
BAY URBAN RENEWAL AREA

October, 1983

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

December 7, 1983

Dominic L. Sarno, Executive Director
Springfield Redevelopment Authority
73 State Street
Springfield, MA 01103

Re: Bay Urban Renewal Plan

Dear Mr. Sarno:

This office is in receipt of the Renewal Plan submitted by your Authority under date of December 7, 1983. A preliminary review of the materials indicates that it is in order and filed in accordance with the Urban Renewal Rules and Regulations.

As you are aware, Chapter 121B establishes the time frames for action by the Department on urban renewal plans and major changes thereto. The review of this plan will proceed within the statutory requirements.

Be assured of our continued cooperation with your Authority in the implementation of your urban renewal activities.

Sincerely,

Gerald E. St. Hilaire
Assistant Secretary

GESTH/kmc.
cc: Judith Kossey
HUD, Washington

RECEIVED

SPRINGFIELD REDEVELOPMENT AUTHORITY

A.M. DEC 9 1983 P.M.
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SARNO ✓	_____
HOWARD	_____
BR. RETON	_____
DAVIS	_____
MA. CHESE	_____
ZANCAN	_____
COMMISSIONERS	_____
_____	_____
_____	_____
_____	_____

100 Cambridge Street
Boston, Massachusetts 02202



SPRINGFIELD REDEVELOPMENT AUTHORITY

DOMINIC R. SARNO
Executive Director

73 STATE STREET • SPRINGFIELD, MA 01103 • TEL. (413) 787-6500

AUTHORITY MEMBERS

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State Member

December 6, 1983

Ms. Arleen Brown
Commonwealth of Massachusetts
Executive Office of Communities & Development
Office of the Secretary
100 Cambridge Street
Boston, Massachusetts 02202

Subject : Bay Urban Renewal Plan

Dear Ms. Brown:

We are transmitting herewith three (3) binders containing documents relative to the subject urban renewal plan.

We are requesting that you review said documents for approval under provisions of Chapter 121B and 79A, respectively, of the Massachusetts General Laws.

The City of Springfield and the Springfield Redevelopment Authority have approved the enclosed urban renewal plan.

The urban renewal plan is a proposal to assemble land and vacant structures to be rehabilitated by the neighborhood housing service and sold to first time home buyers. Subsidies for this effort will come primarily from a Federal Urban Development Action Grant.

One business concern will be displaced by the urban renewal activity. This concern will receive relocation payments and assistance in compliance with both Federal and state regulations. The business is an automotive garage located at 111 Andrew Street.

The City of Springfield will provide funds through its Community Development Block Grant for the urban renewal activity.

If you have any questions regarding this matter, please advise.

Very truly yours,
SPRINGFIELD REDEVELOPMENT AUTHORITY


DOMINIC R. SARNO
Executive Director

DRS/ja

ENC: 3

BAY URBAN RENEWAL AREA

October, 1983

Community Development Program
Urban Renewal Plan for
BAY Urban Renewal Area
Springfield, Massachusetts

Table of Contents

200	Project Area Report
201	Urban Renewal Plan
203	Citizen Participation Plan
204	Rehabilitation Report
206	Relocation Plan
209	Cost Estimate
300	Legal Documents
400	Environmental Assessment Form
	Appendix Maps

200 Project Area Report

a. Boundary Selection

The boundaries were drawn to include the most deteriorated properties in the Bay neighborhood. The area is composed mostly of single and two family houses and vacant lots. Along State Street are commercial and institutional properties.

b. Project Area Map

See Existing Land Use map

c. Project Area Data

i. Data on Project Area - See D.C.A Form 59

ii. Criteria for Classifying Buildings:

Buildings were classified as substandard according to the City real estate data file if they were rated condition 4 through 6. Additionally, all houses to be acquired were field checked and found to be vacant and deteriorated or marginally occupied and dilapidated.

iii. Inclusion of sizeable area not meeting distribution of deficiencies test -- Not Applicable

iv. Clearance was determined only for a blighting auto repair garage in the middle of a residential street.

DATA ON PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area.)

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED	WITH BLOCS. OR STREETS	W/OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED			
Al.	111.8	99.1	4.2	8.5	2.9	1089	541	314	111.8
Streets, Alleys, Public Rights-of-Way, Total	25.5	25.5		0	0	25.5			25.5
a. Major Transportation	25.5	25.5		0	0	25.5			25.5
b. Other Streets, Alleys, Public Rights-of-Way	0	0		0	0	0			0
Residential, Total	69.2	69.2	0	0	1.8	67.4	518	313	70.3
a. Dwelling Purposes	69.2	69.2	0	0	1.8	67.4	518	313	70.3
b. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	0
Nonresidential, Total	17.1	4.4	4.2	8.5	1.1	16	23	1	16
a. Commercial	2.3	2.3	2.3	0	.1	22	12	1	2.2
b. Industrial	1.3	1.3	0	0	0	1.3	6	0	1.3
c. Public or Semipublic (Institutional)	5	.8	4.2	0	0	5	5	0	5
d. Open or Unimproved Land Not Included in A, b, or c above	8.5			8.5	1	7.5			7.5

CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR RENABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
Area (in Acres) of Parcels With Buildings	73.6	.1	1.8	33.5	38.2
All Buildings	541	1	15	255	270
a. Residential Buildings	518	0	15	233	270
b. Nonresidential Buildings	23	1	0	22	0
All Dwelling Units	1004	0	27	455	522
a. In Buildings With Deficiencies	549	0	27	0	522
b. In Standard Buildings	455	0	0	455	0

BAY URBAN RENEWAL PLAN

Springfield, Massachusetts

October, 1983

TABLE OF CONTENTS

DESCRIPTION OF PROJECT

Boundaries of Project Area	1
Urban Renewal Plan Objectives	1
Types of Proposed Renewal Action	1

LAND USE PLAN

Land Use Map	1
Land Use Provisions and Building Requirements	1

PROJECT PROPOSALS

Land Acquisition	2
Rehabilitation	4
Redevelopers' Obligations	4
Underground Utility Lines	6
Temporary Project Improvements	6
Changes in Approved Plan	6

MAPS

1. Proposed Land Use
2. Acquisition and Clearance Areas
3. Existing Zoning
4. Proposed Zoning

EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. Minimum Property Rehabilitation Standards

DESCRIPTION OF PROJECT

- a. Boundaries of Project Area: See legal description, EXHIBIT A, and Project Boundary and Proposed Land Use Map, Map 1.
- b. Urban Renewal Plan Objectives:
 - i. Rehabilitation of all existing housing to remain up to decent, safe and sanitary standards as enumerated in the Residential Minimum Property Rehabilitation Standards.
 - ii. Acquisition for rehabilitation of vacant substandard buildings.
 - iii. Provision of land for housing.
- c. Types of Proposed Renewal Actions: Renewal actions proposed are rehabilitation where feasible and desirable, clearance and redevelopment of structures not feasible or desirable for rehabilitation.
Also, some under utilized vacant lots will be acquired. See Acquisition and Clearance Areas Map, Map 2.

