

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 Community & Economic Development co-posted with the Committee of the Whole

met in the Council Chamber on Wednesday, April 12, 2017

at 6:07 P.M.

for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on

April 5, 2017

at 10:39 A.M.

(This meeting is being recorded)

present
All present from committee ATTENDANCE
plus

ABSENT WERE:

Coun Laveley, Guard, Frey, MILO also present

SUBJECT(S)

*#619 of 2016 – Housing Development Incentive Program (Co-Posted)

*#194 – Establishing an Ordinance, Guidelines and Parameters for permitting food trucks to operate in certain areas

#194 Councillor Turiel spoke on food Trucks used as eco. Dev. Tool
in some neighborhoods to bring in more life, possibly "by night"
on private property.

Councillor Famico looking forward to trucks arriving & being inspected.

Coun Turiel - target communities, some places off limits due to restaurants

Coun Dibble - Licensing Board & Health Dept

Mayor: Food trucks make sense, concerned with trucks on
public streets near restaurants is of concern. Should be
away from restaurants. Pop up events is wonderful.

Coun McCarthy: to mayor: Concerned with number of pop up events.

Mayor: Suggests no limit at this time.

Counc. Turiel. Public can speak

Counc. Famico - like hybrid approach

Rhino - Chamber of Commerce - willing to help write ordinance, conflict w/ Rests.

Kiley Sullivan, Beverly resident, Main streets - look at other towns models, where &
when is important & certain trucks in certain places.

Coun Turiel: System should favor existing businesses first.

194 continued
Councillor Famico ~~push~~ cats also

Eric Sall ~~8~~ milk st, owner "good night fatty" - wants his business to fill void & compliment businesses, located Metch, Btber & other spots & future ~~residential~~ ^{existing brick & motors} & spots.

Coun McCarthy Suggest Ad Hoc Committee

Member Committee, Mayor's ~~office~~ ^{or designee}, Chamber ^{designee}
Dine ~~at~~ ^{restaurants} Christine Medore

Counc. Gerard would like to serve

Kept in committee 6:19pm

619 Can McCarthy asked it not to be called a zone ^{as confused with zoning} ^{in favor of both Ad Hoc & leave in Committee}
HDIP Mayor program like a TIF. Need Area not whole city, which it is not.
Each property would require separate approval if receiving benefits.
competition for funds from other municipalities

Councillor Truel ok w/ Reg Deeds staying at Shetland

Councillor Dibble prefers no residential on Federal St. Court properties & County offices. We do not risk Reg of Deeds moving back to Federal Street. MBTA Crescent lot hotel & resident overflow.

Mayor: Parking 2.0 to add more convenient parking. C. Truel:

Counc. Gerard to Mayor could we lose the money, Mayor: Move cities tapping fund. We can add more ~~later~~ properties later.

Councillor McCarthy - SRA weight non residential proposal heavier on courts.

Planner: ~~Councillor~~ former regulations vs new regulations & update reflects current reg.

We cannot use TIF, so TIE works well.

C. McCarthy - TY to planner

C. Lovely arrived late - questions on SRA & No other questions on HDIP

LD Dist Court tax relief & credits, Planner: yes, Developer cannot apply to state w/o local approval. 1 of 1

On the motion of C.

the meeting adjourned at _____ P.M.

(Chairperson)

2 of 2 C. Truel No objection to tools

Corn. Famico - Submission to SRA on Dist Courts on # Spaces.

C. Famico As it currently stands NOT in favor. District court # cut in half, and other concerns. HDIP properties not well thought out. District Court project RFP should go back out to bid.

Anne Dibble discussed fairness of RFP & winning bidders and not pulling award away after developer

Planner spoke to RFP fairness

Corn. Famico concerns on RFP, remove Dist Court & go forward on rest of properties

Corn. Truel: Pezbody example

Tabernacle Gary Santo, Rev Joe Amico - Why do you want to be added. Gary: Underutilized church

Dibble All one property w/ access to 3 streets? Yes

Merrill Diamond, District Court Developer

Parking: 20 short from earlier design, looking at car stackers

RFP designs almost always change. Meetings w/ SRA along the way to keep building fitting into Salem.

80% of condos need to be sold before funds released.

Councillor Famico: confirm parking. Answer lose 1/2 20 spaces due to avoiding full excavation and reduce hazardous exposure & costs. S - 3 bedrooms.

Corn. Furey: Exciting project & exciting for other properties.

This is opposite of Section 8 residential & good for Salem.

Corn. Famico to mayor, how does this work w/ changes.

Mayor: Several examples ^{or planner} given. Has Corn. Famico has SRA seen changes? DRB

Beth Debski, Salem Partnership Supports HDIP, keep courts in. Rhinus, Chamber in favor of adding Tabernacle.

Attitude in Salem changing. 10 years ago we would have said yes to HDIP. Developers may walk away. Need market rate housing

Christine Malore, SRA member This is important tool & supports development downtown

over

Christine Madore continued:

Grace Harrington 107 Highland Ave Chair of SRA - in favor
Dillon Court properties preference to no residential
Mayor:

Coun. Turieff We cannot direct SRA

Coun. Lovely to mayor Developer have breaks that do not
have to go through Salem City Hall rather to state?

Mayor State Tax incentive if tied locally.

Counc. Lovely Double dipping developers

Mayor Here Salem has to give some sort of
break before Developer goes to state.

Coun. Famico - where HDIP TIE

Mayor projects must come before city Council
planner offered CRM # also in package.

#619 C. McCarthy motion to add Tabernacle church to HDIP Zone
Coun. Turieff 2nd
4-1 (Councillor Famico in opposition)

C. Turieff ~~motion to adjourn~~ 2nd
4-1 motion to remain with favorable response
to council with Tabernacle church added.
4-1 (Councillor Famico in opposition)

Turieff motion to adjourn 8:15 pm

Clarification that the mayor set up an Food Truck
Ad hoc committee to consist of
Coun. Turieff & Gerard, the Mayor
or her designee, Chamber of Commerce
& their restaurant owner of their selection on
Diane Wolf, 10 Becket St, owner Lobster Shanty,
Christine Madore, SRA

A [Signature]

[Signature]
Chair