

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

A Special Meeting of the City Council was held in-person in the City Council Chambers on Thursday, August 24, 2023, at 6:00 P.M. for the purpose of taking action on the following matters below. This meeting is being recorded and is live on S.A.T.V. and Zoom unless technological issues interrupt the transmission. Notice of this meeting was posted on August 21, 2023, at 10:03 A.M.

All Councillors present.

Council President Megan Stott presided.

**#408 – APPOINTMENT OF LAURIE BIEL TO THE BEAUTIFICATION COMMITTEE**

The Mayor's appointment of Laurie Biel, 24 Celestial Way to the Beautification Commmittee with a term to expire on July 13, 2026 was held under the rules.

**#409 – RESOLUTION FOR A TIF AGREEMENT WITH CROWLEY WIND SERVICES**

The following Resolution submitted by the Mayor to Authorize a Tax Increment Finance Agreement with Crowley Wind Services was referred to the Committee of the Whole.

**Resolution to Authorize a Tax Increment Finance Agreement with Crowley Wind Services**

**WHEREAS**, Crowley Wind Terminal LLC (hereinafter "Crowley") wishes to redevelop the property at 67 Derby Street, Salem, MA, (herein after "the Property") known as Assessor's Parcel 41-0339-0; and

**WHEREAS**, Crowley intends to redevelop the site for use as an offshore wind marshalling station to collect and store wind turbine components prior to loading them onto wind turbine installation vessels (herein after "the Project"); and

**WHEREAS**, upon completion, the Project will support the realization of regional, state, and federal renewable energy goals and will provide new employment opportunities for the greater Salem community; and

**WHEREAS**, the City of Salem (hereafter "City") is willing to grant tax concessions in return for a guarantee of the realization of the Project;

**NOW, THEREFORE, BE IT RESOLVED** that the Salem City Council hereby

- Endorses the use of Tax Increment Financing as a tool to encourage economic development at the Property, and;
- Provides for a tax exemption at the Property for a period of twenty (20) years, beginning the first full fiscal tax year after Certificate of Occupancy is issued for the Project in accordance with the schedule below:

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

Year	Exemption %	Year	Exemption %	Year	Exemption %	Year	Exemption %
1	92.5	6	65.0	11	30.0	16	5.0
2	92.5	7	65.0	12	30.0	17	5.0
3	92.5	8	65.0	13	30.0	18	5.0
4	92.5	9	65.0	14	30.0	19	5.0
5	92.5	10	65.0	15	30.0	20	5.0

Said exemption being in accordance with M.G.L. Chapter 23A, Section 3E and Chapter 40, Section 59.

**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized, on behalf of the City, to enter into a Tax Increment Financing Agreement, a copy of which is attached hereto, with Crowley.

**BE IT FURTHER RESOLVED** that the City of Salem is hereby authorized to submit an application to The Economic Assistance Coordinating Council (EACC) for approval of the Tax Increment Financing Agreement.

**#410 – TO FACILITATE THE CONSTRUCTION AND OPERATION OF SALEM’S OFFSHORE WIND MARSHALLING PORT**

The following Order submitted by the Mayor was referred to the Committee of the Whole.

**An Order to Facilitate The Construction And Operation Of Salem’s Offshore Wind Marshalling Port At 67 Derby Street**

*WHEREAS*, The City of Salem has collaborated with Crowley Wind Terminal LLC (Crowley) and the Massachusetts Clean Energy Council (CEC) on the planning, permitting, and construction of Salem’s offshore wind marshalling port; *and*

*WHEREAS*, Crowley has purchased 42± acres of land at 67 Derby Street with the intent to construct a marshalling port for the offshore wind industry that will be subdivided into two parcels – Lot 2-A, which is a 37± acre upland parcel and Lot 2-B, a 5-acre parcel that extends from Derby Street down to the Ferry Terminal, extending along the waterfront on the southeastern shore of the subject property until it terminates at the end of the wharf and the adjacent berth; *and*