LAND USE PLAN

- a. Land Use Map: See project Boundary and Proposed Land Use Map, Map 1.
- b. Land Use Provisions and Building Requirements:
 - i. Uses to be permitted: Single-family, two-family houses, semi-detached houses, professional offices as an accessory use within the dwelling, and parking as an accessory use for existing residential or institutional structures. Open space, as well as low and moderate income housing, shall be a permitted use.
 - ii. Duration and effective date of regulations and controls:
 - a) The regulations and controls contained in this Urban Renewal Plan shall be binding and effective, by deed or lease, upon all purchasers or lessees of land their

heirs or assigns in the area of the City of Springfield Massachusetts, covered by this Plan from the original date of approval of this Plan by the City Council of Springfield, Massachusetts, for forty (40) years unless amended, as provided in paragraph 4f of this Plan.

b) In addition, the following regulation shall take effect upon adoption of this Plan and shall be binding for one hundred (100) years. At no time shall this acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated, or refused because of race, color, creed, sex, or national origin in the sale, lease, or occupancy of project area property.

iii. Controls on parcels not to be acquired: the regulations, controls, or restrictions enumerated in sections bi and bii above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the local Public Agency may modify such regulations, controls, or restrictions, provided that the objectives of the Urban Renewal Plan will not be abrogated by such action.

Infeasible shall be construed as incapable of meeting the regulations because of inadequate lot size or shape, the nature of the building location on the lot, or the size or shape of the existing building.

iv. Zoning and planning changes: in conformance with the Land Use Plan for area, several zoning changes are proposed.
(See Proposed Zoning Map, Map 4).

4. PROJECT PROPOSALS

a. Land Acquisition:

i. Identification of property to be acquired: The properties indicated on the Property Acquisition Map, Map 2, included in this section will be acquired. Acquisition property is listed in EXHIBIT B.

- ii. Conditions under which real property not identified above may be acquired: Properties in the project area which are not to be acquired will be required to meet rehabilitation standards, which standards are attached hereto as EXHIBIT C. Such properties shall not be acquired unless the owners thereof do not rehabilitate their properties in accordance with such standards and to the extent necessary to achieve the objectives of this Plan.

All properties not acquired shall be inspected for structural and other defects constituting violation of the rehabilitation Standards. Where minor deficiencies are present, the local Public Agency will take the necessary steps to effect their remedy by enforcement of the applicable city code and ordinance provisions.

Where, on the basis of such inspections, the local Public Agency determines that deficiencies are present of such character that their continued existence would constitute a hazard to the health, safety, and welfare of the community, or would hinder or obstruct the accomplishment of the objectives of the Community Development Program and this Plan, the local Public Agency shall submit to the owner a form of agreement for the repair and rehabilitation of such property setting forth the repairs and improvements within a reasonable time to be specified in such agreement, and to maintain his property in good repair in accordance with the standards of the Plan for the period of the Plan. In the event that such agreement is not executed by the owner within one hundred twenty (120) days from receipt thereof, or if after execution, the owner does not comply with the terms thereof

the local Public Agency will acquire the property and either (1) sell the property subject to rehabilitation in accordance with this Plan, (2) rehabilitate the property in accordance with the Minimum Property Rehabilitation Standards, or (3) demolish the structures thereon and dispose of the land for uses in accordance with this Plan.

b. Rehabilitation:

- i. Property rehabilitation standards for real property not to be acquired: All properties within the project area not identified above as acquisition properties shall be upgraded in accordance with the Minimum Property Rehabilitation Standards, which are attached hereto and incorporated in this Urban Renewal Plan as EXHIBIT C.

c. Redevelopers' Obligations:

- i. To prevent speculation in land holding in the project area, all redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.
- ii. A redeveloper may not sell, without prior approval of the Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.
- iii. In order to prevent discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees) and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area on

the basis of race, creed, color, sex, or national origin. Additionally, compliance shall be obtained by the Springfield Redevelopment Authority in all other respects of the terms and provisions of Section 49 of Chapter 121B of the General Laws of the Commonwealth of Massachusetts (Ter. Ed.) including, but not limited to, sub-section (c) "... to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and renewal activities who desire to live in such dwelling units, and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment..."

- iv. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the redeveloper's proposal to insure conformance with this Urban Renewal Plan and compatibility with the surrounding neighborhood.
- v. The redeveloper shall, to the extent possible, ensure that new housing units are made available at a sales price or a rental that low or moderate income persons and families can afford.
- vi. Compliance by the redeveloper, and his contractor and sub-contractors, will be required in connection with all federal legislation and regulations regarding training, employment, and contracting opportunities created by the program to which this Plan pertains for lower income individuals and businesses from the neighborhoods located within the project area, specifically, but not limited to, Section 3 of the Housing Act of 1960, and the President's Executive Order #11246, as amended.

- d. Underground Utility Lines: None.
- e. Temporary Project Improvements: None.
- f. Changes in Approved Plan: This Plan may be modified at any time by the Springfield Redevelopment Authority provided if modified after

the lease or sale of real property in the project area, the modification must be consented to by the redeveloper or redevelopers of such real property or his successors or by their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.

Exhibit A
Legal Description
Bay Urban Renewal Plan

Beginning at a point located in the intersection of the northerly street line of State St. and the N.Y.-N.H. & Hartford railroad tracks; thence easterly along the northerly street line of State St. to its intersection with the westerly street line of State St. terrace; thence northerly and crossing Shattuck St. to the rear property line of lots fronting on Maynard St.; thence northerly along said property lines to the northerly street line of Acorn St.; thence westerly along the northerly street line of Acorn St. to the rear property line of lots fronting on Edgewood St.; thence northerly along said property lines to the southerly street line of Bay St.; thence westerly along the southerly street line of Bay St. to its intersection with the N.Y. - N.H. & Hartford railroad tracks; thence southerly along said railroad tracks to its intersection with the northerly street line of State St. the point of beginning.

Exhibit B

Parcels to be Acquired

parcels with structures

94 Andrew
98 Andrew
104 Andrew
111 Andrew
98 Dawes
55 Dawes
28 Dawes
19 Dawes
80 Cambridge
39 Montrose
85 Montrose
62 Mapledell
95 Mapledell
241 College
40 Maynard

parcels without structures

e.s. (formerly 11) Dawes
w.s. (formerly 36) Mapledell
w.s. (formerly 42) Mapledell
e.s. (formerly 45) Mapledell
e.s. (formerly 49) Mapledell
s.s. (formerly 513) Bay
s.s. (lot 36) Bay
s.s. (lot 37) Bay
w.s. (lot 34) Edgewood

EXHIBIT C

Minimum Property Rehabilitation Standards

All residential properties in the BAY Urban Renewal project area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, housing and sanitary codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

The Springfield Building Department shall assume responsibility for enforcing or determining compliance with codes or regulations and make interpretations regarding their application in any specific instance.

Definitions

Terms, phrases and words and their derivatives used in these Minimum Property Rehabilitation Standards shall have the meanings given in the Springfield Building Code.

R201 Service and Facilities

R201-1 Utilities shall be independent for each property without dependence upon other properties.

R201-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property containing five living units or less. These common facilities shall be provided in structures with six or more living units.

R201-3 Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling/
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R202 Types of Dwellings

R202-1 Method of Determining Number of Living Units

R202-1-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. Rehabilitation of nursing homes or nursing for the elderly projects shall have living facilities appropriate to their needs.

R202-1-2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as separate living unit.

R203 Partial Nonresidential Use

R203-1 Any space or feature included in the property from which income is anticipated apart from the rental of living units is termed non-residential or commercial use.

