

City of Salem, Massachusetts



“Know Your Rights Under the Open Meeting Law, M.G.L. c. 39 §23B, and City Ordinance Sections 2-2028 through 2-2033.”

The City Council Committee on of the Whole _____

at 5 Broad St. Council on Aging
met in ~~the Council Chamber~~ on _____ March 13, 2013 _____ at 6:30 _____ P.M.

for the purpose of discussing the matter(s) listed below. Notice of this meeting was posted on
_____ March 7, 2013 _____ at 6:03 PM _____.

(This meeting is being recorded.)

ATTENDANCE

ABSENT WERE: _____

SUBJECT(S)

#82 - BOND ORDER FOR NEW SENIOR LIFE CENTER

See attached

C. O'Keefe

Motion to Refer to Full Council for Vote

2nd by Councillor Furey - Voted

On the motion of C. O'Keefe

the meeting adjourned at 10:10 P.M.



(Chairperson)

COMMITTEE OF THE WHOLE

MARCH 13, 2013 6:30 PM

Meeting held at 5 Broad Street, Salem Council on Aging per Council Order #143

Subject: Council Order #82 - Bond Order for New Senior Life Center at Bridge & Boston Sts.

Notice of this meeting was posted on March 7, 2013 at 6:03 PM

Councillor Jerry L. Ryan President of City Council presided

Councillors Absent: all present

In attendance: Mayor, Senator Beverly, Planner, Developer David Sweetzer

Mayor's presentation thanked for time to allow for meeting here. Power point presentation regarding Salem Senior Ctr. at Boston and Bridge St.

C. McCarthy - touch on a couple things the check is it turn
key

Mayor yes - 12/15 mo. construction delivered at end.

C. McCarthy - Condo agreement Condo fees?

Mayor - not done yet no Condo fees, long term maintenance
share account for repairs we will pay our plowing
work out agreement

C. McCarthy - Why the green space at rear of building?

Mayor - Zoning buffer area

C. McCarthy - any potential to access bike path
walkway along river?

Mayor - like to include something like that
pedestrian signals will be put in

C. Furay - is possibility any funds coming in

Mayor - didn't find any no grant program

2.
C. O'Keefe - Mayor tell us about plan for goodhue st.
what is the status

Mayor - a lot of mixed use and growth FST came in
with ideas proposed a roadway behind storage facility
looking for grant. Its over 1 million dollars project

C. Prevey - questions of the financing what is impact
of debt. Concern for it. Could you talk about in
detail

Mayor 108 loan CDBG funds to pay it back. Hud loan
comes with strings CDBG loans are cut.
This Bond will be paid by taxes

Nina Bridgman - interest cost are at an all time low
our debt services will be down 2 million dollars
(they are going down)

Prevey - do we have Bonds that are almost paid

Nina - old school Bonds and because we have
referenced. Good time to Bond.

Mayor - rate is 4%

Prevey - does it include the sale of Broad St

Mayor - yes

Prevey - My concern sharing the property what kind of
an agreement w/ developer for rights of the property?
Is it perpetual agreement or term?

Mayor - don't have the details yet would come back
to Council

C Siegel - questions - GZA documented dated March 20, 2009
there is a later revised opinion risk assessment 2010
Funding this plus 5 ~~million~~ million Bond. why
would we take on a Bond when we could rent.

Mayor reason looking at 120 Washington. It its
time to own not rent. Developer may not go
for us being renters. He can be there long term
its ours after 20 yrs.

Siegel one last tenant anything else on horizon

Mayor no one signed up

C McCarthy - question if sale doesn't go through
is there still a way to offset if this Bond it
Bond doesn't sell

Mayor strong market could be reused or resold

Sargent - pollution is my concern if with the
water table what would our liability be.

Mayor - We are not responsible.

Sargent - as renter, your not responsible but as a Coaster
owner you would

Mayor - You go back to the responsible party

Sargent - Cost per yr. dif between 5 mil for this and
7 mil for stand alone.

Neira - 7 mil. 10.2 ^{Cost} mil owned no benefit of tax
offset

Sargent - Developer needs us to develop. If someone else wants they could find someone.

Mayor - this project doesn't happen if the City is not involved.

C. Sosnowski - questions - how did we get to this site in reading all the documents there is nothing that says this is the preferred sit.

Going back to the AUL not safe for children but safe for adults, but a senior would be susceptible, like a child under 12 yrs old.

Mayor - We have a number of AUL sites in Salem
1/2 city is a brown field site. He covered this in great detail.