*WHEREAS*, Crowley shall convey both parcels to the CEC who shall maintain ownership of Lot 2-A and provide a lease to Crowley for both the construction of the marshalling port and the maintenance of said port for a period of 25-years; *and*

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

*WHEREAS*, The CEC shall convey the Lot 2-B to the City of Salem and, in turn, the City of Salem, to facilitate the construction, operation, and long-term success of the marshalling port, shall lease Lot 2-B to the CEC for the purpose of offshore wind activities. Said lease shall ensure public access to the waterfront and allow for maritime activities in Salem's port; *and*

*WHEREAS*, Pursuant to the City of Salem Code of Ordinances, Chapter 2, Article 9, Division 4, the City Planner and the Director of Public Property have consulted with city department heads and have determined that Lot 2-B is underutilized.

*NOW, THEREFORE*

*Be it ordered by the City Council of the City of Salem, as follows:*

1. Upon successful completion of the subdivision of the 42-acre property into Lots 2-A and 2-B as shown in the draft subdivision plan entitled, 67 Derby Street Plan of Land, prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915, dated May 2, 2023, attached hereto as Exhibit A, and upon conveyance of Lots 2-A and 2-B to the CEC, the City of Salem shall accept the deed for Lot 2-B from the CEC.
2. Lot 2-B, once deeded, is hereby declared surplus to the City's needs.
3. The Mayor is hereby authorized, through an intergovernmental agreement, to lease Lot 2-B to the CEC with the following conditions:
  - a. Maintaining public access to the waterfront, which includes, but is not limited to, providing pedestrian access to Blaney Street and the Salem Ferry terminal and allowing the docking of cruise ships and other maritime vessels so long as said dockings do not conflict with offshore wind activities.
  - b. Facilitating offshore wind activities occurring on Lot 2-A where the marshalling port will be constructed.
  - a. A lease term not to exceed 99 years.
  - b. A lease payment of \$1 per year.
  - c. Termination of the lease should Lot 2-A and/or Lot 2-B no longer be used for offshore wind purposes.
  - d. Right of first refusal for the city to purchase Lot 2-A if the CEC seeks to sell it.
  - e. Right to acquire a use restriction on Lot 2-A upland parcel if the CEC seeks to sell it.
  - f. Maintaining the property and improvements thereon in good condition during the term of the lease.
  - g. Coordination and collaboration between the City and the CEC in the development of a new ferry terminal building and other port improvements.

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

**#411 – SITE VISIT TO AN OFFSHORE WIND MARSHALLING SITE IN NEW BEDFORD**

The following order submitted by the Mayor was adopted.

**ORDERED:** That the City Council Committee of the Whole meet on Tuesday, September 5, 2023 at 1:00 P.M. at 126-128 Gifford Street, New Bedford, MA for the purpose of a site visit to view an off shore wind facility at the New Bedford Marine Commerce Terminal.

**#412 – ORDINANCE AMENDING A TRAFFIC ORDINANCE RELATIVE TO CHESTNUT STREET FOR PARKING PROHIBITED AND RESIDENT STICKER**

The following Ordinance to amend an Ordinance relative to traffic Ch. 42 Sec. 51B – Parking Prohibited at Certain Times on Certain Streets & Sec. 75 – Resident Sticker Parking relative to Chestnut Street was adopted for first passage. Councillor Cohen and Stott were recorded as opposed.

Councillor Watson-Felt explained this has been a year in the making. Increasing enforcement especially in October is a problem. Houses on this part of Chestnut Street do not have any driveways. Although this did not go through the traffic and parking commission for a vote, there is history and precedence for this occurring on this street.

Councillor Morsillo – thinks this is a slippery slope. Hamilton Hall has a block for parking for anyone going there. Find a way to fix the enforcement is the issue. Chestnut Street has a ton of parking. A lot of spaces are available, even if it is not in front of their own homes.