R203-2 Any non-residential use of the property shall be subordinate to its residential use and character. Normally, this non-residential use should not exceed 25% of the total floor area. However, if the property includes five or more living units, the maximum space devoted to non-residential use shall not exceed 20%.

R203-3 For one or two story structures not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space shall be permitted up to but not exceeding 50% of the total floor area.

R203-4 A property, any portion of which is designed or used for non-residential purposes, shall be harmonious with the residential character of the area*.

R-204 Dilapidated or Blighted Structures

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407 for exterior appurtenances.

SITE CRITERIA

R300 Objective

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 Parking

Parking areas shall be adequately drained and paved with an all-weather dust free surface, as approved by the Department of Public Works. Approved plans shall be filed with the Building Department.

*An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R302

Site Improvements

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, and exterior steps. Open spaces should be landscaped.

BUILDING PLANNING

R401 Space Standards

R401-1 Objective

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions as to permit placement of furniture and essential equipment.

R401-2 Privacy and Arrangement

R401-2.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior opening to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.*

R401-2.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-2.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-2.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom should not be through a kitchen or a bedroom in living units having more than one bedroom

*These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

R401-2.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

R401-2.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-3 Kitchen Facilities

R401-3.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, adequate space and facilities for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.

R401-4 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of water closet, a tub and/or shower, and a lavatory. An adequate supply of hot water shall be provided to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. minimum. Shower, if provided, should have a least dimension of not less than 30 in.**

R401-5 Space for Laundry Facilities*

Adequate space and facilities for mechanical laundry washing machines and dryers shall be provided in either of the following locations in structures containing six or more living units:

- a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

*These standard shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

**A shower and bathtub shall be provided in the event that extensive remodeling takes place or increases are made in the number of living units.

R401-C

Closets

R401-6.1

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-6.2

Clothes closets shall have a shelf and rod.

R401-6.3

Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms.

R401-7

General Storage

Each living unit in structures with six or more units shall have a private and conveniently accessible space for general storage within the structure. If such space is not incorporated within the individual unit, it shall be locked and accessible only to tenants of that unit. The minimum volume of such space for each living unit shall be 100 cu.ft. and should be appropriately increased for 3 or 4 bedroom living units.

R402

Exterior Appurtenances

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be replaced with a structure that appropriately serves the dwelling.

R403

Trash and Garbage Disposal

R403-1

Every dwelling and multifamily building shall be supplied with a means of disposal or removal of trash and garbage.

R403-2

There shall be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.

A meeting was held in September, 1983 which several Bay residents attended to hear about the renewal proposal. All persons present favored the plan to address the vacant house problem. In October, 1983, the Board of the Springfield Neighborhood Housing Services, the agency responsible for housing rehabilitation in Bay, met and endorsed the renewal proposal.

This program is intended to upgrade the Bay Neighborhood, an inner city area two miles to the east of Springfield's C.B.D.

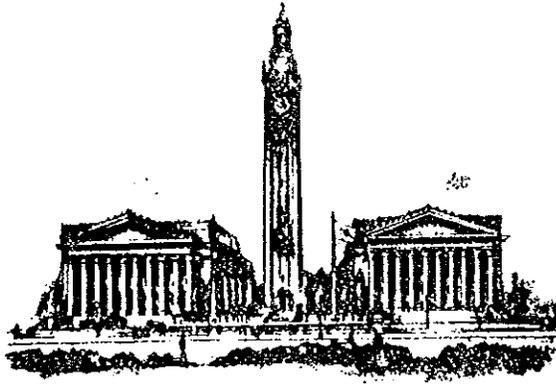
All residential properties to be acquired in the Bay Renewal Area were inspected externally by the Springfield Planning Department. Some properties were given interior inspections by the Housing Department's Code Enforcement Division.

The program area is comprised of a mixture of deteriorated and sound single and two family houses. Blighting land uses will be cleared. Vacant residential land will be sold for house moving sites or side yards.

Sidewalk, curbing, and treebelt repair will continue.

The basis of the Minimum Property Rehabilitation Standards is the Massachusetts State Building Code which took effect January 1, 1975.

The Springfield Redevelopment Authority will be responsible for inspecting each property before rehabilitation in order to determine what work is required to bring the property up to Minimum Property Rehabilitation Standards. The Authority will then enter into an agreement with each property owner to upgrade the property to minimum standards. The Springfield Neighborhood Housing Services will assist in arranging financing and in preparing the work program and specifications for the rehabilitation work. CBDG rehabilitation loans will be available. During and after completion of the needed work, the NHS will inspect to insure that work complies to specifications.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

Planning Department

6 October 1983

Mr. John J. Benoit,
Commissioner
Community Development
City Hall
Springfield, MA

Re: Bay Urban Renewal Project

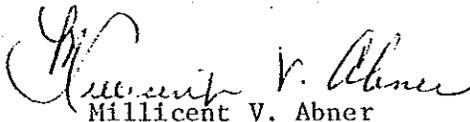
After reviewing the above mentioned document, the Springfield Planning Board, at a regular meeting held on October 5, 1983, voted to adopt the following:

RESOLVED

That the Plan for the Bay Urban Renewal Project, dated October, 1983, has been reviewed by this Board and it be and hereby is the finding and determination of this Board that the Plan is based upon a local survey and conforms to the comprehensive plan for the locality as a whole.

This review and vote is intended to meet the requirements of the General Laws of Massachusetts, Chapter 121B, Section 48.

Very truly yours,


Millicent V. Abner

Chairperson
Planning Board

**CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT PROGRAM BUDGET**

PROJECT: Bay Area Urban Renewal Project **BUDGET NO.** _____

BUDGET PERIOD: 1983 **TO** 1985

Budget No. Approved _____ **Latest Approved Budget(No.)** _____

PROGRAM ACTIVITY				
1. Administration	16,390			
2. Real Estate Purchases	109,690*			
3. Acquisition Costs	6,000			
4. Property Management	11,100			
5. Relocation Payment & Costs	24,500			
6. Site Clearance	3,000			
7. Project Improvements				
8. Rehabilitation Grants & Cost				
9. Disposition Costs	9,600			
10. Outside Services				
11. Sub-Total :	180,280			
12. Unassigned LAND SALES	61,500			
13. TOTAL PROGRAM BUDGET	118,780			

Date: _____

SPRINGFIELD REDEVELOPMENT AUTHORITY


EXECUTIVE DIRECTOR

City of Springfield Approval _____

Signature

*Includes 12½% Land Damages estimate (\$12,190.)

