



City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

CHARLES J. PHELAN, JR.
COUNCILLOR – WARD FIVE
FINANCE COMMITTEE CHAIRMAN

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AMENDED

To: All Members of the Finance Committee of the Quincy City Council

From: Councillor Charles J. Phelan, Jr., Finance Committee Chairman

The Finance Committee of the Quincy City Council will meet on Wednesday, June 15th at 6:30 pm in the Great Hall at Historic City Hall 1305 Hancock Street relative to any and all matters pending in this committee including, but not limited to:

2022-072A – Appropriation – 2022 Capital Improvement Plan – \$15,000,000 for Animal Shelter

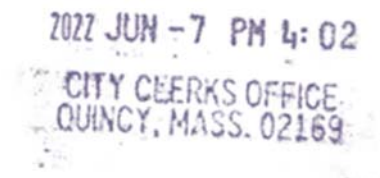
2022-072B – Appropriation – 2022 Capital Improvement Plan – \$3,000,000 for Vehicles

2022-072C – Appropriation – 2022 Capital Improvement Plan – \$7,000,000 for Public Buildings

2022-083 – Order – Land - Animal Shelter - East Squantum Street

Copy to- All Councillors
Mayor Thomas P. Koch
Nicole L. Crispo – City Clerk
Joseph P. Newton – Assistant City Clerk
Susan O'Connor - Auditor
Christopher Walker – Chief of Staff
All Department Heads

Print Media
Quincy Access Television



INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072A

ORDERED

May 16, 2022

BE IT ORDAINED that \$15,000,000 is appropriated for the following purposes: The construction of a new animal shelter and associated costs thereunto.

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$15,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072B

ORDERED

May 16, 2022

BE IT ORDAINED that \$3,000,000 is appropriated for the following purposes: the purchase of equipment and vehicles.

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$3,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072C

ORDERED

May 16, 2022

BE IT ORDAINED that \$7,000,000 is appropriated for the following purposes: repairs and improvements to City buildings and land and all costs related to thereunto

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$7,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-083

ORDERED:

June 6, 2022

**COMMONWEALTH OF MASSACHUSETTS
NORFOLK, SS.
CITY OF QUINCY
ORDER OF TAKING**

WHEREAS, the City of Quincy (“City”) is a duly organized Municipal Corporation with its principal offices at Quincy City Hall, 1305 Hancock Street, Quincy, Massachusetts; and

WHEREAS, the City, acting in pursuance to and in accordance with its powers, authority and the requirements of Massachusetts General Laws Chapter 43, Section 30 and Massachusetts General Laws Chapter 79, as amended, and every other power thereunto enabling, has determined that certain leasehold interests only in certain areas located within the City of Quincy are to be taken by eminent domain in fee, said leasehold interests in said areas are as set forth and more particularly described herein and as the “Leasehold Parcel” in Exhibit A (“Leasehold Parcel”) attached hereto, for the purposes of public equipment storage, office workspace and a vehicular garage in connection with the repair, servicing, maintenance and operation of public buildings of the City of Quincy, and for performing such other work as may be necessary in connection therewith, and for such general municipal purposes as may be or become necessary or related thereto;

NOW, THEREFORE, BE IT ORDAINED, that the City, acting in pursuance to and in accordance with its powers and authority as hereinbefore set forth or referred to, and of any and every power and authority to it granted or implied, hereby for itself takes by eminent domain in fee, for the purposes hereinbefore set forth or referred to, the Leasehold Parcel as described in Exhibit A attached hereto, including the trees, buildings, structures and other improvements standing upon or affixed thereto, together with any and all easements and rights appurtenant thereto which benefit said Leasehold Parcel, and subject to all matters of title affecting said Leasehold Parcel as set forth in Exhibit A.

AND FURTHER, BE IT ORDAINED that acting in accordance with the provisions of Chapter 79 of the General Laws, the City hereby awards for damages sustained by the owner or owners and all other persons, including all lessees and mortgagees of record, having any and all interests in the Leasehold Parcel described in Exhibit A, and entitled to any damages by reason of the taking hereby made. The City reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership, property interest or value of the Leasehold Parcel before the right to damages vests or for other good cause shown. The awards hereby made are set forth in Exhibit B which is not to be recorded with this Order of Taking.

AND FURTHER, BE IT ORDAINED that the City Council of the City of Quincy caused this Order of Taking to be recorded in the Norfolk County Registry of Deeds.

EXHIBIT A
(Legal Description)

PARCEL A -LEASEHOLD TAKING AREA

A certain parcel of land in the City of Quincy, Norfolk County, Commonwealth of Massachusetts, described as follows:

Commencing at a stone bound on the Northwesterly sideline of East Squantum Street thence running;

N 75°15'31" W, A distance of 231.13 feet to a point, thence turning and running;
N 38°58'28" W, A distance of 107.55 feet to the point of beginning, thence turning and running;
N 84°32'14" W, A distance of 103.85 feet to a point, thence turning and running
S 79°53'45" W, A distance of 58.83 feet to a point, thence turning and running;
S 52°03'22" W, A distance of 483.42 feet to a point, thence turning and running;
N 13°46'22" E, A distance of 140.85 feet to a point, thence turning and running;
N 28°49'48" W, A distance of 97.57 feet to a point, thence turning and running;
N 51°23'02" E, A distance of 50.00 feet to a point, thence turning and running;
N 35°34'28" W, A distance of 40.00 feet to a point, thence turning and running;
N 52°03'22" E, A distance of 427.42 feet to a point, thence turning and running;
S 38°58'28" E, A distance of 323.03 feet to the point of beginning,

together with any and all improvements and structures thereon, and with and all easements and rights appurtenant thereto which benefit said Parcel, and subject to all matters of title affecting said Parcel.

Said Parcel contains an area of 118,093 square feet or 2.711 acres more or less, as shown on the plan entitled "Leasehold Taking Plan, 400 and 420 East Squantum Street, Quincy, Mass.," dated January 4, 2021, prepared by Feldman Land Surveyors, Boston, Mass. 02119, to be recorded herewith.

Said Parcel being a portion of the leasehold premises of Squantum Gardens I LLC, by virtue of a Unit Deed from Elder Housing Squantum LLC, dated February 28, 2007, recorded in Book 24589, Page 264 (Unit A), Norfolk County Registry of Deeds, and of Squantum Gardens II LLC, by virtue of a Unit Deed from Elder Housing Squantum LLC, dated February 28, 2007, recorded in Book 24589, Page 272 (Unit B) with said Registry, Unit A and Unit B being in The Squantum Gardens Leasehold Condominium situated at 266-310 Quincy Shore Drive and 390-424 East Squantum Street aka 400-420 East Squantum Street, City of Quincy, Norfolk County, Massachusetts, established by a Master Deed dated February 28, 2007, and recorded with said Registry in Book 24581, Page 330, said Condominium is situated on Parcel 1 shown on the plan recorded in Plan Book 550, Plan 94 of 2006.

Said Parcel being situated on a portion of the land of Elder Housing Corporation, Inc., by virtue of a deed from The United States of America, dated January 16, 2001, recorded with said Registry in Book 14659, Page 470.