

City of Salem, Massachusetts



"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25 and
City Ordinance Sections 2-2028 through 2-2033."

The City Council Committee on Administration & Finance co-posted with the Committee of the Whole
met in the Council Chamber on November 21, 2019 at 6:00 P.M.
for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on
November 19, 2019 at 3.31 P.M.

(This meeting is being recorded)

ATTENDANCE

ABSENT WERE: None

SUBJECT(S)

#642 A Resolution that the Mayor execute a Tax Increment Exemption agreement between the City of Salem and Harbor Point Properties, LLC

Amanda Chiancola (Planning): Presentation of
Reasons for the TIE request

Solutions:

3 scenarios: (all w/ 3 affordable units)

① \$2m from State / 20% exemption

② \$1m from State / 100% exemption

③ Between \$1-2m from State / Mayor negotiates

~\$65,000 total tax difference.

↳ exemption between \$17,000 and \$65,000
for 10 years

Flynn: Why is this not rounding 3.7 up to 4?

Chiancola: Approved at 34 → need to go back
to planning to 37 (can't make 4 work)

Furey: Pabich Family is a great family
Neighborhood needs help
School needs a 'shot in the arm'

Turiel: were they originally going to be developed by church? affordability?

Daniel: This phase was always planned as 'market Rate' component (even so, adding some affordability)

Buildings are too small/tough for big developers to manage

Turiel: Would like more affordability but better than rot

Dominguez: we are in a crisis now
How can we get to 60% ^{and} 20%

Chiancola: Development won't work

Dominguez: Parking issues

Chiancola: Permitted onsite

Gerard: Have we approved a high/low before?

Chiancola: We've only done one and they opt 100%. This project will apply for full amount but aren't sure what they will get. Below \$1M, they will come back to us.

McCarthy: Shared some history of the project.
It will be quality w/ Pabichs.

Since it's never been residential, where did the \$17,000 come from? (seems low)

Chiancola: worked closely w/ assessor on this
Jan. 2020 it will be charged as residential

McCarthy: it's currently being charged as commercial? Yes.

Dibble: If they come back, why?

How many parking spaces?

David Pabich: 1 space per unit

Dibble: Who will own it? Archdiocese?

Pabich: We will / they will be owned by us

Dibble: Product is great because they care about Salem

Furey: Wouldn't mind living there, personally

Turiel: Move for approval of Tie Agreement as red lined

Furey: Second

Vote: UNANIMOUS, In favor (5-0)

Turiel: Move for adjournment

On the motion of C.

the meeting adjourned at 6:29 P.M.

Lisa B. Peterson
(Chairperson)