RESOLUTION NO. 5866

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING THE URBAN RENEWAL PLAN FOR THE BAY URBAN
RENEWAL PROJECT

WHEREAS the Springfield Redevelopment Authority has, with financial assistance furnished by the City of Springfield, made detailed studies, surveys and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area in the City of Springfield more fully described as set forth in the Urban Renewal Plan hereinafter referred to and identified for the Bay Urban Renewal Project (hereinafter called the "Project"), and

WHEREAS the Springfield Redevelopment Authority has prepared an Urban Renewal Plan for the Project area, which plan is more specifically identified as:

BAY URBAN RENEWAL PLAN, dated October
1983, consisting of 6 pages, 4 maps,
and 3 exhibits

WHEREAS the Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and mains and other public facilities, and other public action; and

WHEREAS the Springfield Planning Board has found that the Urban Renewal Plan is based upon a local survey and conforms to the comprehensive plan for the locality as a whole; and

WHEREAS the Springfield Redevelopment Authority has prepared a program for the relocation of individuals, families and businesses that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS there have been presented to the Springfield Redevelopment Authority information and data respecting the physical and other conditions in the Project area and the relocation program prepared as a result of such studies, surveys, and inspections; and

WHEREAS the members of the Springfield Redevelopment Authority have viewed the Project area and have general knowledge of the conditions prevailing in the locality for the relocation of individuals, families and businesses that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such information and data; and

WHEREAS the Springfield Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal Projects with State aid under Chapter 121B of the Massachusetts General Laws, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE SPRINGFIELD
REDEVELOPMENT AUTHORITY:

1. That it is hereby found and determined that the Project area is a substandard, decadent and blighted open area and qualifies as an eligible Project area under said Chapter 121B.
2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and that the Secretary be and hereby is directed to file a copy of the Urban Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to a comprehensive plan of the locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by making land in the area available for disposition and redevelopment, for uses in accordance with the Urban Renewal Plan.
5. That it is hereby found and determined that the Urban Renewal Plan for the Project area will afford maximum opportunity consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.
6. That it is hereby found and determined that the Urban Renewal Plan for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.
7. That it is hereby found and determined that the program for the proper relocation of individuals, families and businesses displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals, families and businesses are at least equal in number to the number of displaced individuals, families and businesses, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of displaced individuals, families and businesses in the Project area; are available at rents or prices within the financial means of the displaced individuals, families and businesses, and are reasonably accessible to their places of employment.

I hereby certify that the above is a true and correct copy of the resolution adopted by the Governing Body of the Springfield Redevelopment Authority at its meeting of October 27, 1983.

10-27-83
DATE

Devery A. Brant
SECRETARY

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD
WITH APPROVAL OF THE MAYOR OF SPRINGFIELD
APPROVING THE URBAN RENEWAL PLAN FOR THE
BAY URBAN RENEWAL PROJECT

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974, the City of Springfield is authorized, acting by and through the Springfield Redevelopment Authority, to prepare plans for and administer urban renewal projects, and

WHEREAS, the Springfield Redevelopment Authority has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Bay Urban Renewal Project, and

WHEREAS, the Springfield Redevelopment Authority has prepared and approved and referred to the City Council of the City of Springfield (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the said Project, which plan is more specifically identified as follows:

BAY URBAN RENEWAL PLAN, dated October 1983, consisting of 6 pages
4 maps and 3 exhibits

WHEREAS, the Springfield Planning Board has found that the Urban Renewal Plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole, and

WHEREAS, the Urban Renewal Plan for the Project area describes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public action, and

WHEREAS, the Springfield Redevelopment Authority has prepared and submitted a program for the relocation of individuals, families and businesses that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan, and

WHEREAS, there have also been presented to the Governing Body, information and data respecting the relocation program which has been prepared by the Springfield Redevelopment Authority as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys and inspections, and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the locality for the relocation of individuals, families and businesses that may be displaced from the Project area, and in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, a public hearing relating to the Urban Renewal Plan for the Project has been held after due notice before the City Council of the City and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with State aid under Chapter 121B of the Massachusetts General Laws, as amended,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL WITH THE APPROVAL OF THE MAYOR:

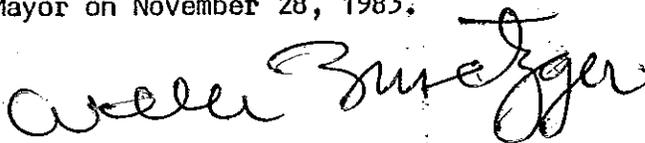
1. That it is hereby found and determined that the project area is a substandard, decadent, or blighted open area and qualifies as an eligible project area under said Chapter 121B.
2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and hereby is directed to file a copy of the said Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Urban Renewal Plan for the Project Area conforms to a comprehensive plan of the locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project Area, the undertaking of the Project in such area further promotes the public welfare and the proper development of the community by making land in such area available for disposition and redevelopment for uses in accordance with the Urban Renewal Plan.
5. That it is hereby found and determined that the Urban Renewal Plan for the Project Area will afford maximum opportunity, consistent with the sound needs of the locality as a whole for the urban renewal of the area by private enterprise.
6. That it is hereby found and determined that the Urban Renewal Plan for the Project Area gives due consideration to the provisions of adequate park and recreational areas and facilities as may be desirable for the neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.
7. That it is hereby found and determined that the program for the proper relocation of individuals, families and businesses displaced in carrying out the Project, in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available are at least equal in number of displaced individuals, families and businesses, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals, families and businesses in the Project

Area; are available at rents or prices within the financial means of the displaced individuals, families and businesses, and are reasonably accessible to their places of employment.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Governing Body with reference, among other things, to changes in zoning; the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public action, and, accordingly, this Governing Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards and agencies of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

A true copy of an Order passed by the City Council on November 21, 1983 and approved by the Mayor on November 28, 1983.

Attest:



City Clerk

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Springfield, and the keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant on the 21st day of November, 1983, and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out, and otherwise observed.
4. If an impression of the seal has been affixed below, it constitutes the official seal of the Applicant, and this certification is hereby executed under such official seal.
5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 29th day of November, 1983.

William J. Metzger
William J. Metzger
City Clerk

Mary C. Owens
Signature of Attesting Officer
Asst City Clerk
Title of Attesting Officer

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a hearing will be held in the Council Chambers, City Hall, Springfield, Massachusetts at 7:30 P.M. on the 14th day of November, 1983.

The public hearing will be held by the City Council of the City of Springfield for the purpose of considering a proposal for the undertaking of an urban renewal project by the Springfield Redevelopment Authority for the City of Springfield for the BAY URBAN RENEWAL PROJECT, more particularly described as follows:

Beginning at a point located in the intersection of the northerly street line of State Street and the N.Y. - N.H. & Hartford railroad tracks; thence easterly along the northerly street line of State Street to its intersection with the westerly street line of State St. Terrace; thence northerly and crossing Shattuck Street to the rear property line of lots fronting on Maynard Street; thence northerly along said property lines to the northerly street line of Acorn Street; thence westerly along the northerly street line of Acorn Street to the rear property line of lots fronting on Edgewood Street; thence northerly along said property lines to the southerly street line of Bay Street; thence westerly along the southerly street line of Bay Street to its intersection with the N.Y. - N.H. & Hartford railroad tracks; thence southerly along said railroad tracks to its intersection with the northerly street line of State Street the point of beginning.

1. The purpose of the hearing is to consider a proposal for the undertaking of the project by the Springfield Redevelopment Authority under Commonwealth and local law; to acquire land in the project area; to remove improvements; to install, construct or reconstruct streets, utilities, playgrounds, and other improvements; and make land available for development or redevelopment by private enterprise or public agencies authorized by law. The proposals with respect to relocation policies and programs of the Springfield Redevelopment Authority with respect to relocation will also be open for discussion at the hearing.

2. Any person or organization desiring to be heard will be afforded an opportunity to be heard at the hearing.

3. Maps and the Urban Renewal Plan are available for inspection at the office of the Springfield Redevelopment Authority located at 73 State Street, Springfield, and at the office of the City Clerk.

Date: November 7, 1983

November 14, 1983

SPRINGFIELD CITY COUNCIL
Paul Mason, President
(Nov. 7, 14 P.M.)

Daily News, Monday, Nov. 14, 1983

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a hearing will be held in the Council Chambers, City Hall, Springfield, Massachusetts at 7:30 P.M. on the 14th day of November, 1983.