Ryan - St Josephs site how much is that tax revenue

Mayor \$30,000

Ryan - is that a stand alone the sample on presentation

Mayor - Combined

Ryan - Why did you choose HUD back in 2009?

Mayor - Didn't know why, but we got the loan

Open to Public

Senator Lovely - point of disclosure not here as Senator but as Committee member.

This site was selected by Mayor, we met about you and a half. Members had certain preferences all 3 sites were put before the Mayor and she found

funding and Bridge + Boston was the site she picked! Matt Veho wanted to present for you but is home recuperating.

Mayor Usovitz picked Agetela Lane but couldn't find funding. Communities all around have built new Senior Centers.

There are challenges with the site, I want these seniors to be safe and children too. It can be made safe.

C. Turiel - Councillor Vero sent a statement
My apologies for not being with you. Our community is in need of this.

• Mayor Anthony Salvo - ^{18 Sumner Rd.} (Novely brought up good points about other Communities, new Senior Ctr. but none of them were built on top of sites. She need a new Center). 3 locations we should consider Memorial site, 5 Broad St, Bridge St. Memorial Dr. site best site.

• Milton ^{VORGAS 33 Pickman Rd.} - nothing said about health. A senior Ctr should be stand alone building. (Against) Favorite site. Memorial Drive.

• Debra - teaches Yoga here at center, difficult to teach here because floors. (Need new center, now)

• Jeremy ^{Schiller} - ¹⁴ Broad St. for the new center. I would like to hear more about how the space will be used.

• Jim ^{MOSKOVIS} - 10 Rawlins St - we are only supposed to talk about bonding. (For new Center)

- Kay Walsh - works for N.S. elder services (For new Center)
Need Council on Aging.
- Paul ^{Lanzikos} ~~Frankos~~ - 152 Silver St. Danvers - Executive Director
N.S. elder services (For new center)
- David Eppley 69 Boston St. #2 - representing youth
support Boston & Bridge St. site. (For new center)
- C Siegel - will pay for itself in 20 yrs.
- ~~Charlie~~ Walsh - former principal of Carlton School. (For new Ctr)
- John 5 Emerald Ave.
~~Charlie~~ Walsh - (For new Center)
- Pamela Greaves - 51 Dow St. - member of funding Comm.
for Senior Ctr.
- Joan Sweeney - (Not for) due to topins look for further
testing.
- - (For Sr. Ctr.)
- Patricia Coaton - lived here her whole life (For Sr. Ctr)
- James Willis - 20 Pingree St - was opposed to
St Joseph site and once felt Bridge + Boston site
wasn't right but have changed my mind (For Sr Ctr)
- Stan Boeris 8 Cottage St - regarding the topins its
worse where they built Salem State Dorms. point of info
- Dennis Coleman - on Board of directors for Salem Friends
need a senior center here on behalf of seniors
(For Sr Ctr)

APR 3

- Tessie Riley Goggin - 9 Wintaria St. - on site Committee questions - don't see Mr. Sweetger he would not build if not for the Sr. Ctr. (Not for) (Opposed)
- Beth McCafferty 51 Lafayette St - (For Sr. Ctr.)
- Dian Robichaud 7 Foster St - (For Sr. Ctr.)
- Linda Rock - ~~Broad St.~~ Pickering St preferred site. Willows would support keeping Broad St.
- Robert ^{Paul} ~~Paul~~ 3 Dundee St - if the site was not good why wasn't a petition done to be sent to the Mayor (For)
- Joan Zapkar - 6 Phelps St - author of petition for parking lot in process for doing a petition for this site (Opposed) (Voc's) B102W GZC
- Patrick Curtin 19 Raymond Ave. - site selection Comm. member best site was Willows. she have to have a Plan B. get creative
- Patricia ^{Donohue} 12 Dearborn Bu. - Thank you to people who work in this bldg. (member of COA Board) (For)
- Brendan Walsh 5 West Terr. School Committee Member Here to vote on Bond Order only. (For)
- Heather Farnico - (For)
- Matt Veno 20 Forest Ave - Chair of NS. Services and former Chair of site Committee, (For)
It's not a perfect site we can't hold onto a dream site that's not attainable

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• Charlie O'Donnell - 18 Buckanax Rd. - Wants Senior Center at this location of Bridge & Boston St to be built

Councillors FOR: Carr, O'Keefe, Fussey, Legault, McCarthy, Turiel, Prevey

Against: Sargent

No Response: Siegel, Socrowski and Ryan

Recommendation: Refer Bond Order to full City Council for vote.

2nd by Councillor Fussey.

C. O'Keefe moved to adjourn the meeting at 10:10 PM - so voted