Councillor Cohen has concerns also. If this has been in the works for a year then why didn't it go through traffic and parking commission.

Councillor Watson-Felt wants to be clear that this does not have to go through Traffic & Parking Commission although can offer expertise. As Councillors elected by the voters we have the right to amend ordinances and the residents want this. She viewed this as a cut and dry issue since they have the support of neighbors and the hall. Enforcement will not be so hard when Hamilton Hall has events.

Councillor Hapworth stated as a Council not ready to give control to the board to have authority, but doesn't have to. We shouldn't let the neighbors feel the pain because of our process. Do what is right for the neighbors.

Councillor Stott asked Councillor Watson-Felt if she was willing to refer this to OLLA for the next meeting. She stated she was not.

***In the year Two Thousand and Twenty-Three***

**An Ordinance Relative to Traffic**

***Be it ordained by the City Council of the City of Salem, as follows:***

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

**Section 1.** Section 75 of Article V be amended by repealing the following:

Chestnut Street – Parking Prohibitions Towing Zone (Resident Sticker) - Zone D Color Yellow – from Flint Street to Summer Street. (11/10/86) (limited to 2 hours by nonresidents)

Chestnut Street – Parking Prohibitions Towing Zone (Resident Sticker) - Zone D Color Yellow - eastbound on both sides (Northerly and Southerly) from Cambridge Street to Summer Street

Chestnut Street – Parking Prohibitions Towing Zone (Resident Sticker) - Zone D Color Yellow - resident sticker parking both sides in its entirety, limited to two (2) hours for nonresidents

And inserting the following:

Chestnut Street – Parking Prohibitions Towing Zone (Resident Sticker) - Zone D Color Yellow - both sides, beginning at Flint Street and continuing in an easterly direction to Cambridge Street. Two (2) hour nonresident parking permitted

Chestnut Street – Parking Prohibitions Towing Zone (Resident Sticker) - Zone D Color Yellow - both sides, beginning at Cambridge Street and continuing in an easterly direction to Summer Street.

**Section 2.** Section 51B of Article V be amended by repealing the following:

Chestnut Street – Parking Prohibited at Certain Times on Certain Streets – southerly side from Cambridge Street in an easterly direction for a distance of fifty (50) feet. One hour parking from 8:00 A. M. to 6:00 P. M. Monday through Friday. (8/19/64 DPW 12545)

Chestnut Street – Parking Prohibited at Certain Times on Certain Streets – southerly side, in a westerly direction, from Summer Street for a distance of sixty (60) feet. One hour parking from 8:00 A. M. to 6:00 P. M. Monday through Friday. (4/23/81 DPW 5-1961 & 5-1963)

**Section 3.** This ordinance shall take effect as provided by City Charter.

**#413 – ELECTION ORDER FOR THE CITY PRELIMINARY ON SEPTEMBER 19, 2023**

The following order submitted by the City Clerk relative to the City Preliminary Election to be held on Tuesday, September 19, 2023 **(For Ward 1 Precincts 1 & 2 Only – Ward Councillor Race)** was adopted by a roll call vote of 11 yeas 0 nays and 0 absent.

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

In City Council August 24, 2023

En Concejo Municipal, 24 de Agosto de 2023

ORDERED: That the meetings of the qualified voters of the City of Salem be held in Ward One precincts in the city at the polling places designated hereinafter on **Tuesday, September 19, 2023**, for the purpose of casting votes in the City Preliminary Election for the nomination of candidates for the following office:

ORDENÓ: Que las reuniones de los votantes calificados de la ciudad de Salem se llevarán a cabo en todos los recintos del distrito uno de votación en la ciudad en los lugares de votación designados a continuación el **martes 19 de Septiembre de 2023**, con el propósito de emitir votos en la Elección Preliminar de la Ciudad para la elección de candidatos para el siguiente cargo:

**Councillor of Ward One: for the term of two years  
Concejal Distrito Uno: por el termino de dos anos**

AND BE IT FURTHER ORDERED: That the following places be and hereby are designated as polling places for said meetings:

Y ADEMÁS ORDENARSE: Que los siguientes lugares sean y por la presente se designen como lugares de votación para dichas reuniones:

**WARD ONE / DISTRITO UNO**

Precinct 1	Bentley Academy Gymnasium, 25 Memorial Drive
Recinto 1	Gimnasio, Escuela Bentley Academy, 25 Memorial Drive
Precinct 2	Community Room, 135 Lafayette Street
Recinto 2	Sala Comunitaria, 135 Lafayette Street

AND BE IT FURTHER ORDERED: That the polls at said meetings be opened at 7:00 a.m. and closed at 8:00 p.m. and that the City Clerk be instructed to post this notice as required by law.

Y ADEMÁS ORDENARSE: Que las urnas en dichas reuniones se abran a las 7:00 a.m. y se cierren a las 8:00 p. m. y que se le indique al Secretario Municipal que publique este aviso según lo exige la ley.

**(#392) – SECOND PASSAGE OF AN ORDINANCE AMENDING TRAFFIC RELATIVE TO FINES  
- DEPOSIT OF COINS**

The Second Passage of the following Traffic Ordinance Amending Ch. 42 Sec. 17A relative to Deposit of Coins was adopted for second and final passage.

In the year Two Thousand and Twenty-Three

An Ordinance Relative to Traffic

Be it ordained by the City Council of the City of Salem, as follows:

Section 1. Article I is hereby amended by repealing the following to Section 17A:

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

Section 62 - Deposit of coins required to use parking spaces; unused time. \$25

And replacing it with:

Section 62 - Deposit of coins required to use parking spaces; unused time. \$25 Fine/\$75 Fine during weekends in October

Section 2. This ordinance shall take effect as provided by City Charter.

**(#393) – SECOND PASSAGE OF AN ORDINANCE AMENDING TRAFFIC RELATIVE TO LEMON STREET – HANDICAP PARKING**

Second Passage of the following Traffic Ordinance Amending Ch. 42 Sec. 50B relative to Handicap Parking – Lemon Street was adopted for second and final passage.

**In the year Two Thousand and Twenty-three**

**An Ordinance** to amend an Ordinance relative to Traffic, Ch. 42 Sec. 50B

*Be it Ordained by the City Council of the City of Salem, as follows:*

**Section 1.** Chapter 42, Section 50B – “Handicap Zone Limited Time” is hereby amended by adding the following:

Lemon Street - in front of #11 Lemon Street running in a westerly direction for a distance of 20 feet, “Handicap Parking, Limited Time, Tow Zone”

**Section 2.** This Ordinance shall take effect as provided by City Charter.

**(#394) - SECOND PASSAGE OF A TRAFFIC ORDINANCE AMENDING CH. 42 SEC. 51 - PARKING PROHIBITED ON CERTAIN STREETS – CEDAR CREST AVENUE**

The Second Passage of the following Traffic Ordinance Amending Ch. 42 Sec. 51 - Parking Prohibited on Certain Streets – Cedar Crest Avenue was adopted for second and final passage.

**In the year Two Thousand and Twenty-Three**

**An Ordinance Relative to Traffic**

**Be it ordained by the City Council of the City of Salem, as follows:**

**Section 1.** Section 51 of Article V be amended by inserting the following:

**SALEM CITY COUNCIL  
AUGUST 24, 2023  
SPECIAL MEETING**

Cedar Crest Avenue – Parking Prohibited on Certain Streets - easterly side, beginning at the intersection of Loring Avenue and running in a northerly direction for a distance of fifty-two (52) feet. No parking.

**Section 2.** This ordinance shall take effect as provided by City Charter.

On the motion of Councillor McCarthy the meeting adjourned at 6:31 P.M.

ATTEST:

ILENE SIMONS  
CITY CLERK