The public hearing will be held by the City Council of the City of Springfield for the purpose of considering a proposal for the undertaking of an urban renewal project by the Springfield Redevelopment Authority for the City of Springfield for the BAY URBAN RENEWAL PROJECT, more particularly described as follows:

Beginning at a point located in the intersection of the northerly street line of State Street and the N.Y. N.H. & Hartford railroad tracks; thence easterly along the northerly street line of State Street to its intersection with the westerly street line of State St. Terrace; thence northerly and crossing Shattuck Street to the rear property line of lots fronting on Maynard Street; thence northerly along said property lines to the northerly street line of Acorn Street; thence westerly along the northerly street line of Acorn Street to the rear property line of lots fronting on Edgewood Street; thence northerly along said property lines to the southerly street line of Bay Street; thence westerly along the southerly street line of Bay Street to its intersection with the N.Y. N.H. & Hartford railroad tracks; thence southerly along said railroad tracks to its intersection with the northerly street line of State Street the point of beginning.

1. The purpose of the hearing is to consider a proposal for the undertaking of the project by the Springfield Redevelopment Authority under Commonwealth and local law; to acquire land in the project area; to remove improvements; to install, construct or reconstruct streets, utilities, playgrounds, and other improvements; and make land available for development or redevelopment by private enterprise or public agencies authorized by law. The proposals with respect to relocation policies and programs of the Springfield Redevelopment Authority with respect to relocation will also be open for discussion at the hearing.

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3. Maps and the Urban Renewal Plan are available for inspection at the office of the Springfield Redevelopment Authority located at 73 State Street, Springfield, and at the office of the City Clerk.

Date: November 7, 1983

November 14, 1983
SPRINGFIELD CITY COUNCIL
Paul Mason, President
(Nov. 7, 11 P.M.)

AFFIDAVIT

I hereby certify that the advertisement as detailed below appeared in all editions of the Springfield Daily News on November 7, 1983 on page 32, and on November 14, 1983 on page 27. The ad was a legal notice concerning a Public Hearing on the Bay Urban Renewal Project. The ad measured 77 agate lines

Jane Inlase
Bookkeeper

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPDEN

On November 14, 1983, At Springfield, Massachusetts, personally appeared before me, Jane Inlase, WHO MADE OATH THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT.

