTORS VOTES TO INVITE THE TOWN TO COLLABORATE WITH THE MSBA ON THIS PROPOSED REPAIR PROJECT, ANY PROJECT COSTS THE TOWN OF GREENFIELD INCURS IN EXCESS OF ANY GRANT THAT MAY BE APPROVED BY AND RECEIVED FROM THE MSBA SHALL BE THE SOLE RESPONSIBILITY OF THE TOWN OF GREENFIELD; [PROVIDED FURTHER THAT ANY GRANT THAT TOWN OF GREENFIELD MAY RECEIVE FROM THE MSBA FOR THE PROJECT SHALL NOT EXCEED THE LESSER OF (1) 77.47 PERCENT (%) OF ELIGIBLE, APPROVED PROJECT COSTS, AS DETERMINED BY THE MSBA, OR (2) THE TOTAL MAXIMUM GRANT AMOUNT DETERMINED BY THE MSBA; AND THAT THE AMOUNT OF BORROWING AUTHORIZED PURSUANT TO THIS VOTE SHALL BE REDUCED BY ANY GRANT AMOUNT SET FORTH IN THE PROJECT FUNDING AGREEMENT THAT MAY BE EXECUTED BETWEEN THE TOWN OF GREENFIELD AND THE MSBA.

**DISCUSSION:** Councilor Allis stated the Ways and Means Committee forwarded a unanimous positive recommendation. It was noted the town had received the grant and the total cost would be approximately \$500,000.

It was unanimously, 11 yes, 0 no, 0 abstain,

**VOTED:** TO APPROVE ORDER NO. FY 15 -105.

Order no. FY15-110

Financial Order 15-26

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

**MOVED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT \$720,000 BE APPROPRIATED FROM FREE CASH TO THE GENERAL STABILIZATION FUND.

**DISCUSSION:** Councilor Allis stated the Ways and Means Committee forwarded a unanimous positive recommendation. He referred to the Peer Community information in the packet. Councilor Siano suggested these fund should be put into the budget to offset taxes.

It was by majority, 10 yes, 1 no, 0 abstain,

**VOTED:** TO APPROVE ORDER NO. FY 15 -110, FINANCIAL ORDER 15-26.

**Order no. FY 15-109 A**

**MOTION:** On a motion by Councilor Devlin, second by Councilor Maloni, it was, **MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL ADOPT THE RESOLUTION AUTHORIZING THE CREATION OF A TAX INCREMENT FINANCE (TIF) ZONE AND ACCEPTING THE TAX INCREMENT FINANCING PLAN FOR ARGOTEC, LLC, AND TO WAIVE THE READING OF THE RESOLUTION.

**RESOLUTION  
ADOPTING A TAX INCREMENT FINANCING ZONE  
AND TAX INCREMENT FINANCING PLAN  
FOR ARGOTEC, LLC**

WHEREAS, the Town of Greenfield is part of the designated Greater Franklin Economic Target Area and Argotec, LLC is wholly within the Town of Greenfield; and

WHEREAS, a Tax Increment Financing plan has been prepared in accordance with Chapter 40 and 751 CAR 11.00; and

WHEREAS, there is strong support for economic development and the use of Tax Increment Financing as an economic development tool to encourage business expansion for Argotec, LLC;

NOW THEREFORE BE IT ORDAINED By the Town Council of Greenfield that:

1. The Tax Increment Financing Plan be adopted as is which has been substantially submitted. A copy of said Tax Increment Financing Plan is included in the Argotec, LLC EOA application and is hereby made a part of this Resolution;
2. The area to be designated as a Tax Increment Financing Zone is defined as the following properties known as Argotec, LLC: 53 Silvio O Conte Drive (Parcel ID: R05-24J), 49 Greenfield Street (Parcel ID: R05-28P), and 64 Adams Road (Parcel ID: R05-29B), in Greenfield, MA;
3. A map of the Tax Increment Financing Zone is hereby attached as **Attachment A** and made a part of this Resolution;
4. The maximum time period for a TIF project for Argotec, LLC shall be 10 years;
5. The Town of Greenfield has authorized the creation of a Tax Increment Financing Negotiation and Administration Committee (TIFNAC) to negotiate tax incentive agreements for projects within the TIF Zone and in accordance with the TIF Plan. The TIFNAC is composed of the Mayor and representatives from the Town Council;
6. The maximum tax increment exemption for each project shall be negotiated by the TIFNAC. At no time shall the exemption exceed 100%;
7. All TIF Agreements negotiated by the TIFNAC shall be made a part of the TIF Plan by vote of the Town Council;
8. The tax increment financing agreement shall be binding on all subsequent owners of property/properties certified by the EACC as a project in the TIF Zone. The Town of Greenfield reserves the right to review and renegotiate the TIF Agreement and seek decertification of the project by the EACC if the business activity ceased to be fully