Ronald E. Marshall
Notary Public

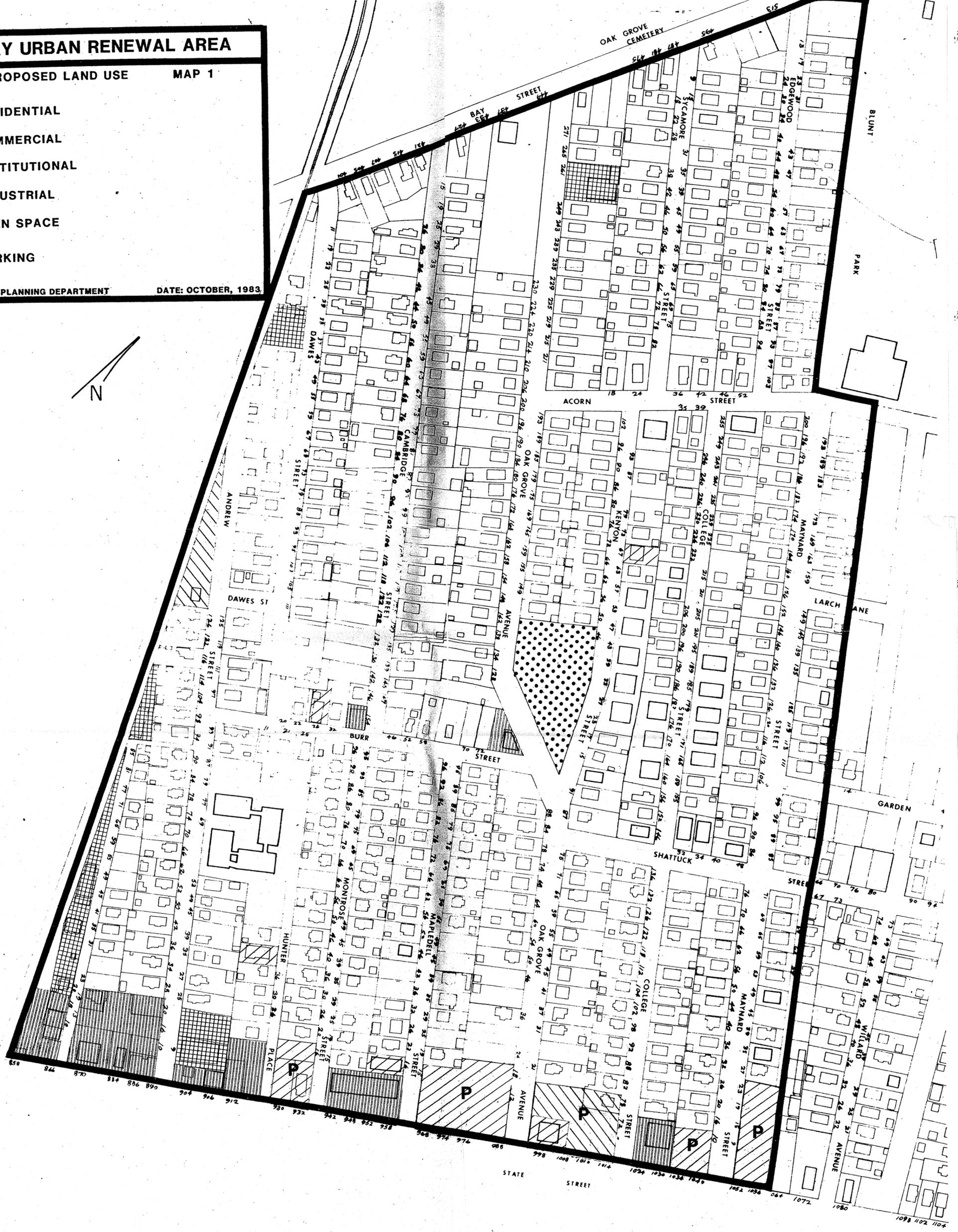
BAY URBAN RENEWAL AREA

PROPOSED LAND USE MAP 1

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  OPEN SPACE
- P** PARKING

SPRINGFIELD PLANNING DEPARTMENT

DATE: OCTOBER, 1983



BAY URBAN RENEWAL AREA

LAND ACQUISITION

MAP 2



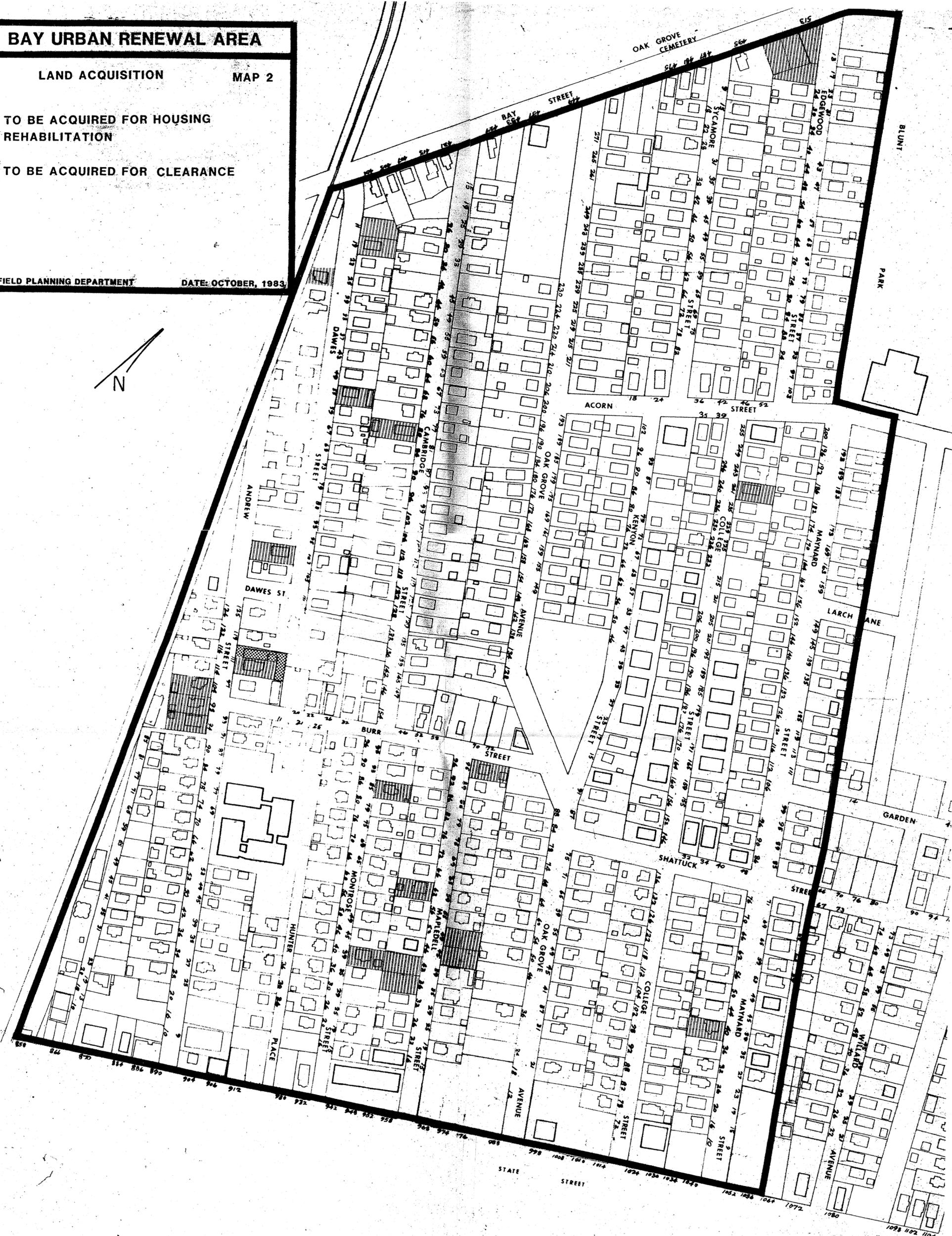
TO BE ACQUIRED FOR HOUSING REHABILITATION