operational during the life of the TIF agreement or upon failure of the OWNER to fulfill its material obligations, as specified in the TIF Agreement;

- 9. A copy of the adopted TIF Zone/TIF Plan shall be forwarded to the Massachusetts Economic Assistance Coordinating Council for its approval;
- 10. The effective date of the TIF Plan shall be July 1, 2015; and
- 11. The Town Council President is hereby authorized to execute and implement the TIF Plan.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by vote of the Town Council of the Town of Greenfield.

\_\_\_\_\_  
Town Council President

\_\_\_\_\_  
Town Clerk

SEAL



**DISCUSSION:** Councilor Devlin stated the Economic Development Committee forwarded a unanimous positive recommendation. It was noted this would be Argotec’s fifth (5) TIF in Greenfield. If there was ever a breach in obligations the Department of Revenue would resolve any issues for both the State and Town.

It was unanimously,  
**VOTED:** TO APPROVE ORDER NO. FY 15 -109 A.

**Order no. FY 15-109 B**

**MOTION:** On a motion by Councilor Devlin, second by Councilor Maloni, it was,  
**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL TO ADOPT THE RESOLUTION APPROVING THE APPLICATION OF ARGOTEC, LLC AS A CERTIFIED PROJECT AND THE FORM OF THE TIF AGREEMENT ATTACHED THEREIN, AS INCLUDED IN THE AGENDA PACKET, AND TO WAIVE THE READING OF THE RESOLUTION.

**TAX INCREMENT FINANCING AGREEMENT**  
by and between the  
**TOWN OF GREENFIELD, ARGOTEC, LLC, and STORE MASTER FUNDING VII, LLC**  
**(TIF Agreement V)**

This agreement (this "Agreement") is made the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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 Argotec, LLC, a Delaware limited liability company, having an address of 676 N. Michigan Avenue, Suite 3700, Chicago, IL 60611 whose principal place of business in Greenfield is 53 Silvio O Conte Drive, Greenfield, MA 01301 (hereinafter "the TAXPAYER OF RECORD"), and STORE Master Funding VII, LLC, a Delaware limited liability company, having an address of 8501 E. Princess Drive, Suite 190, Scottsdale, AZ 85255 (hereinafter "the OWNER").

WHEREAS, THE OWNER, TAXPAYER OF RECORD, and the TOWN agree to dissolve/revoke the existing TIF Agreement between the OWNER, TAXPAYER OF RECORD, and the TOWN for 53 Silvio O Conte Drive effective as of June 30, 2015 (i.e., immediately prior to the effective date of the exemptions described in Section B(1) below); and

WHEREAS, THE TAXPAYER OF RECORD intends to make capital investments into all three of the existing buildings located at 53 Silvio O Conte Drive (Parcel ID: R05-24J), 49 Greenfield Street (Parcel ID: R05-28P), and 64 Adams Road (Parcel ID: R05-29B), Greenfield, MA, (hereinafter "the PROPERTY" or "the PROPERTIES") and obtain certain tax incentives from the TOWN for said facilities; and

WHEREAS, the PROPERTIES are solely owned by the OWNER and leased to the TAXPAYER OF RECORD through a long-term lease agreement; 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;

WHEREAS, the TOWN understands Argotec, LLC intends to expand and enhance capacity and performance through investments in people, machinery, and equipment as well as technology upgrades to increase its production capacity, to improve its ability to grow its business and workforce, and to ensure that the facility continues to meet the operational needs of the company;

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

**A. THE OWNER'S/TAXPAYER OF RECORD'S OBLIGATIONS.**

1. The TAXPAYER OF RECORD shall make investments in capital improvements to the PROPERTY over the term of this Agreement totaling approximately \$20 Million.