TO BE ACQUIRED FOR CLEARANCE

SPRINGFIELD PLANNING DEPARTMENT

DATE: OCTOBER, 1983



BAY URBAN RENEWAL AREA

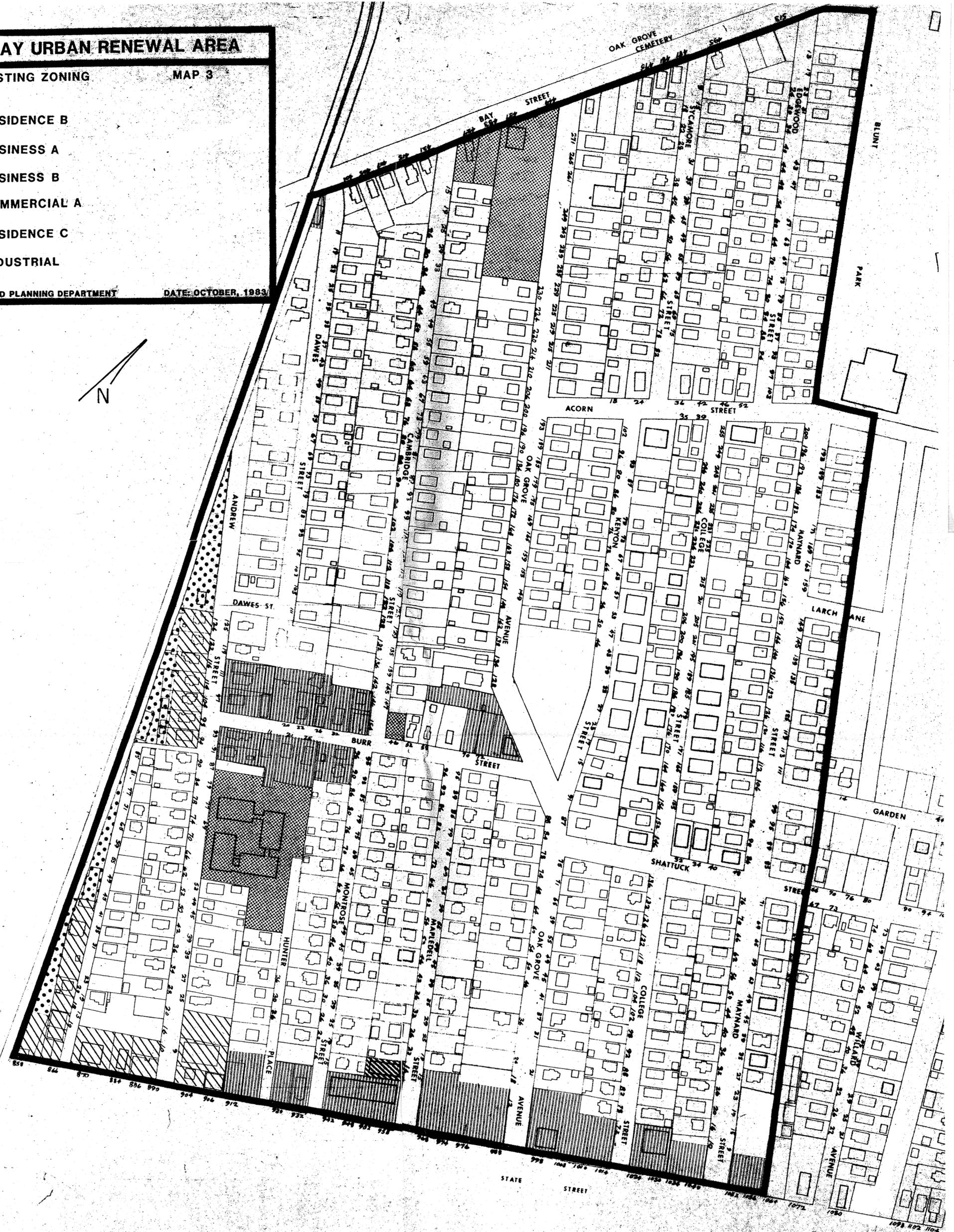
EXISTING ZONING

MAP 3

-  RESIDENCE B
-  BUSINESS A
-  BUSINESS B
-  COMMERCIAL A
-  RESIDENCE C
-  INDUSTRIAL

SPRINGFIELD PLANNING DEPARTMENT

DATE: OCTOBER, 1983



BAY URBAN RENEWAL AREA

PROPOSED ZONE CHANGES

MAP 4



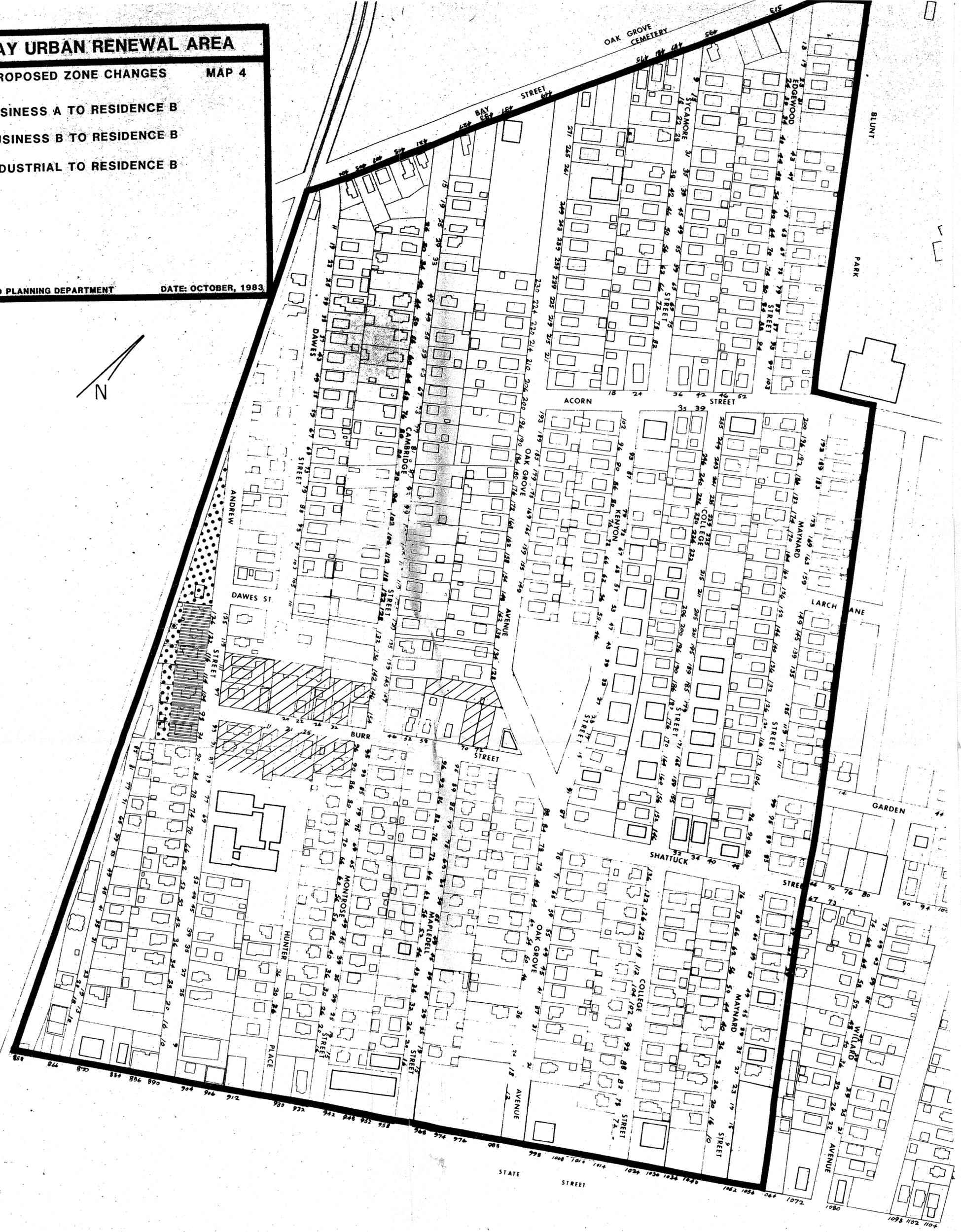
BUSINESS A TO RESIDENCE B

BUSINESS B TO RESIDENCE B

INDUSTRIAL TO RESIDENCE B

SPRINGFIELD PLANNING DEPARTMENT

DATE: OCTOBER, 1983



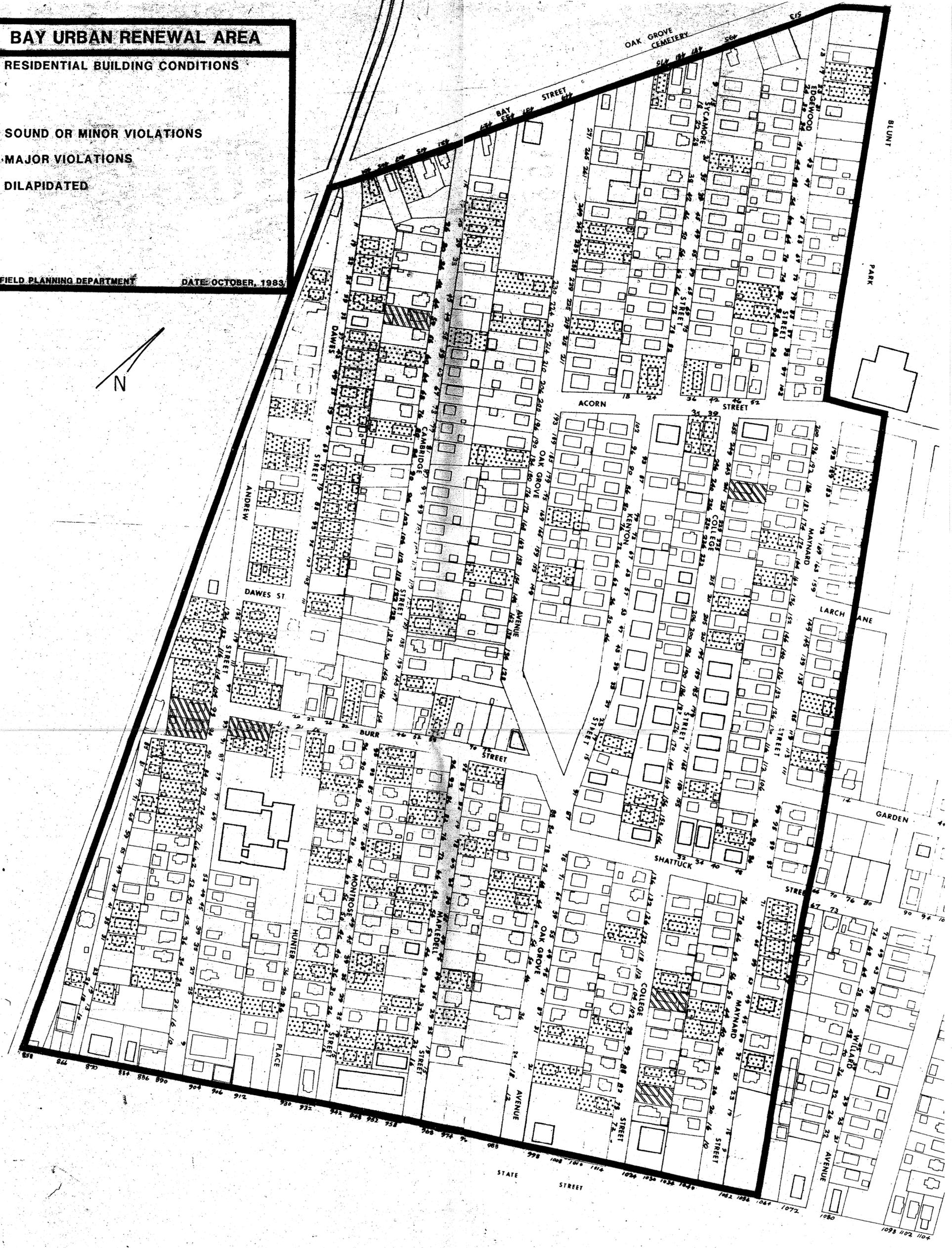
BAY URBAN RENEWAL AREA

RESIDENTIAL BUILDING CONDITIONS

-  SOUND OR MINOR VIOLATIONS
-  MAJOR VIOLATIONS
-  DILAPIDATED

SPRINGFIELD PLANNING DEPARTMENT

DATE: OCTOBER, 1993



Bay Urban Renewal Plan
Amendment No. 1

1984

FROM:

Springfield Redevelopment Authority
73 State Street
Springfield, Massachusetts 01103

Customer Number, if any:

TO:

Ms. Arleen Brown
Executive Office of Communities &
Development
100 Cambridge Street
Boston, Massachusetts 02202

Label 11-B, Jan. 1983 * U.S.G.P.O. 1982-384-133

EXPRESS MAIL
NEXT DAY SERVICE

POST OFFICE
TO ADDRESSEE



ORIGIN:	
Initials of Receiving Clerk:	FGL
P.O. ZIP Code:	01103
Date in:	12-6-83
Time in:	1625
Return Receipt Service	
<input type="checkbox"/> To Whom & Date Del.	
<input type="checkbox"/> To Whom, Date & Address of Del.	
Weight:	3 Lbs.
Postage & Fees:	\$ 9.55

B19923738

SERVICE GUARANTEE:
Domestic mailings under this service made at designated facilities on or before a specified deposit time, will be accepted for express shipment to a designated USPS delivery area. Express Mail Service for next day delivery to an addressee on or before the time specified by the USPS at mailing. USF refund upon application to originating office, the postage if shipment is delayed under this service and not meeting the standard except for those delayed by strike or work stoppage. USPS Notice 43 for details.

INSURANCE COVERAGE:
See USPS Notice 7 or Notice 63 for exclusions of coverage.
(1) Document Reconstruction Insurance: Non-neg documents are insured against loss, damage, or rifting \$50,000 per piece, subject to a limit of \$500,000 per occurrence.
(2) Merchandise Insurance: Parcels are insured against damage, or rifting up to a maximum of \$500.

- Signature is required upon delivery.
- Claims for delay, loss, damage or rifting must be made within 60 days. Claim forms may be obtained at the post office of mailing.
- This receipt must be presented when a claim is filed.

EXPRESS MAIL SERVICE
Customer Receipt
REMOVE COPIES



SPRINGFIELD REDEVELOPMENT AUTHORITY

DOMINIC R. SARNO
Executive Director

73 STATE STREET • SPRINGFIELD, MA 01103 • TEL. (413) 787-6500

AUTHORITY MEMBERS

MAX LEITER
Chairman

LAWRENCE WYSOCKI
Vice Chairman

SOPHIA JEFFERY
Treasurer
State Member

RONALD W. MCCARTHY
Assistant Treasurer

THOMAS J. FERRIS

July 3, 1985

Ms. Arlene Browne
Executive Office of Communities & Development
100 Cambridge Street
Boston, Massachusetts 02202

RE: Bay Urban Renewal Plan Amendment

Dear Ms. Browne:

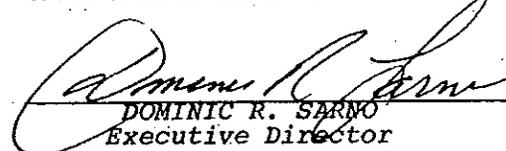
Please find enclosed Plan Amendment 1 & 2 to the Bay Urban Renewal Plan Amendment which we are requesting your office to consolidate and approve as one Amendment, to be called the Bay Urban Plan Amendment.

The Amendment consists of the following sites:

1. 86 MAPLEDELL STREET, a parcel with a structure. Acquisition was originally necessitated by the loss of an approved site at 40 Maynard Street because recent rehabilitation work was bringing the property up to code. Recent information indicates that 86 Mapledell is also being rehabilitated. Acquisition approval is still requested in order to assure that the recent rehabilitation will be to the appropriate standards. The S.R.A. will not acquire the property if the proper rehabilitation standards have been met.
2. e/s Maynard Street (45)
3. w/s Mapledell Street (96). Both sites represent acquisition for the purpose of expanding the side yards of the abutting owners at 92 Mapledell and 49 Maynard Streets, respectively.
4. s/s Bay Street (2,481 s.f.). Acquisition of this sliver parcel would be a corrective taking to consolidate this small strip of land with acquisitions previously approved (see enclosed approval) in order to eliminate useless strip of land subject to littering.

Very truly yours,

SPRINGFIELD REDEVELOPMENT AUTHORITY


DOMINIC R. SARNO
Executive Director

DRS/ja

Enclosures (Appraisals & Budget Figures)

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD
WITH APPROVAL OF THE MAYOR OF SPRINGFIELD
APPROVING AMENDMENT NO. 1 TO THE URBAN RENEWAL
PLAN FOR THE BAY AREA URBAN RENEWAL PROJECT

WHEREAS under the provisions of Title 1 of the Housing and Community Development Act of 1974, the City of Springfield is authorized to prepare plans for and administer Urban Renewal Projects, and

WHEREAS, the Springfield Redevelopment Authority, has with financial assistance furnished by the City of Springfield, made detailed studies, surveys, and inspection of location, physical condition of structures, land use, environmental influences and social, cultural and economic conditions of the area of the City of Springfield more fully described as the Bay Area Urban Renewal Project (hereinafter called the "Project"),

WHEREAS, the Springfield Redevelopment Authority has prepared, approved, and referred to the City Council of the City of Springfield (herein after called the "Governing Body") for review and approval certain amendments to the Urban Renewal Plan for the said Project all of which are set forth in the attached Exhibit A which is hereby made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY COUNCIL OF SPRINGFIELD WITH THE APPROVAL OF THE MAYOR THAT:

1. It is hereby found and determined that it be and hereby is necessary to approve various amendments to the Bay Urban Renewal Plan, and
2. The said amendments to the Urban Renewal Plan as set forth in Exhibit A, attached hereto and made a part hereof, be and hereby are approved, and
3. That the Clerk be and hereby is directed to file a copy of the amendments to the Urban Renewal Plan with the minutes of this meeting.

A true copy of a Resolution passed by the City Council August 27, 1984 and approved by the Mayor September 12, 1984.

Attest:



City Clerk

"EXHIBIT A"
Bay Urban Renewal *Plan*

- 1 - E/S Maynard (45)
- 2 - W/S Mapledell (96)
- 3 - S/S Bay (STRPAR - 010850363)

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Springfield, and the keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant on the 27th day of August, 1984, and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out, and otherwise observed.
4. If an impression of the seal has been affixed below, it constitutes the official seal of the Applicant, and this certification is hereby executed under such official seal.
5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 19th day of October, 1984.

William J. Metzger
 William J. Metzger
 City Clerk

Mary C. Powers
 Signature of Attesting Officer
Asst City Clerk
 Title of Attesting Officer