2. As a result of these investments, the TAXPAYER OF RECORD expects to retain its present one-hundred and sixty-five (165) full-time employees and add fifty (50) new full-time positions during the life 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 and in the market. Subject to the foregoing, the TAXPAYER OF RECORD shall agree to operate its business and maintain the level of jobs described as long as this Agreement is in effect.
3. The TAXPAYER OF RECORD agrees to make a good faith effort to give preference to qualified residents of Greenfield and the surrounding region for the additional full-time jobs created at the PROPERTY, so long as such a policy and its implementation does not result in the violation of any law or regulation.
4. The TAXPAYER OF RECORD agrees to make a good faith effort to use local contractors for any repair, renovation, or expansion of the existing facility or any new facility on the PROPERTY.
5. If the OWNER decides to sell the PROPERTY and/or the facility or the TAXPAYER OF RECORD decides to 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 and/or the TAXPAYER OF RECORD 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.
6. The TAXPAYER OF RECORD 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 for the beginning and end of the year; 3) investment information; 4) amount of state tax credits claimed; 5) local property taxes paid and local property taxes exempt; 6) local personal property taxes paid and local personal property taxes exempt; and 7) the number of target area residents employed at the facility at the beginning and end of the reporting period.

#### **B. THE TOWN'S OBLIGATIONS.**

1. The TOWN shall grant a tax increment financing exemption to the OWNER/TAXPAYER OF RECORD 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 exemption shall be valid for a period of ten years beginning with the Town's Fiscal Year 2016, which starts July 1, 2015.
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.

TIF Year	Calendar Year	Fiscal Year	Exemption – Real Estate	Exemption – Personal Property
Year 1	2015	FY 2016	25%	100%
Year 2	2016	FY 2017	25%	100%
Year 3	2017	FY 2018	25%	100%
Year 4	2018	FY 2019	25%	100%
Year 5	2019	FY 2020	25%	100%
Year 6	2020	FY 2021	25%	100%
Year 7	2021	FY 2022	25%	100%
Year 8	2022	FY 2023	25%	100%
Year 9	2023	FY 2024	25%	100%
Year 10	2024	FY 2025	25%	100%

**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 this Agreement if the business activity at the Properties ceases to be fully operational during the life of this Agreement. Upon failure of the TAXPAYER OF RECORD 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 OWNER/TAXPAYER OF RECORD reserve the right to terminate this Agreement upon sixty (60) days prior notice to the TOWN (such notice to be given in accordance with Paragraph 4 hereof), upon the sale of the Properties (including the facilities) or the business operated on the Properties.
  
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.
  
5. This Agreement may be amended or extended if the OWNER and/or TAXPAYER OF RECORD makes additional investments in the PROPERTY resulting in additional job creation.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Town of Greenfield

Argotec, LLC

By: \_\_\_\_\_  
President  
Greenfield Town Council

By: \_\_\_\_\_  
Senior VP/CFO  
Steven Dorst

STORE Master Funding VII, LLC

By: \_\_\_\_\_  
Michael J. Zieg  
Executive Vice President

**DISCUSSION:** Councilor Devlin stated the Economic Development Committee forwarded a unanimous positive recommendation.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -109 B.

**Order no. FY 15-112**

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

**MOVED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR, THAT THE DEPARTMENT OF PUBLIC WORKS MAY MAKE EXPENDITURES IN EXCESS OF THE BUDGET FOR SNOW & ICE REMOVAL FOR FISCAL YEAR 2015 IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 31D.

**DISCUSSION:** Councilor Allis stated the Ways and Means Committee had not made a recommendation on this motion; the request came in after the regular meeting. It was noted that this was the only line item in the town budget that was allowed to deficit spend.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -112.

**Order no. FY 15-111**

Financial Order 15-22

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

**MOVED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT \$30,000 BE APPROPRIATED FROM THE FY04 OVERLAY ACCOUNT TO FUND A REVALUATION OF ALL COMMERCIAL/INDUSTRIAL LAND FOR THE TOWN OF GREENFIELD.

**DISCUSSION:** Councilor Allis stated the Ways and Means Committee had not made a recommendation for this motion; the request came in after the regular meeting. It was noted the revaluation had not been done for 10 years.

It was unanimously (Councilor Allis abstained)

**VOTED:** TO APPROVE ORDER NO. FY 15 -111, FINANCIAL ORDER 15-22.

**Order no. FY 15-113**

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

**MOVED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT ORDER 15-079 BE AMENDED BY ELIMINATING THE PHRASE “APPROPRIATION OR BORROWING”.

**Order no. FY 15-079**

*On December 17, 2014, the Greenfield Town Council, on a motion by Councilor Maloni, second by Councilor Devlin, it was unanimously,*

**VOTED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT \$50,000 BE APPROPRIATED FROM FREE CASH, ~~APPROPRIATION OR BORROWING~~ TO PROVIDE TOWN FUNDS FOR THE EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES (PARC) GRANT PROGRAM, AT GREEN RIVER PARK

**DISCUSSION:** Councilor Allis stated the Ways and Means Committee had not made a recommendation on this motion; the request came in after the regular meeting. Ms. Kelly stated the request was to clarify the language.

It was unanimously,

**VOTED:** TO APPROVE ORDER NO. FY 15 -113.

**PRESENTATION OF PETITIONS AND SIMILAR PAPERS** None.

**REPORTS OF COMMITTEES**

**APPOINTMENTS AND ORDINANCE COMMITTEE-** Chairman Siano stated the committee held a Public Hearing in February and continues to discuss the proposed amendment to Charter Section 2-10. By the request of Vice-President Renaud the Committee Chairs would discuss the proposed amendments to Ordinance 0021 – Assemblies, Mass Public.

**COMMUNITY RELATIONS AND EDUCATION COMMITTEE –** Chairman Kelner announced the committee had a new public forum agenda item and invited the public to attend. She stated the committee would discuss local art projects and Superintendent Harper may attend.

**ECONOMIC DEVELOPMENT COMMITTEE –** Chairman Devlin noted the committee would hold a Joint Public Hearing with the Planning Board on Thursday, February 19, 2015 at 7:00 pm at 114 Main Street relating to an amendment to the Zoning Ordinances for accessory housing.

**WAYS AND MEANS COMMITTEE –** Chairman Allis stated the committee would meet on Wednesday, March 7, 2015 at 6:00 pm at 114 Main Street for the two (2) first readings held tonight.

Treasurer Maloni stated there would be a Treasurers Report in March.

**UNFINISHED BUSINESS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Councilor Allis held the following first reading:

- Appropriate up to \$40,000 from General Stabilization for moving of the school administrative offices from 141 Davis Street to the TD Bank Building at 324 Main Street.
- Appropriate \$10,000 from General Stabilization to move the Town Clerk’s Office to the space adjacent to the Assessor’s Office in Town Hall.

**MOTIONS FOR RECONSIDERATION:** None.

**PUBLIC FORUM:** None.

**ADJOURNMENT:** On a motion by Councilor Ricketts, second by Councilor Maloni, it was unanimously **VOTED:** TO ADJOURN THE MEETING AT 9:17 P.M.

A true copy,

Attest: \_\_\_\_\_  
Deborah J. Tuttle, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15  
Regular Meeting  
February 18, 2015

1. Kelner, Marian	P						
2. Siano, Alfred	P						
3. Allis, Brickett	P						
4. Ronhave, Steven	P						
5. Ricketts, Penny	P						
6. Hoffman, Hillary	P						
7. Renaud, Karen	P						
8. Shapiro Miller, Karen	P						
9. Hirschfeld, Norman	P						
10. Athey, Dalton	A						
11. Mass, Isaac	A						
12. Devlin, Patrick	P						
13. Maloni, Mark	P						